

Issue Analysis Form



Date: October 25, 2022

Item: Special Exception Request (SE-22-09)

Applicant: Daniel Davis (Grand Slam, LLC)

Lead Department: Community Development

Contact Person: Andre M. Greene, Planner II

Description and Current Status

The applicant would like to provide day support services within an existing commercial building for people with mental, physical and emotional challenges to spend time during the day and develop life skills and become independent.

The proposed use of the property for the provision of day support services is considered a type of "Special Care Hospital" land use which may be permitted by special exception pursuant to Section 90-393(8) of the Zoning Ordinance.

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

Attached is the draft ordinance for the Board' consideration and it is the recommendation of the Planning Commission that a motion be made to **DENY** the ordinance.

Sample Motions:

*"I move that the Board **approve** the Special Exception Request (SE-22-09) of Daniel Davis to operate a day support facility at 10551, 10533 and 10555 South Crater Road and further identified as Tax Parcels 33A(01)00-006-B, C and D subject to the specified conditions."*

OR

*"I move that the Board **deny** the Special Exception Request (SE-22-09) of Daniel Davis to operate a day support facility at 10551, 10533 and 10555 South Crater Road and further identified as Tax Parcels 33A(01)00-006-B, C and D, based on _____."*

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes

September 22, 2022
PC Recommended
Denial by **3-2** vote
Public Hearing on
October 25, 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 business. The facility would create additional employment opportunities and provide services to disabled citizens in the area.

County Impact

The special exception would allow a business to open in the County that would provide day support services to county residents and those in surrounding communities with mental, physical or emotional disabilities.

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

DRAFT 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 25th day of October, 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-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-09 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to Daniel Davis (Grand Slam, LLC) for Special care hospital for a day support facility pursuant to 90-393(8) on Tax Maps 33A(01)00-006-B, 33A(01)00-006-C & 33A(01)00-006-D.
2. This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
3. The hours of operation shall be from 8:00 AM to 5:00PM.
4. The applicant shall be allowed to store and dispense medication on site. All medication shall be properly secured. The applicant shall adhere to the regulations of the Virginia Board of Pharmacy and shall comply with their annual inspections.
5. A Change of Use Permit and a Tenant Upfit permit shall be obtained from the Building Inspections Office.

6. The applicant shall submit documentation that the existing private well has the capacity to accommodate the proposed use prior to issuance of the Change of Use/Tenant Upfit Permit.
7. The applicant shall obtain all required local and state licenses/permits for operation of day support facility.
8. No loitering shall be allowed after the facility is closed for business.
9. 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.
10. 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.

Adopted on October 25, 2022 and becoming effective immediately.

	BOARD OF SUPERVISORS STAFF REPORT
	Public Hearing: October 25, 2022
	SE-22-09- Special Exception for a Special Care Hospital (Day Support Services) in an existing commercial building
	Applicant: Daniel Davis (Grand Slam, LLC) Property Owner: Vinson Investments Inc. Case Manager: Andre Greene - (804)722-8675

Request

The applicant would like to provide day support services within an existing commercial building for people with mental, physical and emotional challenges to spend time during the day and develop life skills and become more independent.

For the purposes of this special exception a day support facility is defined as a regulated, non-residential facility that provides a variety of health, social and related support services in a protective setting during part of day to four or more aged, infirm or disabled persons who reside elsewhere. Such a facility is allowed by special exception in the B-1, General Business District as a special care hospital, pursuant to Section 90-393(8).

Property	
Address: 10551, 10533, and 10555 South Crater Road	Zoning District: B-1 General Business
Tax Map: 33A(01)00-006-B, C & D	Current Use: Vacant
Site Size: Approx. 0.074 acres (3,224 sq. ft.)	Comp Plan Land Use: Commercial
Legal Owner: Vinson Investments	Planning Area: Prince George Planning Area
RE Taxes Paid?: Yes	Previous Zoning Cases: None



III. Meeting Information

Planning Commission Public Hearing: September 22, 2022
Board of Supervisors Public Hearing: October 25, 2022

Applicant Proposal

Grand Slam, LLC has been providing service in the Tri-Cities area for 8 years and has an office location in the City of Petersburg on Sycamore Street. The applicant wishes to purchase an existing commercial building (which is divided into 3 suites) located at 10551, 10533 and 10555 South Crater Road. The building contains approximately 3,185 square feet of space. The applicant is proposing to utilize approximately 1,920 square feet of the available space and will reserve the residual space for future expansion. There are no plans to make any significant exterior modifications to the building. When fully operational, Grand Slam LLC will create approximately 6-7 full-time jobs. Grand Slam anticipates up to 16 program participants onsite at any given time. The hours of operation will be from 8AM to 5PM, Monday thru Friday. Medication will be stored and/or provided on site.

