

Issue Analysis Form

Date: July 14, 2020

Item: Special Exception SE-20-01 – Craig Owen

Lead Department: Community Development

Contact Person: Tim Graves, Planner



Description and Current Status

The applicant is requesting a Special Exception for a Home occupation in an accessory building, for the purpose of operating a pest-control business as a home occupation. A granting of the Special Exception would enable the applicant to build an accessory building primarily for storage of vehicles and equipment for the business, and permit the outside storage of one or two shipping containers sited as accessory buildings.

Staff and the Planning Commission recommend approval of this request, subject to recommended conditions contained in the draft ordinance.

Government Path

Does this require IDA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require BZA action?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does this require Planning Commission action?	<input checked="" type="checkbox"/> Yes	June 25, 2020 Recommended for Approval by 7-0 vote
Does this require Board of Supervisors action?	<input checked="" type="checkbox"/> Yes	July 14, 2020
Does this require a Public Hearing?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If so, before what date?	N/A	

Fiscal Impact Statement

The proposed use would generate additional tax revenue.

County Impact

The special exception would allow for the operation of a new home occupation business in the County.

Notes

Attached: Staff report, Draft Resolution, Application and Supporting Materials

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 July, 2020:

Present:

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

Vote:

P-2

SPECIAL EXCEPTION SE-20-01: Request of Craig Owen pursuant to Prince George County Zoning Ordinance Sections 90-53(55) to permit a Home Occupation in an accessory building within an A-1, General Agricultural District, for the purpose of operating a pest control business as a home occupation. The request property is located at 12700 Silvercrest Lane and is identified as Tax Map 260(07)00-015-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-20-01 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception request is granted to Craig Owen for a Home Occupation within an Accessory Building on Tax Map 260(07)00-015-0, for the purpose of operating a pest control business within an accessory building to be built on the property.
2. The applicant shall maintain the necessary professional applicator's license through the Virginia Department of Agriculture and Consumer Services.
3. The size of the building for the use shall be a maximum of 2,400 SF.
4. There shall be no outside storage of supplies and equipment, other than the two (2) existing shipping containers on site, which shall be relocated to meet all setback requirements for accessory buildings prior to issuance of a building permit for the new building.

5. Any chemicals stored or present on the property shall be contained and locked at all times, of a total quantity of chemicals on the property not to exceed 4 gallons at any one time, and shall be contained and stored in accordance with all applicable federal, state and local codes and guidelines.
6. Business vehicles are limited to one spray truck and one smaller vehicle for smaller jobs, which shall be garaged in the building.
7. There shall be no employees on the property other than those who permanently live in the house on the property.
8. There shall be no customer visits to the property.
9. There shall be no permanent signage on the property for the use.
10. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
11. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Adopted on July 14, 2020 and becoming effective immediately.

SPECIAL EXCEPTION SE-20-01 - STAFF REPORT

**BOARD OF SUPERVISORS
PUBLIC HEARING: July 14, 2020**

SPECIAL EXCEPTION SE-20-01: Request of Craig Owen pursuant to Prince George County Zoning Ordinance Sections 90-53(55) to permit a Home Occupation in an accessory building within an A-1, General Agricultural District, for the purpose of operating a pest control business as a home occupation. The request property is located at 12700 Silvercrest Lane and is identified as Tax Map 260(07)00-015-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

Applicant: Craig Owen
Owner: Craig Owen
Address: 12700 Silvercrest Lane
Tax Map ID: 260(07)00-015-0
Location: On a private road near the intersection of Heritage Road and Old Stage Road
Size of Property: 5.14 Acres
Magisterial District: Blackwater
Planning Area: Rural Conservation Area
Utilities: Well and Septic
Real Estate Taxes: Current as of March 18, 2020
Current Use: Single-Family Residential
Proposed Use(s): Home Occupation in an Accessory Building (Accessory Use)
Comprehensive Plan Future Use: Agricultural
Zoning District: A-1 General Agricultural
Surrounding Zoning: A-1 General Agricultural

Meeting Information:
 Planning Commission: Thursday, May 28, 2020 (postponed)
 Thursday, June 25, 2020
 Board of Supervisors: July 14, 2020

Recommendation:
The Planning Commission recommended Approval, subject to the recommended conditions. Staff recommends Approval, subject to the recommended conditions.

