

Issue Analysis Form

Date: December 13, 2022

Item: Special Exception Request # SE-22-07

Applicant: PG 1100 Jordan Point LLC (Ihab Atallah)

Lead Department: Community Development

Contact Person: Tim Graves, Planner I



Description and Current Status

The applicant purchased the former Jordan Point Golf and Country Club property with plans to reactivate the existing facilities to offer recreation options and host events on the property.

In order for this to be permitted, they are requesting a special exception for a country club and related activities in the R-A and R-1 zoning districts pursuant to Sections 90-103(3), 90-103(22) and 90-203(1).

The Planning Commission recommends **APPROVAL** of this request, subject to recommended 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 adopt the Ordinance to approve Special Exception request SE-22-07, 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
PC Recommended Approval by 4-2 vote on November 17, 2022
Public Hearing on December 13, 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 Impact Statement

The proposed use would generate additional tax revenue from a new business opening in the County.

County Impact

The special exception would allow a country club and golf course to open in the County and would provide residents and the surrounding community with commercial recreational amenities.

Notes

Contents: 1. Issue Analysis 2. Draft Ordinance 3. BOS Staff Report
4. Q&A summary prior to PC public hearing 5. Summary of Oct 27 public hearing feedback
6. Special Event Permits Info 7. Application and attachments 8. Public notice materials

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 13th day of December, 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-22-07: Request of PG 1100 Jordan Point LLC to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-22-07 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted to PG 1100 Jordan Point LLC (“the Owner”) for the property delineated by Tax Maps 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1, as depicted by the boundary lines on the Conceptual Map dated 7-20-22.
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 use of the portions of the property located on the east side of Jordan Point Road, zoned R-1 Limited Residential shall be restricted to the following uses:
 - a. “Golf course” as defined; and/or
 - b. Bicycle/multi-use trails in association with country club or golf course activities on the property. ATVs and gas-powered vehicles (other than golf carts and maintenance vehicles) are not permitted.
4. The following uses and activities shall be permitted on the portions of the property located on the west side of Jordan Point Road, zoned R-A Residential-Agricultural:
 - a. Golf course as defined

- b. Country club in existing structures. For the purposes of this special exception, the country club land use is defined as “a suburban club for social life and recreation” where membership is offered, and it will permit amenities consistent with this definition, including a swimming pool and snack bar, and allowing the hosting of events such as weddings and receptions.
 - c. Recreation structures and uses related to outdoor recreation. Only the following activities shall be permitted as part of this land use:
 - i. Bicycle/multi-use trails. ATVs and gas-powered vehicles (other than golf carts and maintenance vehicles) are not permitted.
 - ii. Tennis/pickleball courts.
 - iii. Driving range (limited to the existing location as depicted on the map dated 7-20-22).
 - iv. Dog park.
 - v. Other recreational activities with similar impacts to the other approved activities, as approved in writing by the Director of Planning.
5. The Owner shall employ effective means to prevent golf balls from crossing onto adjacent properties.
 6. Parking on the property shall be for the approved special exception uses only and shall occur within the approved property boundaries and setback provisions unless otherwise allowed by the County Code at the time of development and approved by the Director of Planning.
 7. Parking within any easement or right-of-way shall be prohibited.
 8. The Owner shall conduct a Turn Lane Warrant Analysis using trip generation data for the approved Special Exception uses including peak hour traffic volume as agreed upon by the Planning Office and VDOT. The analysis shall be completed within 12 months of opening the development for use. Any infrastructure improvements determined to be needed according to the analysis shall be installed at the Owner’s expense within 36 months of the date of the County’s acceptance of the analysis. If the analysis determines that turn lane(s) are warranted, the Planning Director may restrict particular use(s) to a smaller scale that does not require turn lane(s) until the infrastructure improvements are completed. After initial acceptance of the analysis, if a new or expanded use is proposed at a later time that was not considered in the accepted analysis, the analysis shall be updated with revisions submitted to the Planning Office and VDOT for review and acceptance. Should a revised analysis reveal that turn lane(s) are warranted for additional or expanded use(s), the necessary turn lane(s) shall be installed prior to opening the use to the public.
 9. For water quality protection purposes within the Chesapeake Bay Preservation Area (CBPA), in addition to applicable requirements in the zoning ordinance:
 - a. Porous materials shall be used to the greatest extent practicable for any new parking areas to be established on the property after special exception approval, as approved by the Director of Planning.
 - b. The Owner shall complete an on-site delineation of wetlands and Resource Protection Areas and submit it to the Planning & Zoning office prior to the first subsequent zoning approval involving development, including land disturbance, construction of buildings or parking areas, or boundary line changes such as subdivision. The delineation required by this condition shall at a minimum cover the areas on parcel 040(02)00-001-0 as of the date of this approval and any additional areas of the property that are likely to be affected by the development that triggers this requirement.
 - c. If fertilizer is used, the Owner shall use eco-friendly fertilizer on the property.

- d. New impervious areas shall be located and designed to minimize runoff into the James River or any connected waterways.
 - e. Prior to the opening of the golf course use, a Nutrient Management Plan shall be submitted to the Virginia Department of Conservation and Recreation (DCR) for approval. Once approved, the plan shall be submitted to the Planning Department with the approval certification from DCR.
 - f. Any dog park shall be located and designed to minimize runoff of pet waste into the James River or any connected waterways. Measures may include, but not be limited to, readily available pet waste disposal containers, setbacks from waterways, vegetation buffers between the park and waterways, and/or other BMP methods. Plans to address this requirement shall be submitted to the County for approval prior to constructing the dog park.
10. Signage for the business shall be limited to the two existing monument signs at the existing entrance. Refacing of the signs shall require a sign permit. No electronic message boards shall be permitted. Any lighting of the signs shall be limited to soft spotlighting.
 11. Hours and days for operations shall be limited to:
 - a. 9am to 10pm Monday through Thursday.
 - b. 9am to midnight Friday through Sunday.
 - c. 9am to 2am for New Year's Eve holiday.
 - d. All music and activities shall occur indoors after 10pm.
 12. The Owner shall take appropriate measures to ensure compliance with the Prince George County noise ordinance, as adopted, and enforced by the Police Department.
 13. The Owner shall possess and maintain liability insurance in an amount no less than \$1 million dollars.
 14. The Owner shall obtain all required permit(s) for any addition(s), renovation(s), or alteration(s) to existing structure(s), not meeting the exemption criteria of Section(s) 102.3 and/or 108.2 of the Virginia Uniform Statewide Building Code, prior to the commencement of any construction activities. All subsequent inspection(s) shall be performed and receive approval prior to issuance of any associated Occupancy Certificate(s) granting use of the structure(s).
 15. Existing facilities may utilize private water and sewer systems as approved by the Health Department. Future proposed facilities for uses permitted by this special exception shall connect to public systems unless alternatives are permitted by the County Code at the time of development.
 16. The Owner shall obtain certification from an Authorized Onsite Soil Evaluator or Professional Engineer indicating the sewage disposal system and water well have been evaluated to support their proposed usage, with review and approval by the Health Department prior to the granting of a business license.
 17. The Owner 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; Special Event permit if required by the County Code; and local business license from the Commissioner of the Revenue.
 18. The following conditions shall apply to all events:
 - a. Staffing shall be provided for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons.

- b. The number of attendees for events shall be limited as determined by applicable building code and health code regulations.
 - c. The Owner shall notify the Prince George County Police Department at least fifteen (15) days prior to any scheduled event that is expected to exceed 150 event attendees.
 - d. Any temporary food service carts, portable toilets and handwashing stations that may be used for events shall be approved by the Virginia Department of Health. Proper litter control measures shall be put in place at events with the use of both trash containers and recycling bins.
 - e. No more than 12 special events requiring a "Special Event Permit" shall be permitted each calendar year.
 - f. No Special Events shall be permitted on the portion of the property located on the east side of Jordan Point Road.
19. The Special Exception shall become null and void if the use is abandoned for a period of twenty-four (24) consecutive months.
20. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the Owner to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on December 13, 2022 and becoming effective immediately.



BOARD OF SUPERVISORS STAFF REPORT

Public Hearing – December 13, 2022

SE-22-07 – New Country Club and Golf Course @ Jordan Point

Applicant: PG 1100 Jordan Point LLC (Ihab Atallah)

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

I. Request Summary

The applicant recently purchased the former Jordan Point Golf and Country Club property with plans to reactivate the existing facilities to offer recreation options and host events on the property.

