

Issue Analysis Form

Date: August 14, 2018

Item: Worden Enterprises LLC / South 40 RV Park

Lead Department: Community Development

Contact Person: Douglas Miles, Planning Manager



Description and Current Status

Bill Worden of Worden Enterprises LLC is requesting to rezone his existing RV Park from R-A with a Special Exception to permit the campground use to a Planned Unit Development (PUD) to permit the RV Park unit spaces to be rented longer than thirty days and up to ninety days. The Townes Zoning Diagram dated May 29, 2018 is the master plan sketch that illustrates what unit spaces are for 30 days and up to 90 days.

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
June 28, 2018
Recommended for
Approval by 5-0 vote.

Does this require Board of Supervisors action?

Yes No
August 14, 2018

Does this require a Public Hearing?

Yes No

If so, before what date?

n/a

Fiscal Impact Statement

The proposed PUD request has the potential to allow for these transient employees to continue to purchase food, gas, and utilize other small business services such as car repair shops and related businesses. They could triple their short term investment in the County by being self-sufficient in the RV Park and not requiring County services.

County Impact

The proposed PUD rezoning case will allow for transient guests/employees who will be required to have other permanent residences elsewhere to temporarily stay within the County in order to perform construction work, attend military training courses or to conduct filming and other entertainment production work as productive employees.

Notes

n/a

Board of Supervisors
County of Prince George, Virginia

Ordinance

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 14th day of August, 2018:

Present:

Vote:

Alan R. Carmichael, Chairman
Donald Hunter, Vice-Chairman
Floyd M. Brown, Jr.
Marlene J. Waymack
T.J. Webb

P-1

On motion of _____, seconded by _____ which carried _____, the following Ordinance was adopted:

PLANNED UNIT DEVELOPMENT PUD-18-01 Request of Worden Enterprises LLC pursuant to §90-1039 Planned Unit Developments to permit recreational vehicle park unit spaces to be rented longer than 30 days in defined areas of the park for transient use by rezoning from R-A, Residential – Agricultural to PUD, Planned Unit Development, with certain PUD exception requests, located at 2809 Courtland Road, and is identified as Tax Map 580(0A)00-038-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Planned Unit Development Application Identified as PUD-18-01 is granted as an amendment to the official zoning map with the following proffered conditions:

Pursuant to Section 15.2-2296 of the Code of Virginia and Article XVII of the Prince George County Zoning Ordinance, Worden Enterprises LLC does hereby voluntarily proffer, as the applicants and which is the subject of this planned unit development request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the Worden Enterprises LLC on Tax Map 580(0A)00-038-0:

1. All applicable sections of Chapter 50 Article III. Recreational Vehicle Parks in the Prince George County Code, except Section 50-76 Rental Period, shall apply to this property.

In Phase I Unit spaces in this phase shall be rented by the day or week only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than thirty (30) days.

In Phase II Unit spaces in this phase can be rented by the week or month only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than ninety (90) days.

In Phase III Unit spaces in this phase can be rented by the week or month only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than ninety (90) days. There are permanent dwellings that can be rented and be used provided the occupants are County residents that do not declare residency elsewhere.

2. The use of the property shall be as a campground for 114 camping unit spaces and five (5) cabins. The term campground does not include a permanent mobile home park or allow for permanent residents in transient camping units or cabins.
3. The campground manager shall maintain accurate lodging records that include the identification of the camper units to include make, model, year and license plate and the permanent address of owners and/or operators of the units, their vehicle identification make, model, year and license plate, and most importantly the dates of arrival and departure of each unit and the camping unit space location in the park that determines the maximum length of stay in the park.
4. The property owner shall collect a transient lodging tax and it shall be reported to the Commissioner of the Revenue on a monthly basis as is stated in the Prince George County Code.
5. The property owner shall permit unannounced inspections of the facility during regular business hours by County or State inspectors or law enforcement to ensure compliance with adopted County and State laws to operate the park.

