

# Issue Analysis Form

**Date:** June 13, 2017 – Board of Supervisors

**Item:** Vtipil Assembly Hall Special Exception Request

**Lead Department:** Community Development – Planning

**Contact Person:** Douglas Miles, Planning Manager



## Description and Current Status

The applicants are proposing to operate an assembly hall use known as “The Stodola” which means “barn” in Czech and it will be a family owned and operated business to be located near their own planned single family dwelling on the Vtipil family farm. The business use will include a main barn, a pavilion, restrooms, and separate dressing rooms for weddings, family reunions and other similar events to be conducted there.

## Government Path

<b>Does this require IDA action?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Does this require BZA action?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Does this require Planning Commission action?</b>	<input checked="" type="checkbox"/> Yes		May 25, 2017 Recommended for Approval by 5-0 vote
<b>Does this require Board of Supervisors action?</b>	<input checked="" type="checkbox"/> Yes		June 13, 2017
<b>Does this require a Public Hearing?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>If so, before what date?</b>	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, Debbie and Don Vtipil, Jr. have met with the Police Department and they will work to maintain traffic control for the planned assembly hall events. The applicants have been working with VDOT on better site access there along SR 156 and have taken care to ensure proper sight distance clearances have been met.

## Notes

n/a

**BOARD OF SUPERVISORS  
SPECIAL EXCEPTION REPORT SUMMARY**

**CASE NUMBER:** SE-17-04

**APPLICANTS:** Deborah L. Vtipil and Donald P. Vtipil, Jr

**LOCATION:** 4620 Prince George Drive, Prince George, VA 23875

**TAX MAP:** 13B(01)00-00D-0 (Vtipil Family Farm)

**REQUEST:** Special Exception to permit an Assembly Hall

**EXISTING ZONING:** R-A, Residential Agricultural Zoning District

**EXISTING USE:** Agricultural buildings

**PROPOSED USE:** Assembly Hall use and Single family Dwelling use

**UTILITIES:** Well and Septic

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

**MEETING INFORMATION:**

**Planning Commission:** Thursday, May 25, 2017 at 6:30 p.m.

**Board of Supervisors:** Tuesday, June 13, 2017 at 7:30 p.m.

**ATTACHMENTS:**

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

**PRINCE GEORGE COUNTY, VIRGINIA**

**BOARD OF SUPERVISORS STAFF REPORT**

**SPECIAL EXCEPTION SE-17-04 DEBORAH L. & DONALD P. VTIPIL, JR.**

**PUBLIC HEARING DATE: JUNE 13, 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 to be known as “The Stodola” which means “barn” in Czech and it will be a family owned and operated business to be located near their planned single family dwelling on the family farm. The business use will include a main barn, a pavilion, restrooms, and separate dressing rooms for weddings and other events.

**Comprehensive Plan:**

The 2014 Comprehensive Plan identifies this area as appropriate for residential land uses which would include their planned single family dwelling in conjunction with the assembly hall building.

**Existing Use and Surrounding Zoning:**

The subject property is zoned R-A, Residential Agricultural and it contains agricultural buildings. The properties to the north, south and west are zoned R-1 and contain single family dwellings in Branchester Lakes Subdivision and with rural residential homes to the west that are zoned R-A.

**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.

**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](mailto:terry.dettmer@vdh.virginia.gov)

**Police Department:**

The applicants have scheduled an office meeting with the Chief of Police to understand the process should any off-duty police officer(s) be needed for any events that they are to arrange for with the Police Department at least thirty (30) days prior to scheduled Assembly Hall events.

**Virginia Department of Transportation:**

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. Commercial entrances are subject to the spacing criteria contained in VDOT's Access Management Design Standards. SR 156, Prince George Drive is classified as a minor arterial with a speed limit of 45 MPH. Spacing between full access entrances must be 470 feet. Based upon the information provided and the existing entrances on SR 156 the proposed entrance location meets these standards. The applicants have begun to work with the VDOT – Petersburg Residency Staff on their new site entrance requirements.

**Planning Commission Public Hearing:**

There were adjacent property owners that spoke in support of the proposed Assembly Hall use and there have been a few calls from those that received letters on this request and they were fine with the proposed land use provided that there would be no noise issues during the events.

There was one adjacent property owner who had more of an interest in the current maintenance of the Vtipil Farm land, formerly owned by the Bank of McKenney, as it had become overgrown. Even though the new owners have cleaned up all of the previous dump heaps on the property. The Planning Commission recommended Approval 5-0 to forward this request onto the Board.