- Attachments:**
1. Application
 2. Business Use Information
 3. 2020 Aerial View
 4. Site photos
 5. Q&A with adjacent prop. owner
 6. APO Letter with GIS Map
 7. APO List

SPECIAL EXCEPTION SE-20-01 - STAFF REPORT

Request Summary:

The applicant wishes to operate a pest-control business on their home property within a 2,400-sf accessory building to be constructed for the use.

The applicant has been a provider of pest control services in other states, treating for bugs, lawn and tree care prior to moving to Prince George County, and has obtained a professional applicator's license for Virginia.

The applicant intends to construct an accessory building approximately 40' x 60' for the business, primarily to store two business vehicles and supplies and equipment for the business, and also potentially include a washroom in the future.

The applicant has stated that there will not be any large quantities of chemicals stored on the property, and any that are will be behind locked doors at all times. There will be no employees or customers visiting the site. Additional details are available in the "Business Use Information" attachment.

Given that the income producing activities of the business occur off-site at client locations, the use was initially considered as a home occupation home office use, which is a by-right use, however, the presence of multiple business vehicles and outside storage for the business (two shipping containers), combined with the need to build an accessory building primarily for the business, resulted in the need for the applicant to obtain a Special Exception.

This request may be granted by Special Exception under the following section of the Prince George County Zoning Ordinance:

Sec. 90-53. - Uses and structures permitted by special exception.

The following uses and structures are permitted by special exception in the A-1 general agricultural district:

(55) Home occupation in an accessory building.

Comprehensive Plan:

The future land use map calls for Agricultural uses in this area.

Staff finds the proposed use compatible with the future land use designation for the following reasons:

1. The request for a special exception would not change the underlying zoning of the property.
2. The primary use of the property will continue to be residential, which is also the current land use of most of the adjacent properties.
3. The use is not expected to generate an increase in vehicle trips beyond the average of other home occupations which are allowed by right in single family dwellings in the County.

SPECIAL EXCEPTION SE-20-01 - STAFF REPORT

Staff Comments:

Planning & Zoning:

1. Some home occupations are permitted by-right in A-1 zoning districts, however the requested use requires a special exception because the majority of the proposed accessory building is proposed to be dedicated to the business use, and because the use involves outside storage (shipping containers) and parking of more than one business vehicle.
2. If the request is approved, the Applicant will need to apply for a building permit in order to construct the building for the use. At the time of building permit application, the proposed structure will be reviewed for all applicable zoning requirements such as setbacks and height. It will be required by code to be at least 75' from the street right-of-way and less than the main building in height.
3. The proposed new building would be approximately half the size of the recently expanded house. The applicant stated that it would be used for both business and personal storage.
4. The two (2) shipping containers, currently on site, if occupying permanent locations on the property, should meet accessory building setback requirements of 75' from the street right of way and 5' from side and rear property lines.
5. Visual impact to the neighborhood (if this use is approved) is expected to be limited to 2 business vehicles used occasionally, which would be stored inside of the new building on the property.
6. Overall, the scale and expected impacts of the proposed use appear to be compatible with the existing surrounding residential and agricultural land uses.

Contact: Tim Graves, Planner

Building Official:

All structures built on property that exceeds 256 square feet will be required to be permitted and meet all requirement of the 2015 Virginia USBC and the 2015 Virginia SFPC.

Contact: Dean Simmons, Building Official

Utilities Department:

This parcel does not have public water or sewer available. Any increase in water usage due to the new use of the property may require approval by the Health Department.

Contact: Frank Haltom, Director of Engineering and Utilities

Transportation (VDOT):

The property is currently accessed from a private road that connects to SR 635 Heritage Road with a paved commercial entrance for private subdivision road or street entrance. This is an appropriate entrance for the current use and is acceptable for the special exception proposed use.

Contact: Paul Hinson, Area Land Use Engineer, Virginia Department of Transportation

Environmental Division:

Any land disturbance associated with building construction in excess of 2,500 square feet will require a Land Disturbance Permit from the county.

Contact: Angela Blount, Environmental Program Coordinator

Fire & EMS Department:

1. Safety Data Sheets have to be available for review upon request.
2. Please keep in mind that items need to be secured and maintained, so that there is no accidental release of the products. With that in mind, keep an eye on equipment for leaks at various points.