According to the application statement, "This program is intended to provide an opportunity for individuals who are diagnosed with intellectual disabilities, mental illness or physical challenges with a supportive and engaging environment to develop life skills and become more independent."

Exhibits

Exhibit 1 – Zoning Map

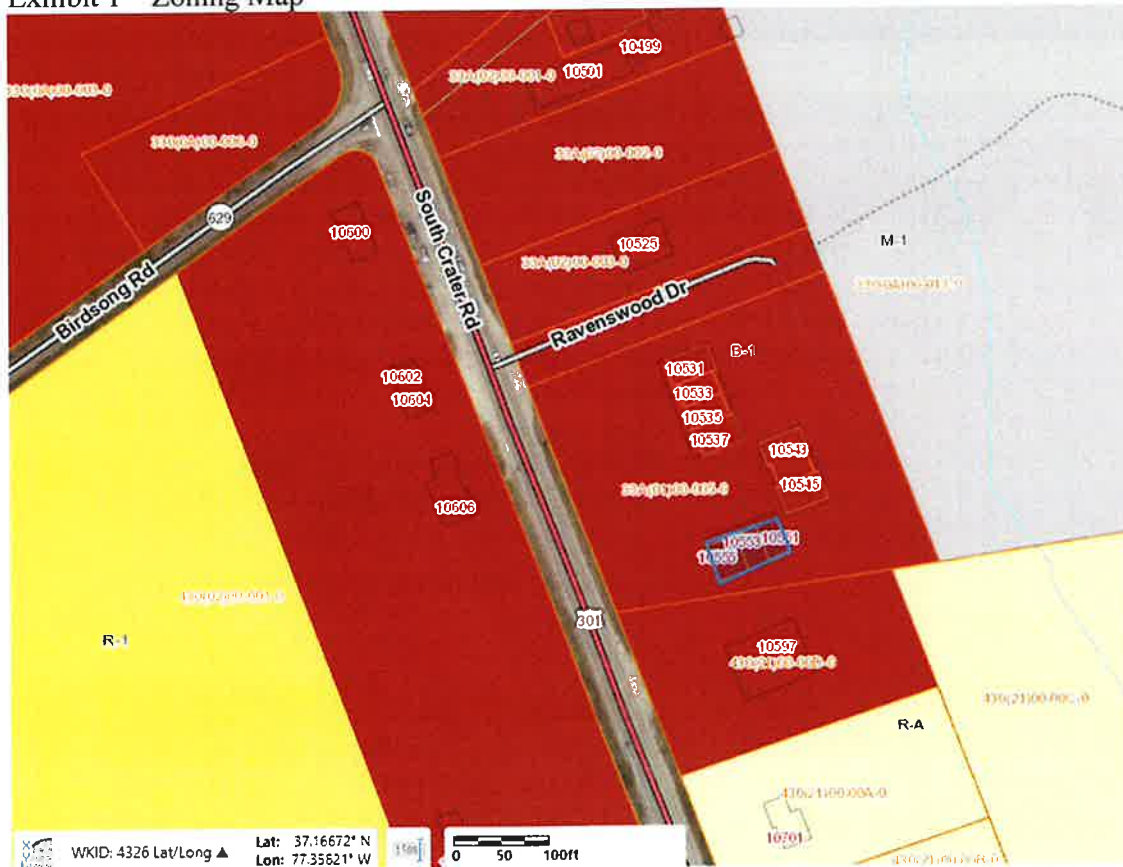
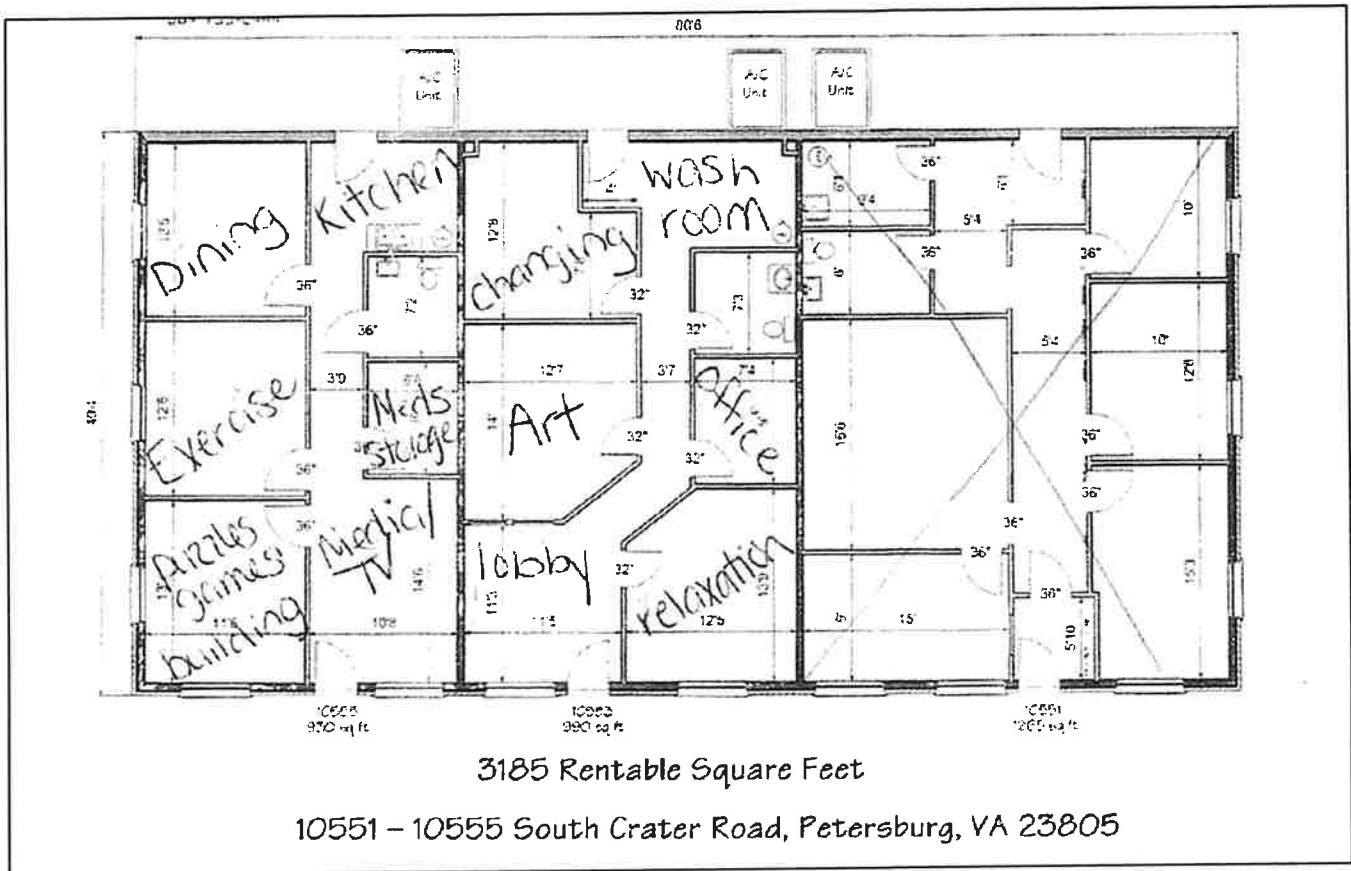


