

Issue Analysis Form

Date: August 10, 2021

Item: Special Exception SE-21-03 – Jere Amidei, Jr.

Lead Department: Community Development

Contact Person: Tim Graves, Planner I



Description and Current Status

The applicant would like to use his existing 30x47' detached garage for an online sales business.

In order for this to be permitted, he is requesting a Special Exception for a Home occupation within an accessory building.

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

Staff has attached a draft ordinance for consideration and is requesting a motion to Approve.

Sample Motion:

"I move that the Board approve Special Exception request SE-21-03 of Jere Amidei, Jr. to permit a home occupation in an accessory building for online sales, on a property known as Tax Map 250(18)00-003-A, and subject to the specified conditions."

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 | Recommended Approval by 6-0 vote on July 22, 2021
Public Hearing on August 10, 2021 |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | |
| 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

If approved, the proposed use would generate additional tax revenue from a business.

County Impact

The special exception would allow an existing business to expand in the County.

Notes

Attached: Draft Ordinance, Staff report, Application and attachments

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 10th day of August, 2021:

Present:

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

Vote:

SPECIAL EXCEPTION SE-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable for residential uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-21-03 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception request is granted to Jere Amidei, Jr. for a Home Occupation within an Accessory Building on Tax Map 250(18)00-003-A, for the purpose of operating an online sales business within an existing 30' x 47' accessory building on the property.
2. There shall be no employees on the property other than those who permanently live in the house on the property.
3. There shall be no customer visits to the property.
4. There shall be no permanent signage on the property for the use.
5. 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.
6. 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 August 10, 2021 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing July 22, 2021

SE-21-03 – Home occupation within an accessory building

Applicant: Jere Amidei Jr.

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

I. Request

The applicant would like to use his existing 30x47' detached garage for an online sales business. In order for this to be permitted, he is requesting a Special Exception for a Home occupation within an accessory building.

II. Property

Address: 8910 Old Stage Road

Tax Map: 250(18)00-003-A

Site Size: 4.272 ac

Legal Owner: Jere Amidei Jr.

RE Taxes Paid?: Yes for 2021

Zoning District: R-A, Residential
Agricultural

Current Use: Single-family Residential

Comp Plan Land Use: Residential

Planning Area: Prince George Planning
Area

Previous Zoning Cases: None

Figure 1: Aerial view of request area



Figure 2: Site Photo



III. Meeting Information

Planning Commission Public Hearing: July 22, 2021 (**Recommended approval 6-0**)

Board of Supervisors Public Hearing: August 10, 2021

IV. Background

The applicant has a current business license for an online sales business based out of the home and inquired about using the detached garage for the business, and was advised that a Special Exception is required for this use of the property.

V. Applicant Proposal

Applicant's Statement:

"I would like to use my garage at (8910 Old Stage Rd) as an accessory building for my online business. The garage size is 30x47. I do not sell local and will not have any drive thru traffic, only UPS or Fedex maybe twice a week for merchandise. I currently sell novelty prank products on my website and also other sites like Ebay. I would say about 80-90 percent of the garage will be dedicated for business. I was planning on having the office in my other garage which is attached to the home to maximize the garage space and use the detach for storing the merchandise. I have no employees."

VI. Planning and Zoning Review Comments

- Zoning Ordinance review:
 - This use is permitted by Special Exception, per Section 90-103(53) "Home occupation within an accessory building"
- There are not expected to be significant on adjacent properties and roadways in comparison to the existing Single-Family Dwelling use. All products will be stored indoors and UPS/Fedex traffic will be minimal, according to the applicant's statement.
- Surrounding current land uses are also single-family residential.
- Other zoning approvals required:
 - Updated Home Occupation Zoning Approval form.
- Appears to be compatible with the comprehensive plan, because the primary current land use would not change from residential use. The home business would continue to be accessory in nature and scale.

VII. Supplemental Staff Review Comments

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

1. Sewage disposal and well requirements will need to be evaluated by an AOSE/OSE or PE for this commercial use. The evaluation information will need to be supplied to the Health Department for review. UPDATE 7-23-21 – Alice Weathers confirmed no further action is necessary from the Applicant because there is no well/septic service to the building.