**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 Donald P. Vtipil, Jr., Deborah L. Vtipil and their daughters Amanda N. Vtipilson and Andrea R. Rankin and is not transferable and it does not run with the land on Tax Map 13B(01)00-00D-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 Monday through Friday from 10:00 a.m. to 11:00 p.m., on Saturdays from 9:00 a.m. to 11:00 p.m. and on Sundays from 11:00 a.m. to 11:00 p.m.
5. One (1) illuminated OR 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 use of the assembly 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.

**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"*

**June 2, 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 **June 13, 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-17-04** Request of Deborah L. Vtipil and Donald P. Vtipil, Jr. pursuant to § 90-103 (9) to permit an assembly hall use located at 4620 Prince George Drive and known as Tax Map 13B(01)00-00D-0 within an R-A, Residential – Agricultural District. The Comprehensive Plan calls for residential use.

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

## *The Stodola*



May 8, 2017

The Stodola  
4307 Fox Hill Place  
Prince George, VA 23875

Dear Neighbor,

We are pleased to invite you to a community awareness meeting at which will be discussing our plan to operate an assembly hall on our farm located at 4620 Prince George Drive, Prince George, VA 23875. The drawing shows the location of the proposed assembly hall on our property.

You may recall a little over a year ago we had the opportunity to have the land rezoned from residential to residential agriculture which eliminated the 117 home subdivision that was going to be built on the property. With that rezoning we were able to purchase our family farm back from the individual that my father had sold it to. In the near future we will be building our home on the property and returning to where I grew up. This month marks the 110<sup>th</sup> anniversary of the farm that my great grandparents settled on in 1907. The assembly hall will be known as "The Stodola," which means barn in Czech, and will be able to host weddings, anniversaries and birthday parties, and an assortment of other meeting events.

The community awareness meeting will be held on Monday, May 15<sup>th</sup>, 2017 from 6:00 to 7:00 pm on the 2<sup>nd</sup> Floor in the Break Room (Community Room) of the Prince George County government building at 6602 Courts Drive, Prince George, VA. The meeting will provide you with an opportunity to learn more about The Stodola and ask any questions you may have.

