

Issue Analysis Form

Date: March 22, 2022

Item: Special Exception Request # SE 21-07

Applicant: BrightView, LLC

Lead Department: Community Development

Contact Person: Andre M. Greene, Planner II



Description and Current Status

The applicant would like to provide outpatient substance abuse services in an existing commercial building located at 4140 Crossings Court.

The applicant is requesting a special exception for a special care hospital, pursuant to Section 90-393(8) of the Zoning Ordinance.

Staff and the Planning Commission recommended **APPROVAL** of this request, subject to several conditions contained in the draft ordinance.

Staff, on behalf of the Planning Commission, has attached the draft ordinance for consideration and is requesting a motion to **APPROVE** the ordinance.

Sample Motion:

*"I move that the Board approve the Special Exception request **SE-21-07**, subject to the recommended 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	PC Recommended Approval by 6-0 vote on February 24, 2022 BOS Public Hearing on March 22, 2022
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 and Economic Impact Statement

The proposed use would generate additional tax revenue from a business. The facility will create 10 full-time jobs when fully operational

County Impact

The special exception would allow a business to open in the County that would provide county residents and those in the surrounding communities with outpatient substance abuse services.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; APO letter, map, list, newspaper ad; Powerpoint presentation.

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 22nd day of March, 2022:

Present:

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

Vote:

SPECIAL EXCEPTION SE-21-07: Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-21-07 is granted as an amendment to the official zoning map with the following conditions:

1. The hours of operation shall be from 8:00 AM to 7:00PM.
2. The applicant shall be allowed to store and dispense medication on site. The medication shall be stored in a 2,500 lb. safe, in a badge access only room, that is under 24 hour surveillance by internal cameras. The applicant shall adhere to the regulations of the Drug Enforcement Agency (DEA) and the Virginia Board of Pharmacy and will comply with their annual inspections.
3. A change of use permit and a Tenant Uplift permit shall be obtained from the Building Inspections Office.
4. The applicant shall obtain all required State licenses and permits for operation of an outpatient drug addiction services facility.
5. The applicant shall obtain a local business license.
6. No loitering shall be allowed after the facility is closed for business.
7. 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.

8. 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 March 22, 2022 and becoming effective immediately.

DRAFT



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing March 22, 2022

SE-21-07- Special Exception for a Special care hospital in an existing commercial building

Applicant: BrightView, LLC

Property Owner: Roslyn Farm Corporation

Case Manager: Andre Greene - (804)722-8675

I. Request

The applicant would like to provide outpatient substance abuse services in an existing commercial building.

In order for this to be permitted, the applicant is requesting a special exception for a special care hospital pursuant to Section 90-393(8) of the Zoning Ordinance.

II. Property

Address: 4140 Crossing Court

Zoning District: B-1, General Business

Tax Map: 120(0A)00-003-J

Current Use: Vacant

Site Size: Approximately 6.645 acres

Comp Plan Land Use: Commercial

Legal Owner: Roslyn Farm Corp.

Planning Area: Prince George

RE Taxes Paid?: Yes

Previous Zoning Cases: None

Figure 1: Aerial view of request area



Figure 2: Exterior Photo



III. Meeting Information

Planning Commission Public Hearing: February 24, 2022 (Recommended Approval 6-0)

Board of Supervisors Public Hearing: March 22, 2022

IV. Background

BrightView, LLC, operates 54 locations across 5 states (Virginia, Kentucky, Delaware, Ohio and North Carolina). There are 7 locations in Virginia. They are located in Lynchburg, Midlothian, Newport News, Suffolk and 2 sites in Chesapeake. According to BrightView's website they offer outpatient medication-assisted treatment. Treatment programs include Meth Addiction, Heroin Addiction, Opioid Addiction, Suboxone treatment, and Vivitrol Treatment.

V. Applicant Proposal

The applicant wishes to lease space in an existing commercial building located at 4140 Crossings Court. The building contains approximately 7,520 square feet of space. There are no plans to make any significant exterior modifications to the building. When fully operational, BrightView will create at least 10 full-time jobs. BrightView anticipates 7 patients onsite at any given time. At capacity, the full parking load for the center will be 17 spaces. The hours of operation will be from 8AM to 7 PM, Monday thru Friday. The closure at 7:00 PM is to accommodate those attending evening group sessions that work full-time jobs.