In order for this to be permitted, they are requesting a special exception for a country club and related activities in the R-A and R-1 zoning districts pursuant to Sections 90-103(3), 90-103(22) and 90-203(1).

II. Property

Address: 1100 Jordan Point Road

Zoning District: R-A Residential-Agricultural, R-1 Limited Residential

Tax Map: 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1

Current Use: Partially wooded with several existing structures from former golf course and country club use

Site Size: 143 acres total +/-

Comp Plan Land Use: Residential

Legal Owner: PG 1100 Jordan Point LLC

Planning Area: Prince George Planning Area

RE Taxes Paid?: Yes

Previous Zoning Cases: None

III. Meeting Information

Planning Commission Public Hearing:

- August 25, 2022: Staff reviewed the case during the Work Session on August 22. The public hearing was postponed until September 22 due to staff error in not sending all of the required adjacent property owner letters.
- September 22, 2022: The public hearing was not included on the September agenda because a community meeting was scheduled for September 7 and there were ongoing discussions between staff, the applicant and the public to develop a greater understanding of the proposed activities and potential impacts.
- October 27, 2022: The Planning Commission held and closed a public hearing and voted 3-2 to postpone a decision until the November 17 meeting to allow time for staff to review the public comments discussed during the meeting.
- November 14, 2022: The Planning Commission previewed staff's revised recommended conditions during the November 14 Work Session. The Chairman allowed the applicant to speak to the Commission on certain conditions they did not agree with. Their primary point of disagreement was about condition #18-e which limits the number of "special event permits" (involving large outdoor events open to the public) allowed each year to 12.
- November 17, 2022: The Planning Commission reconsidered the postponed business item and voted 4-2 to forward the request to the BOS with a recommendation for approval, subject to the conditions recommended by staff.

Board of Supervisors Public Hearing: December 13, 2022

IV. Background

- The subject property was formerly operated as the Jordan Point Golf and Country Club and has sat unused for the past 7-10 years.
- The owner also owns and operates the Holy Mackerel VA restaurant nearby at 700 Jordan Point Road.
- Ihab Atallah (PG 1100 Jordan Point LLC) submitted the special exception application on June 6, 2022 and subsequently purchased the property on July 25, 2022, as recorded in Instrument 220002644.

V. Applicant Proposal

According to the application materials and subsequent correspondence, the applicant proposes to:

- Renovate and reactivate the facilities from the previous country club and golf course
- Offer a Country Club with amenities like swimming pool, snack bar and food, and activities to encourage health and wellness such as biking trails, pickleball courts, driving range, dog park
- Allow events such as weddings, receptions, etc. Weddings and receptions will be the main focuses but other events might include: “class reunions, a pumpkin patch event, Easter egg hunt event, Halloween event with hayrides, New Years’ Eve event and possibly teaming up with some charities and hosting classic car events, etc.”
- Regarding membership: “We will have membership dues to join. Members will have access to the swimming pool, the pickle ball courts, the driving range, bike trails, dog park, possible horseback riding if permitted, etc.” (STAFF NOTE: Horseback riding would not be permitted as a regular activity with this special exception)
- Open initially from 10 AM to 10 PM 7 days a week (actual hours limited by conditions)
- Start with a focus on the country club and driving range and later on possibly implement a golf course. The golf course is not planned to be as big as it once was under its previous owner.
- Signage: Place the new name on the existing entrance signs (with permits)
- Traffic generation estimates were provided upon Staff request. A copy is provided with the application materials.

VI. Exhibits

Exhibit 1 – Conceptual Map 7-20-22 showing subject property (see application materials for larger size)



Exhibit 2 – Zoning Map

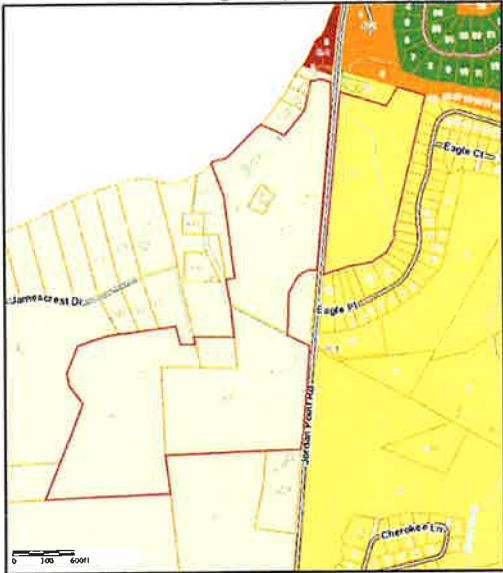


Exhibit 3 – Aerial view



VII. Planning and Zoning Review Comments

Proposed Land Uses:

Various activities are proposed for the land. Below are the specific activities mentioned in the application and the matching land use categories determined by Planning & Zoning staff:

Activities described by applicant in the application materials	Matching land use in <u>R-A Residential Agricultural Zoning District</u>
"country club"	90-103(3) Lodge, hunting club, yacht club, <u>golf course</u> , <u>country club</u> .
"golf course"	
"Host events such as weddings and receptions, etc." *	
"driving range" Activities to encourage health and wellness such as biking trails, pickleball courts, driving ranges, dog park, etc.	90-103 (22): <u>Recreation structure and uses related to outdoor recreation</u> , commercial and noncommercial recreational vehicle park.

* - Staff considers these events generally part of the "country club" land use for this request, however, events open to the general public require a Special Event Permit.

Zoning Ordinance (Section 90-1) Definitions:

"Country club" - Not defined in Section 90-1.
Merriam-Webster online dictionary definition: *"a suburban club for social life and recreation"*

"Golf course means any golf course, publicly or privately owned, on which the game of golf is played, including accessory uses and buildings customary thereto, but excluding golf driving ranges."

"Golf driving range means a limited area on which golf players do not walk, but onto which they drive golf balls from a central driving tee."

Special Event Definition from Section 58-31 of the County Code

Special Event- a gathering of persons to be held in open space not within a permanently enclosed structure for the purpose of listening to or participating in music, or listening to or participating in entertainment that is open to the public or which results in revenue through donations or ticket sales. "Entertainment" includes but is not limited to fairs, carnivals, circuses, fund raisers, exhibitions, performances, rides, races, parades, marches, events, concerts, celebrations, tours, shows, outdoor dances and fireworks displays.

The following is a list of some events that are not considered Special Events and DO NOT require a permit:

County or School sponsored events; yard sales; flea markets; family reunions; private parties; athletic tournaments; outdoor weddings/receptions; pep rallies; business grand openings; indoor events (in buildings designed for assembly purposes)

Staff has provided additional information about Special Events in the Staff Report package for the BOS.

Review Comments:

1. In the absence of a zoning ordinance definition for “country club”, staff referred to the Merriam-Webster definition (above). According to the application materials and subsequent correspondence, certain specified recreational activities are envisioned for the property as part of the new country club business. Staff has drafted conditions which define “country club” and specify what activities would be allowed as part of the country club land use.
2. The subject property is zoned R-A on the west side of Jordan Point Road and zoned R-1 on the east side (See Exhibit 2). The former operator offered both country club and golf course activities on the R-A zoned portion of the property and only golf course activities on the R-1 zoned portion of the property. Staff has recommended conditions to limit the R-1 zoned portion of the property to golf course activities (and the use of the existing trails) which is consistent with the previous use by the previous owner.
3. No prior rezoning or special exception cases are known to apply to the property. Staff believes the previous country club and golf course uses were established before at least 1974 and were abandoned when the former operations ceased on the property in the early 2010s. The most relevant prior zoning case identified by Staff was when the Country Club of Petersburg obtained a Special Exception for the property on Johnson Road in 1974.
4. Other zoning approvals required if the SE is approved:
 - a. Professional Business Zoning Approval will be required as part of the application for a business license for the new business.
 - b. A Site Plan will be required if there is a proposed building addition or land disturbance that will exceed 2,500 SF. No such building addition or land disturbance is currently proposed, but could be proposed in the future.
5. The recommended conditions limit the country club activities to existing structures. Any additional structures would require a revised special exception. Temporary tents would be permitted under this proposed special exception.
6. The proposed uses, appear to be compatible with the surrounding residential and residential-agricultural zoning districts, and the surrounding residential land uses. This finding is based on the recommended conditions and the history of country club and golf course uses on the subject property.
7. The proposed uses appear to be compatible with the Comprehensive Plan Future Land Use Map designation of “Residential” since the facilities would offer recreational resources available to all county residents, and the recreational uses are supported by the County’s general tourism and quality of life goals.
8. Expected impacts of the request land uses are expected to be additional traffic and noise in comparison with the current vacant land use. The recommended conditions include means to mitigate these potential impacts on adjacent properties and roadways.
9. Regarding traffic impacts:
 - a. VDOT has confirmed the existing commercial entrance is adequate to support the expected traffic entering and exiting the property.
 - b. The facility has a long entrance road with width to accommodate traffic in two directions, which is expected to limit the queuing of cars waiting to enter or leave the property.
 - c. A Chapter 527 Traffic Impact Analysis (TIA) was not automatically required by VDOT under the state code, because the traffic volume was not projected to be significant enough.
 - d. A “Turn Lane Warrant Analysis” (TLWA) was not automatically required by the County Code because no physical development is currently proposed.
 - e. The County’s Comprehensive Plan recommends that a traffic impact study be required if a new development is expected to generate or attract more than 250 vehicle trips per day. This project is not an entirely new development given past operations on the property, however it could attract more than this number as the business grows. Staff finds that a Turn Lane Warrant Analysis would be a sufficient traffic study for this project.