Exhibit 2 – Proposed Floor Plan



VII. Planning and Zoning Review Comments

1. The current zoning of the property is B-1 General Business.
2. The proposed land use of "day support facility" is not listed among the permitted uses in any zoning district, however Staff has classified this land use as a "special care hospital" (facility) which can be permitted with a special exception, which requires review by the Planning Commission and approval by the Board of Supervisors. Staff recommends consideration of adding "day support facility" as a separate land use in certain zoning districts.
3. The proposed specialty care facility for day support services would have minimal impact on surrounding business and residences. The use will be located in an existing commercial complex that has sufficient off-street parking.
4. Increased traffic is expected to be minimal.
5. Current land uses on adjacent properties:
 - a. North: Commercial/Professional Offices and Bretmor Head Gear LLC (sales office)
 - b. South: Gladin Automotive and Repair Facility
 - c. East: A duplex, a hair salon and Rick Moore's Auto Service.
 - d. West: Commercial Offices (which includes Crossroads Drug Treatment Facility)
6. Other approval/permits and licensures required:
 - a. Tenant Uplift permit/ Change of Use from the Building Official's Office.
 - b. License(s) from the VA Department of Behavioral Health and Developmental Services.
 - c. A local business license from Prince George County.
7. The request appears to be compatible with the Comprehensive Plan as the site in question is designated for commercial uses in accordance with the Comprehensive plan's future land use plan.