Very Respectively,

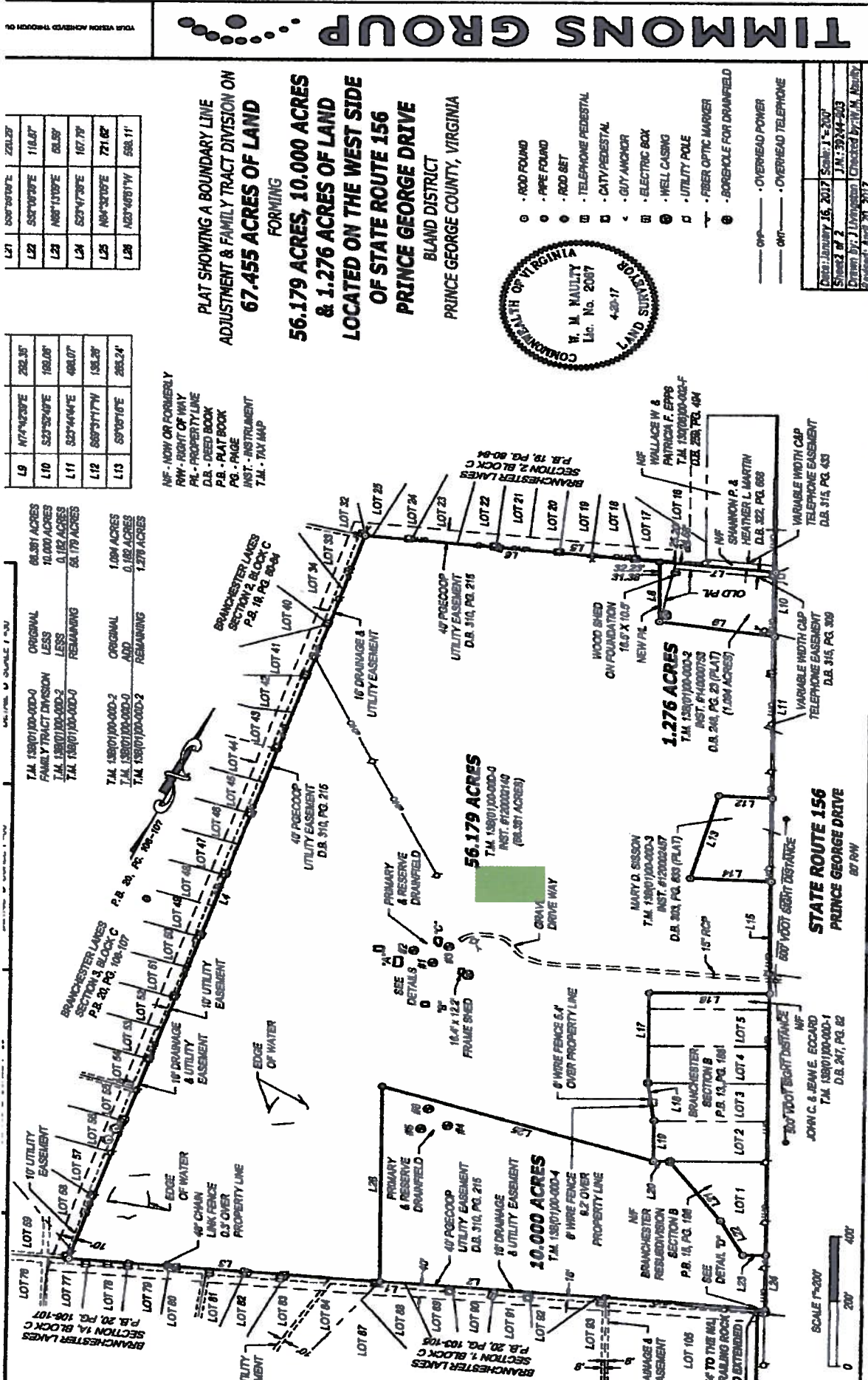


Don and Debby Vtipil  
4307 Fox Hill Place  
Prince George, Virginia

804-691-5237  
vtipilwork@aol.com



Location of Venue



T.M. 158(01)00-00-0	ORIGINAL	68.31 ACRES
FAMILY TRACT DIVISION	LESS	10.000 ACRES
T.M. 158(01)00-00-2	LESS	0.182 ACRES
T.M. 158(01)00-00-0	REMAINING	58.128 ACRES

T.M. 158(01)00-00-2	ORIGINAL	1.094 ACRES
T.M. 158(01)00-00-0	ADD	0.182 ACRES
T.M. 158(01)00-00-2	REMAINING	1.276 ACRES

L9	N7°42'29"E	282.35'
L10	S27°32'40"E	182.08'
L11	S27°44'41"E	484.07'
L12	S87°31'17"W	138.28'
L13	S70°09'10"E	282.24'

L17	S07°00'00"E	222.27'
L18	S57°00'00"E	116.87'
L19	N67°15'05"E	65.59'
L20	S27°41'20"E	167.79'
L25	N04°32'05"E	71.62'
L26	N23°46'11"W	593.11'

NF - NOW OR FORMERLY  
 RW - RIGHT OF WAY  
 PL - PROPERTY LINE  
 D.B. - DEED BOOK  
 P.B. - PLAT BOOK  
 PG. - PAGE  
 INST. - INSTRUMENT  
 T.M. - T.M. MAP

PLAT SHOWING A BOUNDARY LINE  
 ADJUSTMENT & FAMILY TRACT DIVISION ON  
**67.455 ACRES OF LAND**  
**FORMING**  
**56.179 ACRES, 10,000 ACRES**  
**& 1.276 ACRES OF LAND**  
**LOCATED ON THE WEST SIDE**  
**OF STATE ROUTE 156**  
**PRINCE GEORGE DRIVE**  
 BLAND DISTRICT  
 PRINCE GEORGE COUNTY, VIRGINIA



- ROD FOUND
- PIPE FOUND
- ROD SET
- TELEPHONE PEDESTAL
- CITY PEDESTAL
- GUY ANCHOR
- ELECTRIC BOX
- WELL CASING
- UTILITY POLE
- FIBER OPTIC MARKER
- BOREHOLE FOR DRAINFIELD
- OVERHEAD POWER
- OVERHEAD TELEPHONE

Scale: 1" = 200'  
 Date: January 16, 2017  
 Sheet # 2  
 Drawn by: J. Livingston  
 Checked by: W.M. Maulity  
 Printed: April 20, 2017



**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: Sgt. Chris Douglas, Police Department (CPTED)  
Justin Stauder, Environmental Program Coordinator  
Jeff Brown, Building Official and Fire Official  
Jeff Stoke, Economic Development Director  
Julie Walton, Community Development Director  
Paul Hinson, VDOT – Petersburg Residency

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

DATE: May 4, 2017

RE: SE-17-02 NEV Solar Energy Facility

Please find a request for "The Stodola" a new assembly hall request to be on the Vtipil Farm. The existing farm property is located on SR 156 and it is near Branchester Lakes Subdivision. The property is 4620 Prince George Drive and Tax Map 13B(01)00-00D-0 and is zoned R-A.

Please provide your staff report comments for this request by **Thursday, May 11, 2017** and submit the Word comments to me at [dmiles@princegeorgecountyva.gov](mailto:dmiles@princegeorgecountyva.gov) – Please do not send within the e-mail body – Thanks.



