

Issue Analysis Form



Date: May 17, 2022

Item: Special Exception Request (SE 22-01)

Applicant: Duncan and Suzanne Fung

Lead Department: Community Development

Contact Person: Andre M. Greene, Planner II

Description and Current Status

The applicants would like to use a newly constructed residential structure as a wedding venue.

The applicant is requesting a special exception for an assembly hall (wedding venue), pursuant to Section 90-103(9) 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-22-01) of Duncan and Suzanne Fung to permit an assembly hall wedding venue at 9501 Lake Fungs Road and further identified as Tax Parcel 460(OA)00-034-0, subject to the specified conditions."

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes

On April 28, 2022 the PC Recommended Approval by a **5-0** vote Public Hearing on May 24, 2022

Does this require Board of Supervisors action?

Yes

Does this require a Public Hearing?

Yes No

If so, before what date?

N/A

Fiscal and Economic Impact Statement

If approved, the proposed use would generate additional tax revenue from a new business locating in the County.

County Impact

The special exception would allow a venue to open in the County that would provide county residents and those in the surrounding communities with a place to hold wedding celebrations and other events.

Notes

Attached: Draft Ordinance; Staff report; Application and attachments; Public notice: 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 24th day of May, 2022:

Present:

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

Vote:

P-1

SPECIAL EXCEPTION SE-21-0: Request of Duncan and Suzanne Fung pursuant to Prince George Zoning Ordinance Section 90-103(9) to permit an Assembly Hall (Wedding Venue) within a R-A, Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fungs Road and is identified as Tax Parcel 460(0A)-034-0. 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-22-0, is granted as an amendment to the official zoning map with the following conditions:

1. The hours of operation for the Assembly Hall shall be Monday thru Saturday from noon until 10:00 P.M. All outdoor wedding ceremonies shall conclude by 7:00 P.M. All reception activities, to include dancing and music, shall be limited to indoors. There shall be no more than four (4) events held per month.
2. Ingress and egress to the Assembly Hall shall be restricted to Lake Fungs Road from Robin Road. The access gate to the property located off Golf Course Road shall be locked prior to each planned wedding event and a sign shall be posted stating access to the wedding venue is from Lake Fungs Road.
3. Lake Fungs Road shall be improved (additional gravel to be added) and routinely maintained by the applicant.
4. The applicant shall provide adequate off-street parking for events.
5. There shall be no on-site food preparation and no on-site dishwashing.
6. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons.

7. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the State Health Department.
8. The Assembly Hall shall be cleaned and all trash/debris removed from the premises after each event.
9. Signage shall be limited to one on-site freestanding sign no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting the setbacks requirements in the zoning ordinance for business signs.
10. The applicant shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
11. The applicant shall obtain and hold all required permits and licensures from both state and local regulatory agencies which may include, but are not limited to, the following: well and septic permits from the Department of Health; commercial entrance permit from the Virginia Department of Transportation (VDOT); permit(s) from Virginia's Alcoholic Control Board (ABC) for any on-site consumption/sale of alcoholic beverages; change of use of permit from the Building Official and compliance with applicable building codes; and local business license from the Commissioner of the Revenue.
12. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
13. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.
14. The applicant shall possess and maintain liability insurance in an amount no less than \$1 million dollars.
15. Occupancy shall not exceed 150 persons per event.
16. A Site Plan shall be required to be prepared and approved prior to submittal of the Change of Use Application to the Building Official's Office.

Adopted on May 24, 2022 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing – May 24, 2022

SE-22-01 – Special Exception for an Assembly Hall

Applicants: Duncan and Suzanne Fung

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

I. Request

The applicants would like to use a newly constructed residential structure as a wedding venue. In order for this to be permitted, they are requesting a Special Exception for an assembly hall pursuant to Section 90-103(9) of the Zoning Ordinance.

II. Property

Address: 9501 Lake Fungs Road

Tax Map: 460(0A)00-034-0

Site Size: 33.73 acres

Legal Owner:
Duncan and Suzanne Fung

RE Taxes Paid?: Yes

Zoning District:

R-A, Residential- Agricultural

Current Use: Residential

Comp Plan Land Use: Agricultural

Planning Area: Rural Conservation

Previous Zoning Cases: No

Figure 1: Aerial view of request area



Figure 2: Exterior Photo



III. Meeting Information

Planning Commission Public Hearings: February 24, 2022 (PC postponed a decision) and April 28, 2022 (Recommended Approval 5-0)

IV. Background

The applicants built a residential dwelling on the subject property in 2021:

- More than 5,700 square feet (SF) total
- First floor 2,952 SF
- Finished half-story 1,771 SF
- Balcony 96 SF and open masonry porch 936 SF

V. Applicant Proposal and Background Information

A summation of the applicant's request is as follows:

- Utilize the newly constructed building as a wedding venue.
- The venue is expected to hold four (4) events per month,
- When there are no scheduled events, the venue will be locked and no one will be living in the building.
- There will be a total of 2 restrooms available to venue guests and one warming kitchen.
- There will be no cooking or dish washing done at the venue.
- The maximum number of wedding guests will be 150 persons.
- There is a large graveled area on the right and front side of the building that should be able to accommodate 70+ cars.
- There are no employees because the event host will be responsible for their own services including catering and serving. Subcontractors will be hired to perform cleanup and setups, if needed.
- Event operation will be from 12 P.M. noon until 10 P.M.
- Access to the venue has been changed from utilizing a private road off Golf Course Drive to a private road, Lake Fungs Road, located off Robin Road. At the public hearing held in February of 2022, several residents raised issues/concerns about the use of the shared access road located off Golf Course Drive. The proposed venue also had a Golf Course Road address (9099 Golf Course Drive), which may have proved to be problematic as venue guests using GPS would have been guided to use the access road off Golf Course Drive. During the public hearing, a suggestion was made that the applicant request an address change. The applicant was agreeable to this change. The Commission postponed further discussion of the item for 60-days to allow the address situation to be resolved before moving forward with a vote. The applicant requested and received an address change from the County's GIS office on March 8, 2022. The new address is 9501 Lake Fungs Road. Due to the address change, another public hearing was required.
An AOSE/PE report was submitted to the Health Department to increase septic tank capacity from 120 to 150 persons. The Health Department requested some minor changes to the proposed AOSE/PE design and a permit to upgrade is expected to be issued shortly. Staff will verify this prior to granting zoning approval for the business.
- The current well capacity is adequate for 150 people.

