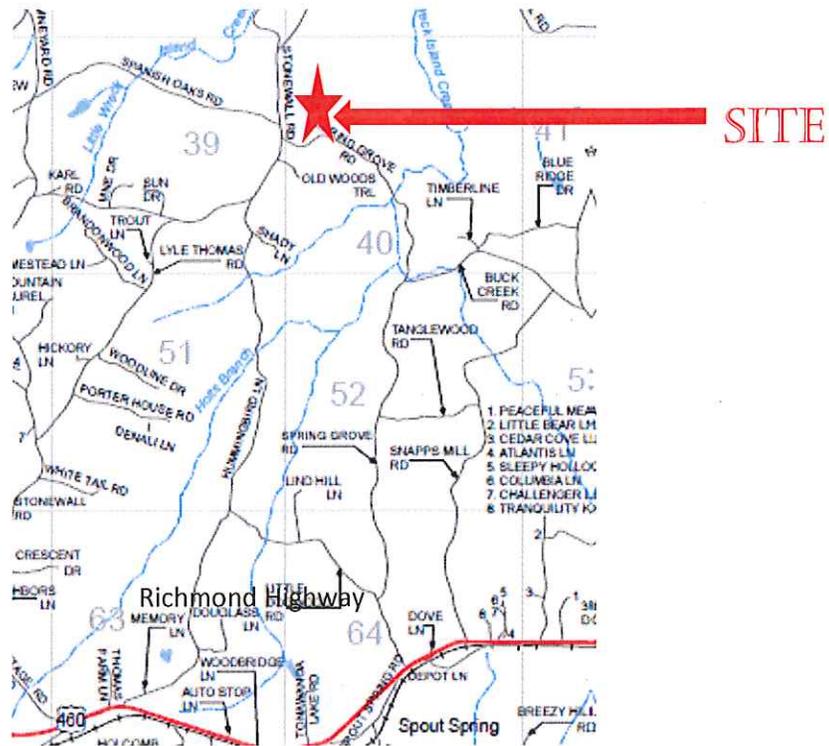




Appomattox County

VIRGINIA

JOINT PLANNING COMMISSION MEETING FOR OCTOBER 12, 2016



CUP 16-0602

SPRING GROVE PROPERTIES LLC

**County of Appomattox
Department of Community Development
Staff Report**

To: Planning Commission
From: Johnnie Roark 
Director of Community Development
Date: October 12, 2016
RE: Conditional Use Permit Application CUP16-0602-Spring Grove Properties LLC

SYNOPSIS

Barry D. Clarkson d/b/a Spring Grove Properties LLC is requesting a conditional use permit to operate a wedding venue on property located at 4414 Spring Grove Road in the Spout Spring community.

Specifics

Applicant: Barry Clarkson
Property Owner: Spring Grove Properties LLC
Current Use: Residential/Agricultural
Proposed Use: add Wedding Venue
Surrounding Uses: Sporadic Residential, Agricultural
Parcel Size: Approximately 123.13 acres, 1 acre in this use
Zoning: A-1, Agricultural
Surrounding Zoning: A-1, Agricultural
Tax Map Number(s): 37 (A) 1A

ANALYSIS

This property is located approximately 0.37 miles from Stonewall Road along Spring Grove Road in the Spout Spring Community. The property is currently used for residential and agricultural purposes. Mr. Clarkson would like to construct a building to hold weddings and special events. A "honeymoon suite" would be constructed on the opposite side of the lake. The facility would be rented mainly on the weekends. This facility is similar in use the Spring Grove B& B which is located approximately 0.75 miles (by road) east of this location.

The project is located in the Rural Preservation Area. The RPA areas encompass land with special natural characteristics that make their preservation in open space particularly important to the County's environmental health. These areas include active and passive farm land, stream or river areas, steep slopes, trails, forestland or other passive recreational areas. Economic Development and tourism goals and objectives are supported by the Comprehensive Plan.

Zoning around the area is predominantly agricultural. Several conditional use permits have been issued in the area throughout the years, including the Spring Grove B&B and multiple second dwellings; however no conditional use permits have been issued in this general area in approximately 14 years.

PROJECT IMPACTS

The property would have little development impact since the active farm would continue to operate during the week and the “venue” would be weekends mainly during the Spring to Fall season. This use will not add significantly to the traffic count overall, however, it could be limited times when traffic becomes problematic. This has not been an issue at the B&B which has a similar use. No environmental impacts are anticipated. Noise and air pollution would be negligible due to the isolated location of the facility.

Planning Considerations

The Appomattox County Zoning Ordinance lists the following standards by which a conditional use should be evaluated.

