

Issue Analysis Form



Date: May 23, 2017 – Board of Supervisors

Item: Ambrusta Development, LLC Special Exception

Lead Department: Community Development

Contact Person: Douglas Miles, Planning Manager

Description and Current Status

The applicants are proposing to operate an assembly hall use for weddings, family reunions, festivals and similar indoor assembly hall receptions and outdoor events on the grounds. The proposed days and hours of operation on site are Tuesday through Thursday Noon to 9:00 pm; Fridays from 2:00 pm to 11:00 pm and Saturdays and Sundays 9:00 am until 11:00 pm. They are currently constructing a new barn to be used for special occasions and/or festivals with the average number of guests ranging from 100 to 150 persons per on site event. They have added ornamental trees and shrubs and additional site screening with new evergreen trees on the site.

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
April 27, 2017
Recommended for
Approval by 7-0 vote.

Does this require Board of Supervisors action?

Yes No
May 23, 2017

Does this require a Public Hearing?

Yes No

If so, before what date?

n/a

Fiscal Impact Statement

The proposed Special Exception request will allow for a new Prince George County business to add additional tax revenues and to offer up to County residents and the surrounding community assembly hall meeting space at the planned facility and site.

County Impact

Existing County business owners, Mark and Terri Perkinson, of Perkinson Construction plan to work with the Police Department and public safety officials to maintain traffic control for the planned assembly hall events and will work with VDOT on access to Ruffin Road through the proper permit for a commercial site entrance to the facility.

Notes

n/a

**Community Development &
Code Compliance**



*Julie C. Walton, Director
Jeff Brown, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

TO: Chip England, County Engineer
Chief Keith Early, Police Department
Tim Jones, VDH – Petersburg Office
Jeff Brown, Building Official and Fire Official
Paul Hinson, VDOT – Petersburg Residency
Jeff Stoke, Economic Development Director (Cover)
Julie Walton, Community Development Director (Cover)

FROM: Douglas Miles, Planning Manager **DM**

DATE: April 10, 2017

RE: SE-17-03 Ambrusta Development, LLC / Perkinson Assembly Hall

Our office has received a Special Exception Application for an Assembly Hall to be located at 5503 Ruffin Road and is known as Tax Map 240(OA)00-115-0 at the former Kanak Farm. They are constructing a new barn to be used for special occasions and/or festivals with the average number of guests ranging from 100 to 150 persons per event.

Their proposed days and hours of operation are: Tuesday through Thursday Noon to 9:00 p.m.; Fridays from 2:00 p.m. to 11:00 p.m. and Saturdays and Sundays all day (no start time) until 11:00 p.m. Please provide your staff review comments based upon other similar Assembly Hall and Outdoor Theatre land uses to us by **Monday, April 17th** at dmiles@princegeorgecountyva.gov and to jwalton@princegeorgecountyva.gov



APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

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

OFFICE USE ONLY
APPLICATION #: SE-17-03
DATE SUBMITTED: 4/7/17
ZONING ORDINANCE SECTION: 90-103(9)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT: Mark and Terri Perkinson / Ambrusta Development LLC			
ADDRESS: 5503 Ruffin Rd.			
CITY: Prince George	STATE: Va	ZIP CODE: 23875	PHONE NUMBER: 804-400-1992
E-MAIL ADDRESS: terri@perkinsonconstruction.net			
TAX MAP OF SUBJECT PARCEL: 240(OA)00-15-0			
RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:			
DEED BOOK _____	PAGE _____	Date _____	DEED RESTRICTIONS:
ACREAGE: 2.12	PARTIAL PARCEL: <input type="checkbox"/> YES <input type="checkbox"/> NO		SUBDIVISION:
PRESENT USE: Farm - Single family dwelling			
ZONING CLASSIFICATION			
LAND USE CLASSIFICATION: R-A		PRESENT ZONING: R-A	

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):			
NAME:			
ADDRESS: CHARLES BROWN NOTARY PUBLIC REG # 285288			
CITY: PRINCE GEORGE	STATE: VA	ZIP CODE:	PHONE NUMBER:
E-MAIL:			

PROJECT DESCRIPTION

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: (ATTACH A SEPARATE LETTER IF NECESSARY)

**Building Barn - use for Assembly
for special occasions
and festivals**

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) 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.

SIGNED: Terri Perkinson

DATE: ~~4/3/17~~ 4/4/17

MAILING ADDRESS: P.O. Box 609

CITY/STATE/ZIP: Prince George Va 23875

PHONE NUMBER: 804-400-1992

E-MAIL ADDRESS: terri@perkinsonconstruction.net

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 4 day of April, 2017.