- f. Staff requested trip generation estimates from the applicant, which they provided (attached with application materials). Based on the proposed uses and the trip generation data provided, the data suggests that a turn lane may not be warranted. However, to confirm this, Staff has recommended a condition to require the owner to conduct a TLWA within 12 months of the special exception approval, and the owner would be responsible for providing any required road/entrance improvements within 36 months. The extended time period allotted for completing analysis and installing any improvements offers the County the opportunity to monitor and measure the actual impacts of the development (which will improve the accuracy of the warrant analysis), and offers the owner flexibility in how they address the findings of the analysis.
 - g. Staff's recommended condition regarding the TLWA would allow particular uses to be temporarily restricted until any required turn lanes are installed.
10. Staff has recommended conditions to address possible impacts including, but not limited to: Stray golf balls, Hours of operation, Permitted activities, Adequate on-site parking, Signage, limit events to the west side of property, and Resource Protection Areas (RPAs).
 11. RPA features exist on the property which have not been delineated. Prior to constructing any new buildings and any land disturbance, the recommended conditions require the applicant to delineate the RPAs in order to prove that no new construction will encroach into the required 100'-wide RPA buffers. RPA requirements exist to protect the water quality of the James River and Chesapeake Bay Watershed.
 12. Staff discussed the hours of operation with the applicant at-length and has recommended reasonable hours of operation as described in the conditions.
 13. The applicant discussed with Staff and the Planning Commission their desire to host more than 12 special events requiring a Special Event Permit each year. Staff and the Planning Commission recommend limiting the use to 12 such permits annually so as to ensure the use of the property is reasonable as a "country club" and not as an outdoor events venue, which might be objectionable to the surrounding residential community.

VIII. Supplemental Staff Review Comments

Building Inspections Division – *Charles Harrison III, Building Official*

This request has been evaluated under the provision of the 2018 Virginia Uniform Statewide Building Code (VUSBC). 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 Virginia USBC.

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

1. The owner needs to consult with an Authorized Onsite Soil Evaluator and/or Professional Engineer to have the existing sewage disposal system and existing water supply evaluated to determine if any modifications need to be made to support the proposed usage. A Waste Characterization Letter from a PE would need to be submitted to the Health Department which would explain the waste strength and water flow for the intended use.

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

1. A commercial entrance will be required for permanent access to the site for the proposed use in accordance with VDOT standards and specifications. The existing clubhouse building is served by a commercial entrance.
2. VDOT has no objection to the proposed special exception request.

Environmental Division - *Angela Blount, Environmental Program Coordinator*

1. Land disturbance associated with this project (if any) in excess of 2,500 sq. ft. will require a Land Disturbance Permit issued by Prince George County.
2. Land disturbance associated with this project (if any) which reaches 1 acre and above will require permitting from both Prince George County (Land Disturbance Permit) and the Virginia Department of Environmental Quality (Construction General Permit) for erosion and sediment control and stormwater management.
3. Further comments will be reserved for site plan review (if any).

Utilities Department - *Frank Haltom, Director of Engineering and Utilities*

Since the applicant is proposing to continue the use of the existing building as a country club, the extension of public water and wastewater to serve the property would not be required. If new structures were proposed in the future or other development that would require the use of water and sewer is proposed, public water and wastewater would need to be extended to serve the property.

The departments below reviewed this request and had no comments.

Economic Development – *Stacey English, Economic Development Specialist*

Real Estate Assessor - *Carol Crawford, Real Estate Operations Coordinator*

Police Department / Sheriff’s Department – *Harold Shreves*

The **Fire & EMS Department** received a copy of this request and did not provide comments.

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.
- Staff posted a sign on the property on August 18, 2022.
- Staff received phone calls from various members of the public asking questions about the proposed activities on the property.
- Staff met with the Jordan on the James Homeowner’s Association (JoJ HOA) on August 31 via phone call to discuss questions and concerns. Staff has provided, as an attachment to this report, a written summary of questions/concerns that were raised, with answers from staff and/or the applicant.
- The applicant met with JoJ HOA at the Hopewell Library on September 7 during a community meeting organized by the HOA. Approximately 35 community members attended the meeting. Tim Graves from the County planning staff attended the meeting to listen to the information exchange and answer clarifying questions about the special exception approval process. The sentiment from attendees was generally supportive of the request, and the concerns that were raised were similar to those discussed in the phone meeting on August 31. All concerns have been addressed by Staff or the Application in a written summary included with the staff report materials for the BOS.
- During the public hearing at the October Planning Commission meeting, there were public comments in support of the request and public comments identifying certain remaining concerns. A written summary of the public comments from the October meeting has been included with this staff report and all concerns were considered in staff’s final recommended conditions for the Planning Commission and BOS.

X. Planning Commission and Staff Recommendation

On November 17, 2022, the Planning Commission recommended Approval, subject to the recommended conditions in the Draft Ordinance in this report. This recommendation was made after holding a public hearing on October 27, 2022 and after considering staff’s revised recommended conditions on November 17.

Staff recommended approval to the Planning Commission based on the following considerations:

1. The applicant proffered conditions with the application materials. Staff recommended additional conditions for this request which are intended to ensure applicable code requirements are met and limit any expected impacts on adjacent property owners and the surrounding community.
2. The applicant's request (with the recommended conditions) appears to be compatible with current and future surrounding land uses.
3. Staff revised the recommended conditions after the October Planning Commission public hearing based on the concerns that were expressed during the meeting. The Applicant has reviewed and is aware of these recommended conditions.

XI. Recommended Conditions

See Draft Ordinance for Recommended Conditions

Summary of concerns/questions relating to proposed Special Exception SE-22-07 for a County Club at Jordan Point (with Planning Staff Answers)

The following is a summary of concerns and questions that were discussed with Jordan on James Homeowners' Association (JoJ HOA) directors Beverly Rogers and Rich Strongin on August 31, 2022 and similar discussion items during the JoJ HOA meeting with the applicant at Hopewell Library September 7, 2022.

1. **Public Comment/Concern:** We cannot assume with the new owner and operation that the impacts will be the same as the previous one.

Staff Answer:

The Jordan Point Golf and Country Club was indeed developed before a lot of the surrounding area was, and it did not have a special exception with specific conditions limiting its use. With the current request however, the County can place conditions on the land use to limit expected off-site impacts and ensure the land use is generally compatible to the surrounding area and a benefit to the general welfare of Prince George County. Staff has included recommended conditions to address this concern.

2. **Public Comment/Concern:** There is already traffic congestion on Jordan Point Road during peak periods. Wouldn't this project compound the problem?