VI. Exhibits

Exhibit 1 –Renderings supplied by applicant

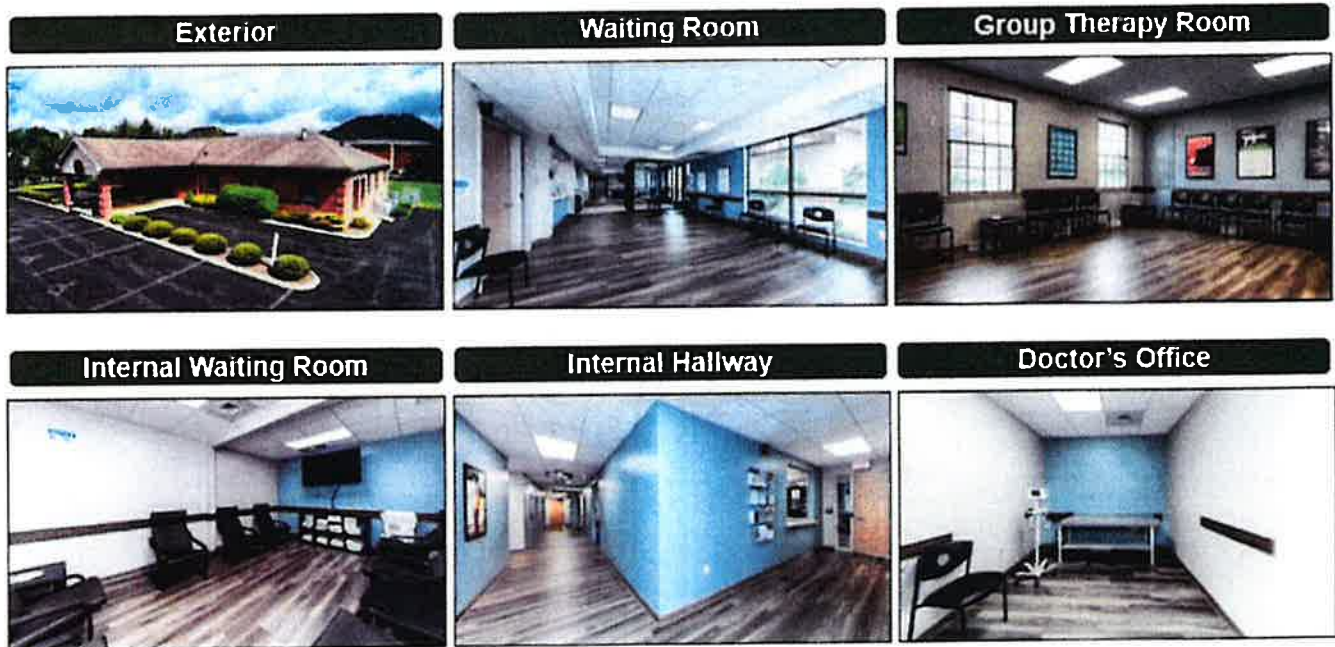
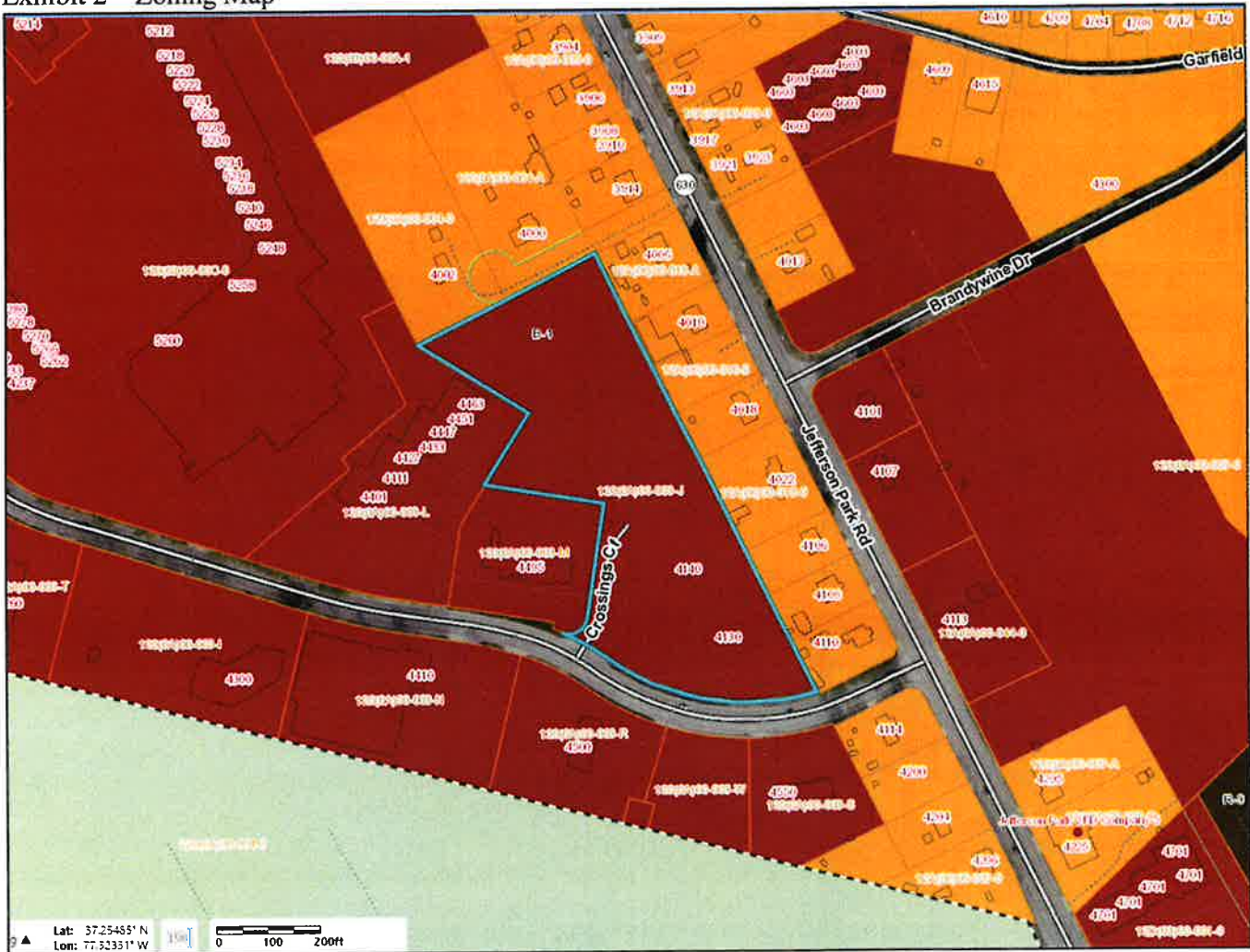


Exhibit 2 – Zoning Map



VII. Planning and Zoning Review Comments

1. The proposed specialty care facility will have minimal impact on surrounding business and residences. The use will be located in an existing commercial complex that has sufficient off-street parking. Increased traffic is expected to be minimal
2. Current land uses on adjacent properties:
 - a. North: Vacant lot and single-family residences.
 - b. South: Commercial establishments
 - c. East: Berm and trees and single-family residences
 - d. West: Fort Lee Credit Union
3. Other approval/permits and licensures required:
 - a. Tenant Uplift permit/ Change of Use from the Building Official’s Office.
 - b. License from the State department of Behavioral Health and Developmental Services.
 - c. A local business license from Prince George County.
4. The request appears to be compatible with the Comprehensive Plan as the site in question is designated for commercial development in accordance with the Comprehensive plan’s future land use plan.
5. There is an existing berm and trees that serve as buffer between the residences that front on Jefferson Park Road and the commercial complex.

6. 10 full-time jobs will be created.
7. Planning Staff asked the applicant: Why did your company decide on a location in Prince George County, VA? *ANSWER:*
Brightview has a highly analytical approach to site selection. We use both publicly available and proprietary information to identify an unmet need for our services throughout Virginia. Prince George County has been identified as an area of high need due to its high overdose rate and high opioid prescribing rate amongst other reasons.