Adopted on August 14, 2018 and becoming effective immediately.

**BOARD OF SUPERVISORS
PUD REPORT SUMMARY**

CASE NUMBER: PUD-18-01

APPLICANT: Worden Enterprises LLC / South 40 RV Campground

LOCATION: 2809 Courtland Road

TAX MAP: 580(0A)00-038-0

REQUEST: Planned Unit Development to permit RV Park Unit Spaces to be rented longer than thirty days and up to ninety days

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

EXISTING USE: 114 unit campground and supporting buildings

UTILITIES: Well and septic

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

MEETING INFORMATION:

Planning Commission: Thursday, June 28, 2018 at 6:30 p.m.

Recommended Approval by 5-0 Vote with no public comments or citizens in attendance

Board of Supervisors: Tuesday, August 14, 2018 at 7:30 p.m.

ATTACHMENTS:

1. Planned Unit Development Application
2. Board of Supervisors Staff Report and GIS Map
3. South 40 RV Campground layout diagram

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
PLANNED UNIT DEVELOPMENT PUD-18-01
WORDEN ENTERPRISES LLC / SOUTH 40 RV CAMPGROUND
PUBLIC HEARING DATE: AUGUST 14, 2018

Request:

The property owner of South 40 RV Campground is requesting a rezoning from R-A with an existing Special Exception to permit the use to Planned Unit Development (PUD) in order to extend the length of unit space stays from thirty (30) days or less in portions of the RV Park to ninety (90) days or less as shown on the Townes Zoning Diagram dated May 29, 2018. The applicant will maintain 30 days or less transient unit space stays in the front portion of the park.

The remainder of the allotted unit spaces would be considered for 90 days or less under the PUD request that has been reviewed with the County Attorney to move forward with a PUD rezoning case request to allow for extended stays. Recent extended stay RV Park requests by construction personnel, military training personnel, and film crew and entertainment personnel to stay in Prince George County beyond 30 days have been unfortunately turned away by them.

Currently these on location actors, directors, set designers and site contractors have to leave the County to find suitable short term accommodations by relocating the RVs and associated filming and construction equipment to RV parks in other parks in Central Virginia many miles away from the set locations or construction sites. Once they leave the money leaves with them. The applicant would like to keep these professional artists, directors and workers in the County.

RV Campground Information:

The applicant received a Special Exception to operate the facility on July 16, 2013 and they have operated the RV campground without any concerns from the adjoining property owners. There are one hundred fourteen (114) unit spaces with a main building used for registration purposes which also includes a convenience store, laundry facilities and game room. There is a clubhouse on site with restrooms, showers and a kitchen area and additional amenities for RV park travelers include a swimming pool; playground, and a recreational pond with rowboat and paddleboat rentals, and a restaurant for the RV park guests and the surrounding community.

Existing Uses and Zoning:

The adjacent properties to the south, east and west are zoned R-A, Residential Agricultural and are comprised of vacant parcels. The adjacent property to the north is dual zoned B-1, General Business and R-A, Residential Agricultural and it has a restaurant operated by the applicant. There are existing single family dwellings on the subject property that are occupied by the RV park management staff and other rental tenants who are in search of more permanent housing.

Comprehensive Plan:

The Comprehensive Plan identifies this area for agricultural uses and the existing campground is in compliance with the rural agricultural land uses that do surround the existing park setting.

Commissioner of the Revenue:

The Commissioner of the Revenue has indicated that the property owner shall maintain lodging records of all guests and the revenue being generated as an extended stay lodging facility and revenue being generated for stays 30 days or less to be reported as a transient occupancy tax. The revenue generated shall be reported to the Commissioner of the Revenue's Office on a monthly basis per the State Code of Virginia Section 58.1-3819 and Prince George County Code Section 74-304 stipulating gross lodging receipts as well as the exempt rental revenue.