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of Appomattox Comprehensive Plan and/or this chapter.
This use appears to be in line with the general objectives of the Comp Plan.
2. Will be designed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity; and that such use will not change the essential character of the same area.
The proposed use is being designed to mitigate any impact to the greatest extent. The nearest residential use will be between a half and three-quarters of a mile from this location.
3. Will not be hazardous or disturbing to existing or future neighborhood uses.
The proposed use will not be hazardous or disturbing to the neighborhood.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
The impact on public facilities is negligible.
5. Will not create excessive additional requirements at public costs for public facilities and services; and will not be detrimental to the economic welfare of the community.
Use will not negatively impact public facilities or services. Use provides added benefit by providing an additional business to the community.
6. Will have vehicular approaches to the property which shall be so designed so as not to create any interference with traffic on surrounding public streets or roads.
Minimal traffic will be associated with this use. Entrance upgrades will be made as required.
7. Will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.
The proposed use will not negatively impact natural, scenic or historic features based on the sketch provided. The use will not be visible from the public right of way.

Planning Commission Action:

The following motions are available for the Planning Commission:

To approve as submitted:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, as submitted.

To approve with conditions:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, with the following conditions:

To deny:

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to deny the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, as the petitioner has failed to show the following:



Appomattox County

Please print in blue or black ink or typewrite. If not applicable, write N/A.

APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

Applicant Name: BARRY D. CLARKSON

Address: 4414 SPRING GROVE RD, APPOMATTOX, VA. 24522

Phone: 434 942-6310 email: BCLARKSON@ERVISFINANCIAL.COM

Property Owner Name: BARRY D. CLARKSON / SPRING GROVE PROPERTIES, LLC

Address: P.O. BOX 700, CONCORD, VA. 24538

Phone: 434 942-6310 email: SAME AS ABOVE

Authorized Agent/Contact Person: BARRY D. CLARKSON

Address: SAME AS ABOVE

Phone: _____ email: _____

Project Information

Location/Address of Property (from County Administration office):

4414 SPRING GROVE RD, APPOMATTOX, VA. 24538

Tax Map Number(s): 37(A) 1A Election District: _____

Size of Parcel(s): 123.13 Amount of area to be utilized by proposed use: less than 1 Acre

Current Zoning: A-1 Current Land Use: Agriculture

Proposed Zoning: A-1 Proposed Land Use: add Wedding Venue

Please describe the proposed project or purpose of the request:

wedding venue

Proffers: The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Board of Supervisor's public hearing. **Are proffers proposed?** YES NO (If yes, please submit proffer statement to staff.)

Traffic Impact Analysis: If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a TIA along with the Development Application.

Justification

The Planning Commission will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed.

Spruce Grove Ranch will have a barn venue that is available for rent for special events including weddings corporate events & private parties. The venue will mainly be utilized on weekends for these events.

Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan.

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.

Certification

I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representative(s) entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: *BAD Clark*

Date: *9/26/2016*

Print Name: *BARRY D. CLARKSON*

**PERKINS
ORRISON**
ENGINEERS & PLANNERS SURVEYORS

PO BOX 1567, 17 W. NELSON STREET
LEXINGTON, VIRGINIA 24450
PHONE: 540-464-9001 FAX: 540-464-5009
EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
FOREST, VIRGINIA 24551
PHONE: 434-825-5985 FAX: 434-525-5986



JOB: **SPRING GROVE RANCH
WEDDING BUILDING**

CLIENT: **W. A. STRATTON**

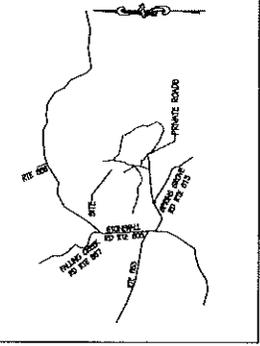
APPOMATTOX, VA

| MARK | DATE | DESCRIPTION |
|-------------------|----------|-------------|
| ISSUE: | 09/29/16 | |
| CONTOUR INTERVAL: | NA | |
| DRAWN BY: | MJD | |
| CHECKED BY: | NBW | |

CUP PLAN

GRAPHIC SCALE
0 500 1000
1"=50'