VI. Exhibits

Exhibit 1 – Aerial View Close up

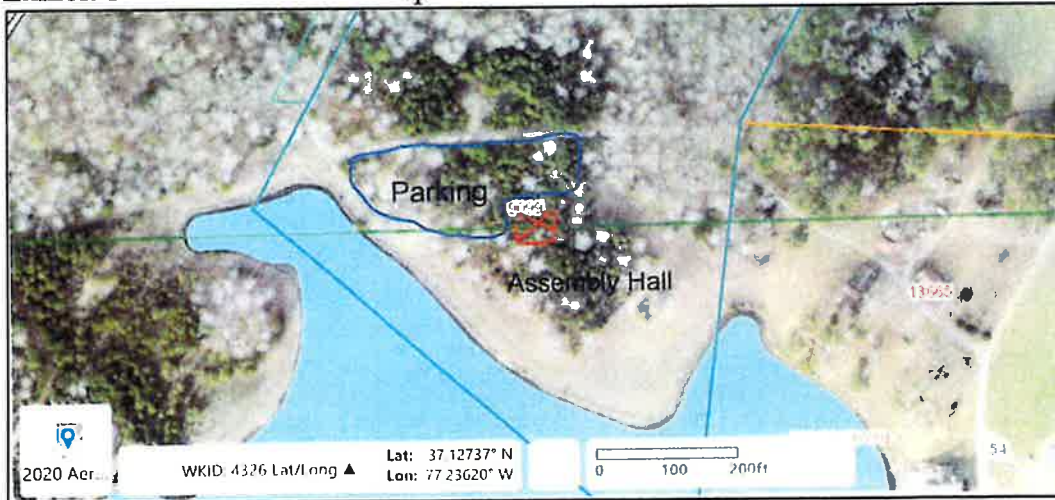


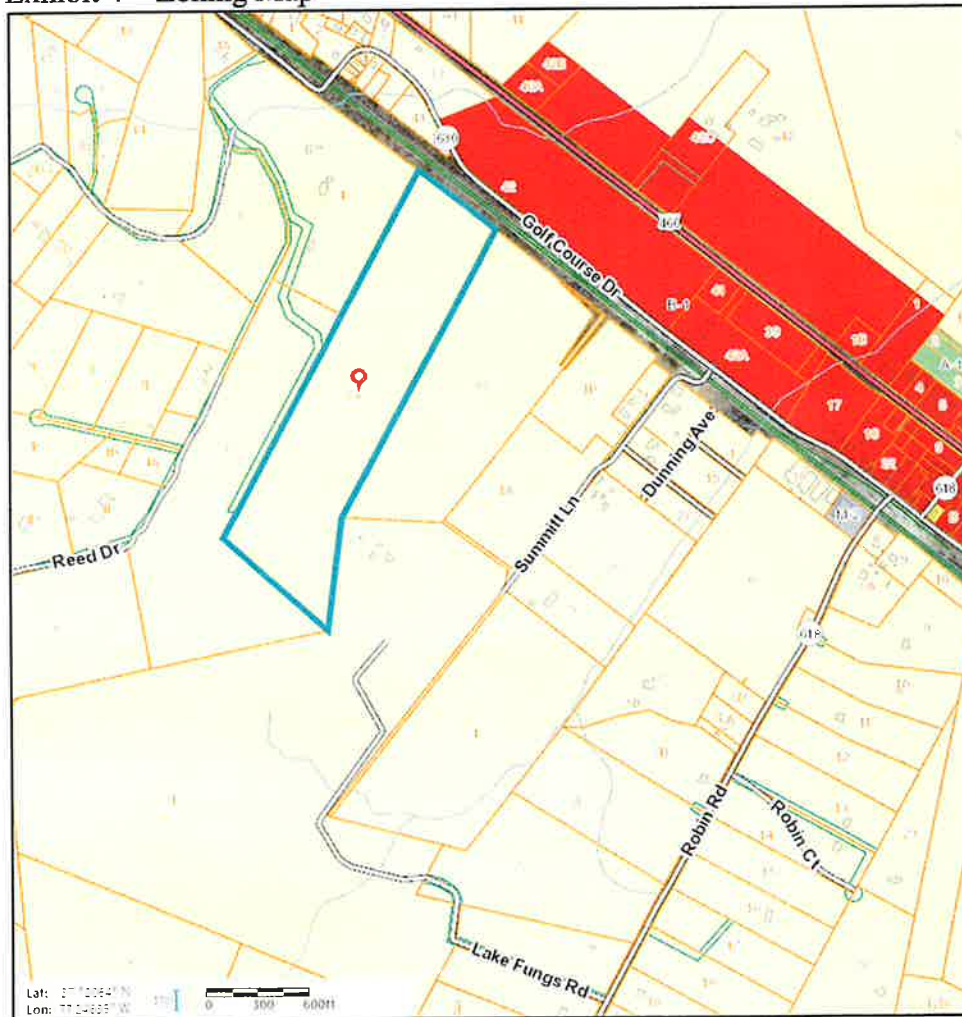
Exhibit 2 – Proposed Access Route via Lake Fungs Road



Exhibit 3 – Interior Photo



Exhibit 4 – Zoning Map



VII. Planning and Zoning Review Comments

1. Expected impacts of the proposed use on adjacent properties and roadways include: minimal traffic and minimal noise during events.
The site is located 0.5 miles off Robin Road along a private road (Lake Fungs Road) and the venue is surrounded by woodlands that will serve as a natural buffer. Any increase in traffic or noise associated with the wedding venue will be temporary in nature and minor. The applicant's current home is located approximately 800 feet from the site of the building that will serve as the wedding venue. The recommended conditions for the Commissioner's consideration will serve to further mitigate chances that the proposed use becoming a public nuisance.
2. Current land uses on adjacent properties:
 - a. North: Woodlands and single-family dwellings
 - b. South: A lake (pond), woodlands, and single-family dwellings.
 - c. East: A Single-family Dwelling (Applicant's residence)
 - d. West: Woodlands
3. Other approvals/permits required:
 - a. A Site Plan for the commercial use of the building.
 - b. A Change of Use and a Building Permit from the building department.
 - c. A commercial entrance permit for ingress and egress to the property.
 - d. A permit from the Health Department for the upgrade to the wastewater (septic system) to increase capacity from 120 to 150 persons.
4. The request appears to be compatible with the Comprehensive Plan as the building's interior and exterior appearances are rural and rustic in nature and resemble an agricultural barn.