Staff Answer:

A primary cause of traffic congestion on a given road is when there is inadequate space on-site for vehicles to queue while waiting to park on the property. This can lead to vehicles stacking up on a public road while waiting to turn off the road to enter a property. Staff does not foresee this being a significant issue for the country club land use because:

1. There is a 500-foot long on-site entrance road which is wide enough for cars to cross in two directions while entering the property to park or while exiting the property.
2. The existing commercial entrance on Jordan Point Road meets VDOT's engineering requirements to accommodate incoming and outgoing traffic, based on the proposed land uses.
3. There is plenty of on-site parking and plenty of space to establish more on-site parking if it is needed.
4. Staff asked the applicant to provide trip generation numbers for the proposed use of the property and based on the numbers provided, a turn lane would not be required. However, to provide greater certainty about this, Staff has recommended a condition requiring a turn lane warrant analysis within 12 months, and any improvements required within 36 months.
5. By comparison, nearby Holy Mackerel restaurant, which is known to cause traffic congestion during peak periods, has no entrance road for cars to queue while waiting to park or to enter/exit the property. Besides temporary closures of the nearby bridge, the lack of distance between parking areas on the Holy Mackerel property and Jordan Point Road is the main cause of the periodic traffic issues around that entrance.*

* Staff believes the parking issues currently facing Holy Mackerel should be separated from the traffic discussion relating to the proposed country club because while it is also located on Jordan Point Road, the two properties and locations are not the same and Staff is working with the landowner to address Holy Mackerel's parking problems as a separate issue.

3. Public Comment/Concern: Can VDOT or the County require a traffic impact analysis or turn lane study?

Staff Answer:

Yes. These requirements are usually triggered automatically by certain requests based on expected traffic volume. In the case of this project, a Chapter 527 Traffic Impact Analysis was not automatically required (because the traffic volume would not be significant enough), nor was a "Turn Lane Warrant Analysis" (because no physical development is currently proposed).

Based on the proposed uses and the trip generation data provided, a turn lane is not warranted. However, to confirm this, Staff has recommended a condition to require the owner to conduct a turn lane warrant analysis within 12 months of the special exception approval, and the owner would be responsible for providing any required road/entrance improvements within 36 months. The extended time period allotted for completing analysis and installing any improvements offers the County the opportunity to monitor and measure the actual impacts of the development (which will improve the accuracy of the warrant analysis), and offers the owner flexibility in how they address the findings of the analysis.

4. Public Comment/Concern: JoJ HOA desires to have pedestrian / bike golf cart access to the property from their neighborhood.

Staff Answer:

The JoJ HOA said there once was deeded access to reach the golf course from the neighborhood. If this is true, the HOA would be responsible for working with the relevant property owners to confirm or obtain the necessary agreements and/or easements to cross their property(ies).

The zoning on the east side of Jordan Point Road does not allow general recreational uses and bike-multi use trails, however, this does not prevent residents from using the trail and underpass to reach the property on the west side of Jordan Point Road and using the trails there. If there is an active golf course on the east side of the property, then the trails on that part of the property could be utilized.

5. Public Comment/Concern: Could the country club property be used as a parking lot for other area businesses such as Holy Mackerel restaurant and Jordan Point Marina?

Staff Answer:

The owner has been notified that the property is not allowed to be used for parking boats from Jordan Point Marina and they will be removed. The proposed special exception would not grant any special right for the property to be used as a parking lot for off-site businesses. If certain areas of the property can be legally used for parking according to the zoning ordinance, then the property owner has the right to provide parking in those areas. Generally, parking for a business is required to be on-site or on a contiguous property, or within 600 feet of the business that requires the parking. There can also be limitations based on the underlying zoning district.

6. Public Comment/Concern: What is the nature of "events" that are planned to occur on the property?

Applicant Answer:

"There's lots of events that we would love to host on the property some of them will be able to be done and some of them will not. The biggest thing here and I think we can all agree on is that we don't want to disrupt our neighbors. Weddings are going to be one of our main focuses. Others will be class reunions, a pumpkin patch event, Easter egg hunt event, Halloween event with hayrides, New Years Eve event and possibly teaming up with some charities and hosting classic car events, etc."

Staff Answer:

The application materials state: “host events such as weddings, receptions, etc.”

The applicant has also stated their intention to host “special events” primarily focused around holidays or similar special occasions. See below about large events for more information.

7. **Public Comment/Concern:** How often will large events be allowed to occur? Would large outdoor concerts be permitted every weekday, theoretically?

Staff Answer:

Private events such as weddings and receptions as part of the country club use could occur during the hours of operation and under the conditions approved with the special exception.

Large outdoor events open to the general public, such as an outdoor concert, require a “Special Event Permit”, which requires filing detailed plans to the County government 30+ days before the event date, and can be rejected by the County if there are ongoing issues with the events on the property.

While it would likely be impractical for the applicant to host regular large outdoor events due to the application and planning requirements that are specific to each event, it would not be impossible. In attempt to address community concerns about large events, Staff has recommended a condition to limit the number of large events on the property to 12 per calendar year, and recommended a condition to prohibit Special Events from occurring on the east side of the property (closest to the Jordan on the James subdivision).

8. **Public Comment/Concern:** How many people can attend events? The max number of attendees is not well-defined.

Staff Answer:

The number of attendees for regular country club activities will be limited by the building code and health code. These limits have not been determined at this time, but will be determined after building renovations are completed and after the well and septic facilities have been permitted. This will occur before the business would be licensed to begin operations. Larger events could be scheduled outdoors, but the owner would still need to meet the applicable codes, including obtaining a Special Event Permit if required by the County Code. There is also a condition that requires the applicant to notify County Police at least 15 days prior to any events that are expected to exceed 150 attendees.

9. **Public Comment/Concern:** Are “event staff” required for all events, even small ones?

Staff Answer:

Yes, there is a recommended condition requiring event staff for all events to help with traffic circulation and parking. This is purposefully meant to be a general condition without greater detail so as to allow the owner flexibility. It is implied that this means adequate staff appropriate to the size of the event. The country club will have multiple employees, which should make it possible to adhere to this condition regardless of the event size.

10. **Public Comment/Concern:** There is potential for noise during outdoor events. Can the County limit noise audible from a certain distance?

Staff Answer:

Yes, the County’s Noise Ordinance (Section 54-23.1) already restricts noise during certain times of day based on distance, especially during nighttime hours of 10 p.m. and 6 a.m. Subsection (b) also prohibits sound amplification on this property during the daytime as follows:

It shall be unlawful for any person: To allow or permit the playing of any radio, stereo, tape player, compact disc player, loud speaker or other device used to amplify sound which is located on residential property from 6:00 a.m. to 10:00 p.m. and which is plainly audible 50 feet or more from a public road, private road or the property line where the device is located. This provision shall not apply to community activities, weddings, public functions, or security devices.

While the above daytime noise provision does not apply to weddings and Special [public] Events on the property, Staff has recommended a condition to prohibit special events from occurring on the part of the property east of Jordan Point Road, and there appears to be adequate physical separation to limit noise reaching nearby properties. As an example of physical distance, the country club facility parking lot is more than 1,800 feet from the nearest house in Jordan on the James, and over 1,100 feet from the nearest house in Eagle Preserve.

11. Public Comment/Concern: What activities would be allowed to occur on the property if this is approved?

Staff Answer:

Conditions #3 and #4 of recommended conditions limit the activities on the property.

12. Public Comment/Concern: What other activities that are currently not named could occur in the future?

Staff Answer:

Recommended condition 4(c)v states: "Other recreational activities with similar impacts to the other approved activities, as approved in writing by the Director of Planning." This condition is intended to provide flexibility for the property owner to provide new recreational activities over time that will have the same or less impacts than what is otherwise occurring on the property (e.g. volleyball) without requiring the applicant to go through another special exception process. A higher intensity use like a soccer field, or a new building would require an amendment to this special exception. There is oversight for this type of condition: An aggrieved person can file an appeal if they disagree with the Director of Planning's decision.

13. Public Comment/Concern: What type of country club membership(s) will be offered and what will members have access to?

Applicant Answer

"This will be a country club so we will have membership dues to join. Members will have access to the swimming pool the pickle ball courts the driving range, bike trails, dog park, possible horseback riding if permitted, etc."

STAFF NOTE: Horseback riding was not requested in the application and was not considered as part of the request. It would require a separate special exception for a riding school / riding stable.

14. Public Comment/Concern: What are the plans for a golf course?

Applicant Answer:

"We really have no intent to fire up the golf course... if there became a huge demand to do that we would possibly fire up a 9 hole par 3 course on the west side of the property."