# 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](http://www.princegeorgecountyva.gov)

**OFFICE USE ONLY**  
APPLICATION #:  
**8E-17-04**  
DATE SUBMITTED:  
**4/26/17**  
ZONING ORDINANCE  
SECTION:  
**90-103(g)**

**(PLEASE FILL-IN ALL BLANKS)**

**GENERAL PROPERTY INFORMATION**

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:  
**Donald Paul Vtipil, Jr. & Deborah Lee Vtipil**

ADDRESS:  
**4620 Prince George Drive Prince George, VA 23875**

CITY: **Prince George** STATE: **VA** ZIP CODE: **23875** PHONE NUMBER: **804-691-5237**

E-MAIL ADDRESS: **DVTIPIL@REDELD.COM**

TAX MAP OF SUBJECT PARCEL: **13B(61)00-00D-0**

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ Date \_\_\_\_\_ DEED RESTRICTIONS:

ACREAGE: **56** PARTIAL PARCEL:  YES  NO SUBDIVISION: **John Vtipil Property**

PRESENT USE: **VACANT**

ZONING CLASSIFICATION

LAND USE CLASSIFICATION: **RESIDENTIAL** PRESENT ZONING: **R-A**

**OWNER AGENT/REP**

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME: **CHARLES BROWN**

ADDRESS: **10110 HILLTOP DRIVE**

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**PROJECT DESCRIPTION**

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

**Please See Attached Letter**

**RECEIVED**  
**APR 26 2017**  
**BUILDING OFFICIAL**

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 respects true and correct to the best of their knowledge and belief.

SIGNED: Donald P. Veir DATE: April 17

MAILING ADDRESS: 4307 Fox Hill Place

CITY/STATE/ZIP: Prince George, VA 23875

PHONE NUMBER: 804-691-5237

E-MAIL ADDRESS: DVTIPIL@REDCLD.COM

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

NAME: Charles Brown

MAILING ADDRESS: 6602 Courts Dr.

CITY/STATE/ZIP: Prince George, VA 23875

PHONE NUMBER: 804-722-8729

E-MAIL ADDRESS: cbrown@PrinceGeorgeVA.gov

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 26 day of April, 2017.

My Commission expires: November 30, 2019  Notary Public

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

AFFIDAVIT

April 26, 2017



Request for Special Exception

4620 Prince George Drive  
Prince George, VA 23875  
Parcel # 13B(01)00-00D-0

Dear Planning Commission and Board of Supervisors,

It is our desire to bring our second successful business to Prince George County along with the Military Assistance Program that we founded in 2006. As part of this desire we are seeking a special exception to allow an assembly hall to be operated on our farm. The assembly hall will be known as "The Stodola" and will be able to host weddings, meetings, anniversary parties and an assortment of over events that would support our county. The Stodola, which means barn in Czech, will be a family owned and operated business that takes advantage of the beautiful country side the county is known for. When we first started this idea over two years ago we were fortunate to get the farm back in our family with your help during the rezoning process. Now, in addition to building our home on the property we want others to enjoy the farm. The assembly facility will include a main barn, a pavilion, restrooms, and separate dressing rooms for weddings depending on the budget and estimates that are coming in.

As a good steward of resources and to comply with federal, state, and county laws and regulations the following conditions are offered:

1. We request the special exception be granted to Donald P. Vtipil, Jr, Deborah L. Vtipil and theirs daughters, Amanda N. Vtipilson and Andrea R. Rankin.
2. The assembly hall will take the appropriate measures to ensure compliance with the County Noise Ordinance as adopted and as enforced by the police department.
3. If determined necessary, an off duty police officer will be hired for traffic control at the entrance. Additionally the Prince George County Police Department will be notified thirty (30) days in advance of any events that will exceed 75 persons. A 500' line of sight at entrance will be maintained in accordance with VDOT requirements and has already been completed and documented on our plat.
4. The weekend assembly hall hours of operations will be from 9:00 am to 11:00 pm on Saturdays and 11:00 am to 11:00 pm on Sundays. Set-up and prep time for large events may start earlier but won't be open to the public. Other events may occur during weekdays with hours of operation being 10:00 am to 11:00 pm.

DAN J. RANKIN

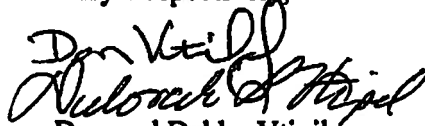
5. An onsite dumpster will remain in place for disposal of litter and recyclable materials.
6. Caterers will comply with all state and county health code regulations.
7. The Stodola will be handicap accessible with a special drop off area and parking.
8. When the assembly hall becomes successful 1% of the funds derived from events after costs will be donated to the Prince George Parks and Recreation Foundation.
9. We will ensure the county is kept informed of all development and construction by applying for and seeking approval of all required permits.