VIII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison, Building Official

1. In accordance with the VUSBC and based on the information provided, the proposed assembly hall building will be classified as an A-2 Assembly occupancy.
2. Development of the property will be required to comply with the applicable requirements of the VUSBC, VEBC and VSFPC (accessible parking and handicap access between buildings, 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 to be obtained for any alterations or changes of use to the structures(s) on the property. 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 applicable requirements of the VUSBC (sanitation, ventilation, structural, means or egress, fire protection, accessibility, energy conservation, etc.). Review of these items will be completed during the building permit plan review process.

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

On March 11, 2022 an email was received which stated the following:

1. I just completed a meeting with the design engineer for this project. There are a few corrections that need to be made to his plan. He will be working on those. In the meantime, Mr. Fung needs to pay the fee of \$225.00 to the Health Department for this permit. Once the payment and corrections are received, then the Health Department can proceed with issuing the permit.

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

1. The proposed use will require a commercial entrance to serve the proposed wedding venue. A moderate volume commercial entrance will be appropriate for this location. VDOT could not tell from the submitted information whether the property meets VDOT's criteria for a commercial entrance.

Environmental Division - Angela Blount, Environmental Program Coordinator

1. If the proposed land disturbance exceeds 10,000 square feet, a Land Disturbance Permit issued by Prince George County will be required. Additionally, any land disturbing activity 1 acre and above will require a Construction General Permit issued by the Virginia Department of Environmental Quality.

Real Estate Assessor's Office – Carol Crawford, Real Estate Operations Coordinator

1. The Certificate of Occupancy for this structure, dated August 27, 2021, states "This Structure is not approved for Business or Assembly Usage. This Certificate of Occupancy may be Revoked or Suspended If Violations of This Occupancy Occur."
2. The acreage effected by this special exception would be subject to roll back taxes.

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

Fire & EMS Department – Shawn Jones

Police Department / Sheriff's Department - Chris Douglas

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.
- At the public hearing held on April 28, 2022, citizens expressed concerns relative to noise generated from increased traffic on Lake Fungs Road. Concern was also expressed over the possible use of a shared easement from Golf Course Drive to access the proposed wedding venue.

X. Planning Commission's Recommendation

The Planning Commission recommended approval, subject to the recommended conditions in the section below.

The Planning Commission's recommendation was based on the following considerations:

1. The applicant's request appears to be compatible with current and future surrounding land uses.
2. The applicant requested and received an address change from 9099 Golf Course Drive to 9501 Lake Fungs Road. The GPS navigation system has been updated to include the new Lake Fungs Road address. Guest's wedding invitations will state the Lake Fungs Road address.
3. The Planning Commission's conditions stated below to accompany this Special Exception are intended to ensure that applicable code requirements are met and to minimize any expected impacts on adjacent property owners and the surrounding community. The Applicant has reviewed and supports these conditions.

XI. Recommended Conditions

1. The hours of operation for the Assembly Hall shall be Monday thru Saturday from noon until 10:00 P.M. All outdoor wedding ceremonies shall conclude by 7:00 P.M. All reception activities, to include dancing and music, shall be limited to indoors. There shall be no more than four (4) events held per month.
(This condition addresses the frequency of events and associated noise)
2. Ingress and egress to the Assembly Hall shall be restricted to Lake Fungs Road. The applicant's access gate located off Golf Course Drive shall be locked prior to each planned wedding event and a sign posted stating access to the wedding venue is from Lake Fungs Road.
(This condition addresses site accessibility)
3. Lake Fungs Road shall be improved (additional gravel to be added) and routinely maintained by the applicant.
4. The applicant shall provide adequate off-street parking.
(This condition addresses public safety)
5. There shall be no on-site food preparation and no on-site dishwashing.
6. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons.
7. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the State Health Department.
8. The Assembly Hall shall be cleaned and all trash/debris removed from the premises after each event.
9. Signage shall be limited to one on-site freestanding sign no greater than sixty (60) square feet located outside of the VDOT right-of-way and meeting the setbacks requirements in the zoning ordinance for business signs.
10. The applicant shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department
(This condition addresses noise)
11. The applicant shall obtain and hold all required permits and licensures from both state and local regulatory agencies which may include, but are not limited to, the following:
Well and septic permits from the Department of Health; commercial entrance permit from the Virginia Department of Transportation (VDOT); permit(s) from Virginia's Alcoholic Control Board (ABC) for any on-site consumption/sale of alcoholic beverages; change of use of permit from the Building Official and compliance with applicable building codes; and local business license from the Commissioner of the Revenue.
12. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
13. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of state or local regulations.
14. The applicant shall possess and maintain liability insurance in an amount no less than \$ 1million dollars.
15. Occupancy shall not exceed 150 persons per event.
16. A site plan shall be required to be prepared and approved prior to submittal of the Change of Use Application.

INV: 00001117
SE-22-0006



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-22-01

DATE SUBMITTED:

RECEIVED
JAN 06 2022
BY: JG 11/15

APPLICANT FILL-IN ALL BLANKS

REQUEST	REQUEST:		
	Use my residential home for a wedding Venue		
	REQUEST PROPERTY ADDRESS / LOCATION: 9099 Golf Course Drive, Disputanta VA 23842		
REQUEST	REQUEST TAX MAP PIN(S): (List all)	AFFECTED ACREAGE (Each parcel):	ENTIRE PARCEL (Y/N) - Each parcel):
	460 (0A)00 - 034 - 0	1	33.731
LEGAL OWNER	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 checked="" 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): Duncan and Suzanne Fung		
	MAILING ADDRESS: (Incl. City, State, Zip): PO Box 433, Disputanta VA 23842		
	E-MAIL: duncanfung9099@gmail.com	PHONE: 804-502-8906	
	NAME(S): If different than owner:		
APPLICANT CONTACT	RELATION TO OWNER:		
	MAILING ADDRESS: (Incl. City, State, Zip):		
	E-MAIL:	PHONE:	
	OFFICE USE ONLY (Completed at the time of application)		
ZONING DISTRICT(S): R-A		LAND USE(S) CODE REFERENCE(S): 90-103(9)	
PAYMENT	FEE DUE: Special Exception: \$700 Special Exception Home Occ: \$350	FEE PAID: \$ 700.00	PAYMENT TYPE: <input checked="" type="checkbox"/> CHECK / CASH / CREDIT / DEBIT
	CHECK # / TRANSACTION #: 38411	DATE RECEIVED: 01/06/22	RECEIVED BY: AMG

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:

Duncan Fung

NAME:

Suzanne Fung

SIGNED:

[Signature]

SIGNED:

[Signature]

DATE:

6th Jan 2022

DATE:

1/6/22

AFFIDAVIT

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF: Prince George

Subscribed and sworn before me this 6th day of January, 20 22.