[Signature]
Notary Public

My Commission expires: November 30, 20

CHARLES BROWN
NOTARY PUBLIC
REG. #7622986
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2019

AFFIDAVIT

AMBRUSTA DEVELOPMENT LLC
 P O BOX 609
 PRINCE GEORGE, VA 23875
 EASTERLY RUN
 ACRES:199.81

Tax ID SF-2313.MS-2.YB-? Printed 03/01/2017

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
KANAK BEN P REVOCABLE TRUST	895000	12/20/2016	16 3831	WD
KANAK BEN P	0	05/08/2013	13 1549	WD

Neighborhood Number:
3001

Neighborhood Name:
FGPA 3

TAXING DISTRICT INFORMATION

Jurisdiction Name: PRINCE GEORGE COUNTY
 Area: 001
 District: P1
 Section & Plat: 16/3229

Valuation Record

Assessment Year	2012		2013		2014		2015		2016		2017	
	Reassess	Reassess	FY 14 LB	Reassess	Reassess	Reassess	Reassess	Reassess	Reassess	Reassess	Reassess	Reassess
Market Value	L 609700	609700	609700	609700	609700	609700	609700	609700	609700	609700	609700	468400
	I 180600	180600	180600	180600	180600	180600	180600	180600	180600	180600	180600	173700
Taxable Value	T 790300	790300	790300	790300	790300	790300	790300	790300	790300	790300	790300	642100
	L 120500	142000	142000	142000	142000	142000	142000	142000	142000	142000	142000	229000
	I 180600	180600	180600	180600	180600	180600	180600	180600	180600	180600	180600	173700
	T 301100	322600	322600	322600	322600	322600	322600	322600	322600	322600	322600	402700

Site Description
Topography

Public Utilities

Street or Road

Neighborhood

Zoning:
K-A, Residential Agricultural
R-2, General Residential

Legal Acres:
199.8100



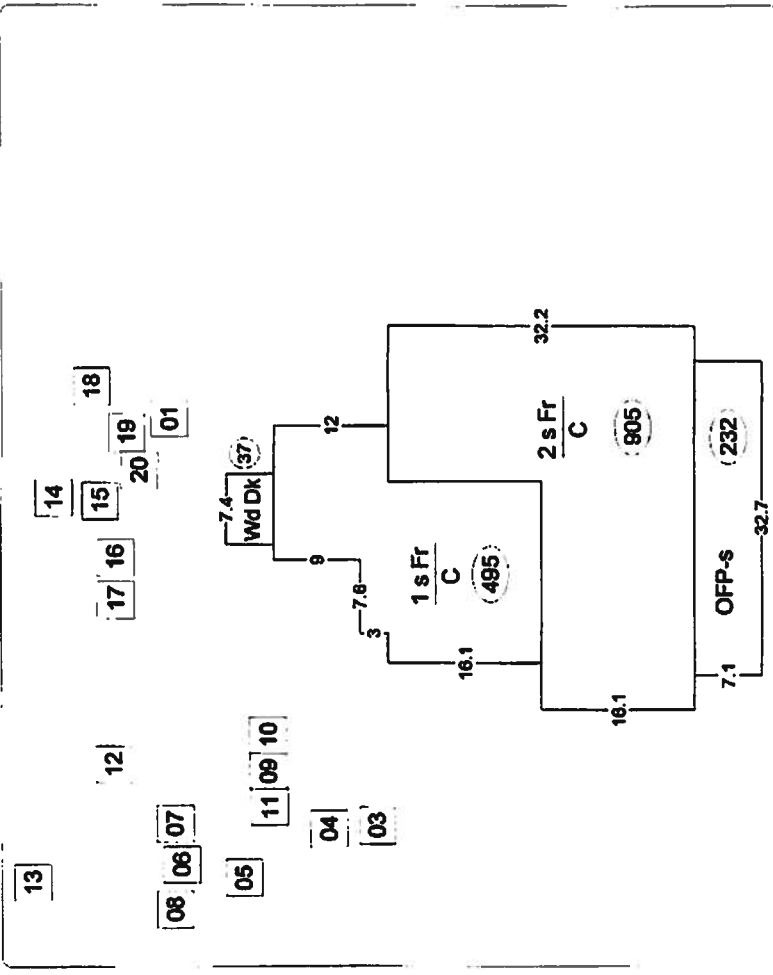
Land Size

Rating, Soil ID - or - Actual	Acres - or - Frontage	Square Feet - or - Effective Depth	Influence Factor
R-A >100 - IMP	85.0000		W -18% Y 10% Z 10%
LAND USE	1.0000		
LAND USE	67.8100		
LAND USE	45.0000		
LU-HOMESITE			