VIII. Supplemental Staff Review Comments

Building Inspections Division – Charles Harrison III, Building Official

1. Please note any new structures to be erected on this property, or renovation(s)/alteration(s) to existing structures not meeting the exemption criteria of Section(s) 102.3 and/or 108.2 of the 2018 VCC/VUSBC will be required to be permitted and meet all provisions of the VUSBC.
2. Day Support Facilities must meet the criteria of Ch. 304.1.1 (2018 CC/VUSBC) and meet the minimum standards for “B” occupancy/classification types.
3. A Change of Use/Updated Certificate of Occupancy will be required before occupancy/use if the structure(s) is granted.

Paul Hines, P.E., LEED AP, VDOT Land Use Engineer – (804) 863-4012
paul.hinson@vdot.virginia.gov

1. The site is accessed from the private road Ravenswood Drive. The entrance from U.S. Route (301 S. Crater Rd.) to Ravenswood Dr. is acceptable for the proposed uses being served by Ravenswood Dr.
2. VDOT had no objection the submitted special exception application.

Stacey English, Economic Development – (804) 722-8613
senglish@princegeorgecountyva.gov

1. The parcels are in Prince George’s Enterprise Zone.

Rachel A. Lumpkin, Utility Project Engineer
rlumpkin@princegeorgecountyva.gov

1. The existing building is already served by public wastewater. Prince George County public water is not available.

The departments below reviewed this request and had no comments.

Real Estate Assessor - Carol Crawford, Real Estate Operations Coordinator

Prince George County Fire & EMS Department

Environmental Division - Angela Blount, Environmental Program Coordinator

Virginia Department of Health - Alice Weathers, Environmental Health Specialist

Prince George County Sheriff’s Office

Prince George County Police Department

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 Planning Commission’s public hearing, Mr. Jay Paul, an attorney representing several occupants in the Ravenswood Commercial Complex, spoke in opposition to the request citing concerns with the existing nearby methadone clinic, specifically about safety and decreasing property values. Staff has also received a concern that there is inadequate parking to accommodate the proposed facility.

Staff Recommendation and Recommended Conditions

Staff recommended approval subject to the recommended conditions.

1. This Special Exception is granted to Daniel Davis (Grand Slam, LLC) for Special care hospital for a day support facility pursuant to 90-393(8) on Tax Maps 33A(01)00-006-B, 33A(01)00-006-C & 33A(01)00-006-D.

2. This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
3. The hours of operation shall be from 8:00 AM to 5:00PM.
4. The applicant shall be allowed to store and dispense medication on site. All medication shall be properly secured. The applicant shall adhere to the regulations of the Virginia Board of Pharmacy and shall comply with their annual inspections.
5. A Change of Use Permit and a Tenant Upfit permit shall be obtained from the Building Inspections Office.
6. The applicant shall submit documentation that the existing private well has the capacity to accommodate the proposed use prior to issuance of the Change of Use/Tenant Upfit Permit.
7. The applicant shall obtain all required local and state licenses/permits for operation of day support facility.
8. No loitering shall be allowed after the facility is closed for business.
9. 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.
10. 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.

Planning Commission's Recommendation

The Planning Commission met on September 22, 2022 and voted (3-2) to forward SE-22-09 to the Board of Supervisors with the recommendation of denial due to safety concerns.