Additionally, BrightView has conducted extensive research into potential referral partners and competitors within the community. When reviewing the organizations serving a similar population, we discovered that most of these agencies have long wait times and it is difficult to enroll into any of the existing programs. There are also limited hours with the doctor, limited insurances accepted, and a limited subset of services offered. BrightView's goal as a treatment provider is to eliminate as many barriers to entry as possible and accepts all insurance types, has a doctor on-site during all working hours, and offers a comprehensive set of services (medical, clinical, social services).

When speaking with referral partners, there was a consistent mention of being overwhelmed with patients and a large need for more providers in the area. For example, Denise Waff, director at the Riverside Criminal Justice Agency noted that the area is "severely lacking in services and that is the biggest challenge we face". Lori Henley, the drug court coordinator for Hopewell, Surry, and Prince George, had very similar feedback. Lori stated that "we need more resources across the region as the numbers keep increasing".

BrightView plans to alleviate the stresses currently on these potential referral partners and eliminate the barriers to entry patients are currently experiencing. Based on our research, there is still a large unmet need in the community in which this location is best positioned to meet.

VIII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison III, Building Official

1. In accordance with the VUSBC and based on the information provided, the proposed Tenant Upfit/Occupancy Classification of the building will be classified as an "I-Institutional" occupancy.
2. Development of the property will be required to comply with the applicable requirements of the VUSBC and the VSFPC (accessible parking and handicap access, fire separation of buildings, fire department access, water supplies for firefighting, fire hydrants, fire lanes, etc.). Review of these items will be completed during the site plan review process.
3. Construction permits will be required for all activities not deemed as exempt per section 108.2 of the USBC/VCC. Plans and specifications, prepared by a Virginia Registered Design Professional, must be submitted for review with the building permit applications.
4. Structures that will be utilized for commercial purposes will be required to comply with the applicable requirements of the VUSBC (sanitation, ventilation, structural, means of egress, fire protection, accessibility, energy conservation, etc.). Review of these items will be completed during the building permit plan review process.

Police Department- Chris Douglas

1. Will any medication be kept on-site? After an initial response that medication will not be kept on-site, the applicant later indicated that they will store and dispense medication on-site at the facility.
2. Where are some other BrightView Health locations? *ANSWER: Operates 54 locations across 5 states (Virginia, Kentucky, Delaware, Ohio and North Carolina) and 7 locations in Virginia are located in Lynchburg, Midlothian, Newport News, Suffolk and 2 sites in Chesapeake.*

The departments below reviewed this request and had no comments.

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*

Fire & EMS Department – *Shawn Jones*

Environmental Division - *Angela Blount, Environmental Program Coordinator*

VDOT- *Paul Hinson, Southern Region Land Use Engineer*

Virginia Department of Health -*Alice Weathers, Environmental Health Specialist*

IX. 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.
- The applicant reviewed a copy of this report prior to the Board of Supervisors hearing date.
- No comments from the community were received prior to finalizing this report.

X. Recommendation

Staff is recommending 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 conditions stated below 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.

The Planning Commission recommended approval by a 6-0 vote on February 24, 2022. There were no public comments for or against the request.

XI. Recommended Conditions

1. The hours of operation shall be from 8:00 AM to 7:00PM.
2. The applicant shall be allowed to store and dispense medication on site. The medication shall be stored in a 2,500 lb. safe, in a badge access only room, that is under 24 hour surveillance by internal cameras. The applicant shall adhere to the regulations of the Drug Enforcement Agency (DEA) and the Virginia Board of Pharmacy and will comply with their annual inspections.
3. A change of use permit and a Tenant Uplift permit shall be obtained from the Building Inspections Office.
4. The applicant shall obtain all required State licenses and permits for operation of an outpatient drug addiction services facility.
5. The applicant shall obtain a local business license.
6. No loitering shall be allowed after the facility is closed for business.
7. 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.
8. 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.

INV. 713
SE-21-0005



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

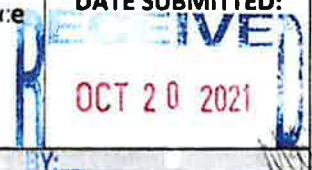
OFFICE USE ONLY

APPLICATION #:

SE-21-07

DATE SUBMITTED:

OCT 20 2021



APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST: Special Exception for a Special Care Hospital in B-1 zoning district		
	REQUEST PROPERTY ADDRESS / LOCATION: 4140 CROSSINGS COURT, PRINCE GEORGE, VA 23875		
	REQUEST TAX MAP PIN(S): (List all) 12060A) 00-003-J	AFFECTED ACREAGE (Each parcel): 7,570 SQ. FT. (0.17 ACRES)	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): ROSLYN FARM CORPORATION		
	MAILING ADDRESS: (Incl. City, State, Zip): P.O. BOX 727 COLONIAL HEIGHTS, VA 23834		
	E-MAIL: NWALKER@ROSLYNFARMCORP.COM	PHONE: 804.526.0820	
APPLICANT CONTACT	NAME(S): If different than owner): BRIGHTVIEW, LLC		
	RELATION TO OWNER: TENANT		
	MAILING ADDRESS: (Incl. City, State, Zip): 625 EDEN PARK DRIVE, STE. 525, CINCINNATI, OHIO		
	E-MAIL: MIDIMAGGIO@BRIGHTVIEWHEALTH.COM	PHONE: 847.849.7170	
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:
	CHECK # / TRANSACTION #:		DATE RECEIVED:
	PAYMENT TYPE: CHECK / CASH / CREDIT / DEBIT		RECEIVED BY:

6.1.15
Blair
PG-BA
B-1

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:
NICHOLAS WALKER

NAME:

SIGNED:
[Signature]

SIGNED:

DATE: 9/22/2021

DATE: _____

AFFIDAVIT

NOTARIZATION:

STATE OF VIRGINIA
COUNTY OF: Colonial Heights

Subscribed and sworn before me this 22nd day of September, 2021

Donna Blanzelle Shifflett
Notary Public



My Commission expires: April 30, 2024

**INVOICE (INV-00000713)
FOR PRINCE GEORGE COUNTY, VA**

BILLING CONTACT
ROSLYN FARM CORPORATION
320 #C CHARLES DIMMOCK PARKWAY
COLONIAL HEIGHTS, VA 23834



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000713	10/20/2021	10/20/2021	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SE-21-0005	PGC Special Exception Request	\$700.00
SUB TOTAL		\$700.00