Physical Characteristics

Style: 80 HISTORICAL - 100+ YEARS OLD ACCOMMODATION
 Occupancy: Single family
 Finished Rooms 7
 Bedrooms 3
 Family Rooms 1
 Formal Dining Rooms 1
 HEATING AND AIR CONDITIONING
 Primary Heat: Heat pump Full Part
 Lower /Bsm 0 1400 905 0
 Air Cond 1 Upper 0
 PLUMBING
 3 P/xt. Baths 2 6
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 8

REMODELING AND MODERNIZATION
 Amount Date
 EXTERIOR COVER 1.0, 2.0
 Wood siding
 INTERIOR FINISH

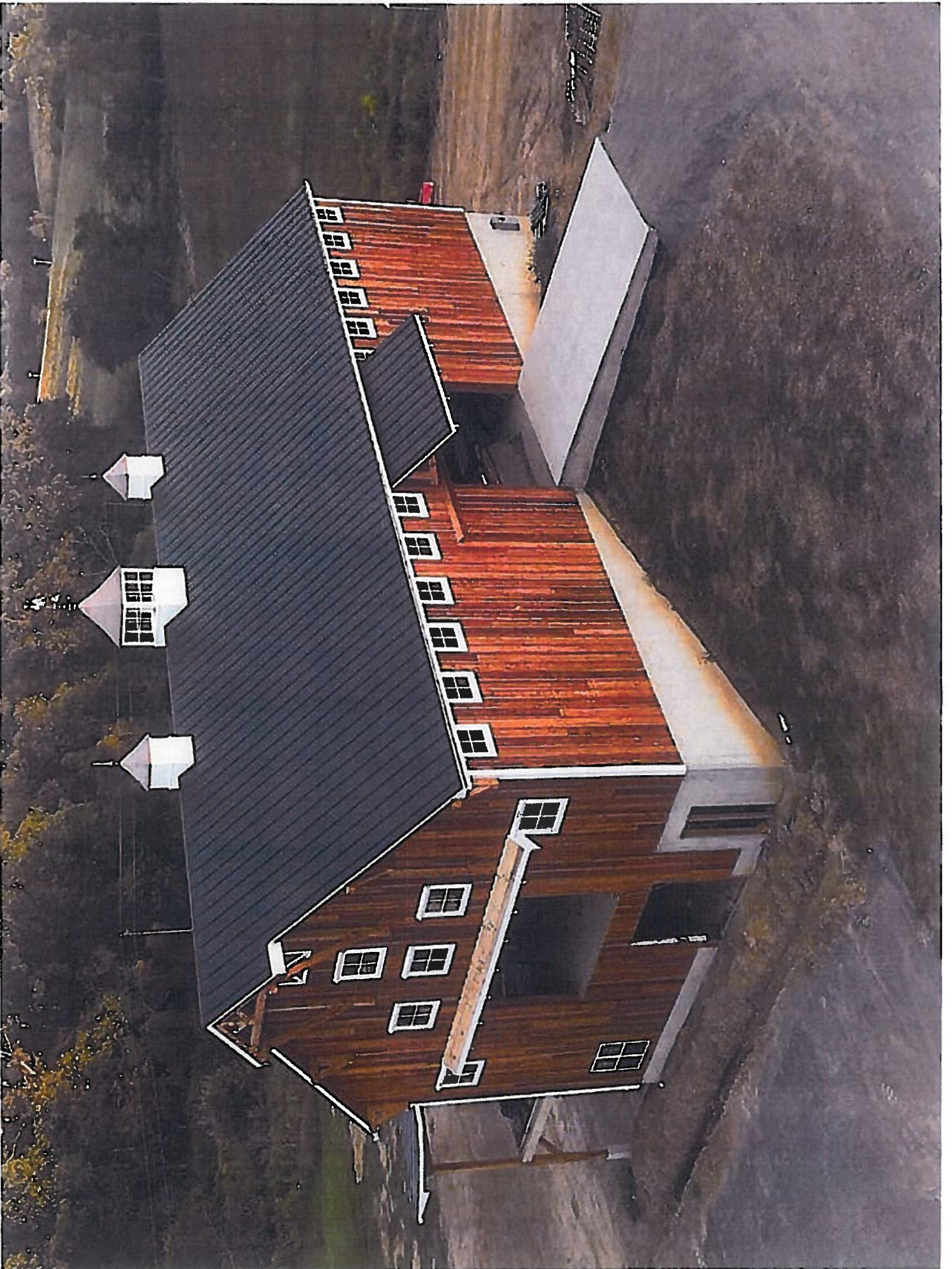


Special Features

Description
 07 : Two sides open, Dirt floor
 08 : Two sides open, Dirt floor
 10 : Two sides open, Dirt floor
 11 : Two sides open, Dirt floor
 13 : One side open, Dirt floor
 14 : Four sides open, Dirt floor
 15 : Four sides open, Dirt floor
 17 : Three sides open, Dirt floor
 20 : Three sides open, Dirt floor

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00			1902	1969	2	2305
01	POOL	10.00	6	45	1975	1975	1	2736
03	CABIN	0.00	0	28	1902	1902	1	330
04	CABIN	0.00	0	35	1902	1902	2	320
05	SHEDGP	10.00	1	35	1902	1902	1	290
06	SHEDGP	10.00	1	35	1902	1902	1	660
07	LEANTO	10.00	0	35	1902	1902	1	560
08	LEANTO	10.00	0	35	1902	1902	1	560