SPECIAL EXCEPTION SE-20-01 - STAFF REPORT

Contact: Shawn Jones, Firefighter/Medic

Economic Development, Real Estate Assessor, Health Department: Stated “No comment”.

Police Department: Did not provide a comment.

Public Notice:

Planning Commission Public Hearing:

- A copy of this report was reviewed with the Applicant on 5/15/20.
- Six (6) adjacent property owners were notified by mailing on 5/18/20.
- A legal ad was run for the request in the *Progress-Index* on 5/13/20 and 5/20/20.
- Six (6) adjacent property owners were notified by mailing on 6/15/20.
- A legal ad ran for the request in the *Progress-Index* on 6/11/20 and 6/17/20.

Board of Supervisors Public Hearing:

- Six (6) adjacent property owners were notified by mailing on 7/6/20.
- A legal ad was run for the request in the *Progress-Index* on 7/2/20 and 7/9/20

Community Feedback:

Comments Received to Date:

1. An adjacent property owner, Michael Martin (12810 Silvercrest Lane) submitted several questions to Staff prior to the 5-28-20 Planning Commission meeting. Staff sent response on 5-28-20 and those questions and answers are attached to this report for reference. Mr. Martin’s questions primarily pertained to the containment of pesticide chemicals. Mr. Martin has not reached back out to Staff since the letter was sent.
2. Adjacent property owner, John Jones (12620 Silvercrest Lane), attended the initial public hearing date and spoke with Staff prior to the meeting. Mr. Jones asked clarifying questions about quantity and storage of chemicals on the property. After reviewing a copy of the questions and answers for Mr. Martin, Mr. Jones indicated to Staff that his concerns were addressed with that additional information and that he did not oppose the request.

Staff Recommendation:

Staff finds the use as proposed compatible with current and expected future surrounding uses, so long as the user adheres to certain conditions. Staff recommends Approval of this request, subject to the conditions below.

1. This Special Exception request is granted to Craig Owen for a Home Occupation within an Accessory Building on Tax Map 260(07)00-015-0, for the purpose of operating a pest control business within an accessory building to be built on the property.
2. The applicant shall maintain the necessary professional applicator’s license through the Virginia Department of Agriculture and Consumer Services.
3. The size of the building for the use shall be a maximum of 2,400 SF.

SPECIAL EXCEPTION SE-20-01 - STAFF REPORT

4. There shall be no outside storage of supplies and equipment, other than the two (2) existing shipping containers on site, which shall be relocated to meet all setback requirements for accessory buildings prior to issuance of a building permit for the new building.
5. Any chemicals stored or present on the property shall be contained and locked at all times, of a total quantity of chemicals on the property not to exceed 4 gallons at any one time, and shall be contained and stored in accordance with all applicable federal, state and local codes and guidelines.
6. Business vehicles are limited to one spray truck and one smaller vehicle for smaller jobs, which shall be garaged in the building.
7. There shall be no employees on the property other than those who permanently live in the house on the property.
8. There shall be no customer visits to the property.
9. There shall be no permanent signage on the property for the use.
10. If the requested use of the premises is abandoned for a period of twenty-four (24) consecutive months, then the Special Exception shall become null and void.
11. This permit may be revoked by the County of Prince George or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State or County regulations.

Planning Commission June 25, 2020:

During the public hearing following the presentation of the Staff Report, no one except for the applicant provided any comments in regards to this request. The applicant answered clarification questions for the Commission.

After the closure of the public hearing, the Planning Commission recommended Approval of the request 7-0, subject to conditions recommended by Staff.



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 #: SE-20-01
DATE SUBMITTED: MAR 03 2020
ZONING ORDINANCE BY: SECTION: 90-53(55)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Craig Owen

ADDRESS:

12700 SilverCrest Ln

CITY:

Prince George

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

804 704-0500

E-MAIL ADDRESS:

CCraigOwen@gmail.com

*TAX MAP OF SUBJECT PARCEL:

260(07)00-019-0

*RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

Inst. 18700367

DEED BOOK

PAGE

Date

DEED RESTRICTIONS:

*ACREAGE:

5.14

PARTIAL PARCEL:

YES NO

*SUBDIVISION:

N/A

*PRESENT USE:

Residential

ZONING CLASSIFICATION

*LAND USE CLASSIFICATION:

Residential

*PRESENT ZONING:

A-1

OWNER AGENT/REP

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

NAME:

CCraig Owen

ADDRESS:

12700 SilverCrest Ln

CITY:

Prince George

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

804-704-0500

E-MAIL:

CCraigOwen@gmail.com

PROJECT DESCRIPTION

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

See E-Mail Per Tim

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: [Signature] DATE: 3-5-2020

MAILING ADDRESS: 12700 SilverCrest Ln

CITY/STATE/ZIP: Prince George VA 23875

PHONE NUMBER: 804-704-0500

E-MAIL ADDRESS: ccraigowen@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: C. Craig Owen

MAILING ADDRESS: 12700 SilverCrest Ln

CITY/STATE/ZIP: Prince George VA 23875

PHONE NUMBER: 804-704-0500

E-MAIL ADDRESS: CraigOwen@gmail.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 5th day of March, 2020.

My Commission expires: 4-30, 2021 [Signature]
Notary Public



AFFIDAVIT

BUSINESS USE INFORMATION (Summary per emails from applicant)

SE-20-01

Project Summary

- Request: seeking a Special Exception for a Home Occupation in an Accessory Building
- Address: 12700 Silvercrest Lane
- Company name: Budget Pest Control
- Treating for bugs and lawn & tree care

Project Details

- In the process of obtaining a Professional Applicators License
- Plans to construct an approximately 40 x 60' (2,400 sf) building with a concrete pad. The purpose of the building is to
 - Store chemicals
 - Store business supplies/equipment
 - house two spray trucks
 - One spray truck – 1-ton 15' flatbed with two 300-gallon tanks and pumps. A maximum of 1 gallon of chemicals would be mixed with water in any one tank at any one time.
 - One pick-up truck with a shell for advertising, and for smaller pest control jobs
 - Potentially provide a washroom (future plans)
 - Only about 30x30' of the building is planned to be dedicated to the business use, with the remainder available for other personal property.
- No employees
- No outside storage of chemicals or business supplies/equipment, except for the use of two shipping containers stored on the property, to be used for both business and personal storage
- No clients visiting the site
- Regarding Chemicals
 - Would not be delivered to the property but instead picked up from suppliers.
 - The type of chemicals are termite-icide, herbicide and fertilizer.
 - "Chemicals are safe as long as you know how to handle them."
 - "I will not be storing any large quantities of chemicals. I will buy what I need as I need it. I don't intend on storing anything other than the current job I'm on. If I have anything pertaining to the job I'm on, or anything extra, it will be secured and locked in a shipping container I have on the property."
- "I have discussed what I do with my neighbors and no one has brought up any concerns. The comments from the neighbors are positive. They have seen my truck that advertises my business come and go. They know what I do and have never brought up any concerned about it."

SE-20-01 – Site Photos

Craig Owen – Budget Pest Control

Special Exception for Home Occupation in an Accessory Building



View toward pad (proposed building location) from the front yard on Silvercrest Lane. House visible at right.



View of concrete pad (proposed building location). West side of house visible at right.



View of Southwest of house from Silvercrest Lane roadway. Black trailer parked on concrete pad (proposed building location) to left of house. Shipping containers and temporary dumpster at right of house.



Two shipping containers used for business and personal storage. Currently stored to east of house.



Two business trucks.



QUESTIONS AND ANSWERS WITH MICHAEL MARTIN RE: SE-20-01

Adjacent property owner at 12810 Silvercrest Lane

Answers sent by email to the property owner on 5-28-20.

County answers in **RED**

I have a few questions concerning the special exception SE-20-01 located at 12700 Silvercrest Ln.

- 1) Has the EPA done a site survey? if not Why not?

The EPA sets regulations on the manufacture, sale and storage of chemicals but does not inspect the site.

In Virginia, the Virginia Department of Agriculture and Consumer Services (VDACS) is the entity responsible for inspecting licensed Commercial Applicators for compliance with applicable regulations for containment and storage of pesticides, including but not limited to those set by the EPA and by the Virginia Pesticide Control Act. In order to be eligible for the Special Exception, the Applicant is required to obtain and maintain a Commercial Applicator's License from VDACS, which includes inspection of the facility at least once every 3 years for compliance with all applicable regulations.

- 2) Is it even legal to store commercial grade pesticides so close to a water way (Mikes Run) that leads to the James River and Chesapeak Bay?