Recommendation:

The Planning Commission and Planning Staff recommend Approval of the Planned Unit Development request provided that the impact upon the surrounding property owners is minimal. The applicant has submitted a textual statement dated May 21, 2018 that will keep the existing RV Park in compliance with Chapter 50 Article III – Recreational Vehicle Parks of the Prince George County Code, with the exception of Section 50-76 Rental Period as they have requested up to ninety (90) days in the RV Park unit spaces as shown on the Townes Sketch.

Worden Enterprises is requesting extended unit space stays to increase the quality of their facilities while also meeting the new campground demands of the Prince George County marketplace such as: short term construction contractors, military training personnel who desire to be in a rural setting with fitness trails, and on-location film crews, actors and their support personnel who can utilize the park's clubhouse for film crew meetings prior to going on location.

1. All applicable sections of Chapter 50 Article III. Recreational Vehicle Parks in the Prince George County Code, except Section 50-76 Rental Period, shall apply to this property.

In Phase I Unit spaces in this phase shall be rented by the day or week only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than thirty (30) days.

In Phase II Unit spaces in this phase can be rented by the week or month only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than ninety (90) days.

In Phase III Unit spaces in this phase can be rented by the week or month only, and the occupant of a unit space shall not remain in the same recreational vehicle park more than ninety (90) days. There are permanent dwellings that can be rented and be used provided the occupants are County residents that do not declare residency elsewhere.

2. The use of the property shall be as a campground for 114 camping unit spaces and five (5) cabins. The term campground does not include a permanent mobile home park or allow for permanent residents in transient camping units or cabins.
3. The campground manager shall maintain accurate lodging records that include the identification of the camper units to include make, model, year and license plate and the permanent address of owners and/or operators of the units, their vehicle identification make, model, year and license plate, and most importantly the dates of arrival and departure of each unit and the camping unit space location in the park that determines the maximum length of stay in the park.

4. The property owner shall collect a transient lodging tax and it shall be reported to the Commissioner of the Revenue on a monthly basis as is stated in the Prince George County Code.
5. The property owner shall permit unannounced inspections of the facility during regular business hours by County or State inspectors or law enforcement to ensure compliance with adopted County and State laws to operate the park.



County of Prince George, Virginia

“A global community where families thrive and businesses prosper”

August 3, 2018

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, August 14, 2018 beginning at 7:00 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

PLANNED UNIT DEVELOPMENT PUD-18-01 REQUEST OF WORDEN ENTERPRISES LLC PURSUANT TO §90-1039 PLANNED UNIT DEVELOPMENTS TO PERMIT RECREATIONAL VEHICLE PARK UNIT SPACES TO BE RENTED LONGER THAN 30 DAYS IN DEFINED AREAS OF THE PARK FOR TRANSIENT USE BY REZONING FROM R-A, RESIDENTIAL – AGRICULTURAL TO PUD, PLANNED UNIT DEVELOPMENT, WITH CERTAIN PUD EXCEPTION REQUESTS, LOCATED AT 2809 COURTLAND ROAD, AND IS IDENTIFIED AS TAX MAP 580(0A)00-038-0.

A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. The PUD project zoning diagram is attached for your use showing the locations of the extended stay campground spaces.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Planning Manager / Zoning Administrator

Attachment



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

Memorandum

To: Charles Leonard, VDH – Prince George Office
Darlene Rowsey, Commissioner of the Revenue
Jeff Stoke, Deputy County Administrator
Rod Compton, Real Estate Assessor
Susan Vargo, County Treasurer

From: Douglas Miles, Planning Manager **DM**

Date: June 1, 2018

Subject: **South 40 Campground – PUD Rezoning Request**

The property owner of South 40 RV Campground is requesting a rezoning from R-A with an existing Special Exception to permit the use to Planned Unit Development in order to extend the length of unit space stays from thirty (30) days or less in portions of the RV Park to ninety (90) days or less as shown on the Townes Zoning Diagram dated May 29, 2018. The applicant will maintain 30 days or less transient unit space stays in the front portion of the existing RV Park.