REMITTANCE INFORMATION
Prince George County, VA 6602 Courts Drive P O Box 68 Prince George, VA 23875

TOTAL **\$700.00**



October 20, 2021

Planning and Zoning Division
County of Prince George
6602 Courts Drive
Prince George, VA 23875

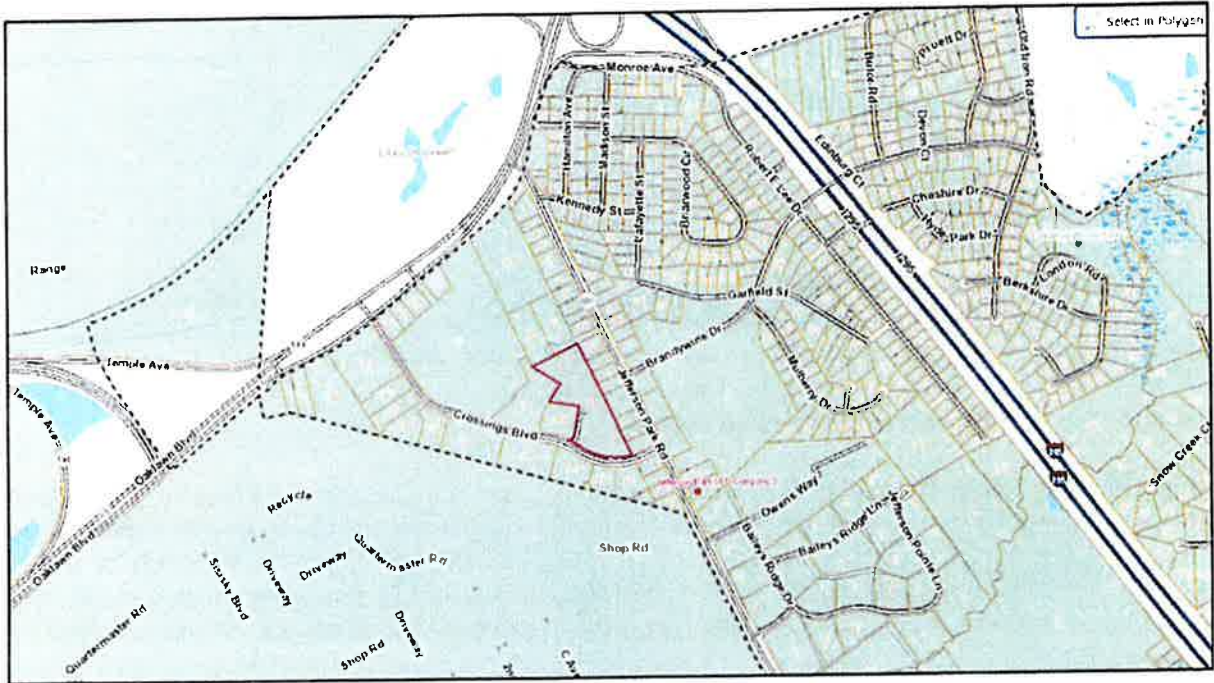
Re: Applicant Statement
BrightView – Outpatient Addiction Treatment Clinic
4140 Crossings Court, Tax No: 1200A00003J (the “Property”)

Dear Members of the Planning and Zoning Division:

BrightView intends to operate an Outpatient Addiction Treatment Clinic on the Property. BrightView’s mission is to provide patient-focused, evidence-based, high-quality care to individuals with Substance Use Disorder (“SUD”). This care is provided in an accepting and welcoming environment, free of stigma, utilizing a holistic treatment model combining medical interventions (including Medication Assisted Treatment (“MAT”)) with psychological and social services to treat the whole person and maximize the potential for recovery. A typical patient at BrightView spends 1-2 hours at a location where they receive, medical, clinical, and social services depending on their specific needs. A patient will never spend the evening at BrightView and the facility operates very similar to an Urgent Care. It’s hours are 8:00AM to 5:00PM with the occasional group therapy meeting lasting until 6:30PM. Most patients have appointments, but BrightView attempts to break down barriers to treatment and will take walk-ins. BrightView accepts all forms of insurance and treats all forms of SUD.

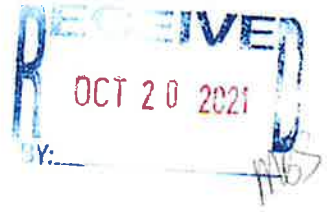
BrightView is seeking a special exception for the Property which is zoning B-1 and viewed as a Special Care Hospital.

Below you will find additional information on BrightView’s plan for the location and more details on the business.



The Property is ideally located to serve the target population. BrightView will invest approximately \$500,000 in interior renovations at the Property to transform the currently vacant structure into a high-quality medical and clinical facility. BrightView uses the highest quality finishes (see below) to ensure the look and feel of our facilities is consistent throughout all 45+ of the Company's locations.





There are no plans to make any significant exterior modifications to the building. When fully operational, BrightView will create at least 10 full-time jobs at the Property. These 10 jobs should support a full patient census at which point BrightView anticipates 7 patients onsite at any given time. At capacity, the full parking load for the center will be 17 spots.

BrightView will provide much-needed treatment to an underserved patient population. The opioid epidemic continues to ravage the United States, and the demand for MAT services is continuously increasing. Like nearly every other state, Virginia has a significant population that suffers from SUD and has seen skyrocketing numbers of fatal drug overdoses in recent years. Between 2015 and 2020, overdose deaths in Virginia have increased by 123%, climbing 41% in the last year alone. In the same period, the percentage of all drug overdose deaths involving opioids grew from 79% to 83%. Overdose deaths attributable to synthetic opioids have increased a staggering 636% since 2015 and increased 72% in 2020 alone. Unfortunately, the COVID-19 pandemic led to a resurgence in addiction and overdoses with 2020 setting grim new records. The second quarter of 2020 represented the largest number of fatal drug overdoses (647) ever seen in Virginia, coinciding with the beginning of the precautionary national shutdown. Roanoke is in the top 5 for highest overdose death rates throughout Virginia.