[Signature]
Notary Public

SHERRI M BOWMAN
NOTARY PUBLIC
REGISTRATION # 7808829
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
NOVEMBER 30, 2022

My Commission expires: Nov 30, 20 22

COUNTY OF PRINCE GEORGE
COMM DEV & CODE COMPLIANCE
PO BOX 156
6602 COURTS DR
PRINCE GEORGE, VA 23875-0156
(804)722-8750
Welcome

19996494-0001 Andre G.01/06/2022 04:10PM

EG INVOICE

Fung, Duncan

2022 Item: INV-00001117

Special Exception

Request

700.00

700.00

Subtotal

700.00

Total

700.00

CHECK

700.00

Check Number 03841

Change due

0.00

Paid by: Fung, Duncan

Thank you for your payment

CUSTOMER COPY

Application Statement

Assembly Hall Request

I would like to use my newly building as a wedding venue.

The venue is expected to hold between 4 and 8 events per month, usually on Fridays and Saturday. Outside of scheduled event times the venue will be locked and no one will be living in the building. There will be a total of 2 restrooms, available to the venue guests and one warming kitchen on site. There will be no cooking or dish washing done at the venue. The maximum number of wedding guests is 150 persons.

There is a large graveled area on the Right and front side of the building and should be able to park 70+ cars. I don't need to change of any current structure of the house; however, I would comply any requirements needed for my application.

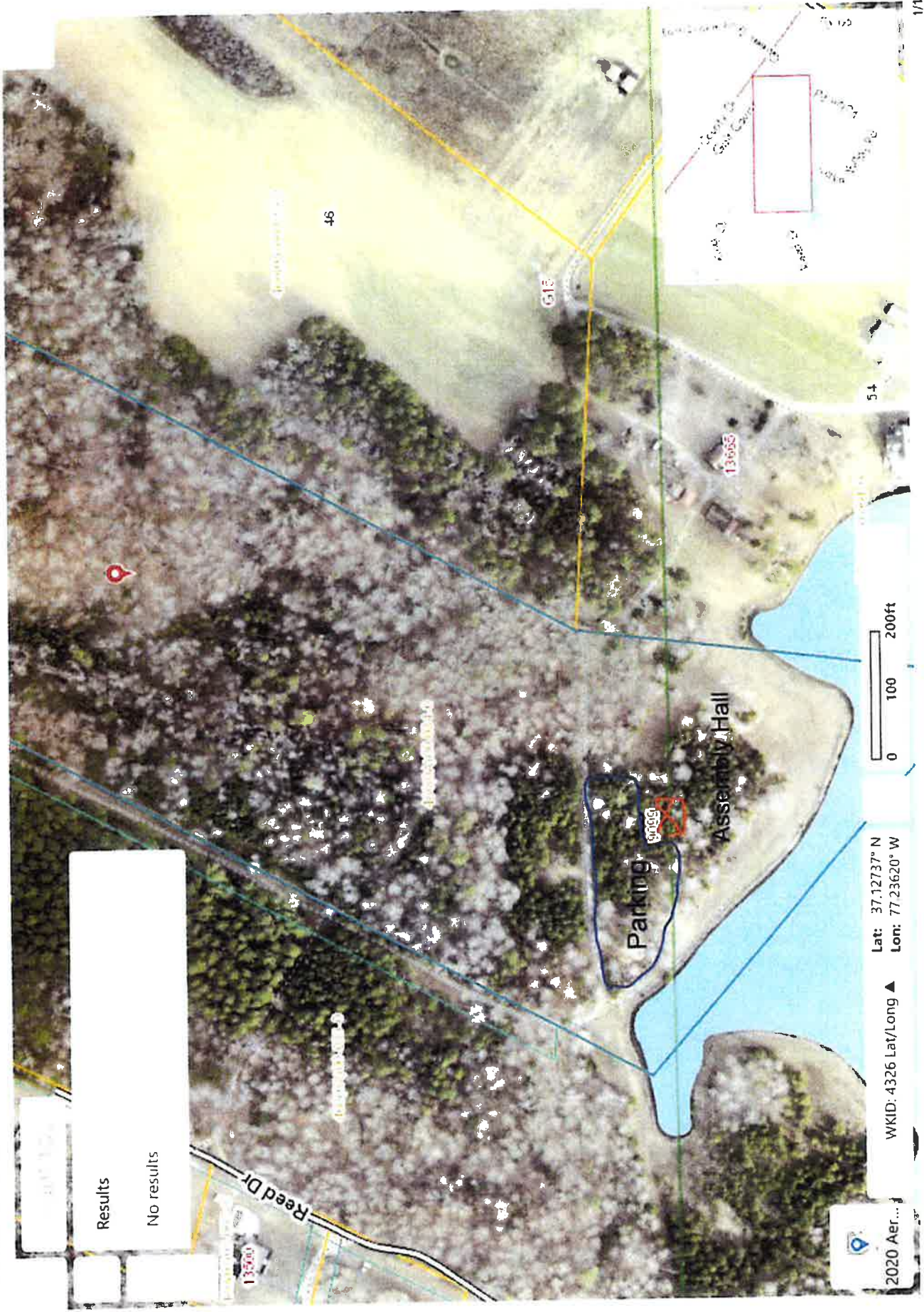
Applicant
Duncan Fung

- There is no employee because the event host will be responsible for their own including catering and serving. We will subcontractors to do all the cleanup and setup works if needed.
- We will decide if there is any sign by the entrance from the final application once we have determined where is the main entrance.
- Event operation time is from noon to 10Pm.
- The parking location is on the left and front sides of the building with graveled area.
- The proposed legal route is from Golf Course Drive turn south to a private graveled road to the venue. There is one neighbor at 9095 Golf Course Drive to share the private road easement. Another alternative route would be from the south of Robin Road turn right to Lake Fungs Road then left to the Summitt Lane to the venue. This route has no neighbor to share the road easement except of my own.
- Attached aerial map to show a sketch of my assembly hall . (due to the new structure and it does not shown on the aerial map)
- I do have an AOSE/PE report to propose additional septic tanks to handle 150 people. Without any improvement, the current septic capacity can be used up to 120 people adequately. The current well capacity is adequately for 150 people. I will apply the permit for such improvement after my preliminary approval.