09	SHEDGP	10.00	1	35	1902	1902	1	480
10	LEANTO	10.00	0	35	1902	1902	1	420
11	LEANTO	10.00	0	35	1902	1902	1	420
12	STRELUITL	10.00	5FP	28	1975	1975	1	2736
13	POLEBLDG	10.00		28	1975	1975	2	2080
14	POLEBLDG	10.00		28	1975	1975	1	1404
15	POLEBLDG	10.00		28	1975	1975	1	1404
16	SHEDGP	10.00	1	35	1902	1902	1	561
17	LEANTO	10.00	0	35	1902	1902	1	495
18	SHEDGP	10.00	1	35	1902	1902	1	696
19	SHEDGP	10.00	1	35	1902	1902	1	448
20	LEANTO	10.00	0	35	1902	1902	1	448



***Community Development &
Code Compliance***



*Julie C. Walton, Director
Jeff Brown, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

May 16, 2017

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **May 23, 2017, beginning at 7:30 p.m.** in the Board Meeting Room, on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, VA, to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-17-03 Request of Ambrusta Development LLC pursuant to § 90-103 (9) to permit an assembly hall use located at 5503 Ruffin Road and is known as Tax Map 240(OA)00-115-0 in an R-A, Residential – Agricultural District. The Comprehensive Plan calls for both commercial and village center land uses.