These trends make it more urgent than ever to support state of the art treatment Brightview provides – and Brightview has a demonstrated record of success. Brightview’s patients have a 70% decrease in illicit substance use, 50% decrease in alcohol consumption, 90% decrease in jail time, 70% decrease in arrests, 50% decrease in unemployment, 40% decrease in feelings of depression, 60% decrease in hospitalizations, and 50% decrease in emergency room visits.

The proposed clinic will have little to no effect on the surrounding businesses. All services will be provided inside the building. BrightView’s patients will not be loitering outside the building, lined up outside the center, or cause traffic congestion on surrounding streets. The Property has ample parking for all patients and employees and the business will operate only during normal working hours (8am – 5pm). BrightView offers transportation via Lyft, Uber, Taxi, Medicaid rides, or public transportation for patients that do not have a personal vehicle. BrightView currently operates more than 40 treatment facilities in four states; our facilities generate no more traffic, noise, disruption, or other impact on the surrounding neighborhood than other existing medical facilities treating patients with different medical conditions.



BrightView is excited to establish its newest location in Prince George County. Thank you in advance for your consideration and please do not hesitate to contact me to further discuss any of the application materials. I look forward to working with you and other representatives of Prince George County regarding these applications.

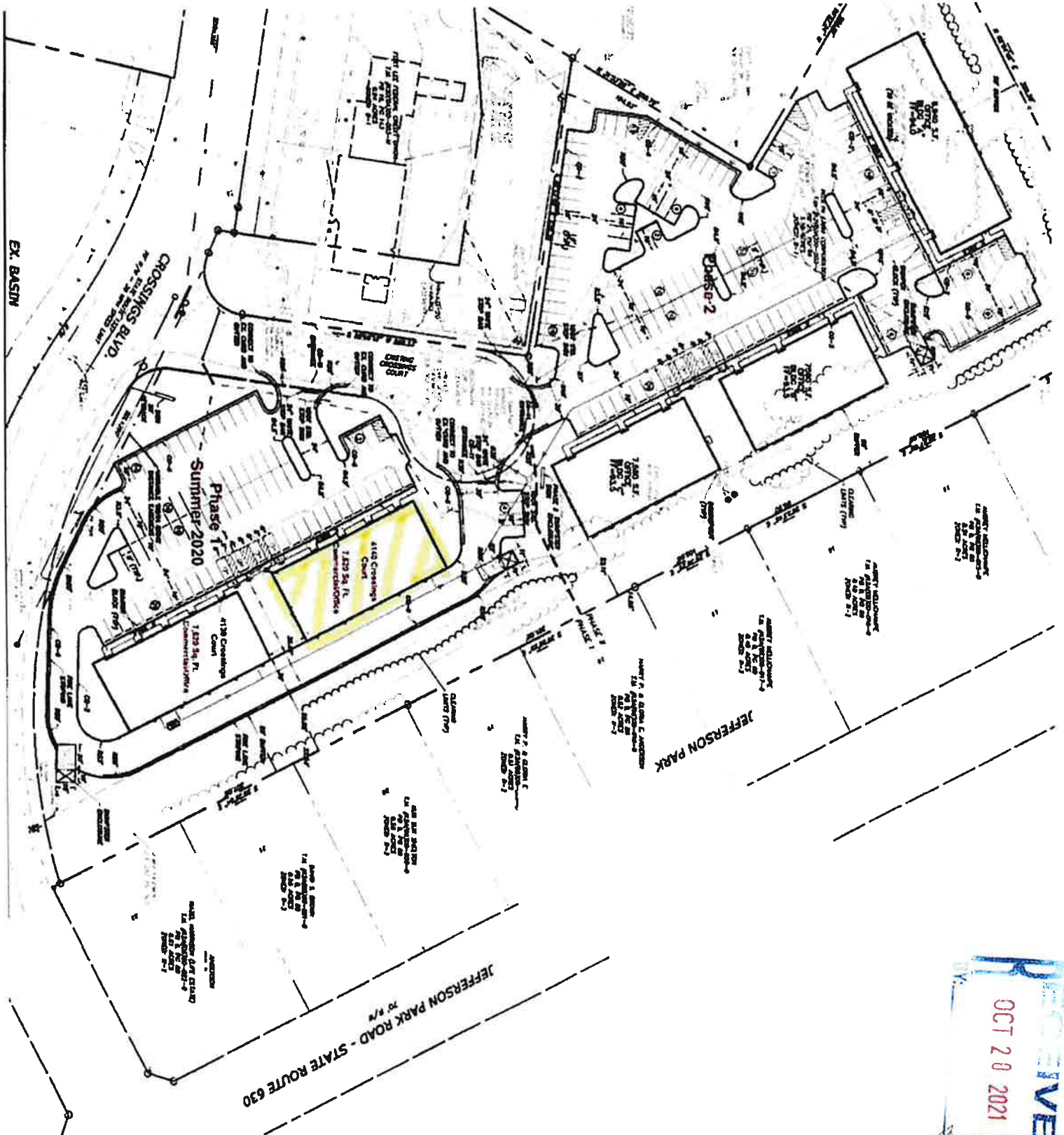
Sincerely,

/s/ Mike DiMaggio

Mike DiMaggio

Vice President of Development

BrightView, LLC



RECEIVED
 OCT 20 2021



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

March 9, 2022

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, March 22, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-21-07: Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for commercial 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 hearings in person or electronically by Zoom. A live video stream will be available at https://www.princegeorgecountyva.gov/live_stream/. Public comments can be submitted prior to 5:00 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>.