Photos







460(OA)00-034-0

Access route option 2

Prince George County Map Viewer



Loading Mapviewer map data...

WKID: 4326 Lat/Long ▲
 Lat: 37.12945° N
 Lon: 77.22132° W

2020 Aer...



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

May 11, 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, May 24, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-22-01: Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A (Residential Agricultural) Zoning District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fungs Road, and is identified as Tax Map 460(0A)00-034-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture 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,

Andre M. Greene
Planner II

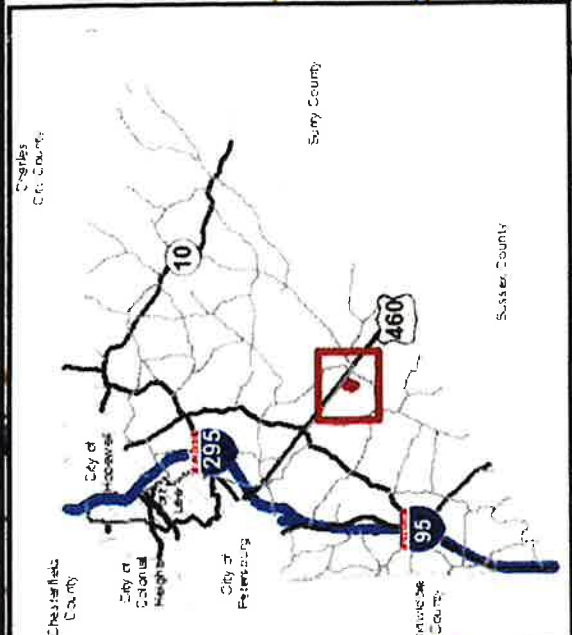
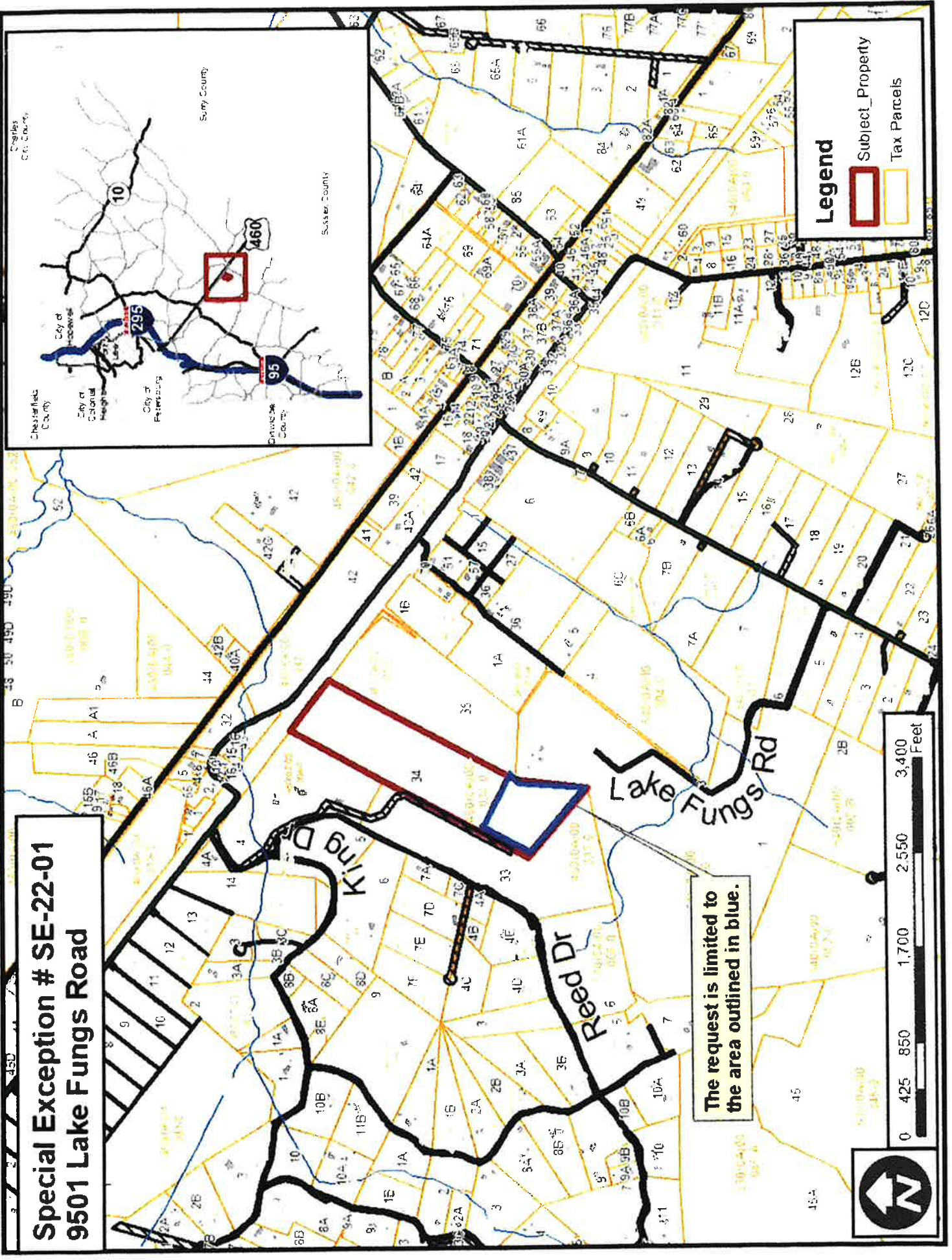
Special Exception # SE-22-01 9501 Lake Fungs Road

The request is limited to
the area outlined in blue.