Please find attached a rough sketch of the proposed assembly hall and please again note the construction of the entire facility is based on budgeting.

It is our hope that both the planning commission and the board of supervisors see this as a great opportunity to bring another successful business to Prince George. Additionally, the tri-city and other surrounding communities will get to experience the rural side of the county while appreciating everything it has to offer.

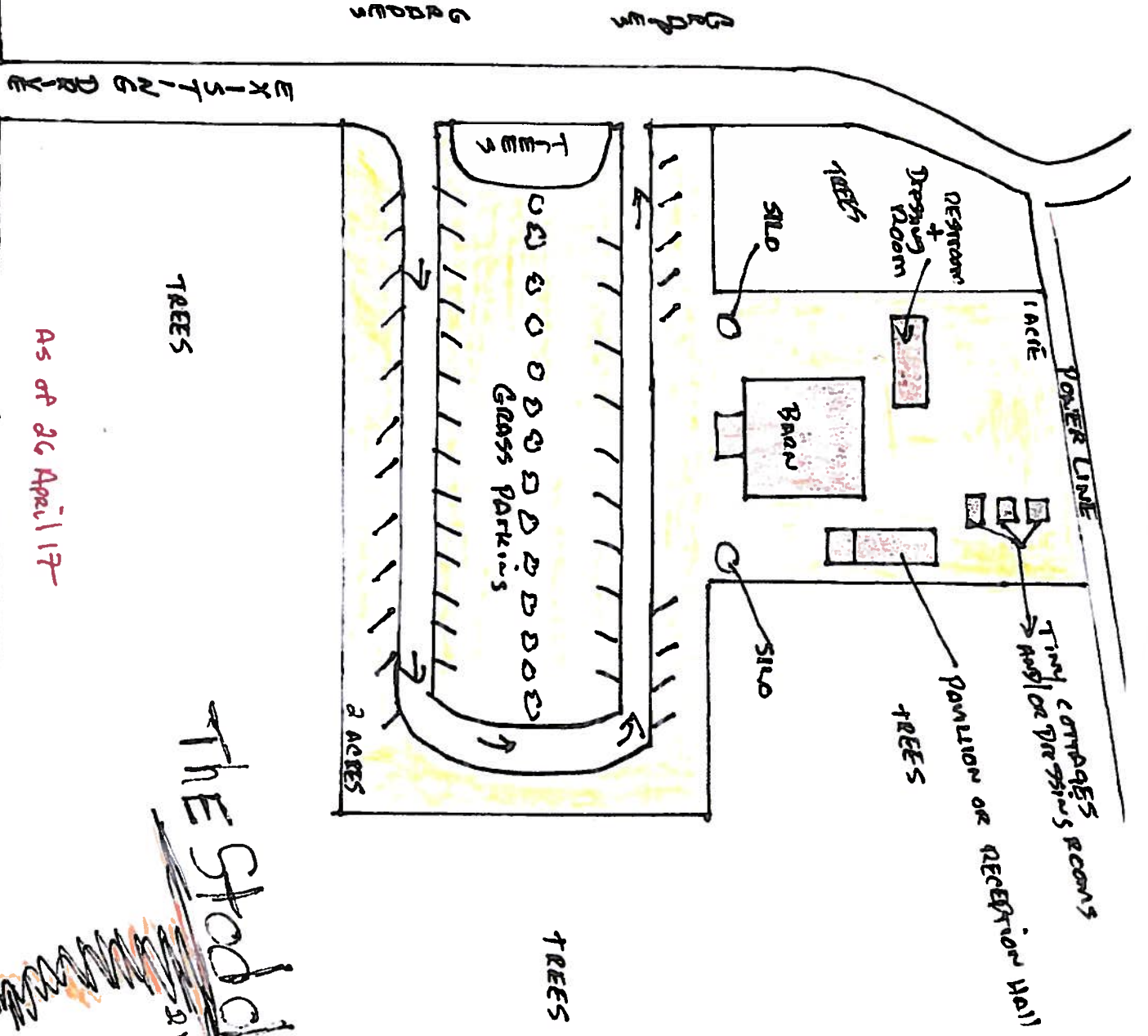
We are available to answer any and all questions regarding our plans for The Stodola. I can be reached at 804-691-5237 or [dvtipil@redcld.com](mailto:dvtipil@redcld.com).