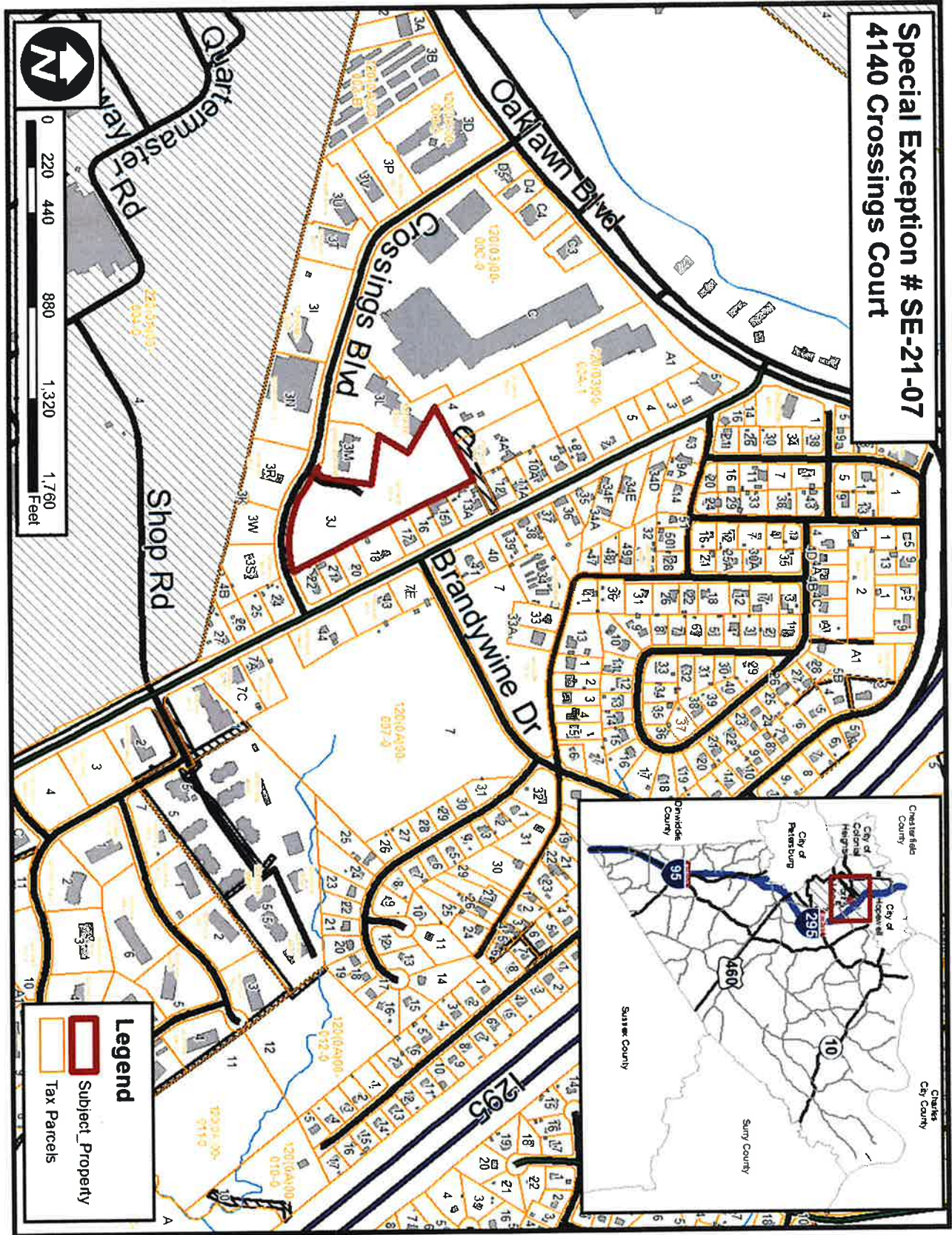
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in black ink that reads "Andre M. Greene".

Andre Greene
Planner II

**Special Exception # SE-21-07
4140 Crossings Court**



P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875
 Phone: 804.722.8659 - Fax: 804.722.0702
www.princegeorgecountyva.gov



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

February 22, 2022

Major General Mark T. Simerly
Combined Arms Support Command
Bldg 5020, 2221 Adams Avenue
Fort Lee, Virginia 23801-2102

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Major General Simerly,

You are receiving this notice because the Code of Virginia § 15.2-2204(D) requires notification of the commander if an application for special exception involves a parcel of land within 3,000 feet of a boundary of a military base (Fort Lee), with at least 30 days notice. You are invited to submit comments or recommendations on the below request, if desired. The Prince George Board of Supervisors will hold a public hearing on **Tuesday, March 22, 2022 beginning at 7:00 pm** to consider the following request:

SPECIAL EXCEPTION SE-21-07: Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(0A)00-003-J. The Comprehensive Plan indicates the property is suitable for commercial uses.