The remainder of the allotted unit spaces would be considered for 90 days or less under the PUD request that has been reviewed with the County Attorney to move forward with one final zoning case request to allow for extended stays for construction personnel, military training personnel, and film crew and entertainment personnel to stay in Prince George County beyond 30 day stays.

Currently, these on location actors, directors, set designers and site contractors have to leave the County and even region where they are conducting business and relocate the RVs and associated equipment to RV parks in James City County (Williamsburg) and in Hanover County (Ashland) away from the set location or construction sites such as Martins to Publix store conversion sites. Once they leave the County the money they spend at County businesses it leaves with them too.

I have attached the current 2013 Staff Report that was approved when the owner purchased the RV Park and what they have filed with the County to perform an extended stay request similar to what all the hotels did in 2012 for extended stay guests that are not permanent County residents. **Please provide your comments by Friday, June 15th to dmiles@princegeorgecountyva.gov**



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

OFFICE USE ONLY

APPLICATION #:

PUD-18-01

DATE SUBMITTED:

DEM
~~MAY 17 2018~~

ZONING ORDINANCE

BY: SECTION:

RECEIVED

MAY 31 2018

BY: **PUD**

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Worden Enterprises

ADDRESS:

11632 Hillside Rd.

CITY:

Chester

STATE:

Va

ZIP CODE:

23831

PHONE NUMBER:

804 304 6609

E-MAIL ADDRESS:

WBWorden2@gmail.com

TAX MAP OF SUBJECT PARCEL:

580(OA)00-038-D

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK _____ PAGE _____ Date _____ DEED RESTRICTIONS:

ACREAGE:

37.4

PARTIAL PARCEL:

YES NO

SUBDIVISION:

PRESENT USE:

Campground

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

PRESENT ZONING:

R-A

OWNER AGENT/REP

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

NAME:

William Worden 20% shareholder

ADDRESS:

10842 Tuscola Drive

CITY:

Chester

STATE:

Va

ZIP CODE:

23831

PHONE NUMBER:

804 304 6609

E-MAIL:

WBWorden2@gmail.com

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

PROJECT DESCRIPTION

We would like an amendment to the special use exception granted in 2013 to allow an extension of allowable stay on approx 40% of the campground. The current limit is 30 days. We are asking that this be extended to 120 days in order to accommodate military, construction and entertainment crews temporarily staying in Prince George County.

Specifically the area of park from the clubhouse back

RECEIVED
MAY 11 2008

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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.

SIGNED: William B. Worden DATE: 4/16/18

MAILING ADDRESS: 10842 Tuscola Drive

CITY/STATE/ZIP: Chester Va 23831

PHONE NUMBER: 804 304 6609

E-MAIL ADDRESS: W.B.Worden 2@gmail.com

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____



STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 17 day of April, 2018.

My Commission expires: 4/30/21, 2021
Laura Greaves-Smith
Notary Public

AFFIDAVIT

Pursuant to Section 15.2-2296 of the Code of Virginia and Article XVII of the Prince George County Zoning Ordinance, Worden Enterprises (South 40 Campground) does hereby voluntarily proffer, as the applicant and which is the subject of this planned unit development request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission on Tax Map 580(0A)00-038-0:

1. All applicable sections of Chapter 50 Article III. Recreational Vehicle Parks in the Prince George County Code, except Section 50-76 Rental Period, shall apply to this property.

Worden Enterprises is requesting extended unit space stays to increase the quality of our facilities while meeting the new campground demands of the Prince George County marketplace such as: short term construction contractors, military training personnel who desire to be in a rural setting with fitness trails, and on-location film crews, actors and their support personnel who can utilize the park's clubhouse for film crew meetings.