SF-22-0015 INV00002563



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 #:
SF-22-09
DATE SUBMITTED:

BY: _____ APPLICANT FILL-IN ALL BLANKS

REQUEST:
Special exception for a Day Support

REQUEST PROPERTY ADDRESS / LOCATION:
10551 - 10555 South Crater Rd. Prince George, Va 23805

REQUEST TAX MAP PIN(S): (List all)	AFFECTED ACREAGE (Each parcel):	ENTIRE PARCEL (Y / N - Each parcel):
10551 - 33A "01" 00-006-D	0.022	
10553 - 33A "01" 00-006-C	0.022	
10555 - 33A "01" 00-006-B	0.03	

ATTACHMENTS (Check if Attached; * = Required):

APPLICANT STATEMENT* (Specify goals, details, etc.) COMMUNITY MEETING SUMMARY

PROPOSED CONDITIONS ADDITIONAL ATTACHMENTS:

SITE LAYOUT SKETCH OR CONCEPTUAL SITE PLAN* (Show proposed improvements; Use GIS or Engineer Drawing)

LEGAL OWNER NAME(S):
Vinson Investments Inc

MAILING ADDRESS: (Incl. City, State, Zip):
PO Box 189 Prince George, Va 23875

E-MAIL: Vinsoninvestments.Darryn@gmail.com **PHONE:** 804-720-0078

APPLICANT CONTACT NAME(S): (If different than owner):
Daniel Davis

RELATION TO OWNER:
N/A

MAILING ADDRESS: (Incl. City, State, Zip):
7390 Blue Tartan Rd. N. Dinwiddie, Va. 23803

E-MAIL: dkkdav@aol.com **PHONE:** 804-892-1189

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:** _____ **PAYMENT TYPE:** CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #: _____ **DATE RECEIVED:** _____ **RECEIVED BY:** _____

OWNER AFFIDAVIT

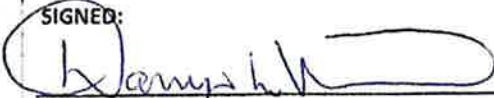
The undersigned Property Owner(s) or duly authorized Agent or Representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

NAME:

DARRYN M VINSON

NAME:

SIGNED:



SIGNED:

DATE: 7-21-22

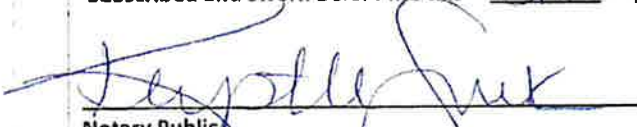
DATE: _____

AFFIDAVIT

NOTARIZATION:

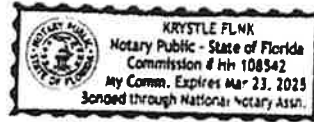
STATE OF VIRGINIA Florida
COUNTY OF: POIK

Subscribed and sworn before me this 21 day of July, 2022.



Notary Public

My Commission expires: 03-23, 2025



Mission Statement:

It is the mission of Grand Slam, LLC, to advance the delivery of exceptional individualized services, supports, and supervision to mentally, physically, and emotionally challenged Individuals in a community-based, active living and learning environment in partnership with families and the surrounding community.

Philosophy:

The philosophy of Grand Slam, LLC, Community-Based Support Services program is that everyone has the ability and the right to be a part of their community in whatever capacity possible and that personal choice is a fundamental right for each Individual we serve. We are all part of a greater community and life is enhanced by utilizing and engaging in our communities to our fullest abilities.

Purpose:

The purpose of Grand Slam, LLC, Community-Based Support Services program is to: Facilitate Community Engagement and involvement in a manner that is appropriate for everyone. Foster relationships between Individuals and community-based merchants, service providers, friends, and neighbors. Provide the necessary supports to each Individual so that they can engage in and enjoy events, experiences, activities, and involvement; and encourage real interactions in real time with people, places, and things outside the residential setting that have value and meaning to the Individual.

Goals:

The goals of Grand Slam, LLC, Community-Based Support Services program are to: Promote positive, pleasurable community-based experiences for all Individuals; Utilize person-centered planning to better serve and facilitate service, care, and understanding for everyone. Provide real life experience happening outside the traditional home, center-based setting. Grow and build new experiences and relationships for people at Grand Slam and in the outside community in general. Use the skills learned to further enhance and grow everyone's life value and pleasure; and use what we all use in the community and to act only as a facilitator of growth vs. a sole provider of care.

Values:

The Grand Slam, LLC, Community-Based Support Services program is guided by the following values: People have the right to be treated with dignity and respect. People have the right to be free from abuse, neglect, and exploitation.