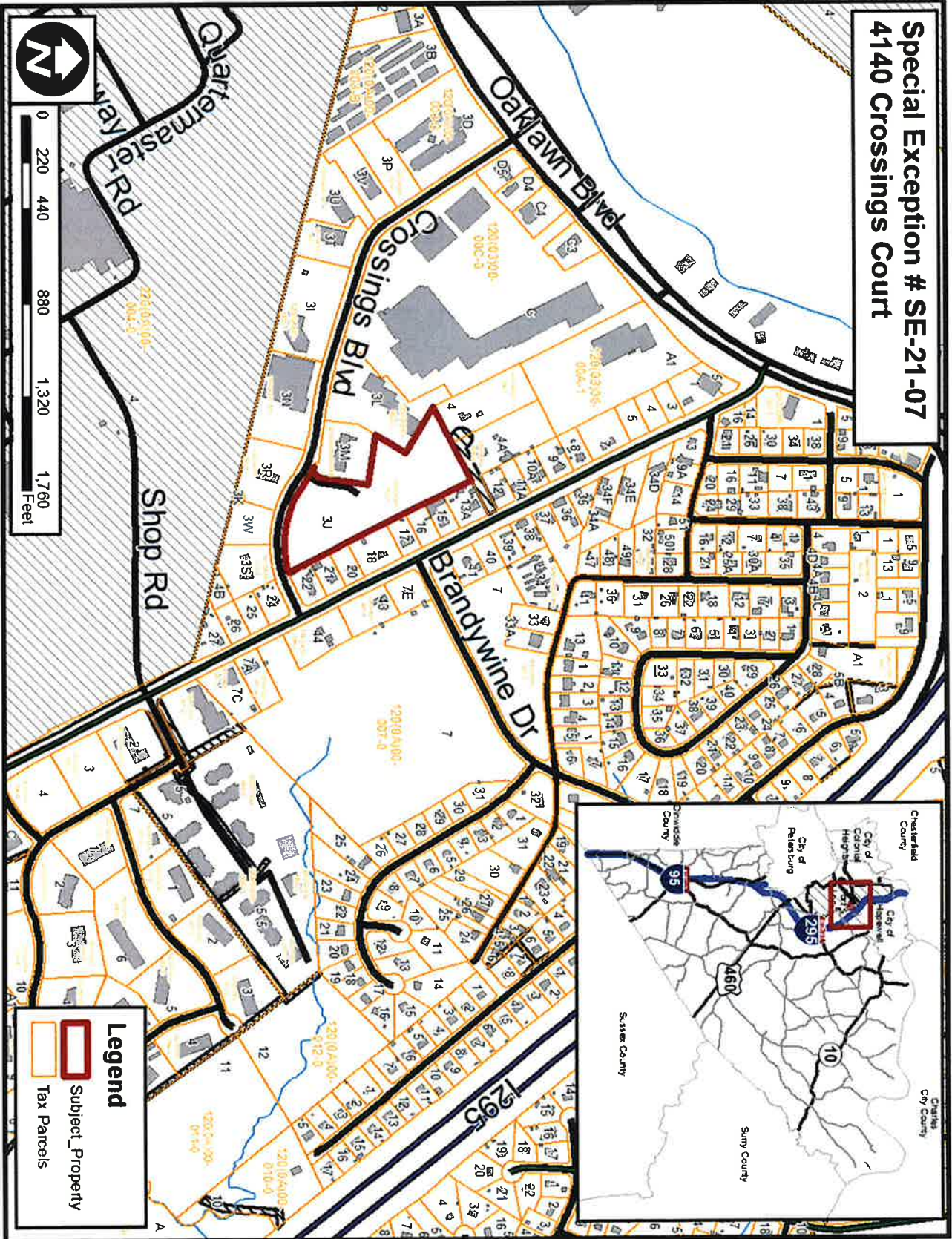
The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or 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 hearings in person or electronically by Zoom. A live video stream will be available via Swagit 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>. 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,

Handwritten signature of Andre M. Greene in black ink.

Andre Greene, Planner II

**Special Exception # SE-21-07
4140 Crossings Court**



ARDENA LR LLC C/O SLK GLOBAL
SOLUTIONS
2727 LBJ FREEWAY STE 806
DALLAS TX 75234

ROSLYN FARM CORPORATION
PO BOX 727
COLONIAL HEIGHTS VA 23834

ANDERSON JAMES E LLC SPEYER
DENITA F LLC
3580 RIDGE RD
TIMBERVILLE VA 22853-2812

FORT LEE FEDERAL CREDIT UNION
4495 CROSSINGS BLVD
PRINCE GEORGE VA 23875

VENDORS SUPPLY INC
4410 CROSSINGS BLVD
PRINCE GEORGE VA 23875

CROSSING PROPERTIES I LLC
4500 CROSSINGS BLVD
PRINCE GEORGE VA 23875

JOR LLC
4550 CROSSINGS BLVD
PRINCE GEORGE VA 23875

HOUCHINS BOBBY L & JOANN M
15200 PRINCE GEORGE DR
DISPUTANTA VA 23842

MCALLISTER WILLIAM H & SUSAN F
4002 JEFFERSON PARK RD
PRINCE GEORGE VA 23875

ELLINGTON JOHNIE
4000 JEFFERSON PARK RD
PRINCE GEORGE VA 23875

MELlichAMPE AUBREY
4010 JEFFERSON PARK RD
PRINCE GEORGE VA 23875

ANDERSON GLORIA E
4022 JEFFERSON PARK RD
PRINCE GEORGE VA 23875

SHELTON KUN SUK & JOANNA
4106 JEFFERSON PARK RD
PRINCE GEORGE VA 23875

BROWN DAVID S
4108 JEFFERSON PARK RD
PRINCE GEORGE VA 23875

DINGAS LARRY D & SHERRY H
5713 MICA CT
PRINCE GEORGE VA 23875

JOR LLC
4550 CROSSINGS BLVD
PRINCE GEORGE VA 23875

PETREE HIRAM C LIFE ESTATE
719 GREYLEDGE BLVD
CHESTER VA 23836

Ad Preview

PUBLIC NOTICE COUNTY OF PRINCE GEORGE

Public Notice is hereby given to all interested persons regarding the following public meeting: The Board of Supervisors will hold public hearings on Tuesday, March 22, 2022 beginning at 7:30 p.m. concerning the following requests:

REZONING AMENDMENT RZ-21-06: Request of SI Virginia 11, LLC to amend Ordinance RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under the zoning case and eliminate land use restriction on High Cube Warehouses. The subject property, zoned M-1, comprises 157.15 acres located on Quality Way in Southpoint Industrial Park, 34022300-0100A. The Comprehensive Zoning Plan indicates the property is suitable for industrial uses.

SUBSTITUTED SECTION 21-07-1A: Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 21-07-1A, to reclassify a care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abusing services, existing commercial building. The subject property, approximately 6.45 acres in Crossings Court and is identified as tax parcel 1700(OA)100-002-1. The Comprehensive Zoning Plan indicates the property is suitable for Commercial uses.