15. Public Comment/Concern: There is concern about stormwater runoff, which may include fertilizers, may flow into Lake Simms and cause issues with Lake Simms.

Staff Answer:

To staff's knowledge, Lake Simms is not impacted by this request. At this time, no construction or land disturbance is proposed, therefore there is no requirement for the applicant to make any changes to the property's drainage. Additionally, the owner has stated they have no immediate plans for a golf course and if they did establish a golf course, they have provided a condition requiring the use of "eco-friendly fertilizers" on the property.

Applicant Answer:

"I have allowed the president of Jordan on the James to contact Timmons Group (Derrick Johnson) in regards to their concern about Lake Sims and from my understanding Derrick did not think that the property drained into Lake Sims but he was going to confirm that for her."

16. Public Comment/Concern: What signs are allowed?

Staff Answer:

The recommended conditions limit the signage for the business to the existing monument signs only.

17. Public Comment/Concern: Could the owner change out the existing monument signs for bright LED electronic message boards?

Staff Answer:

The owner would not be permitted to install electronic message boards (EMB) into the existing monument signs because this would be viewed as replacing the existing signs rather than re-facing them.

Staff has recommended a condition which affirms this and limits any lighting of the signage to soft spotlighting.

18. Public Comment/Concern: Would banners be allowed along the roadway?

Staff Answer:

Banners along the roadway would generally not be permitted. No signs are permitted in the right-of-way. Any temporary signs are limited to 4 square feet and are only permitted on a temporary basis for a seasonal or other brief activity and have to be removed after the event.

Summary of PC Public Hearing for SE-22-07 on October 27, 2022

Discussion before and after the Public Hearing

Michael Lafayette (attorney for applicant)

- Discussed how applicant agreed to some changes to conditions earlier in the day, and discussed each change.
- Asked the PC to consider increasing the 12 special events per year to a 24 special events per year. He expressed concerns with limiting them to only one special event per month (on average). Their goal is to make this location a viable business.
- Agreed to update conditions to prohibit ATVs from using the trails on the property.
- Stated that the applicant did not agree to all the conditions suggested by Beverly Rogers in discussions before the meeting.

Tim Graves (staff contact for SE-22-07)

- Explained criteria for a Special Event Permits. For example, events that have an admittance fee, outdoor music, entertainment, etc. and do not apply to weddings, receptions, etc.
- Stated that if the Commissioners wished to change the number in the Draft Ordinance, they could, however Staff purposefully suggested 12 as a limit after considering all the factors.
- Answered a question: There was no restriction placed on the number of special events per year for Barns of Kanak (example of recent assembly hall venue elsewhere in the County) and they have not applied for any Special Events Permits.
- Answered a question: Had been any problems with the Holy Mackerel restaurant? There have been some issues with parking, primarily relating to building code compliance and the small size of the property, but the Community Development office is working with the owner separately on those issues.
- Stated that staff did not receive the suggested changes to conditions from Beverly Rogers prior to the meeting and therefore had no opinion at that time on the suggestions.

Summary of Public Hearing Comments

General Comments:

1. General support for the project with no further limitations (5 people)

2. General concern about noise from events? (1 person)

Applicant Answer:

Regarding the Noise Ordinance concern at the location:

- a. The hours of operation are in compliance to the Noise Ordinance.
- b. The regulations will be followed.

Staff Answer: Per recommended conditions (and in accordance with the County's Noise Ordinance), all outside events must end or be moved inside at 10pm.

3. Consider increasing the number of Special Events allowed per year or otherwise reducing restrictions (3 people)

Staff Answer: Staff is recommending that events that are considered Special Events by the County Code be limited to 12 a year. If Special Events occur on a regular basis on this property, that would constitute a land use above and beyond what the applicant has requested (County club). It would be more accurate to classify such as a use under a different land use category similar to an "outdoor

events venue”, which should be considered separately from a country club request. Most outdoor special events are not held during the winter months, so the 12 events would most likely be held primarily during the spring/summer timeframe. For comparison, Staff researched venues in the County that hold regular Special Events and the most used venue (Appomattox Boat Harbor) held an average of 11.6 Special Events per year (the Harbor Blast series) over the last three years. The Boat Harbor is in a commercial/business/industrial zoned area, while the subject property for this Special Exception is zoned residential and surrounded by residential uses.

Staff is recommending against allowing 24 outdoor special events a year at this time based on the following:

- This is primarily a residential area
- The current facility has an indoor banquet hall that can accommodate events inside rather than outside under Special Events
- Traffic generated by multiple Special Events a month is higher than traffic for a country club
- 24 Events each year could be concentrated in just the spring/summer months and prove disruptive to the surrounding residential areas
- The stated business goal for this application is a private County Club with recreational activities, not a public outdoor event venue.

4. Consider allowing walking and bike trails even when not associated with golf course activities. (1 person)

Staff Answer: Multi-use trails are not permitted in the R-1 zoning district unless at a public park or part of another permitted use (such as country club / golf course). Furthermore, if there was not an active main use of the property, it would be unlikely that the landowner would be interested in taking on the associated liability risk and maintenance costs to maintain the trails for visitors’ use. For these reasons, Staff considers the multi-use trails as part of the golf course and country club land use and recommends a condition that clearly states that the trails are only allowed if there is an active country club and/or golf course on the property.

5. Prohibiting ATVs would be a positive change (1 person)

Staff Answer: Staff has revised the conditions to prohibit all ATVs in accordance with the wishes of the public and the applicant.

Comments about Traffic:

1. General concerns about traffic volume, turn lanes and/or safety related to traffic (6 people)

Staff Answer: Staff is recommending a condition to require that a Turn Lane Warrant Analysis (TLWA) be completed once the business is in operation and the developer will need to install any required improvements, or otherwise exclude some uses from the property, or reduce the scale of some activities. Staff has clarified in the condition that the TLWA will need to be updated over time for any new uses that were not included in original analysis.

Applicant Answer:Regarding the traffic concerns on Jordan Point Road

- a. The applicant would be in favor of a speed reduction.
- b. VDOT stated there is no need for turn lanes at this time at this property.
- c. The applicant agreed to a Traffic Warrant Analysis. He has also agreed to install turning lanes in three years, if required.
- d. The County Code, regardless of any conditions on the special exception, already provides for multiple opportunities to revisit the traffic analysis over time.

2. The Comp Plan recommends a TIA be performed when a development is expected to generate over 250 vehicles per day. The numbers provided by applicant indicate the potential for 273 trips per day generated by the golf course alone, yet no TIA was required. (1 person)

Staff Answer: The Comprehensive Plan recommends that “traffic impact studies” be required “for all new development that is expected to generate or attract over 250 vehicles per day”. Average daily traffic (ADT) for a 9-hole golf course is expected to be 273 trips. A textbook ADT number is not available for a country club use, but based on peak traffic estimates, it could be expected to be similar to the golf course number. The applicant has stated he has no immediate plans to open or operate the golf course. Staff is recommending that a TLWA serve as the traffic impact study for this project.

3. A Turn Lane Warrant Analysis (TLWA) is not required unless there is submission of a site plan, however, there is the potential that uses may occur on the property that do not require a site plan. (1 person)

Staff Answer: Staff has recommended that a TLWA be completed for the proposed uses even though no site plan is required (because there is no physical development proposed at this time).

4. Suggestion to monitor the TLWA each time a new use is proposed that was not included in the original analysis. (1 person)

Staff Answer: This was Staff’s original intent and this has been clarified in a revised condition.

Comments about Water quality:

1. General concerns about water quality impacts from runoff into Billy’s Creek, Lake Simms and the James River. (3 people)

Applicant Answer: Regarding the water quality concerns of Simms Lake:

- a. A large portion of the property drains into the lake and the other portion into the river. The golf course has always drained into the lake, even before Jordan on the James and Eagle Preserve were developed.
- b. The applicant has agreed to use eco-friendly fertilizer.
- c. Any land disturbance over 2,500 sq ft would require a site plan. All water quality regulations would be addressed in the site plan.

Staff Answer: Any new development or any land disturbance over 2,500 sq ft would require a site plan. All water quality regulations would be enforced at the time of site plan review. Staff also has recommended a condition for the applicant to provide a Nutrient Management Plan prior to opening a golf course.