Legend

-  Subject_Property
-  Tax Parcels



ANDERSON PAULA M
9380 ROBIN RD
DISPUTANTA, VA 23842

BINFORD J H FARMS INC C/O JOHN R
THOMPSON
4007 W FRANKLIN ST
RICHMOND, VA 23221

BRITT MARY W LIFE ESTATE
9500 COUNTY DR
DISPUTANTA, VA 23842

CAMPBELL JOHN T & HOPE G
9433 ROBIN RD
DISPUTANTA, VA 23842

FIELDS LESLIE B
6734 MINK CT
WALDORF, MD 20603

FUNG DUNCAN & SUZANNE
PO BOX 433
DISPUTANTA, VA 23842

HAWTHORNE RICHARD KEITH
PO BOX 35
DISPUTANTA, VA 23842

HAYES BRIAN K & TRUDY G
9005 GOLF COURSE DR
DISPUTANTA, VA 23842

JACKSON TYRONE M ET ALS
19306 JAMES RIVER DR
SPRING GROVE, VA 23881

JACKSON TYRONE M ET ALS
PO BOX 53
DISPUTANTA, VA 23842

JONES EDDIE L & YOLANDER Y
9110 GOLF COURSE DR
DISPUTANTA, VA 23842

JONES IRVIN A ET ALS
3715 LAFAYETTE AVE
NORTH PRINCE GEORGE, VA 23860

JONES IRVING A
PO BOX 132
DISPUTANTA, VA 23842

MASONIC HOME OF VIRGINIA
PO BOX 7866
RICHMOND, VA 23231

MCCOMBER CLAYTON WAYDE &
HERETICK SARAH L
9095 GOLF COURSE DR
DISPUTANTA, VA 23842

PETTAWAY RUSSELL
22419 SUNDOWN DR
CARROLLTON, VA 23314

SULC KATHY M
9425 ROBIN LN
DISPUTANTA, VA 23842

TAYLOR THEOPHILUS & ZATELLA R
9109 GOLF COURSE DR
DISPUTANTA, VA 23842

**PUBLIC NOTICE
COUNTY OF PRINCE GEORGE**

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

The Prince George Board of Supervisors will hold public hearings on Tuesday, May 24, 2022 beginning at 7:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-01: Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A (Residential Agricultural) Zoning District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fungs Road, and is identified as Tax Map 460(0A)00-034-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

COMPREHENSIVE PLAN AMENDMENT CPA-22-01: Request of Prince George County to amend the Prince George County Comprehensive Plan to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D.

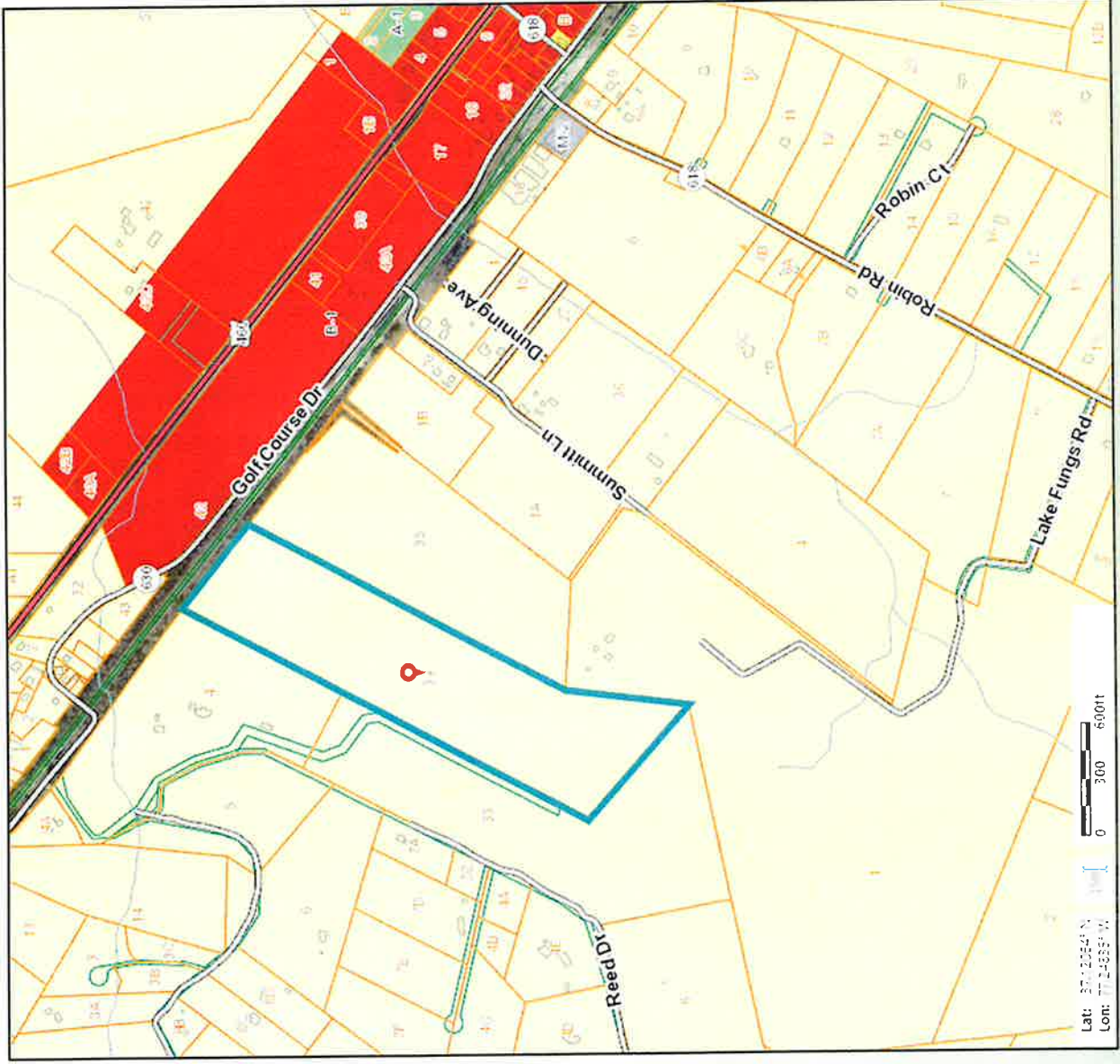
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Jeffrey D. Stoke
County Administrator