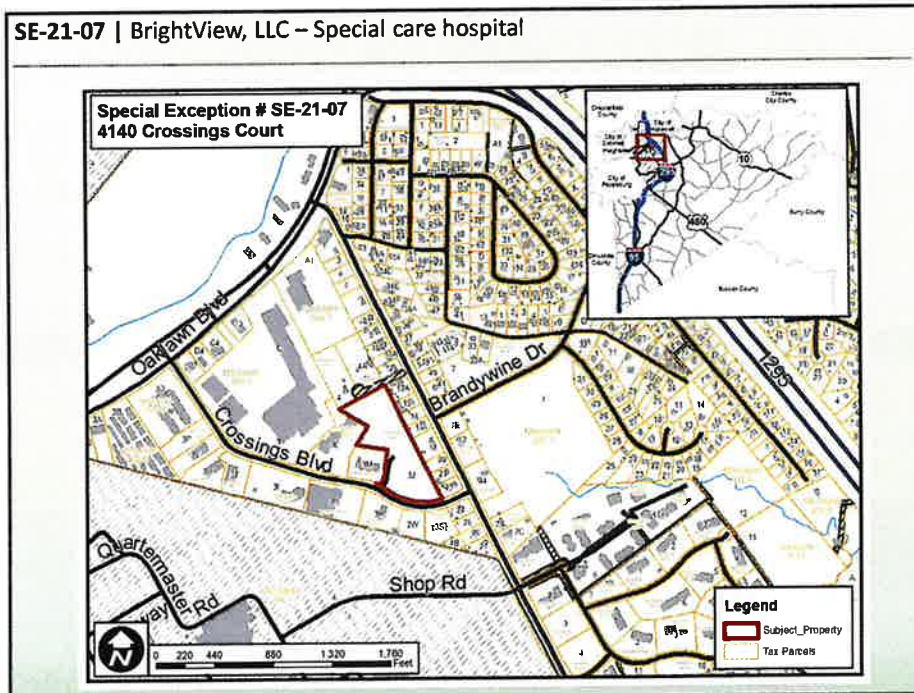
The public hearings will be held in the second floor, third floor, and fourth floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, 22924, 2225, 515.2-2232, and 515.2-2285 of The Code of Virginia (1950, as amended). A copy of the ordinance may be reviewed or obtained 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 attend in person or electronically by Zoom. A live video stream will be available at <https://www.priincegeorgeva.gov>. Public comments can be submitted prior to 5:00 p.m. Public comments will be submitted electronically by Zoom. A live video stream will be available at <https://www.priincegeorgeva.gov>.

Jeffrey D. Stokle
Interim Administrator
County Administration
Mar. 10, 17, 2022 #7019846

SPECIAL EXCEPTION SE-21-07:

Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 90-393(8) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 120(OA)00-003-J. The Comprehensive Plan indicates the property is suitable for Commercial uses.

SE-21-07 | BrightView, LLC – Special care hospital



SE-21-07 | BrightView, LLC – Special care hospital

Zoning Map



SE-21-07 | BrightView, LLC – Special care hospital

Aerial View



Background

BrightView, LLC

- Offers outpatient medication-assisted treatment for drug addiction
- 54 locations across 5 states:
 - Virginia, Kentucky, Delaware, Ohio and North Carolina
- 7 locations in Virginia:
 - Lynchburg, Midlothian, Newport News, Suffolk, Chesapeake

Request Summary

Applicants' Goals / Details:

- Lease 7,520 SF of space in an existing commercial building
- No significant exterior modifications planned
- At least 10 full-time jobs
- 7 patients onsite at any given time
- Full parking load: 17 spaces
- Hours of operation: 8am to 7pm, M-F
- Accommodate evening group sessions for people with full-time jobs

Applicants' Request:

- Special Exception for a "special care hospital"

Hospital, special care, means an institution rendering care primarily for mental or feeble-minded patients, epileptics, alcoholics or drug addicts.

SE-21-07 | BrightView, LLC – Special care hospital



Front of building



View to East from rear of building



Rear of building

SE-21-07 | BrightView, LLC – Special care hospital

Renderings provided

Exterior



Waiting Room



Group Therapy Room



Internal Waiting Room



Internal Hallway



Doctor's Office



Planning & Zoning Staff Review Comments

- Minimal impact on surrounding businesses and residences
- Existing commercial complex with sufficient off-street parking
- Surrounding uses: commercial, vacant lot zoned commercial, and single-family residences along Jefferson Park Road
- Other approvals required include: Change of use for the building, licensure from VA Department of Behavioral Health, PG County business license
- Compatible with comprehensive plan (future land use: Commercial)
- Existing berm and trees to buffer from adjacent residences fronting on Jefferson Park Road

Recommended Conditions

Highlights:

- Hours of operation 8:00 AM to 7:00PM.
- The applicant shall be allowed to store and dispense medication on site. The medication shall be stored in a 2,500 lb. safe, in a badge access only room, that is under 24 hour surveillance by internal cameras. The applicant shall adhere to regulations of the Drug Enforcement Agency (DEA) and the Virginia Board of Pharmacy and will comply with their annual inspections.
- Obtain a change of use permit and a Tenant Up-fit permit
- Obtain all required licenses and permits for operation of an outpatient substance abuse services facility.
- No loitering shall be allowed after the facility is closed for business
(Full list of recommended conditions in the Staff Report / Draft Ordinance)

Planning Commission Recommendation

Approval 6-0, subject to the proffered conditions

Public hearing: No public comments

Questions?

Exterior



Waiting Room



Group Therapy Room



Internal Waiting Room



Internal Hallway



Doctor's Office



Ad Preview

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 public hearings on Tuesday, March 22, 2022 beginning at 7:30 a.m. concerning the following requests:

REZONING AMENDMENT RZ-21-06: Request of 51 Virginia II, LLC to amend and replace the conditions of Rezoning RZ-20-04 and Zoning Case Amendment RZ-20-05 to consolidate zoning conditions under one zoning case and eliminate a land use restriction on High Cube Warehouses. The subject property, owned M-1 Limited Industrial, comprises 157.15 acres located on Quail Way in Southpoint Industrial Park, and is identified as Tax Map 34012700-010-6. The Comprehensive Plan indicates the property is suitable for industrial uses.

SPECIAL EXCEPTION SE-21-07: Request of BrightView, LLC, pursuant to Prince George County Zoning Ordinance Section 99-273(B) to permit a special care hospital in a B-1 General Business District, for the purpose of providing outpatient substance abuse services in an existing commercial building. The subject property, approximately 6.645 acres in size, is located at 4140 Crossings Court and is identified as tax parcel 1200A100-003-1. The Comprehensive Plan indicates the property is suitable for Commercial uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2221, §15.2-2222, and §15.2-2223 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 hearings in person or electronically by Zoom. A live video stream will be available at <https://www.princegeorgecountys.gov/live-stream/>. Public comments can be submitted prior to 5:00 p.m. on the public hearing date. Public Comment submittal forms and information on accessing this meeting electronically are available at <https://www.princegeorgecountys.gov/>.

Jeffrey O. Stake
Interim County Administrator
Mar. 10, 17, 2022 #2019846