16277 SHEET NO. 1 OF 1



PROPERTY INFORMATION:
VICINITY MAP NTS

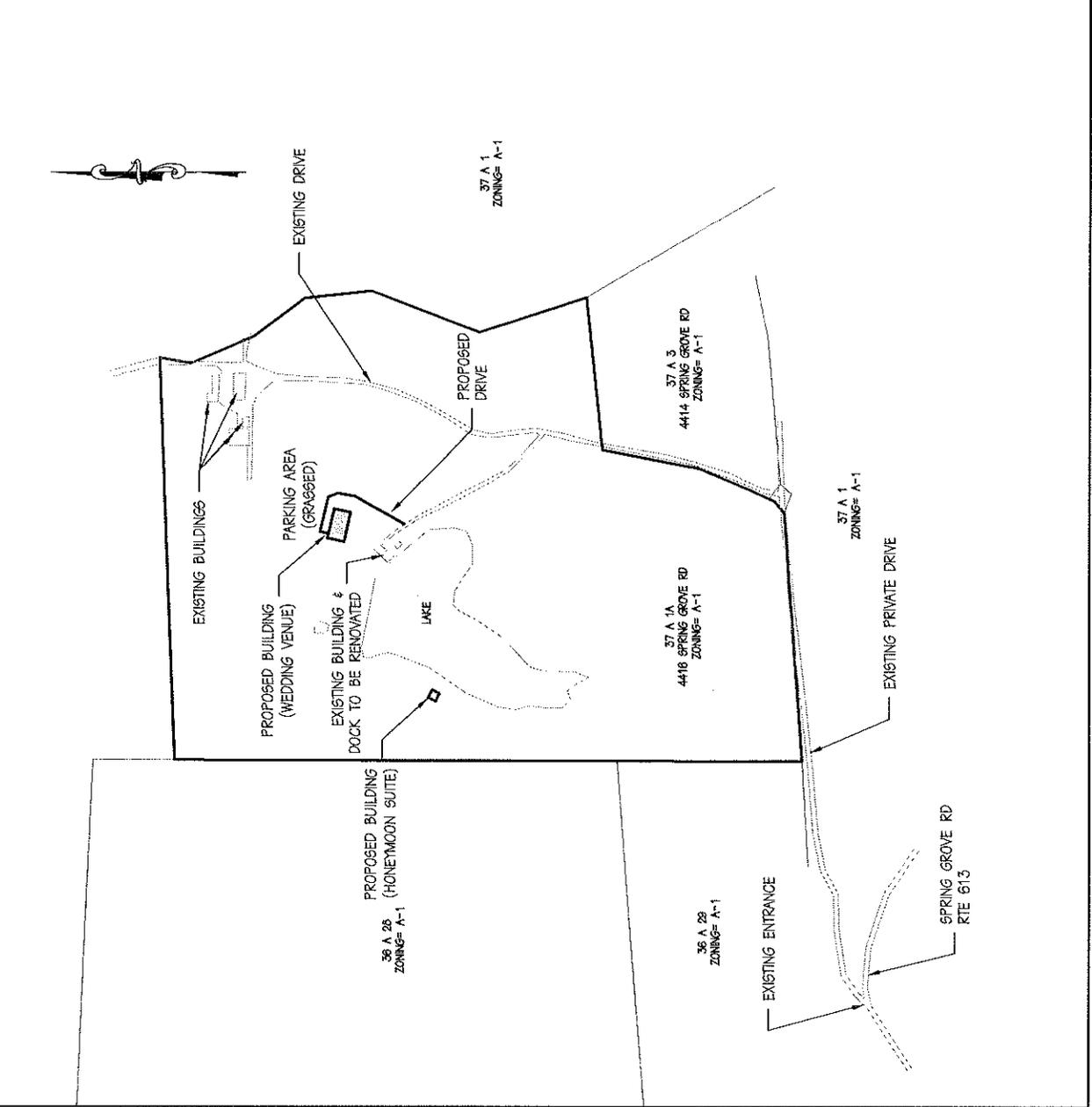
PARCEL ID: 37 A 1A
PROPERTY ADDRESS: 4418 SPRING GROVE RD
OWNER: SPRING GROVE PROPERTIES, LLC
CURRENT ZONING: A-1

CURRENT USE: AGRICULTURAL
PROPOSED USE: PUBLIC ASSEMBLY (WEDDINGS)

LOT REQUIREMENTS:
LOT SIZE: 43,560 SQ. FT.

FRONT YARD: 50' OR 75' FROM CENTER LINE OF PUBLIC ROAD, WHICHEVER IS GREATER (PRINCIPAL)
FRONT YARD: 75' FROM CENTER LINE OF PUBLIC ROAD OR BEHIND THE FRONT BUILDING LINE, WHICHEVER IS GREATER (ACCESSORY)
SIDE YARD: 25' (PRINCIPAL)
SIDE YARD: 15' (ACCESSORY)
REAR YARD: 35' (PRINCIPAL)
REAR YARD: 15' (ACCESSORY)
MAX HEIGHT: 45' (EXCEPT SILOS)
100' (SILOS)

MAX COVERAGE BUILDING: 10% TOTAL LOT AREA
LOT: 25% TOTAL LOT AREA



Spring Grove Properties LLC



October 4, 2016

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Appomattox County Future Land Use Map Updated: 2016

Land Use

-  NEIGHBORHOOD COMMERCIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  SUBURBAN GROWTH AREA
-  STATE FOREST PROTECTION AREA
-  PRIMARY CONSERVATION AREA
-  PRIMARY GROWTH AREA
-  RURAL PRESERVATION AREA
-  RURAL TRANSITION AREA
-  HISTORICAL RESOURCE PROTECTION AREA
-  TOWN
-  VILLAGE CENTER