Grand Slam Residential has been operating in the Tri-Cities area for 8 years and is looking to expand the opportunity to service clients in Prince George County. We propose to open a Day Support Program, this program is intended to provide an opportunity for individuals who are diagnosed with intellectual disabilities, mental illness or physical challenges, with a supportive and engaging environment, to develop life skills and become more independent. The preliminary plan would be to operate Monday through Friday between the hours of 8am – 5pm.

Please contact me if any questions arise.

Sincerely,
Daniel Davis, Owner
804-892-1189



VINSON INVESTMENTS, INC.
 PO Box 3023 • Petersburg, VA 23805
 804-733-6444



3185 Rentable Square Feet

10551 – 10555 South Crater Road, Petersburg, VA 23805



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 12, 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, October 25, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned 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. A live video stream will be available 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,

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

Andre Greene
Planner II

SPECTER PROPERTIES LLC
PO BOX 2455
CHESTERFIELD, VA 23832

KISSNER PROPERTIES LLC
23908 CHEROKEE RD
NORTH DINWIDDIE, VA 23803

KISSNER PROPERTIES LLC
23908 CHEROKEE RD
NORTH DINWIDDIE, VA 23803

THE MARK BENSON SPECTER REVOC
TRUST C/O MARK BENSON SPECTER
PO BOX 2455
CHESTERFIELD, VA 23832

SPECTER PROPERTIES LLC
PO BOX 2455
CHESTERFIELD, VA 23832

RAVENSWOOD OFFICE PARK ASSOC INC
PO BOX 2455
CHESTERFIELD, VA 23832

KISSNER PROPERTIES LLC
23908 CHEROKEE RD
NORTH DINWIDDIE, VA 23803

VINSON INVESTMENTS INC
PO BOX 189
PRINCE GEORGE, VA 23875

VINSON INVESTMENTS INC
PO BOX 189
PRINCE GEORGE, VA 23875

VINSON INVESTMENTS INC
PO BOX 189
PRINCE GEORGE, VA 23875

PRINCE GEORGE DENTAL PROPERTY LLC
5231 HICKORY PARK DR #E
GLEN ALLEN, VA 23059

DAGOBAH HOLDINGS LLC
11120 SONGBIRD LN
SOUTH PRINCE GEORGE, VA 23805

METCALF ROLAND B & LABBEE JUDY M
9221 RAMSGATE LN
NORTH CHESTERFIELD, VA 23236

GLADIN GREGORY & CONNIE K
TRUSTEES
15199 PROVIDENCE RD
SOUTH PRINCE GEORGE, VA 23805

**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, October 25, 2022 beginning at 7:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-09: Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to open in an existing building and provide day support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 square feet, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

REZONING RZ-21-05: Request of MAT Developments, LLC to conditionally rezone approximately 10 acres from M-1, Light Industrial to M-2, General Industrial. The purpose of the rezoning is to allow overflow tractor trailer parking for e-commerce fulfillment transportation services. The subject property is located on the east side of Corporate Lane and is adjacent to the corporate limits of the City of Petersburg to the north. The property is identified as Tax Map 330(0A)00-016-C. The Comprehensive Plan Future Land Use Map indicates the property is planned for Industrial development.

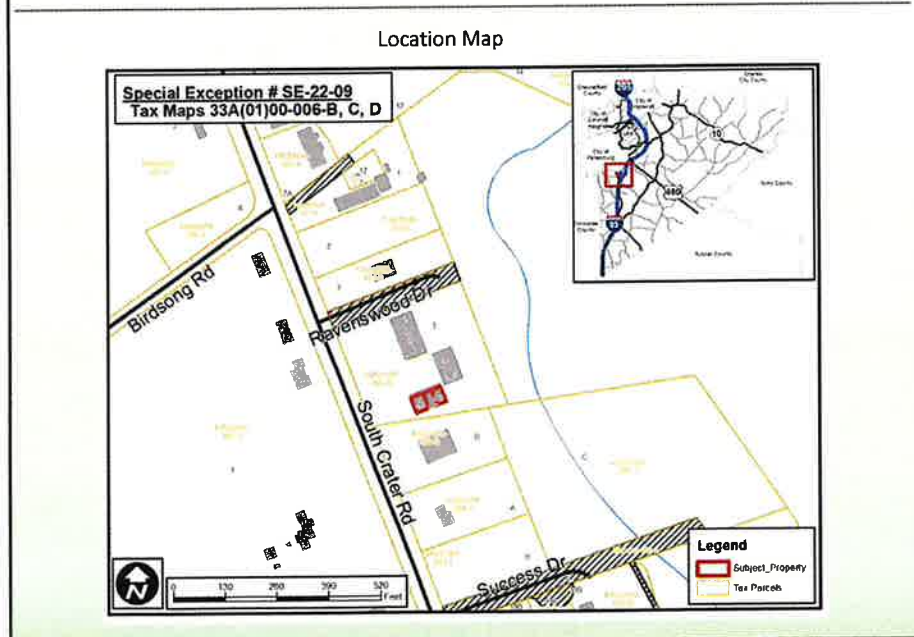
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Jeffrey D. Stoke
County Administrator