There is a 100-foot Resource Protection Area extending from Mikes Run, as illustrated in green in the image below, within which no buildings or equipment/materials storage is permitted. Regarding chemical storage specifically, according to VDACS, regulations about minimum distances to be kept from waterways are specified on the labels of each individual chemical. For example, a standard which applies to some chemicals at the time of application (not storage) is 150 feet. The Applicant's house and the proposed building site are approximately 660 feet from Mikes Run.



3) What precautions are being taken to prevent pesticide leakage into the ground water?

Under conditions of the Special Exception, the Applicant is limited to 4 total gallons of chemicals and any chemicals temporarily stored on the property will be contained and stored in compliance with all applicable regulations.

4) How often will the facility be inspected to ensure all state and federal regulations are being followed?

VDACS inspects each licensed facility once every 3 years, or makes an investigation if a complaint is filed by the public.

Additionally, the County has requested Safety Data Sheets for each of the chemicals from the Applicant in order to confirm prior to any building permit whether the types of chemicals would result in any additional building or fire code requirements for the storage of the chemicals.

5) Will Neighbors get a copy of the report?

If there is a complaint filed by the public about a commercial pesticide applicator, VDACS would investigate the complaint. Following such an investigation, the complainant would receive a letter to inform them whether the applicator is in compliance or not.

A member of the public can make a FOIA request for the findings of a routine inspection or an investigation.

6) Who will be doing the inspections

VDACS

7) When pesticides leak into my ground water, who is responsible for cleaning it up? Also who is responsible for testing my ground water? If it is me why me ? I did not ask to have a pesticide business next to my home.

In the event of a leak, the Applicant would be liable, and would be required to report the event to VDACS and work with state agencies on cleanup or remediation.

8) When pesticides show up in my drinking water, will I be allowed to sue the county for approving the contamination?

This question would be best directed to legal counsel.

Thank you for your time,

Michael Martin
12810 Silvercrest Ln
Prince George, VA



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

July 6, 2020

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

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 **Tuesday, July 14, 2020 beginning at 7:30 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:

SPECIAL EXCEPTION SE-20-01: Request of Craig Owen pursuant to Prince George County Zoning Ordinance Sections 90-53(55) to permit a Home Occupation in an accessory building within an A-1, General Agricultural District, for the purpose of operating a pest control business as a home occupation. The request property is located at 12700 Silvercrest Lane and is identified as Tax Map 260(07)00-015-0. The Comprehensive Plan indicates the property is suitable for agricultural uses.

Due to the COVID-19 pandemic, Prince George County's July 14 Board of Supervisors meeting will be held electronically and in person. The changes are designed to accommodate public input while encouraging the public to practice social distancing as recommended by health officials. If you wish to make comments prior to meeting, you are encouraged do so via the Public Comment Form on the County website at https://www.princegeorgecountyva.gov/departments/board_of_supervisors/public_comment_form.php.

The meeting will also be accessible by Zoom or YouTube. Information on accessing this meeting electronically is available at <https://www.princegeorgecountyva.gov/>.