Suggested revised conditions from both the Applicant and the Public:

All suggested revisions were reviewed by staff and everything was incorporated into the revised conditions except the following condition suggested by Beverly Rogers as new Condition #9(e):

“Any golf course shall be constructed and/or retrofitted to comply with the best management practice recommendations of the Virginia Chapter of Golf Course Superintendents Association of America. Prior to opening a golf course or prior to any activity to prepare a golf course for use, water quality protection plans prepared by a certified golf course architect/engineer licensed by the State of Virginia shall be submitted to the Planning Department. Prior to opening a golf course, the architect/engineer shall provide certification that the course complies with the plans.”

Staff is not recommending inclusion of this condition. The document referenced is an Optional Design Guidance document for Virginia golf courses produced by a private entity/organization. This would be difficult for local enforcement by Planning staff, and may actually be in conflict or differ from mandated State and local regulations/ordinances concerning erosion and sediment control measures and Best Management Practices. Staff is recommending that the State and local regulations (those currently in place and as modified in the future) be used for design and enforcement for a potential future golf course.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

DO I NEED A PERMIT FOR MY EVENT?

A permit must be obtained prior to having a "Special Event" in Prince George County. This form is designed to assist in determining if a particular event qualifies as a Special Event. The County Code defines a Special Event as follows:

Special Event- a gathering of persons to be held in open space not within a permanently enclosed structure for the purpose of listening to or participating in music, or listening to or participating in entertainment that is open to the public or which results in revenue through donations or ticket sales. "**Entertainment**" includes but is not limited to fairs, carnivals, circuses, fund raisers, exhibitions, performances, rides, races, parades, marches, events, concerts, celebrations, tours, shows, outdoor dances and fireworks displays.

The following is a list of some events that are not considered Special Events and **DO NOT** require a permit:

County or School sponsored events; yard sales; flea markets; family reunions; private parties; athletic tournaments; outdoor weddings/receptions; pep rallies; business grand openings; indoor events (in buildings designed for assembly purposes)

Please answer the following questions to determine if your event qualifies as a "Special Event":

1. Is the event held in open space (outdoors; not within a permanent enclosed structure)?
 YES or NO (If NO, the event does not require a permit) (If YES, continue to #2)
2. Does the event include "Music or Entertainment" (See above for examples of "Entertainment")?
 YES or NO (If NO, the event does not require a permit) (If YES, continue to #3 and #4)
3. Is the event open to the public?
 YES or NO
4. Will the event result in revenue through donations or ticket sales?
 YES or NO

If you answered YES to question #3 **OR** #4, your event is a "Special Event" and will require a permit. Please complete the "Prince George County Special Event Permit Application". Submit the application and payment for the \$25.00 permit fee to the Department of Community Development and Code Compliance at least **30 days** prior to the event date.

A Special Event Permit (if requested) may be issued for up to three (consecutive) years for a recurring event so long as there are no material changes in the event.



Prince George County

Special Events Ordinance

*How does this
affect you and your
organization and
what is required?*

On June 12, 2012, Prince George County adopted a Special Events Ordinance that requires anyone holding an outdoor event involving entertainment that is open to the public or when an admission charge or donation is required must obtain a permit in advance of the event. Various Prince George County departments will review applications and all applicants must comply with conditions relating to safety and protection of surrounding property.

Most localities have some variation of a special events permit ordinance requiring that a permit be obtained prior to holding outdoor events open to the public. This ordinance would not apply to County or school-sponsored events or family reunions, family weddings, etc., because those activities do not sell tickets or are not open to the public. Included in this brochure is the ordinance outlining what is required.

Article II: Special Events

Sec. 58-30. Permit required.

Any sponsor of a special event or a landowner where the special event is to occur, to be held in the County, must obtain a special events permit issued by the County Administrator or designee in accordance with this Article. Such permit shall be in a form determined by the Director of Community Development and Code Compliance, shall reference applicable conditions and shall be posted at the event.

Sec. 58-31. Definition of special event.

A special event means a gathering of persons to be held in open space not within a permanently enclosed structure for the purpose of listening to or participating in music, or listening to or participating in entertainment that is open to the public or which results in revenue through donations or ticket sales. "Entertainment" includes but is not limited to fairs, carnivals, circuses, fund raisers, exhibitions, performances, rides, races, parades, marches, fireworks, events, concerts, celebrations, tours, shows and outdoor dances.

Sec. 58-32. Application.

A completed written application for a special events permit must be filed with the County Administrator no later than 30 days prior to the event on an application form prepared by the County Administrator or designee. The County Administrator or designee may issue a continuing permit for up to three consecutive years so long as there are no material changes in the event.

Sec. 58-33. Application fee.

A special events permit fee of \$25.00 per event per year shall be paid to the County upon filing. Such fee may be waived in whole or in part by the Board of Supervisors if such event is for the purpose of raising funds to assist a Prince George charitable cause.

Sec. 58-34. Exemptions.

This article shall not apply to County or School-sponsored events.

Sec. 58-35. Contents of application.

Each application for a special events permit shall include the following:

- (a) The name and address of the applicant, the nature of the event and the applicant's interest in the event.
- (b) The name and address of each promoter of the event, each financial sponsor of the event, and every person or group who will perform at such event.
- (c) The dates and location of the event and the time of the event including set up and clean up periods.
- (d) The location where the event will be held, and the name and address of the owner of the property on which the event is to be held.
- (e) If available, a copy of the ticket or badge of admission to the event, together with the total number of tickets to be offered for sale and the applicant's best estimate of the number of persons expected to attend the event.
- (f) A plan for adequate sanitation facilities and a plan for disposal of garbage, trash and sewage generated by the persons who will attend the event. Such plan shall include provisions for removal from the special event area of garbage and trash at the end of the event and shall include the names of the persons responsible for the work.

- (g) A plan for providing food, water and lodging, where applicable, for persons who will attend the event.
- (h) A plan for medical facilities to be available for persons who will attend the event.
- (i) A plan for fire protection for the event.
- (j) A plan for adequate parking facilities, crowd control and traffic control in and adjacent to the event area. The chief of police shall review such plan and shall be the sole judge of its adequacy.
- (k) A plan for adequate security to prevent personal injury to event attendees and damage to property. Such plan shall specify the amounts and types of insurance and who will obtain insurance to insure against injury or damage. If the event will be held on public property, each insurance policy shall name the County or Schools as coinsured and certificates of insurance in an amount and form approved by the County Attorney, shall be delivered to the County Administrator at least 14 days prior to the event. The chief of police shall review such security plan and shall be the sole judge of its adequacy.
- (l) If any outdoor lights or lighting will be used, a plan for the location of such lights, and the location and types of equipment intended to shield the lights to prevent unreasonable impact beyond the property on which the event will be located.
- (m) A plan to insure that the event will comply with the County noise ordinance and to insure that the special event will not constitute a nuisance to adjacent property owners.
- (n) A statement signed by the applicant and property owner which authorizes the county and its lawful agents, employees, designees or law enforcement officers to enter the property upon which the event will be held at any time prior to or during the event for the purpose of determining compliance with the provisions of this article or any state and local statutes, ordinances and regulations.

Sec. 58-36. Deposit.

The County Administrator may require the applicant to make a deposit with the Treasurer to pay for the cost of county services to meet the requirements of the approved application. The actual cost of such services shall be paid to the county from the deposit and any difference shall be refunded to the applicant.

Sec. 58-37. Other requirements for special events.

Nothing contained in this article shall relieve the applicant or any other persons engaged in a special event from other requirements of the County Code or state law, including, but not limited to, requirements relating to licenses, amusements, zoning, building requirements for temporary structures, inspections and permitting of rides.

Sec. 58-38. Violations; penalties.

(a) Any person who violates any provision of this article or the permit shall be guilty of a misdemeanor and, upon conviction shall be punishable by a fine not to exceed \$500.00. Each day of violation of any provision of this article shall constitute a separate offense.

(b) The County may institute a suit to restrain, enjoin or otherwise prevent a violation of this article.



Additional information can be obtained by contacting the Office of Community Development and Code Compliance at (804) 722-8659 or the Prince George County Police Department at (804) 733-2773.