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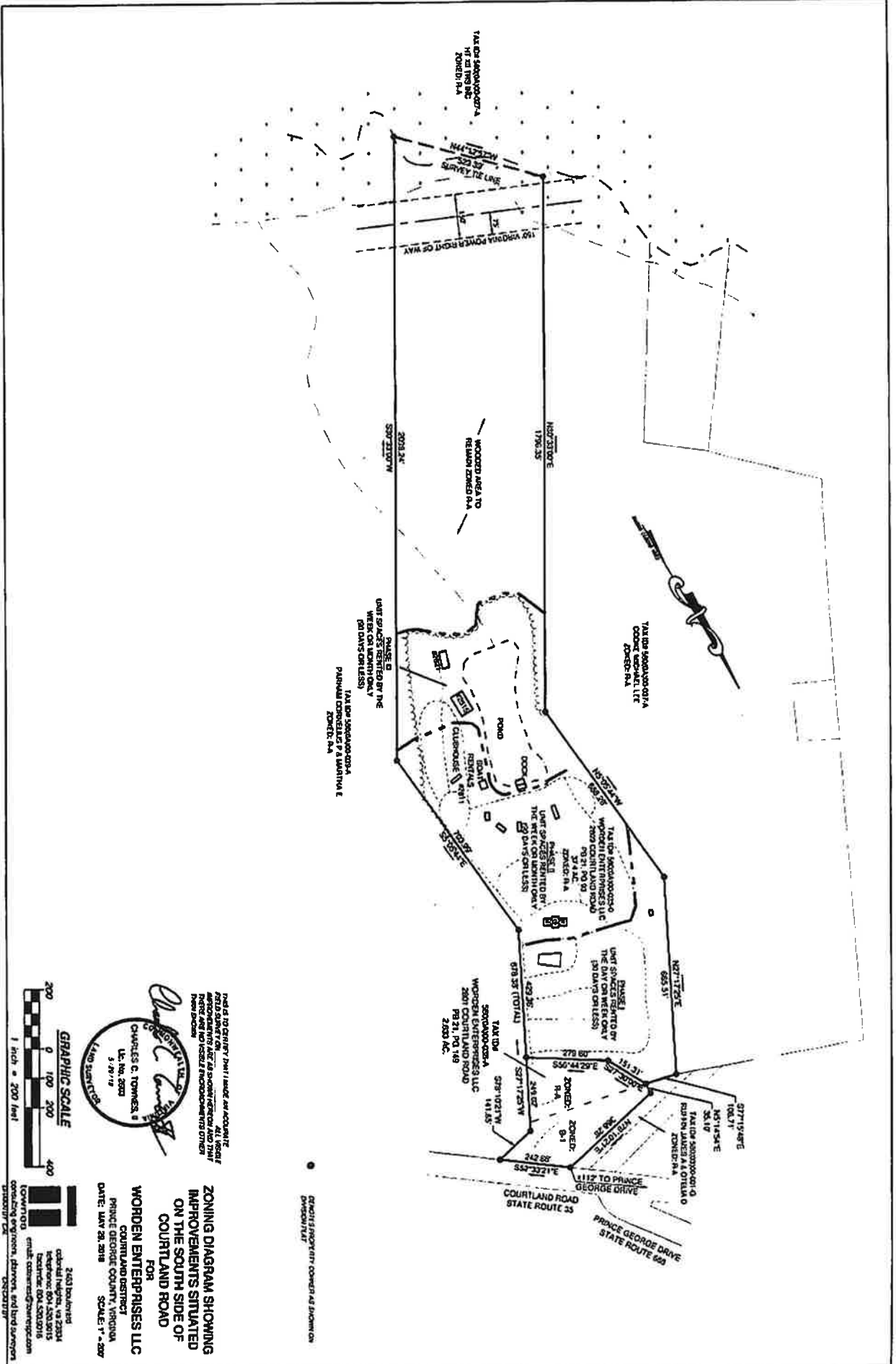
4. The property owner shall collect a transient lodging tax and it shall be reported to the Commissioner of the Revenue on a monthly basis as is stated in the Prince George County Code.