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

1. The proposed use will require a low volume commercial entrance to provide access. The existing entrance from SR 609 appears to meet VDOT's requirements for a low volume commercial entrance.
2. VDOT has no objection to the submitted special exception application.

The departments below reviewed this request and had no comments.

Commissioner of Revenue – Linda Howard, Deputy License Inspector

Economic Development – Stacey English, Economic Development Specialist

Utilities Department - Frank Haltom, Director of Engineering and Utilities

Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator
Environmental Division - Angela Blount, Environmental Program Coordinator
Police Department / Sheriff's Department - Chris Douglas
Building Inspections Division - Dean Simmons, Building Official

The department below received this request and did not provide any comments.

Fire & EMS Department – Shawn Jones

VII. Public Notice and Community Feedback

- Staff notified eight (8) adjacent property owners by mailing prior to both public hearings.
- Staff ran a legal ad ran for this request in the *Progress-Index* prior to both public hearings.
- The applicant reviewed a copy of this report prior to the Planning Commission hearing date.
- No comments from the community were received prior to finalizing this report.

IX. 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 has been received from adjacent property owners and community.
3. Staff has recommended the below conditions to accompany this Special Exception 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.

X. Planning Commission Recommendation

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

There were no public comments during the public hearing.

XI. Recommended Conditions

1. This Special Exception request is granted to Jere Amidei, Jr. for a Home Occupation within an Accessory Building on Tax Map 250(18)00-003-A, for the purpose of operating an online sales business within an existing 30' x 47' accessory building on the property.
2. There shall be no employees on the property other than those who permanently live in the house on the property.
3. There shall be no customer visits to the property.
4. There shall be no permanent signage on the property for the use.
5. 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.
6. 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.

XII. Attachments

1. Application with application attachments
2. APO letter, map, list, newspaper ad
3. Powerpoint Presentation



SPECIAL EXCEPTION APPLICATION

Department of Community Development and Code Compliance
Planning & Zoning Division
6602 Courts Drive, Prince George, VA 23875
(804) 722-8678 | www.princegeorgecountyva.gov

OFFICE USE ONLY
APPLICATION #: SE-21-03 (H)
DATE SUBMITTED RECEIVED MAY 26 2021
BY: MGS

APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST: Use garage for business (online)		
	REQUEST PROPERTY ADDRESS / LOCATION: 8910 Old Stage Rd Prince George, VA 23875		
	REQUEST TAX MAP PIN(S): (List all) 250(18)00-003-A	AFFECTED ACREAGE (Each parcel): 4.272	ENTIRE PARCEL (Y / N - Each parcel): N
	ATTACHMENTS (Check if Attached; * = Required): <input checked="" type="checkbox"/> APPLICANT STATEMENT* (Specify goals, details, etc.) <input type="checkbox"/> COMMUNITY MEETING SUMMARY <input type="checkbox"/> PROPOSED CONDITIONS <input type="checkbox"/> ADDITIONAL ATTACHMENTS: <input checked="" type="checkbox"/> SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing)		
LEGAL OWNER	NAME(S): Jere Amidei Jr		
	MAILING ADDRESS: (Incl. City, State, Zip): 8910 Old Stage Rd Prince George, VA 23875		
	E-MAIL: Jere.Amidei@aol.com	PHONE: 804-431-6002	
APPLICANT CONTACT	NAME(S): If different than owner:		
	RELATION TO OWNER:		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	E-MAIL:	PHONE:	
OFFICE USE ONLY (Completed at the time of application)			
ZONING DISTRICT(S):		LAND USE(S) CODE REFERENCE(S):	
PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350	FEE PAID: \$350	PAYMENT TYPE: <input checked="" type="checkbox"/> CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: (check)	DATE RECEIVED: 5/24	RECEIVED BY: HW/MGS

APPLICANT 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:

Jere Amides Jr

NAME:

SIGNED:

[Signature]
[Signature]

SIGNED:

DATE:

5/26/21

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

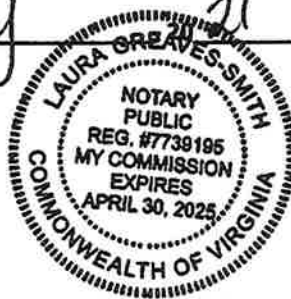
Subscribed and sworn before me this

26th day of May

Notary Public

My Commission expires:

April 30, 2021



AFFIDAVIT

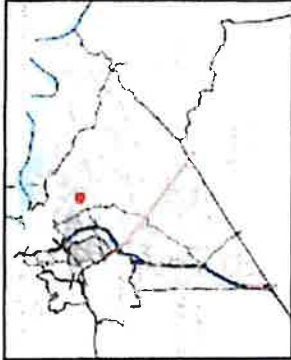
Hi,

I would like to use my garage at (8910 Old Stage Rd) as an accessory building for my online business. The garage size is 30x47. I do not sell local and will not have any drive thru traffic, only UPS or Fedex maybe twice a week for merchandise. I currently sell novelty prank products on my website and also other sites like Ebay. I would say about 80-90 percent of the garage will be dedicated for business. I was planning on having the office in my other garage which is attached to the home to maximize the garage space and use the detach for storing the merchandise. I have no employees. Thank you!