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-22-07

DATE SUBMITTED:

OCT 17 2022

BY: TWG

APPLICANT FILL-IN ALL BLANKS

Original Application Date:
June 7, 2022

REQUEST:

Special Exception

REQUEST PROPERTY ADDRESS / LOCATION:

1100 Jordan Point Rd PG VA 23860

REQUEST TAX MAP PIN(S): (List all)

040(02)00-001-0
040(0A)00-003-A
140-008)00-00A-1

040(0A)00-002A

040(02)00-001-A

AFFECTED ACREAGE
(Each parcel):

ENTIRE PARCEL(S)
- Each parcel:

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):

PG Jordan Point LLC / Ihab Atallah

MAILING ADDRESS: (Incl. City, State, Zip):

1100 Jordan Point Rd PG VA 23860

E-MAIL:

Ihab@TattsandTacos.com

PHONE:

954-661-4241

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

RELATION TO OWNER:

MAILING ADDRESS: (Incl. City, State, Zip):

E-MAIL:

PHONE:

OFFICE USE ONLY (Completed at the time of application)

ZONING DISTRICT(S):

R-A & R-1

LAND USE(S) CODE REFERENCE(S):

multiple - see Staff Report

PAYMENT

FEE DUE:

Special Exception: \$700
Special Exception Home Occ: \$350

FEE PAID:

\$700

PAYMENT TYPE:

CHECK / CASH / CREDIT / DEBIT

CHECK # / TRANSACTION #:

6515 / INV 2258

DATE RECEIVED:

6/24/22

RECEIVED BY:

TWG

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:

Thab Atallah

NAME:

SIGNED:

PG Jordan Paint LLC

SIGNED:

DATE:

10-17-22

DATE:

NOTARIZATION:

STATE OF VIRGINIA

COUNTY OF:

Prince George

Subscribed and sworn before me this

17th

day of

October

, 20

22

Notary Public

My Commission expires:

4-30-25



AFFIDAVIT

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

19997364-0001 Tim G. 06/24/2022 10:56AM

EG INVOICE

ATALLAH, IHAB

2022 Item: INV-00002258

Special Exception

Request 700.00

700.00

Subtotal 700.00

Total 700.00

CHECK 700.00

Check Number 6515

Change due 0.00

Paid by: ATALLAH, IHAB

Thank you for your payment

CUSTOMER COPY

Application by Ihab Atallah
Former Jordan Point Golf and Country Club
Prince George County, Virginia
June 7, 2022

Ihab Atallah (the “**Applicant,**”) is submitting this application for the purpose of a special exception for an existing commercial location name to be determined (the “**Project.**”) The special exception for this property is necessary and further required in order to operate this property for multiple commercial uses. The said applicant is seeking a special exception for the Project to accommodate and help facilitate the proposed uses.

The proposed property included in the zoning request consist of approximately 143 acre parcel located in District Two of Prince George County, Virginia, located on Jordan Point Road between Route 10 and Route 5 (the “**Property,**”) formally the Jordan Point Golf and Country Club. This can be seen in the attached conceptual plan date 3 May, 2022. The property tax map parcels are 040(02)00-001-0, 040(0A)00-003-A, 140(08)00-00A-1, 040(0A)00-002-A, 040(02)00-001-A. The current zoning of the Property is R-A residential- agricultural and R-1 limited residential and partially wooded with several existing structures.

Project Description

The purpose of this project is to reactivate a once thriving established Country Club. We look to revitalize this location and give families and community members a place to enjoy the beauty of Prince George and Jordan Point while offering activities to encourage health and wellness such as biking trails, pickle ball courts, driving ranges, dog park, a Country Club and an already beautiful backdrop to host events such as weddings, receptions ect.. Our goal is enhance an already wonderful area and give locals a place to create memories and build relationships while improving quality of life.

STATEMENT OF PROFFER
SPECIAL EXCEPTION

Pursuant to Article XVIII of the Prince George County Zoning Ordinance, Ihab Atallah do hereby voluntarily proffer, as the applicant and prospective owner of the property (the "Property") respectively, which is the subject of this special exception request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the former Jordan Point Gold and Country Club 1100 Jordan Point Rd Prince George, Virginia on tax map parcels 040(02)00-001-0, 040(0A)00-003-A, 140(08)00-00A-1, 040(0A)00-002-A, 040(02)00-001-A:

1. The development of the property shall substantially conform to the conceptual plan entitled, "Former Jordan Point Golf and Country Club," prepared by Ihab Atallah, dated June 7, 2022.
2. Country Club utilizing existing structures
3. Driving Range existing located near main entrance of property
4. Bike trails utilizing already existing golf cart pathways
5. Weddings events and receptions to be held in already existing country club structures on property

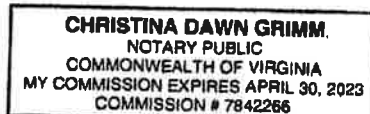
I hereby acknowledge that the Special Exception gives rise to the need for these conditions.

[Signature] Date: 6-7-22
Signature

I Christina Dawn Grimm - a Notary for the State of Virginia, do verify that the foregoing instrument was signed before me this the 7th day of July, 2022.

April 30th, 2023
My Commission Expires

Christina Dawn Grimm





Special Exception Exhibit

1100 Jordan Point Rd - July 20, 2022



Summary of Trip Generation Estimates Received from Applicant Team

The re-opening of Jordan Point Golf Club, exclusive of the golf course itself, will include the following:

1. The existing club house (~ 5,000 SF)
2. Tennis courts (4)
3. Driving range
4. Pool

Per the ITE *Trip Generation Manual, 11th Edition* the land use code that most closely aligns with the aforementioned uses is Athletic Club (ITE Code 493).

Using the data provided and the club house SF as the independent variable, the projected trip generation estimate for the site is as follows:

1. Daily Traffic (ADT) – Not provided*
2. AM Peak Traffic – 16 trips (10 enter, 6 exit)
3. PM Peak Traffic – 31 trips (19 enter, 12 exit)
4. Saturday Peak Traffic – 43 trips (21 enter, 22 exit)

For a 9-hole golf course –

- Daily traffic (ADT) – 273 trips
- AM Peak – 16 trips (13 enter, 3 exit)
- PM Peak – 26 trips (12 enter, 12 exit)

** No daily traffic estimate was provided for the Athletic Club because that information is not available through the ITE Trip Generation Manual. Even if a membership number is provided, that independent variable only allows us to calculate a PM peak volume. Basically, a daily traffic volume is not available for an Athletic Club.*

Information provided by:

Scott Dunn, AICP, PTP

TIMMONS GROUP

Office: 804.200.6955 | Mobile: 804.402.0830



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

November 29, 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, December 13, 2022 beginning at 7:30 pm** to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan Point LLC to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

The public hearing will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday-Friday. All interested persons are invited to participate in the public hearings in person. 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>.