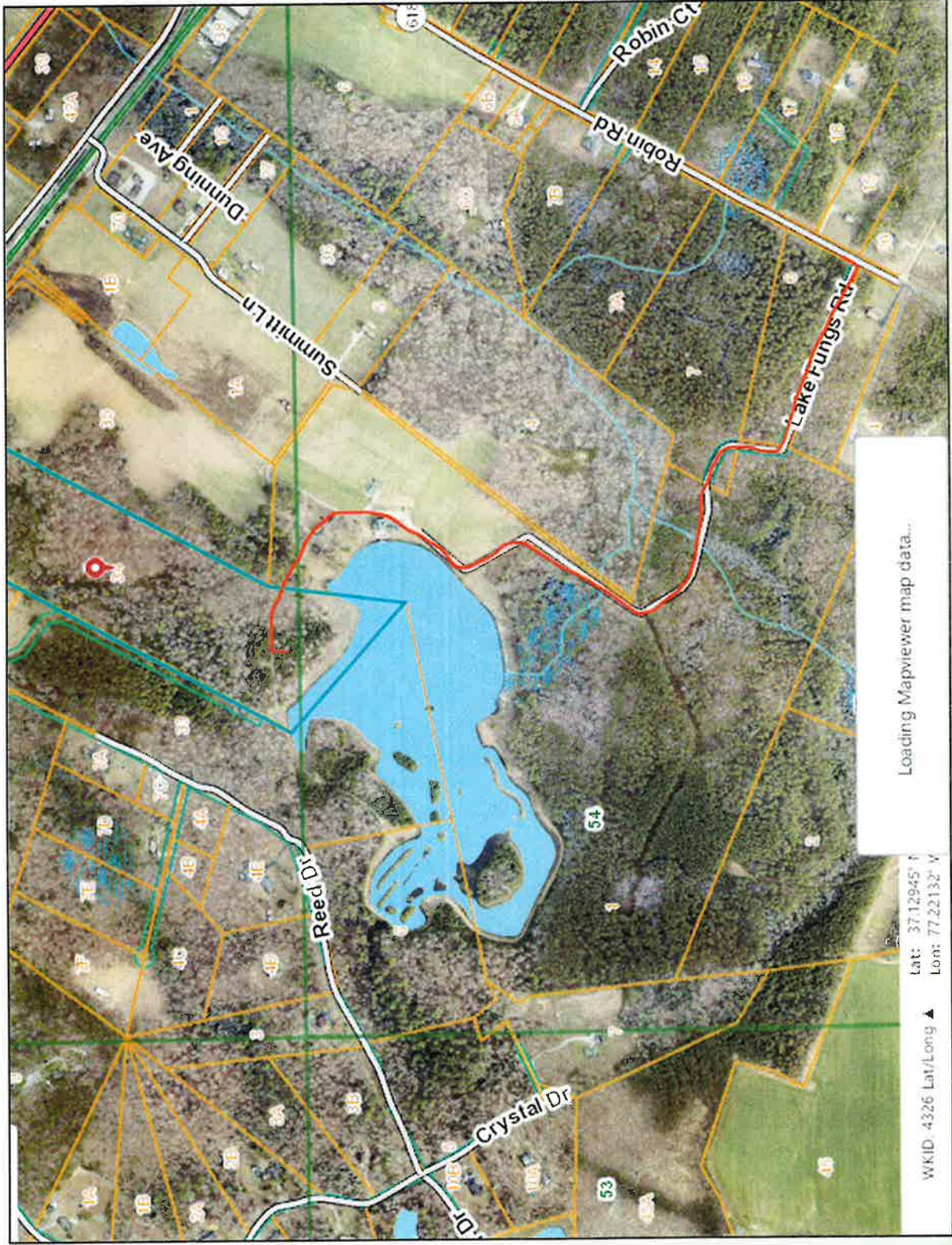
SPECIAL EXCEPTION SE-22-01:

Request of Duncan and Suzanne Fung pursuant to Prince George Zoning Ordinance Section 90-103(9) to permit an Assembly Hall (Wedding Venue) within a R-A, Residential Agricultural District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fungs Road and is identified as Tax Parcel 460(0A)00-034-0. The Comprehensive Plan indicates the property is suitable for Agricultural uses.

SE-22-01 | Duncan & Suzanne Fung – Assembly Hall



SE-22-01 | Duncan & Suzanne Fung – Assembly Hall



Background

The applicants built a residential dwelling on the subject property in 2021, with approximately 5,700 square feet:

- First floor 2,952 SF
- Finished half-story 1,771 SF
- Balcony 96 SF
- Open masonry porch 936 SF

Request Summary

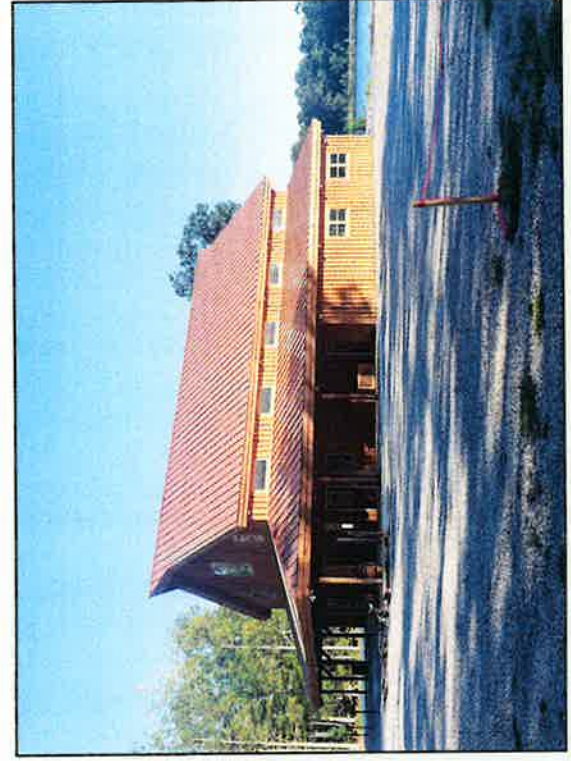
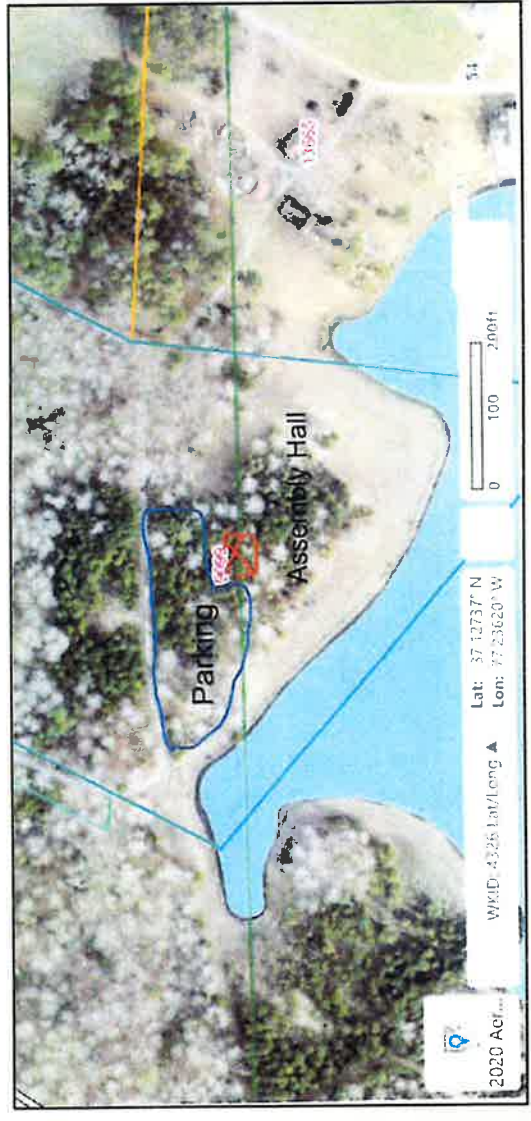
Primary Goal:

Use the newly constructed building as a wedding venue

Details:

- 4 to 8 events per month, mostly on Fridays and Saturdays
- Event operation from 12 P.M. (noon) until 10 P.M.
- Venue uninhabited and locked when there is no event
- 2 restrooms, one warming kitchen
- No cooking or dish washing done at the venue
- Max # wedding guests: 150 persons
- Large graveled area to accommodate 70+ cars
- No employees
- Event host responsible for catering, serving, cleanup, setup, etc.
- Access route:
 - Current, for single-family dwelling: from North via Golf Course Drive
 - Proposed for Assembly Hall: from Southeast via Lake Fungs Road
- Septic capacity:
 - Current: 120 people
 - Proposed per AOSE/PE report: 150 people

SE-22-01 | Duncan & Suzanne Fung – Assembly Hall



SE-22-01 | Duncan & Suzanne Fung – Assembly Hall



Planning & Zoning Staff Review Comments

- 1. Expected impacts:** Minimal traffic and noise during events
Mitigated by:
 - 0.5-miles distance off Robin Road
 - surrounding woodlands
 - Surrounding property mostly owned by same owner
 - Proposed conditions
- 2. Surrounding land uses:** Woodlands, Lake/Pond, some single-family dwellings
- 3. Other approvals/permits required:**
 - Site Plan for the commercial use of the building (Planning & Zoning)
 - Change of Use and a Building Permit for the building (Building Inspections)
 - Commercial entrance permit (VDOT)
 - Health Department permit for the upgrades to well and/or septic
- 4. Compatibility with Comprehensive Plan:**
 - Building resembles an agricultural barn

Other Staff Review Comments

Building Inspections Division

1. “A-2 Assembly” building code use
2. Comply with applicable requirements of Building Code and Fire Prevention Code, as reviewed during Site Plan
3. Construction permits required for alterations or changes of use to structure(s)
4. Commercial structures to comply with applicable Building Code requirements, as reviewed during Building Permit)

Virginia Department of Transportation (VDOT)

1. Commercial entrance required (moderate volume)
2. Undetermined if access meets VDOT’s criteria for a commercial entrance

Other Staff Review Comments

Virginia Department of Health (VDH)

1. AOSE/PE Report for modifications was forwarded to VDH (awaiting review and comment)

Environmental Division

1. Land disturbance permit required for 10,000+ square feet of land disturbance
2. Construction General Permit from DEQ required for 1+ acre of land disturbance

Real Estate Assessor's Office

1. Certificate of Occupancy for this structure (8-27-21) states "This Structure is not approved for Business or Assembly Usage. This Certificate of Occupancy may be Revoked or Suspended If Violations of This Occupancy Occur."
2. Acreage affected by this special exception would be subject to roll back taxes

Highlights: Recommended Conditions

- Hours of operation: Mon-Sat from noon until 10:00 P.M.
- All outdoor wedding ceremonies conclude by 7:00 P.M.
- All reception activities will indoors (dancing and music)
- Ingress and Egress restricted to Lake Fungs Road
- Provide adequate off-street parking
- No on-site food preparation and dishwashing
- One freestanding sign up to 60 square feet in size, at entrance
- Obtain all required permits and certifications
- The applicant shall possess and maintain liability insurance in an amount no less than \$ 1 million.
- Occupancy shall be limited to no more than 150 persons per event.
- A site plan shall be required to be prepared and approved prior to submittal of the Change of Use Application.

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

**PLANNING COMMISSION
RECOMMENDATION**

Approval, subject to the recommended conditions

Basis:

- Request appears compatible with surrounding land uses.
- Recommended conditions provided serve to negate any possible nuisances.

Questions?

See Staff Report for Sample Motions



Ad Preview

PUBLIC NOTICE COUNTY OF PRINCE GEORGE

Notice is hereby given to all interested parties regarding the following public meeting: The Prince George Board of Supervisors will hold public hearings on Tuesday, May 24, 2022 beginning at 7:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-01: Request of Duncan and Suzanne Fung pursuant to Prince George County Zoning Ordinance Section 90-103(9) to permit an Assembly Hall within a R-A (Residential Agricultural) Zoning District. The subject property is approximately 33.7 acres in size, located at 9501 Lake Fung Road, and is identified as Tax Map 460(0A)00-034-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Agriculture uses.

COMPREHENSIVE PLAN AMENDMENT CPA-22-01: Request of Prince George County to amend the Prince George County Comprehensive Plan to incorporate the adopted Solar Energy Facility Siting Policy as a new Appendix D. The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Couris Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2235 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 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 www.princegeorgecountyva.gov.

Jeffrey D. Stoke
County Administrator
May 13, 2022 7289552