SPECIAL EXCEPTION SE-22-09:

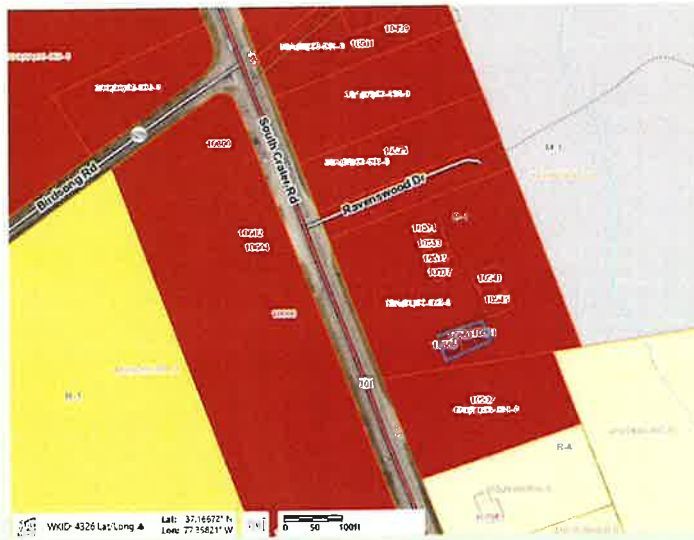
Request of Daniel Davis (Grand Slam, LLC), prospective buyer, to permit a special care hospital (day support facility) within a B-1 General Business Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-393(8). The purpose of the request is to allow a day support facility to operate in an existing building and provide support services for persons with mental, physical and emotional challenges. The subject property is an existing building that currently consists of three separate commercial condo units totaling approximately 3,200 SF, located in the Ravenswood Office Park at 10551, 10553 and 10555 South Crater Road and identified as Tax Maps 33A(01)00-006-B, C and D. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Commercial uses.

SE-22-09 | Daniel Davis (Grand Slam, LLC)



SE-22-09 | Daniel Davis (Grand Slam, LLC)

Zoning Map



SE-22-09 | Daniel Davis (Grand Slam, LLC)

Aerial View



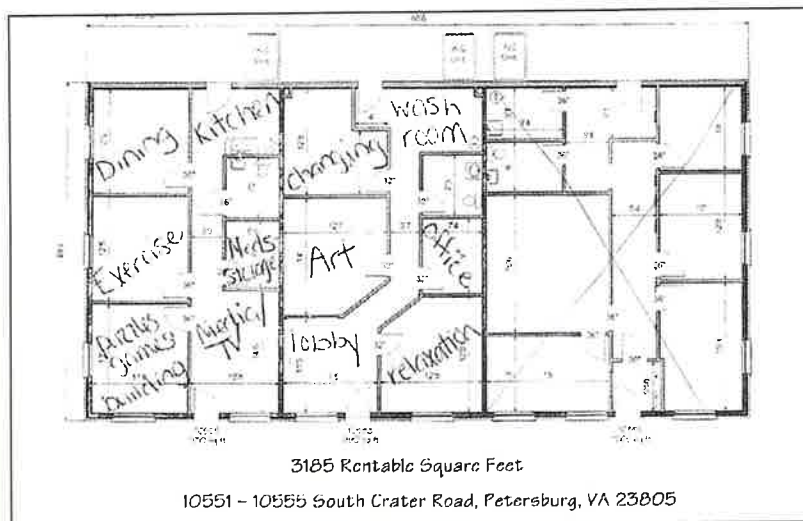
Request Summary

Applicants' Goals:

According to the application statement, "This program is intended to provide an opportunity for individuals who are diagnosed with intellectual disabilities, mental illness or physical challenges with a supportive and engaging environment to develop life skills and become more independent".