You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

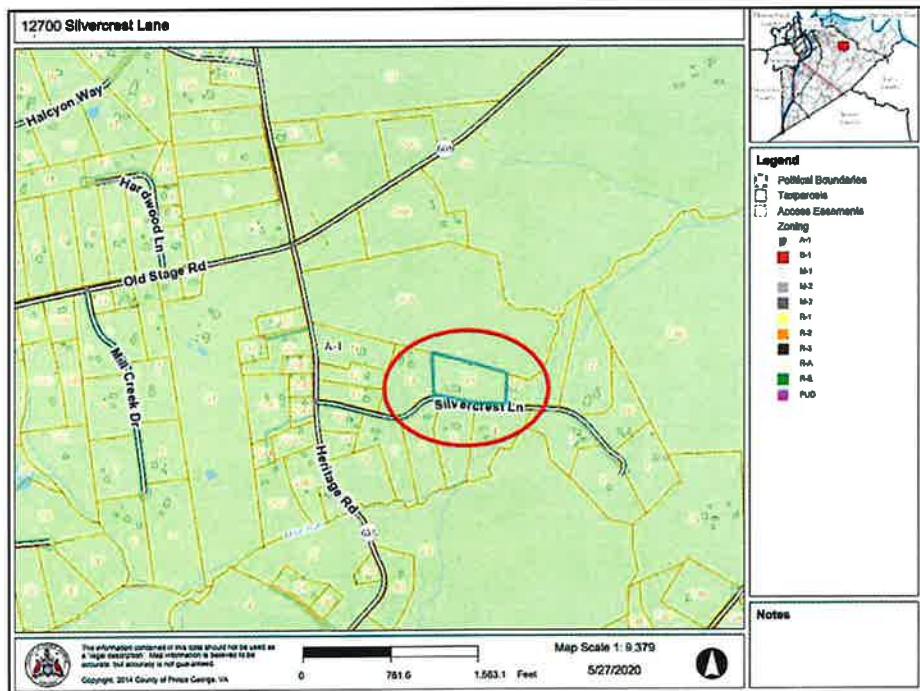
Horace H. Wade III, CFM
Planner

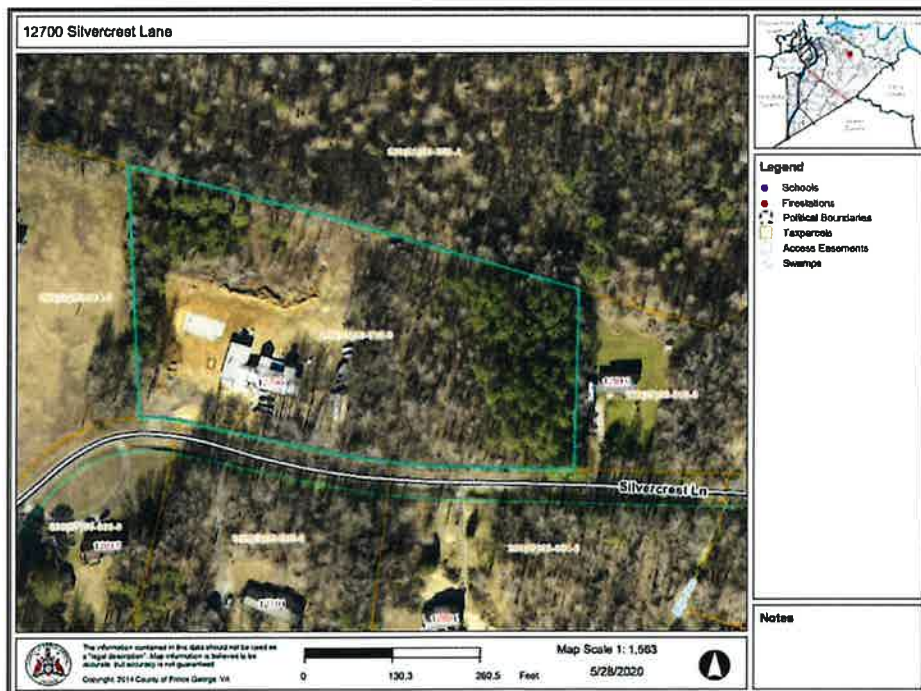
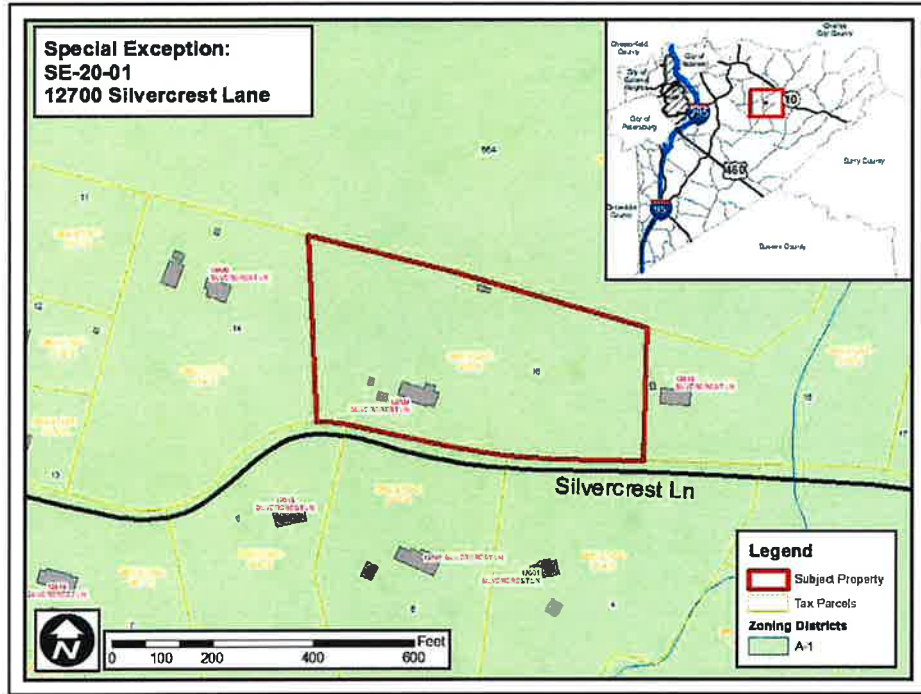
**Adjacent Property Owners Mailing List for
SE-20-01**