Regards,

Jere Amidei

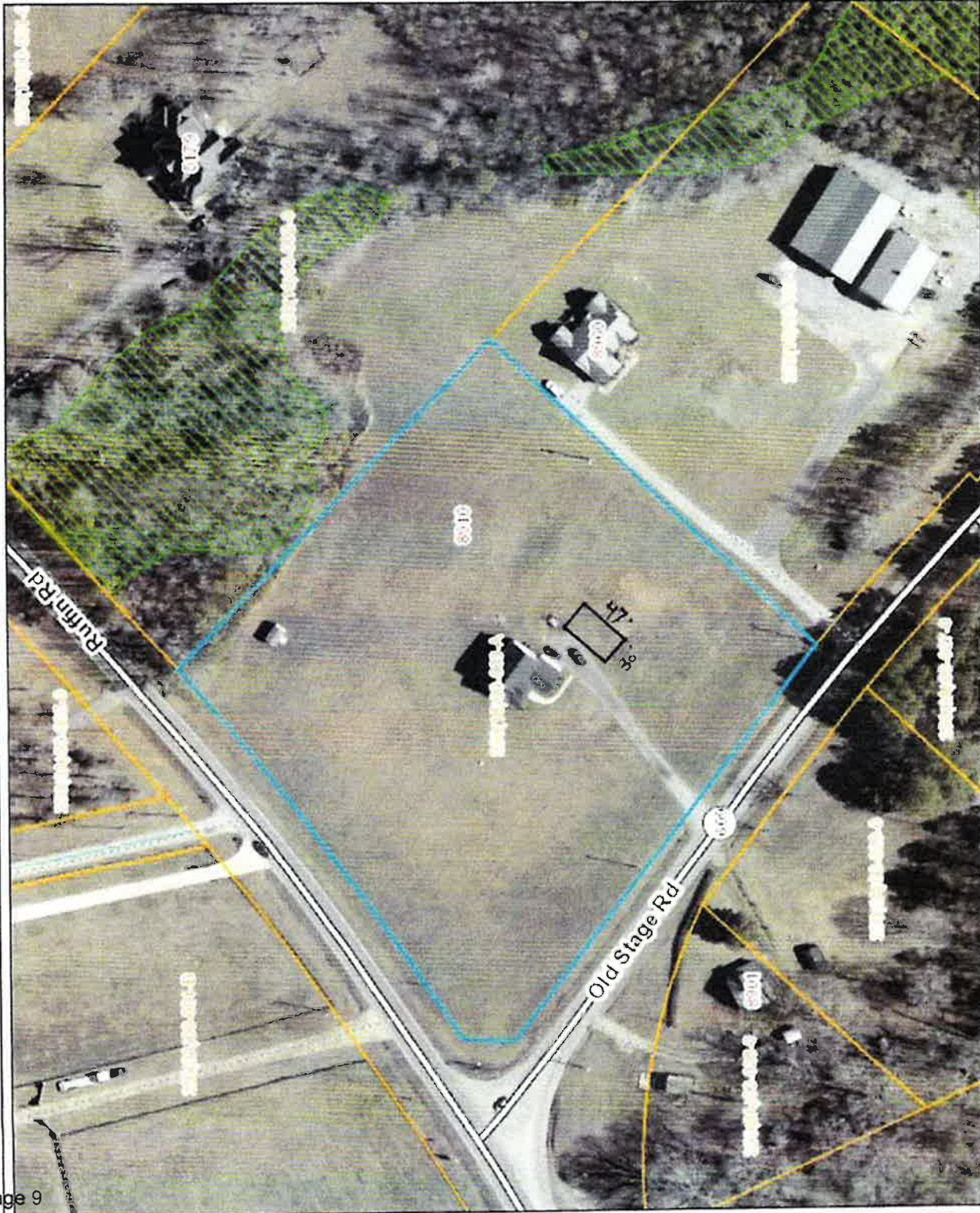
804-431-6002



Legend

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- RPA

Notes



Map Scale 1: 1,563

5/12/2021



The information contained in this data should not be used as a legal description. Map information aims to be accurate, but accuracy and completeness is not guaranteed.

Copyright, 2020 County of Prince George, VA



SALES RECEIPT

Prince George County
The Department of Community
Development & Code Compliance
 Phone (804) 722-8659
 Fax (804) 722-0702

Sold To **JERECO GLOBAL, LLC**
8910 OLD STAGE ROAD
PRINCE GEORGE, VA 23875
 Phone 8044316002

Transaction #	Payment Method	Account	Sale Date
29844	Manual Entry Personal Check	T051....2593	5/26/2021 11:39:11 AM

Trace #	Approval Code
1400310000034635491644	4144

Application #	Qty	Item	
AP-33875	1.00	Special Exception Home Occupation	\$350.00
Total			350.00

I acknowledge receipt of goods and/or services in the amount of the total shown hereon. When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or draft drawn from your account, or process the payment as a check transaction. You also authorize us to process credit adjustments, if applicable. If your payment is returned unpaid, you authorize us to collect your payment and the Return Fee amount below by EFT(s) or draft(s) from your account. If you are presenting a corporate check, you make these representations as an authorized corporate representative. Please note that any returned check is subject to a 50.00 charge and Questions? Call 1-800-366-2425.



County of Prince George, Virginia
“A global community where families thrive and businesses prosper”

July 29, 2021

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, August 10, 2021 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-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an existing accessory building in a R-A, Residential Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan indicates the property is suitable 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, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearing in person or electronically by Zoom.