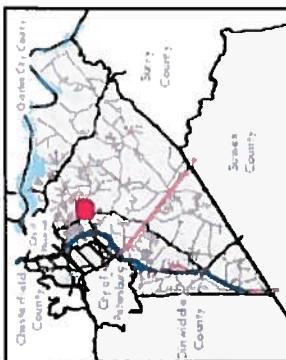
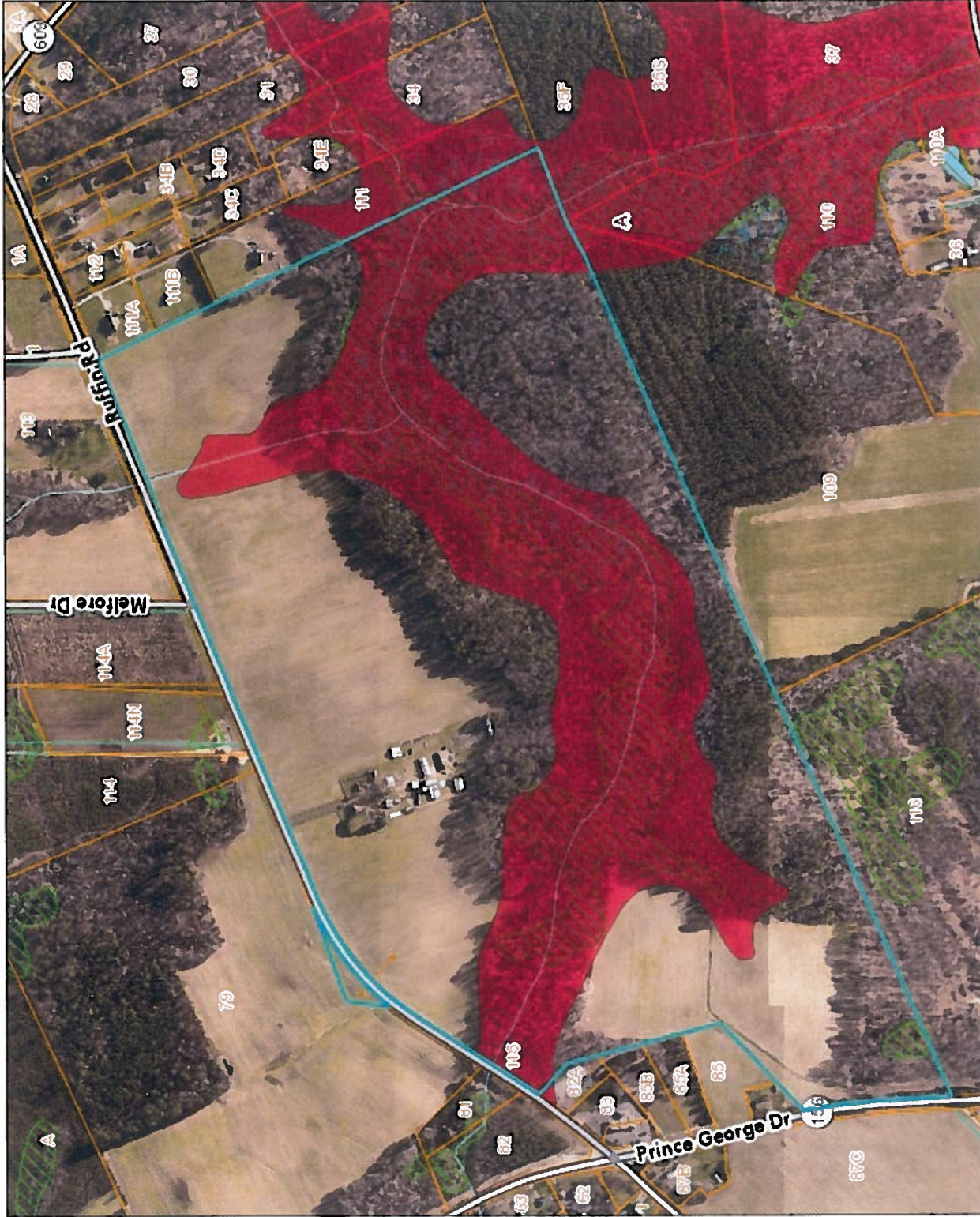
A copy of the related materials may be examined in Planning and Zoning within the County Administration Building, (804) 722-8678. The department is open from 8:30 am to 5:00 pm, Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing.

Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

County of Prince George



Legend

- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- Swamps
- RPA Area

Notes



The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.
 Copyright, 2014 County of Prince George, VA



Map Scale 1: 8,000
 11/16/2016



**BOARD OF SUPERVISORS
SPECIAL EXCEPTION SUMMARY REPORT**

CASE NUMBER: SE-17-03

APPLICANT: Ambrusta Development, LLC (Mark and Terri Perkinson)

LOCATION: 5503 Ruffin Road Prince George, VA 23875

TAX MAP: 240(OA)00-115-0 (former Kanak Farm)

REQUEST: Special Exception to permit an Assembly Hall

EXISTING ZONING: R-A, Residential Agricultural Zoning District (farm)
R-2, Limited Residential Zoning District (corridor)

EXISTING USE: Single family dwelling use and agricultural buildings

PROPOSED USE: Single family dwelling use and Assembly Hall use

UTILITIES: Well and Septic

REAL ESTATE TAXES: Delinquent taxes are not owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, April 27, 2017 at 6:30 p.m.

Planning Commission Recommended Approval 7-0

Board of Supervisors: Tuesday, May 23, 2017 at 7:30 p.m.

ATTACHMENTS:

1. Special Exception Application and Assembly Hall graphic
2. Staff Report and GIS Map of the surrounding properties

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
SPECIAL EXCEPTION SE-17-03 AMBRUSTA DEVELOPMENT LLC
PUBLIC HEARING DATE: MAY 23, 2017

Request:

A Special Exception to permit an Assembly Hall use in a R-A, Residential – Agricultural District.