Very Respectively,



Don and Debby Vtipil  
4307 Fox Hill Place  
Prince George, Virginia

- NOT TO SCALE
- Final Design is NOT completed on BUILDINGS



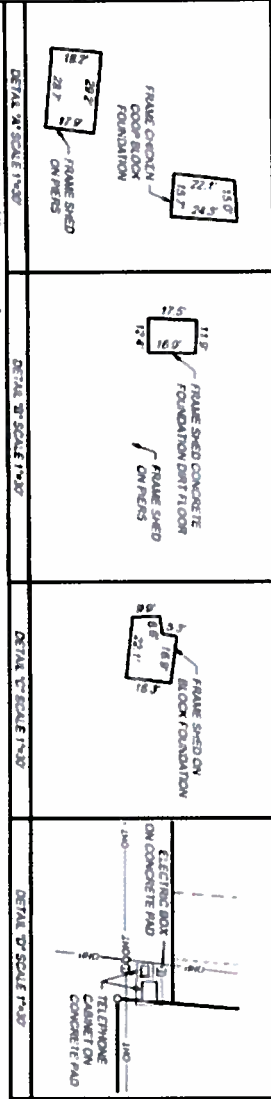
~~THE Stodola~~  
2 miles

PG Drive  
NOT TO SCALE



= Assembly Hall Location

The Stodola

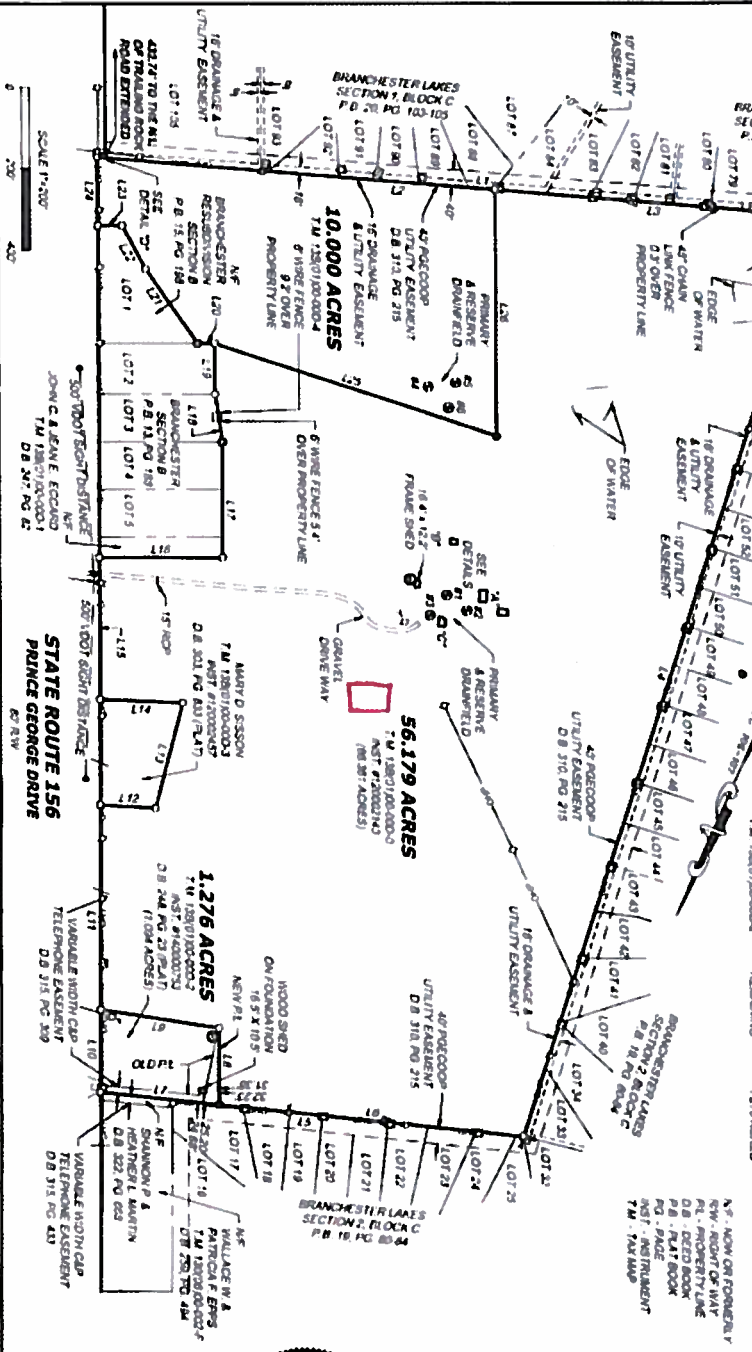


LINE TABLE

LINE	BEARING	LENGTH
L1	S71°00'00"W	178.65
L2	S71°00'00"W	872.48
L3	N17°00'00"W	796.44
L4	N17°00'00"W	234.50
L5	N17°00'00"W	104.62
L6	N17°00'00"W	241.89
L7	N17°00'00"W	290.63
L8	S23°30'00"E	188.39
L9	N17°00'00"W	202.37
L10	S23°30'00"E	198.06
L11	S23°30'00"E	436.07
L12	S89°31'17"W	154.26
L13	S91°07'00"W	285.24