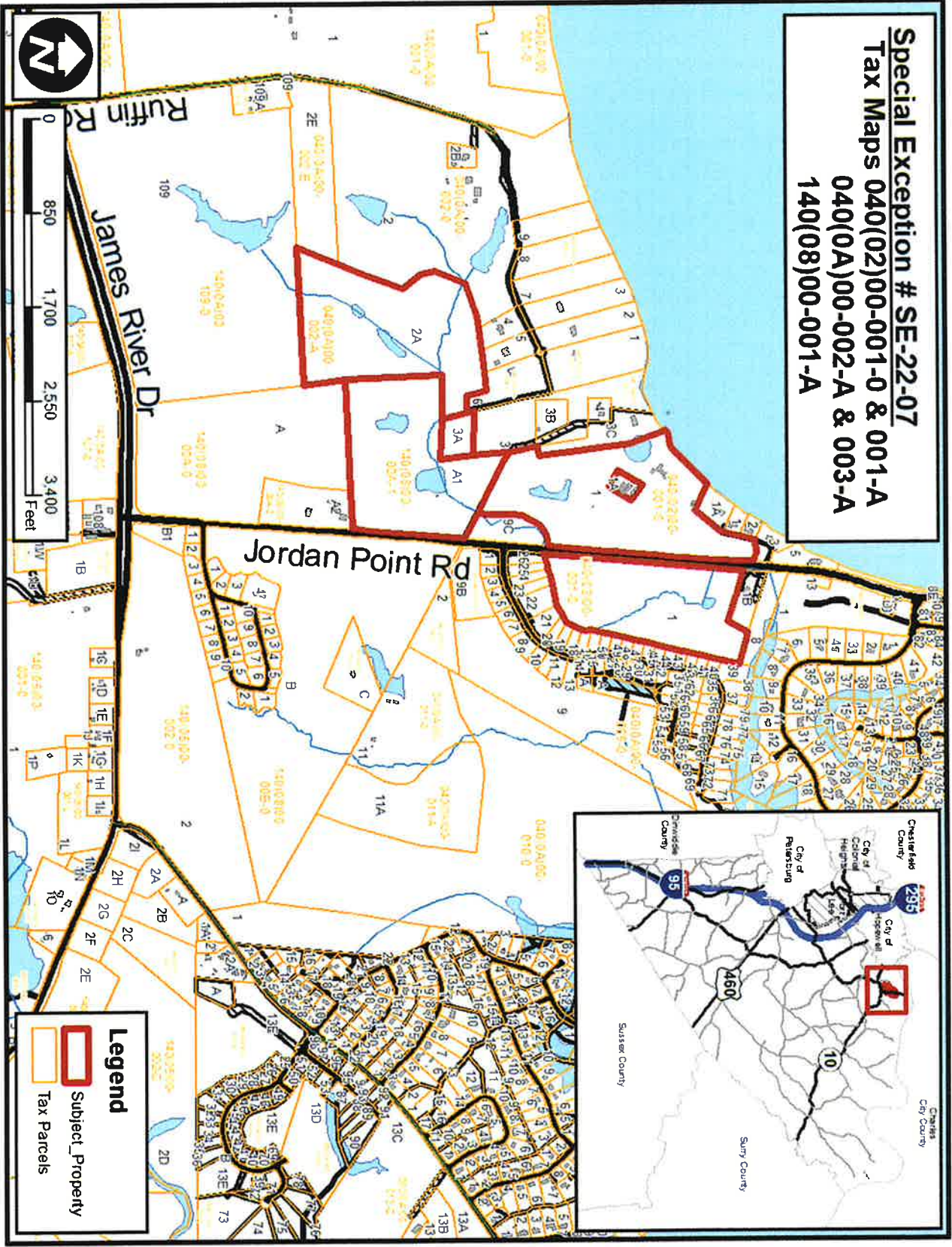
You may also contact Planning and Zoning Division at (804)722-8678 or by e-mail at planning@princegeorgecountyva.gov with any questions prior to the scheduled meeting. We have included a GIS Map showing the general location of the request.

Sincerely,

A handwritten signature in blue ink that reads "Tim Graves".

Tim Graves
Planner

Special Exception # SE-22-07
Tax Maps 040(02)00-001-0 & 001-A
040(0A)00-002-A & 003-A
140(08)00-001-A



Legend

- Subject_Property
- Tax Parcels

BACCICH EDWARD R
98 ROBERT BEATY RD
JOMESTOWN, TN 38556

BALAZIK MARTIN V JR
17101 ROYALTON RD
AMELIA COURTHOUSE, VA 23002-4343

CATHRIGHT KATYCA ZYNETA
1050 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

COHEN ANTHONY A
960 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

DAVIDSON CLEMMIE
1280 EAGLE PL
NORTH PRINCE GEORGE, VA 23875

HORNE LINDSEY R
1398 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

PG 1100 JORDAN POINT LLC
1100 JORDAN POINT RD
HOPEWELL, VA 23860

MAYFIELD VERNON L
1090 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

MCCHESENEY JOANNE B
1402 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

MOLDESTAD ANGELA
1110 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

NEELY JOANN B
PO BOX 356
PRINCE GEORGE, VA 23875

PARKER BRIAN C
1200 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

PATTERSON II RAYMOND L
1380 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

PETERSON TORSTEN E JR & CAROL ET
ALS
1600 BEECHWOOD DR
NORTH PRINCE GEORGE, VA 23860

PETERSON TORSTEN E JR & CAROL H
1712 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

SAMS THOMAS
1310 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

SMITH TERENCE
1260 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

CURTIN KENNETH & ROBIN
9771 JAMESCREST DR
NORTH PRINCE GEORGE, VA 23860

SWILLEY STEFFOND SR
1030 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

TAYLOR SALLY R
818 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

ANDERSON JUANITA M
1330 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WILSON NORWOOD W III
506 CENTRAL TER
HOPEWELL, VA 23860

BATCHELOR ARCHIE D & SHEILA D
810 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

VARON TODD & EVA CARMONA
12300 HUNTERS GLEN TER
GLEN ALLEN, VA 23059

BROWN DELON & RAYMOND
1240 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

BROWN ARTHUR & VERA R
1395 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

CHERRY WILLIAM T JR & ANGELA
1180 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

CUDDIHY JR JAMES E & BONNIE H
2499 CHANTILLY DR
FANCY GAP, VA 24328

DIBLER KRISTIN & MARK
1010 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

FLOWERS TORELL & SHANIKA L
1360 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

GROVER KENNETH & KASIE
1130 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

LONG WAYNE A & STACEY E
900 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

MAYS MICHAEL SR & KYLA J
1070 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

MCDONOUGH STEPHEN & REBECCA W
1315 RUFFIN RD
NORTH PRINCE GEORGE, VA 23860

MOSLEY DAVID A & JEANETTE B
9751 JAMESCREST DR
NORTH PRINCE GEORGE, VA 23860

NESHELAAR WILHELM & SHANNA
811 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

PYLE JOHN M & DEBRA B
9881 JAMESCREST DR
NORTH PRINCE GEORGE, VA 23860

TURNBULL ANGELA N & TYRONE N
980 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WASHINGTON ANDRE L & DEMETRIA W
1340 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WHITTLE JOSEPH P JR & MARGARET N
1122 JORDAN POINT RD
NORTH PRINCE GEORGE, VA 23860

WILKINS GILMAN D & MICHELLE D
990 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

WRIGHT KATHALEEN & SPENCER 4TH
1150 EAGLE PL
NORTH PRINCE GEORGE, VA 23860

**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, December 13, 2022 beginning at 7:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-22-07: Request of PG 1100 Jordan Point LLC to permit a country club with golf course and other recreational activities within a R-A (Residential-Agricultural) Zoning District pursuant to Prince George County Zoning Ordinance Sections 90-103(3) and 90-103(22), and in a R-1 (Limited Residential) Zoning District pursuant to Section 90-203(1). The subject property, formerly known as the Jordan Point Golf Course and Country Club, is approximately 143 acres in size, located at 1100 Jordan Point Road, and consists of Tax Parcels 040(02)00-001-0, 040(02)00-001-A, 040(0A)00-002-A, 040(0A)00-003-A, 140(08)00-00A-1. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

SPECIAL EXCEPTION SE-22-11: Request of Jason and Amelia Ruffin to permit a Family day care home (large) within a Limited Residential (R-1) Zoning District, pursuant to Prince George County Zoning Ordinance Section 90-203(3). The purpose of the request is to provide child care services for up to 10 children at a time as a home occupation within an existing single-family dwelling. The subject property is approximately 0.368 acres in size, located at 4481 Branchester Parkway, and is identified as Tax Map 13H(04)0I-011-0. The Prince George County Comprehensive Plan Future Land Use Map indicates the property is planned for Residential uses.

ORDINANCE AMENDMENT OA-22-03: Ordinance to amend “The Code of the County of Prince George, Virginia”, 2005, as amended, by amending §§ 90-52, 90-53.1, 90-102, 90-103.1, 90-152, 90-153.1, 90-202, 90-203.1, 90-242, 90-243.1, 90-292, 90-293.1 and 90-985 to clarify the uses in the Agricultural and certain Residential zoning districts to allow by-right private animal boarding places on parcels of more than one acre and to allow by special exception from the Board of Zoning Appeals private animal boarding places on parcels of one acre or less in size.

ORDINANCE AMENDMENT OA-22-04: Ordinance to amend “The Code of the County of Prince George, Virginia”, 2005, as amended, by enacting § 90-707 and amending §§ 90-708, 90-709, 90-711, 90-712, 90-715, 90-717, 90-718, 90-719, 90-721, 90-723, 90-726, 90-727, 90-729, 90-730, and 90-731 to make changes to the Floodplain Ordinance to reflect certain changes in the Virginia Department of Conservation and Recreation Model Ordinance for Localities.

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, §15.2-2225, §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 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>.

Jeffrey D. Stoke
County Administrator