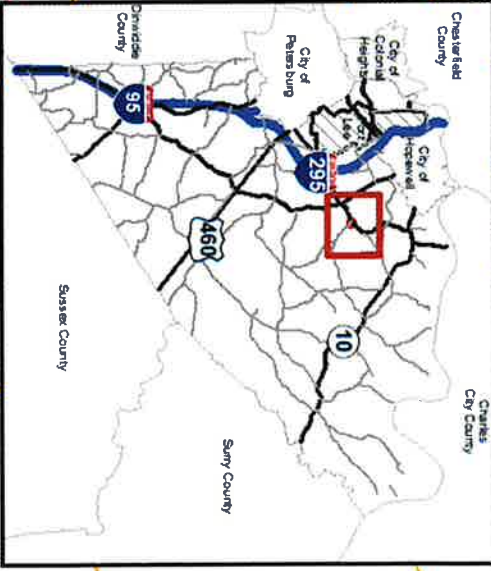
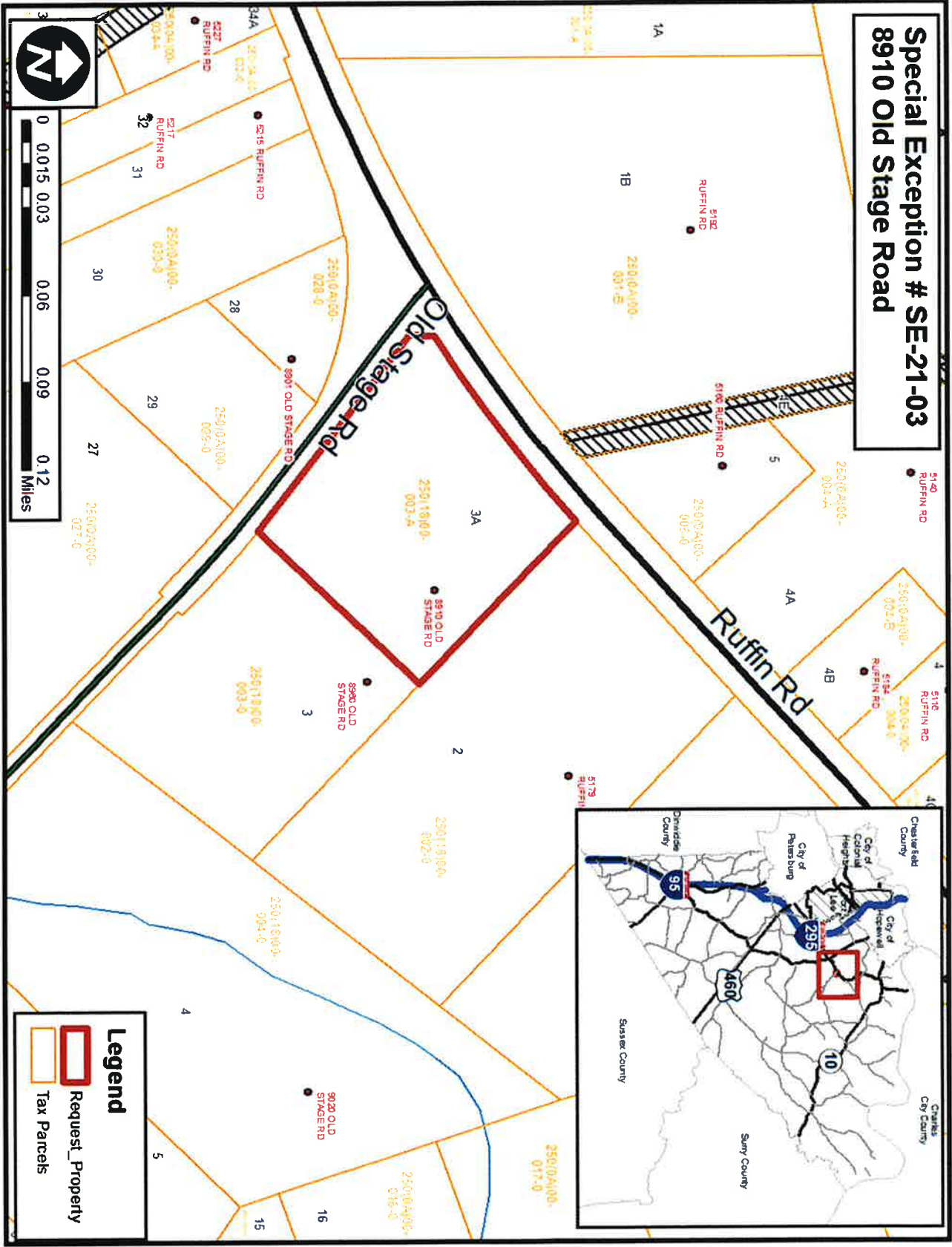
The meeting is accessible by Zoom or YouTube. Public comments can be submitted prior to 5:00 p.m. August 10, 2021. Information on accessing this meeting electronically and Public Comment submittal forms are available at <https://www.princegeorgecountyva.gov>.