LINE TABLE

LINE	BEARING	LENGTH
L14	N68°42'47"E	202.28
L15	S23°30'00"E	341.85
L16	S88°13'00"W	300.00
L17	S23°45'31"E	200.00
L18	S31°42'07"E	116.11
L19	S27°45'31"E	125.00
L20	N68°13'00"E	43.00
L21	S23°30'00"E	201.29
L22	S17°00'00"E	114.87
L23	N68°13'00"E	38.59
L24	S23°45'31"E	181.79
L25	N68°13'00"E	71.62
L26	N23°45'31"W	598.11



PLAT SHOWING A BOUNDARY LINE  
ADJUSTMENT & FAMILY TRACT DIVISION ON  
67,455 ACRES OF LAND  
FORMING  
56,179 ACRES, 10,000 ACRES  
& 1,276 ACRES OF LAND  
LOCATED ON THE WEST SIDE  
OF STATE ROUTE 156  
PRINCE GEORGE DRIVE  
BLAND DISTRICT  
PRINCE GEORGE COUNTY, VIRGINIA



- ROAD FOUND
- PIPE ROAD
- ROAD SET
- TELEPHONE FENCED
- CANY FENCED
- GUY ANCHOR
- ELECTRIC BOX
- HELL CASING
- UTILITY POLE
- FENCE OR P.C. MARKER
- BENCHMARK FOR DRAINAGE FIELD
- OVERHEAD TELEPHONE

DATE: JANUARY 16, 2017 SCALE: 1"=200'

OWNER: TIMMONS GROUP

PREPARED BY: JAMES W. MAULTY

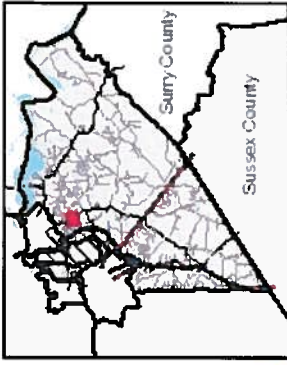
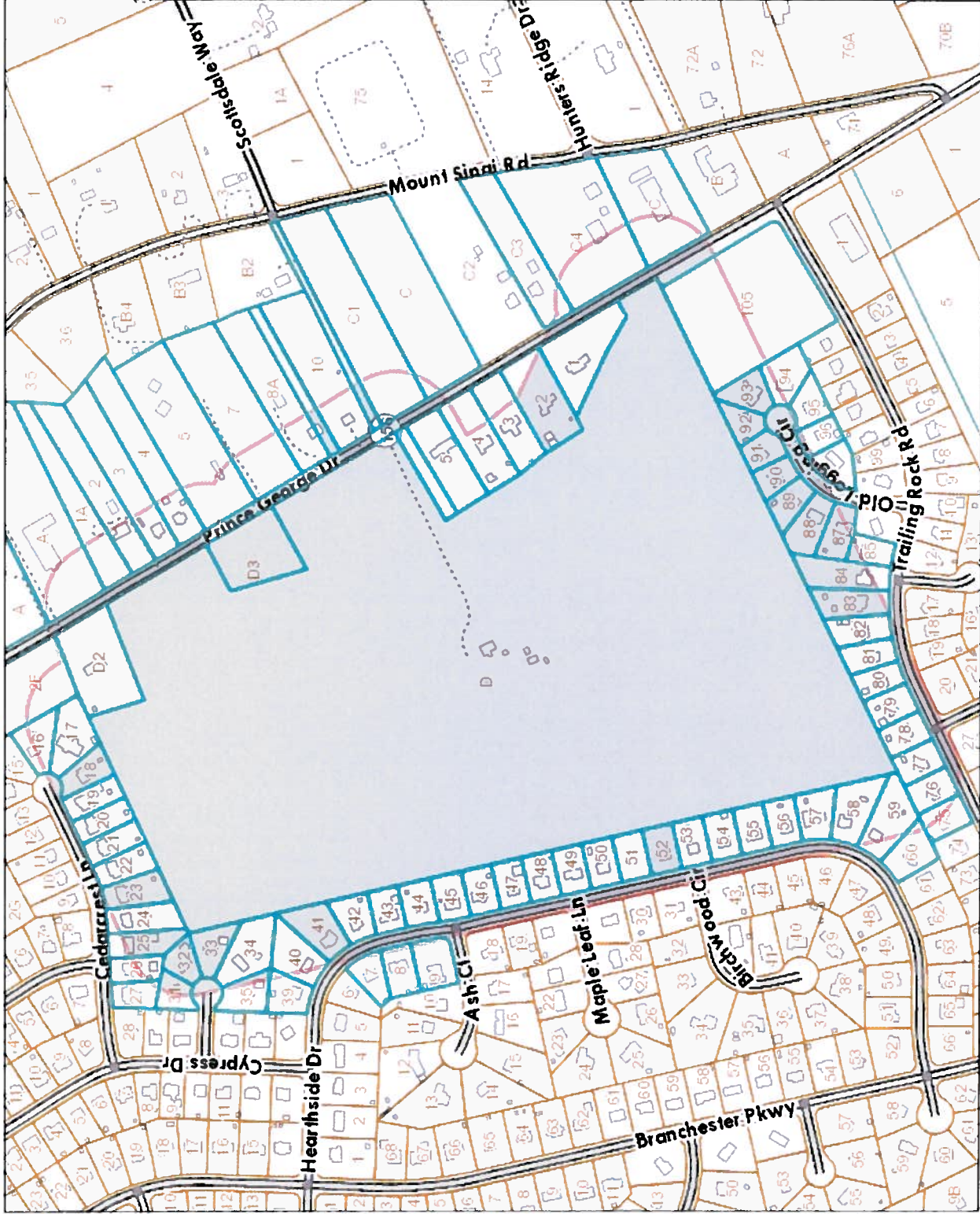
REVISION: NONE