Case Summary:

The applicants are proposing to operate an assembly hall use for weddings, family reunions, festivals and similar indoor assembly hall receptions and outdoor events on the grounds. The proposed days and hours of operation on site are Tuesday through Thursday Noon to 9:00 pm; Fridays from 2:00 pm to 11:00 pm and Saturdays and Sundays 9:00 am until 11:00 pm. They are currently constructing a new barn to be used for special occasions and/or festivals with the average number of guests ranging from 100 to 150 persons per on site event. They have added ornamental trees and shrubs and additional site screening with new evergreen trees on the site.

Comprehensive Plan:

The 2014 Comprehensive Plan identifies this area as appropriate for commercial and village center land uses located in the Ruffin Road (SR 106) and Prince George Drive (SR 156) area.

Existing Use and Surrounding Zoning:

The subject property is zoned R-A, Residential Agricultural (with R-2 corridor zoning) and it contains a single family dwelling and agricultural buildings. The properties to the north and east are zoned R-A and contain single family dwellings or are vacant. The properties to the west contain an assembly hall and a convenience store in the B-1, General Business Zoning District. The property to the south is zoned B-1 and M-2, General Industrial for a new truck terminal use.

Community Development and Code Compliance

The Inspections Division has reviewed this assembly hall request with respect to the Virginia Uniform Statewide Building Code (VUSBC) and has the following comments:

1. In accordance with the VUSBC and based on the information provided, the proposed assembly hall building will be classified as an A-2 Assembly occupancy.
2. Development of the property will be required to comply with the applicable requirements of the VUSBC and the VSFPC (accessible parking and handicap access between buildings, fire separation of buildings, fire department access, water supplies for firefighting, fire hydrants, fire lanes, etc.). Review of these items will be completed during the site plan review process.

3. Construction permits will be required to be obtained for construction of the assembly hall building and for any alterations or changes of use to other structures on the property. Plans and specifications, prepared by a Virginia Registered Design Professional, must be submitted for review with the building permit applications.
4. Structures that will be utilized for commercial purposes will be required to comply with the applicable requirements of the VUSBC (sanitation, ventilation, structural, means of egress, fire protection, accessibility, energy conservation, etc.). Review of these items will be completed during the building permit plan review process.

Environmental Division

An Erosion and Sediment Control Plan has been submitted to Prince George County for 5503 Ruffin Road as a Minor Site Plan by Townes, dated April 7, 2017 for a proposed 57' X 80' barn. A Land Disturbance Permit Application has been submitted to our office on April 25, 2017 to correspond with this plan for agricultural purposes.

Prince George Health Department:

The Prince George Health Department indicated that if the water system at the facility would serve more than 25 people for 60 days per year then the assembly hall's existing well water system will fall under the jurisdiction of the Office of Drinking Water. The applicants need to get in contact with Mr. Terry Dettmer at the VDH – Office of Drinking Water (ODW) in Norfolk to make application for ODW approval: (757) 683-2000 Ext. 106 or terry.dettmer@vdh.virginia.gov

Virginia Department of Transportation:

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. Commercial entrances must be paved and they shall meet other criteria such as acceptable sight distances.

Recommendation:

The Planning Commission and Staff recommends Approval of the proposed assembly hall use provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for an Assembly Hall use to Ambrusta Development LLC (Mark and Terri Perkinson) and is not transferable and it does not run with the land on Tax Map 240(0A)00-115-0.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event.
3. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.

4. The Assembly Hall days and hours of operation shall be Tuesday through Thursday from Noon to 9:00 pm; Fridays from 2:00 pm to 11:00 pm and Saturdays and Sundays 9:00 am until 11:00 pm.
5. One (1) non-illuminated sign no greater than four (4) square feet may be placed for directional purposes near the driveway entrance and outside of the VDOT right-of-way.
6. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
7. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
8. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.
9. 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.

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 23th day of May, 2017:

Present:

Vote:

William A. Robertson, Jr., Chairman
Donald Hunter, Vice Chairman
Jerry J. Skalsky
Alan C. Carmichael
T. J. Webb

SPECIAL EXCEPTION SE-17-03 Request of Ambrusta Development LLC pursuant to § 90-103 (9) to permit an assembly hall use located at 5503 Ruffin Road and is known as Tax Map 240(0A)00-115-0 in an R-A, Residential – Agricultural District. The Comprehensive Plan calls for both commercial and village center land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-17-03 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for an Assembly Hall use to Ambrusta Development LLC (Mark and Terri Perkinson) and is not transferable and it does not run with the land on Tax Map 240(0A)00-115-0.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as “Event Staff” for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each Assembly Hall event.
3. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
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7. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
8. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.
9. 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 May 23, 2017 and becoming effective immediately.