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,

Tim Graves
Planner

Special Exception # SE-21-03
8910 Old Stage Road



AMIDEI JERE L JR
8910 OLD STAGE RD
PRINCE GEORGE, VA 23875

BALCH T WAYNE JR
5192 RUFFIN RD
PRINCE GEORGE, VA 23875

TAYLOR JIMMY C & JANET D
5002 RUFFIN RD
PRINCE GEORGE, VA 23875

ELLIS MELVYN D
5160 RUFFIN RD
PRINCE GEORGE, VA 23875

CREGGAR VETA MARIE LIFE ESTATE
9001 OLD STAGE RD
PRINCE GEORGE, VA 23875

ENGLAND GEORGIA Z LIVING TRUST
11663 CHATHAM RD
NORTH PRINCE GEORGE, VA 23860

ENGLAND GEORGIA Z LIVING TRUST
11663 CHATHAM RD
NORTH PRINCE GEORGE, VA 23860

STEVENSON LEWIS E & TAMMY M
5179 RUFFIN RD
PRINCE GEORGE, VA 23875

CRUTCHFIELD MARK A
8960 OLD STAGE RD
PRINCE GEORGE, VA 23875

RECEIVED
JUL 07 2021
BY: MCB

Legal Notices

**PUBLIC NOTICE
COUNTY OF PRINCE
GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting:

The Prince George County Planning Commission will hold a public hearing on Thursday, July 22, 2021 beginning at 6:30 p.m., concerning the following request:

SPECIAL EXCEPTION SE-21-03: Request of Jere Amidei Jr., pursuant to Prince George County Zoning Ordinance Section 90-103(53) to permit a home occupation within an accessory building in a R-A, Residential, Agricultural District, for the purpose of online sales and storage of products. The request property is approximately 4.272 acres in size, located at 8910 Old Stage Road and is identified as Tax Map 250(18)00-003-A. The Comprehensive Plan Indicates the property is suitable for residential uses.

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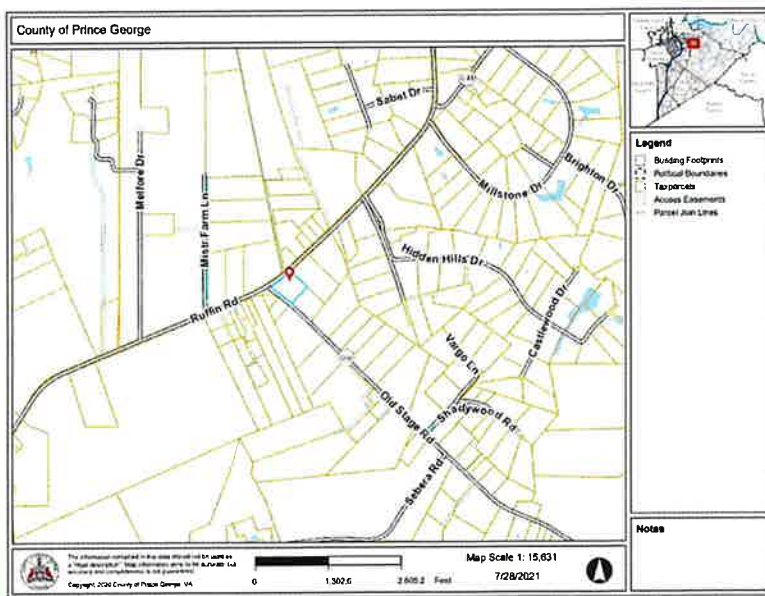
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Tim Graves
Planner
(804) 722-8678

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SE-21-03 | Jere Amidei, Jr.





Request Summary

Background

- Applicant has a current business license for an online sales business based out of the home (Home occupation – Home office)

Applicants' Goals:

- Use an existing detached garage (30x47') for the business.
- Online sales of novelty prank products
- No customer visits
- Limited UPS or Fedex service
- Approximately 80-90 percent of the garage to be dedicated for business.
- No employees or signage

Request:

- Special Exception for Home occupation within an accessory building, pursuant to Section 90-103(53)

Staff Review Comments

Planning & Zoning

- The use is permitted as requested.
- No expected change to outward appearance of home
- Primary use of property to remain single-family residential
- Compatible with the comprehensive plan

Virginia Department of Transportation

- Existing entrance appears to meet VDOT's requirements.

Recommended Conditions

Highlights:

- No customer visits
- No permanent signage
- No employees

(Full list of recommended conditions in the Staff Report / Draft Ordinance)

Staff Recommendation

Approval, subject to recommended conditions

Basis:

- No negative feedback from adjacent property owners
- No change expected to outward appearance of single-family dwelling

Planning Commission

Recommended Approval 6-0 on July 22, 2021
(Subject to recommended conditions)

Public Comments:
None

Questions?