**TIMMONS GROUP**

STATE OF VIRGINIA  
PLAT NO. 111  
RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR PRINCE GEORGE COUNTY, VIRGINIA, ON JANUARY 16, 2017, AT 10:00 AM.



County of Prince George

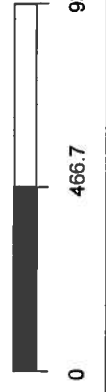


- Legend**
- Schools
  - Firestations
  - Political Boundaries
  - Tax Parcels
  - Access Easements
  - Swamps

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: 5,600  
 3/23/2016



**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, June 13, 2017 beginning at 7:30 p.m. concerning the following requests:

**SPECIAL EXCEPTION SE-17-02** Request of New Energy Ventures, Inc. pursuant to § 90-103 (57) to permit a large-scale solar energy facility located at 3513 and 3701 Rives Road and known as Tax Maps 330(0A)00-024-0 and (part of) 025-0 within an R-A, Residential – Agricultural District. The Comprehensive Plan calls for commercial / industrial land uses.

**SPECIAL EXCEPTION SE-17-04** Request of Deborah L. Vtipil and Donald P. Vtipil, Jr. pursuant to § 90-103 (9) to permit an assembly hall use located at 4620 Prince George Drive and known as Tax Map 13B(01)00-00D-0 within an R-A, Residential – Agricultural District. The Comprehensive Plan calls for residential uses.

The meeting will be held in the Board of Supervisors Meeting Room, third floor, County Administration Building, pursuant to §15.2-2204, §15.2-2225 and §15.2-2285, The Code of Virginia (1950, as amended). A copy of the related material may be examined in Planning and Zoning in the County Administration Building and is open from 8:30 a.m. to 5:00 p.m., Monday – Friday, (804) 722-8678. All interested persons shall have the opportunity to be heard at said public hearing.

Percy C. Ashcraft  
County Administrator

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 13th day of June, 2017:

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Present:

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

Vote:

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**SPECIAL EXCEPTION SE-17-04** Request of Deborah L. Vtipil and Donald P. Vtipil, Jr. pursuant to § 90-103 (9) to permit an assembly hall use located at 4620 Prince George Drive and known as Tax Map 13B(01)00-00D-0 within an R-A, Residential – Agricultural District. The Comprehensive Plan calls for residential uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-17-04 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 Donald P. Vtipil, Jr., Deborah L. Vtipil and their daughters Amanda N. Vtipilson and Andrea R. Rankin and is not transferable and it does not run with the land on Tax Map 13B(01)00-00D-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 Monday through Friday from 10:00 a.m. to 11:00 p.m., on Saturdays from 9:00 a.m. to 11:00 p.m. and on Sundays from 11:00 a.m. to 11:00 p.m.

5. One (1) illuminated OR 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 use of the assembly 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.

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Adopted on June 13, 2017 and becoming effective immediately.