5. The property owner shall permit unannounced inspections of the facility during regular business hours by County or State inspectors or law enforcement to ensure compliance with adopted County and State laws to operate the park.

x William B. Word agent 5/21/18

Worden Enterprises

Date



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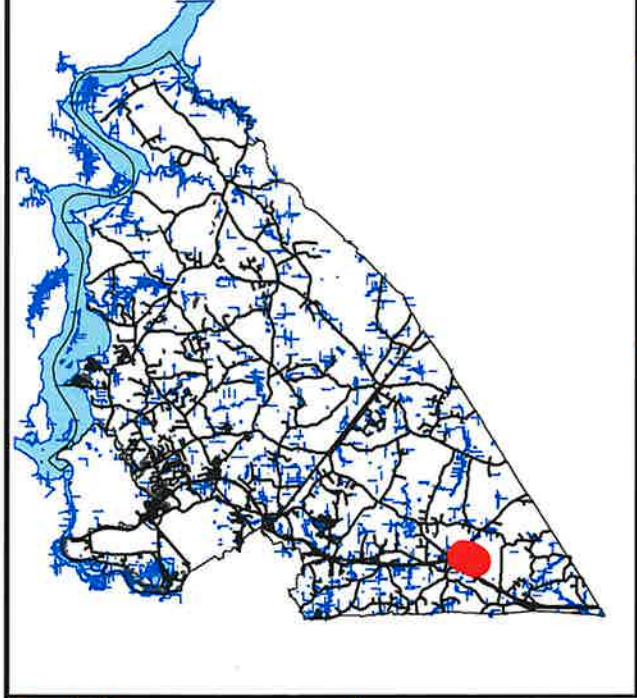
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x William B. Worden agent 5/21/18