Applicants' Request:

- The applicant wishes to purchase an existing commercial building (which is divided into 3 suites) located at 10551, 10533 and 10555 South Crater Road. The building contains approximately 3,185 square feet of space.
- The applicant is proposing to utilize the left and middle suites (totaling 1,920 square feet). The remaining suite is currently being leased by a tenant.
- There are no plans to make any significant exterior modifications to the building.
- Grand Slam LLC will create approximately 6-7 full-time jobs.
- Up to 16 program participants will be onsite at any given time.
- The hours of operation will be from 8AM to 5PM, Monday thru Friday.
- Medication will be stored and/or provided on site in a secure fashion.



SE-22-09 | Daniel Davis (Grand Slam, LLC)



SE-22-09 | Daniel Davis (Grand Slam, LLC)

Planning & Zoning Staff Review Comments

Adjacent uses:

Current land uses on adjacent properties:

North: Business/Professional Offices and Bretmor Head Gear LLC (sales office)

South: Gladin Automotive Repair Shop

East: A duplex, a hair salon and Rick Moore's Auto Service.

West: Business offices (which includes an exiting specialty health care facility known as the Crossroads Treatment Facility)

Expected Impacts on adjacent properties and roadways:

Minimal Impact

Mitigation of expected impacts:

See recommended conditions

Compatibility with the comprehensive plan:

The proposed use of the building is compatible with the Comp Plan

Other Staff Review Comments

Charles Harrison III, Building Official

1. Any new structures to be erected on this property, or renovation(s)/alteration(s) to existing structures not meeting exemption criteria will be required to be permitted and meet all provisions of the VUSBC.
2. Day Support Facilities must meet the criteria of [specific chapter of VUSBC] and meet the minimum standards for "B" occupancy/classification types.
3. A Change of Use/Updated Certificate of Occupancy will be required before occupancy/use if the structure(s) is granted.

Paul Hinson, VDOT Land Use Engineer

1. The site is accessed from the private road Ravenswood Drive. The entrance from U.S. Route (301 S. Crater Rd.) to Ravenswood Dr. is acceptable for the proposed uses being served by Ravenswood Dr.
2. VDOT had no objection the submitted special exception application.

Rachel A. Lumpkin, Utility Project Engineer

1. The existing building is already served by public wastewater. Prince George County public water is not available.

PUBLIC COMMENTS RECEIVED

- At the Planning Commission's Public Hearing, Mr. Jay Paul, an attorney representing several occupants in the Ravenswood Commercial Complex, spoke in opposition to the request citing concerns with the existing nearby methadone treatment center and clinic; specifically about safety concerns and decreasing property values.
- Staff has also received a concern that there is inadequate parking to accommodate the proposed facility.

Recommendations

Staff recommends Approval, subject to recommended conditions

- The applicant's request is consistent and compatible with existing and surrounding land uses.
- The request is consistent with the Comprehensive Plan's Future Land Use Map
- The proposed use (day support services facility) fits within the Zoning Ordinance definition of a Special Care Hospital

Recommended Conditions

Highlights:

- This Special Exception is granted to Daniel Davis (Grand Slam, LLC) for Special care hospital for a day support facility pursuant to 90-393(8) on Tax Maps 33A(01)00-006-B, 33A(01)00-006-C & 33A(01)00-006-D.
- This Special Exception is renewable or transferrable to future owners only by approval of the Board of Supervisors without a public hearing so long as there are no deviations from the conditions.
- The hours of operation shall be from 8:00 AM to 5:00PM.
- The applicant shall be allowed to store and dispense medication on site. All medication shall be properly secured. The applicant shall adhere to the regulations of the Virginia Board of Pharmacy and shall comply with their annual inspections.
- A Change of Use Permit and a Tenant Upfit permit shall be obtained from the Building Inspections Office.
- The applicant shall submit documentation that the existing private well has the capacity to accommodate the proposed use prior to issuance of the Change of Use/Tenant Upfit Permit

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

SE-22-09 | Daniel Davis (Grand Slam, LLC)

Planning Commission's Recommendation

The Planning Commission met on September 22, 2022 and voted **(3-2)** to forward SE 22-09 to the Board of Supervisors with a recommendation of **Denial** due to safety concerns.

SE-22-09 | Daniel Davis (Grand Slam, LLC)

Questions?

See Staff Report for Sample Motions