TAX MAP	Local Address	Mailing Address	Mailing City	Mailing State	Mailing Zip
260(07)00-004-0	12801 SILVERCREST LANE	12801 SILVERCREST LN	PRINCE GEORGE	VA	23875
260(07)00-005-0	12701 SILVERCREST LANE	12701 SILVERCREST LN	PRINCE GEORGE	VA	23875
260(07)00-006-0	12615 SILVERCREST LANE	12615 SILVERCREST LN	PRINCE GEORGE	VA	23875
260(07)00-014-0	12620 SILVERCREST LANE	12620 SILVERCREST LN	PRINCE GEORGE	VA	23875
260(07)00-015-0	12700 SILVERCREST LANE	12700 SILVERCREST LN	PRINCE GEORGE	VA	23875
260(07)00-016-0	12810 SILVERCREST LANE	12810 SILVERCREST LN	PRINCE GEORGE	VA	23875
260(0A)00-056-A	N/A	P O BOX 281	HOPEWELL	VA	23860

SE-20-01 CRAIG OWEN

Special Exception for a Home Occupation in an Accessory Building in a General Agricultural (A-1) district





SE-20-01 CRAIG OWEN

SUMMARY

- Pest control business – Budget Pest Control, LLC
- Proposed 40' x 60' garage building (primarily for business)
- Two shipping containers (primarily residential use)
- Business regulated by Commercial Pesticide Applicator License (through VDACS – state agency)
- Requires Special Exception because:
 - 2 business vehicles
 - Outside storage of shipping containers
 - Accessory building used primarily for the business

SE-20-01 CRAIG OWEN

SITE PHOTOS



View toward pad (proposed building location) from the front yard on Silvercrest Lane. House visible at right.

SE-20-01 CRAIG OWEN

SITE PHOTOS



View of house from Silvercrest Lane. Planned building location to left of house

SE-20-01 CRAIG OWEN

COMPREHENSIVE PLAN

Future Land Use Designation (Subject Property):

Agricultural: This category includes land areas in the rural portions of the County where agricultural and forestal uses are, and should be, the dominant land use. Large lot single family development may exist within some of these areas. Future residential development of these properties is not encouraged.

Future Land Use Recommendations:

Commercial and or industrial developments that are approved in the rural portions of the County should be small in scale and of a design character that is consistent with a rural environment.

SE-20-01 CRAIG OWEN

STAFF COMMENTS SUMMARY

- Shipping containers must be relocated to meet setbacks for accessory buildings.*
- Safety Data Sheets for the chemicals should be reviewed.*
- Chemicals need to be secured and maintained to prevent accidental leaks.*
- The proposed structure will require a building permit.
- Silvercrest Lane is a private road with sufficient access on Heritage Road.

* = A condition has been recommended to address this

SE-20-01 CRAIG OWEN

RECOMMENDED CONDITIONS

- Maintain Professional Applicator's License
- Limited to 4 total gallons of chemicals on the property
- Chemicals contained and locked at all times and stored in accordance with license and any other regulations
- Maximum building size
- Outside storage limited to the existing (2) shipping containers (must meet accessory building setbacks)
- No customers, employees, permanent signage

SE-20-01 CRAIG OWEN

RECOMMENDATION

Planning Commission:
Recommended Approval 7-0 on June 25, 2020,
subject to conditions recommended by Staff.

Staff:
Recommends Approval, subject to conditions in
BOS packet.

SE-20-01 CRAIG OWEN

QUESTIONS?