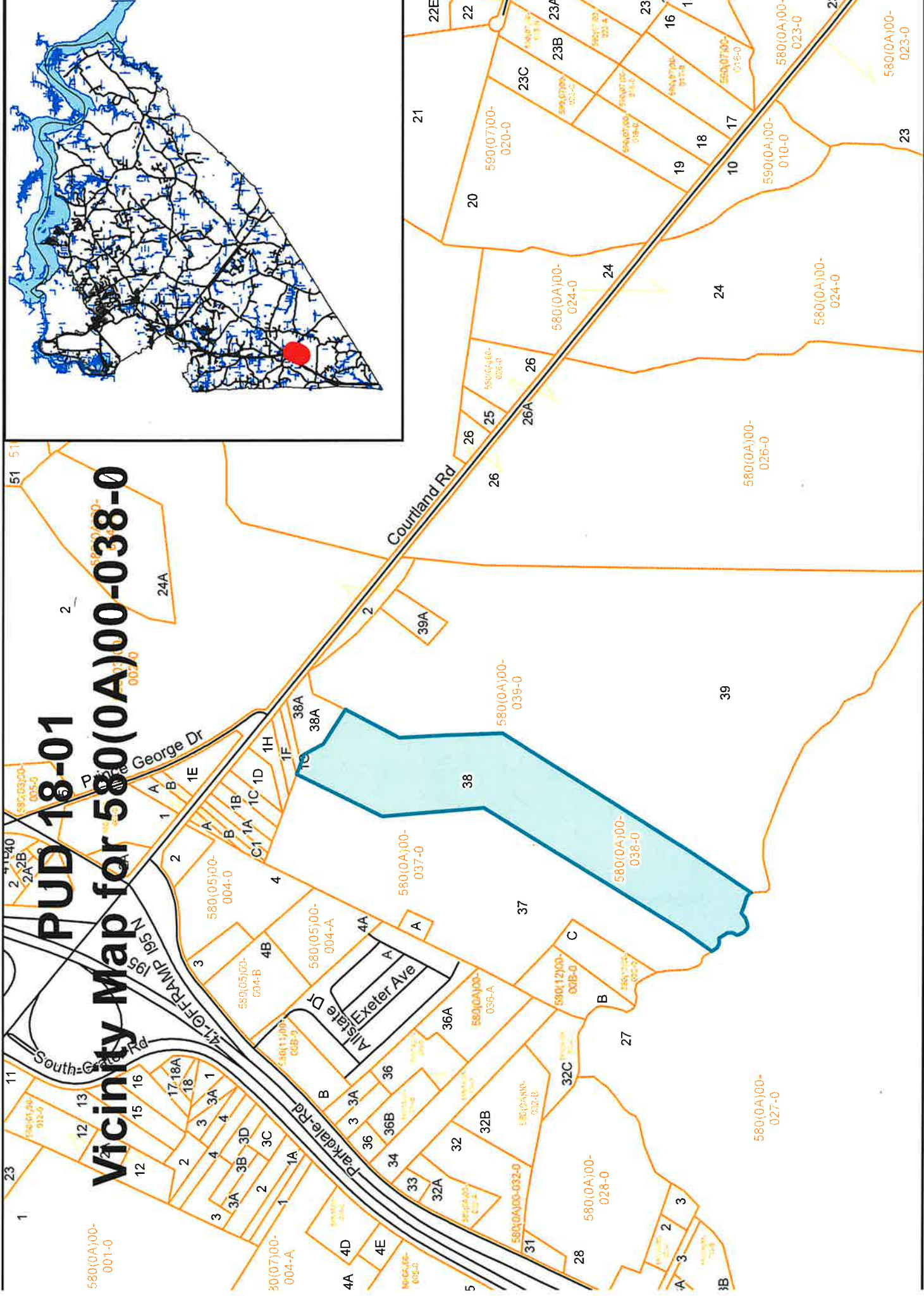
Worden Enterprises

Date

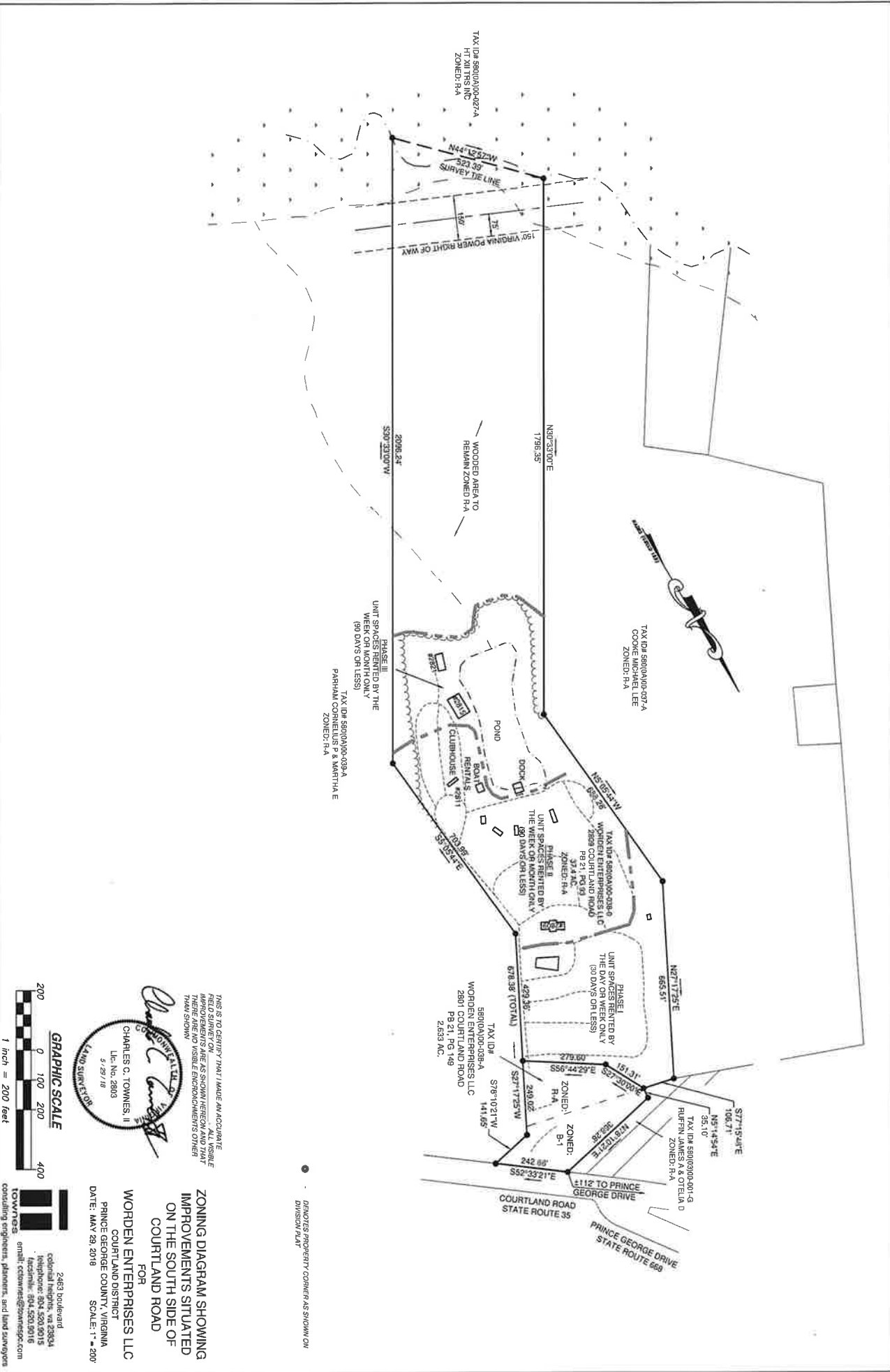


PUD 18-01

Vicinity Map for 580(0A)00-038-0



A north arrow is located in the bottom right corner, pointing upwards. Below it is a scale bar marked in feet, with increments at 0, 500, 1,000, 2,000, 3,000, and 4,000 feet.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE
 MEASUREMENT OF THE PROPERTY SHOWN
 AND THAT THE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT
 THERE ARE NO VISIBLE ENCROACHMENTS OTHER
 THAN SHOWN

 CHARLES C. TOWNES, II
 Lic. No. 2803
 5/29/18
 LAND SURVEYOR

**ZONING DIAGRAM SHOWING
 IMPROVEMENTS SITUATED
 ON THE SOUTH SIDE OF
 COURTLAND ROAD**
 FOR
WARDEN ENTERPRISES LLC
 COURTLAND DISTRICT
 PRINCE GEORGE COUNTY, VIRGINIA
 DATE: MAY 29 2018
 SCALE: 1" = 200'
 2483 boulevard
 colonial heights, va 23034
 telephone: 804.520.0013
 facsimile: 804.520.9916
 email: ctownes@wmeinc.com
 consulting engineers, planners, and land surveyors
 CREATED BY:



**PUBLIC NOTICE
COUNTY OF
PRINCE GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting: **The Prince George County Board of Supervisors will hold a public hearing on Tuesday, August 14, 2018 beginning at 7:30 p.m.** concerning the following request: **PLANNED UNIT DEVELOPMENT PUD-18-01** Request of Worden Enterprises LLC pursuant to §90-1039 Planned Unit Developments to permit recreational vehicle park unit spaces to be rented longer than 30 days in defined areas of the park for transient use by rezoning from R-A, Residential – Agricultural to PUD, Planned Unit Development, with certain PUD exception requests, located at 2809 Courtland Road, and is identified as Tax Map 580(0A)00-038-0.

The public hearing will be conducted in the Board Room, third floor, County Administration Building, pursuant to §15.2-2204, §15.2-2225 and §15.2-2285, The Code of Virginia (1950, as amended) located at 6602 Courts Drive. A copy of the related material may be examined in Planning and Zoning in the County Administration Building, first floor, open from 8:30 a.m. to 5:00 p.m., Monday – Friday, or call 804.722.8678. All interested persons shall have the opportunity to be heard at said public hearing.
Percy C. Ashcraft
County Administrator