

**CHARLES CITY COUNTY
PLANNING COMMISSION MEETING
October 25, 2016 @ 7:30 PM
Government/School Board Administration Building
Auditorium**



AGENDA

I. CALL TO ORDER

II. JOINT PUBLIC HEARING

1) #SUP-03-2015, Charles City County, August 2016 Amendment

Application requests amending Condition #24 to increase the noise level from 55 decibels to 85 decibels at the property lines.

PUBLIC COMMENT

COMMISSION'S RECOMMENDATION TO THE BOARD OF SUPERVISORS

2) Zoning Amendment

Request to amend Planned Development-Industrial Park (PD-IP), Section 13-3 USES WITH A SPECIAL USE PERMIT to include the use "Recreational Facility, Private".

PUBLIC COMMENT

COMMISSION'S RECOMMENDATION TO THE BOARD OF SUPERVISORS

3) Pending Approval of Zoning Amendment

#SUP-03-2016, Thomas G. Wilson, IV, New Kent Sports Academy

Application requests a special use permit to operate a "Private Recreational Facility" at 104 Roxbury Industrial Center, T.M. #4-3-44.

PUBLIC COMMENT

COMMISSION'S RECOMMENDATION TO THE BOARD OF SUPERVISORS

VI. ADJOURNMENT

STAFF REPORT
October 25, 2016
Joint Public Hearing

DEPARTMENT OF PLANNING
Rachel Chieppa
Director of Planning/Economic Development



GENERAL INFORMATION

Applicant: County of Charles City, Virginia
10900 Courthouse Road
Charles City, VA 23030

Owner: Same

Application: #SUP-03-2015, Amendment 2016

Tax Map Parcel: #7-12-B

Acreage: 88 acre

SITE LOCATION:

Property is located along State Route 106 approximately 2,000 LF north and west of the intersection of State Route 685.

REQUESTED ACTION(S):

Application #SUP-03-2015, Amendment 2016, requests an amendment to Condition #24 approved May 28, 2015, under SUP-03-2015, to read, "#24 Noise levels at the property line shall not exceed 85 decibels".

LAND USES:

The existing land use is undeveloped pine forest; and the surrounding land uses are light industrial, agricultural and some residential. The nearest dwelling is located opposite the property to the south-east. The property has 500KV transmission lines and their respective easements transecting the property. In addition, the property has direct access to the 16" natural gas line that runs along its northern property line. The Chickahominy Substation is located about 0.6 miles to the south-east.

ZONING:

The parcel is currently zoned Heavy Industrial (M-2). Surrounding parcels are zoned Agricultural District (A-1) and Light Industrial (M-1).

COMPREHENSIVE PLAN:

This parcel is in that portion of Charles City County that has traditionally been the County's Industrial Hub and major employment center. The tract is in the Roxbury Regional Development Area (Future Land Use Plan Map). The Comprehensive Plan (page 10-6) states:

“The Roxbury Development Center, located on both sides of Roxbury Road (Route 106) in the northwest corner of the County, has traditionally been the County's industrial hub and one of the major employment centers. The County's industrial park as well as several other industrial activities is located in this development center.

Proximity and easy access to transportation systems such as roadways, railways and nearby shipping ports, and future installation of centralized water and sewer service make this an ideal location for business parks, industrial parks, and commercial businesses that support industrial development”.

The Comprehensive Plan's future land-use map also shows that the parcel's eastern property line/road frontage is included within the recommended State Route 106 (Roxbury Road) Industrial Corridor Overlay District. The overlay district would extend 500 LF outward from the right-of-way center-line along State Route 106. In accordance with the plan, future overlay district guidelines will “*encourage proper site design, traffic control, and planning standards*”. The plan further states that “*Access management regulations that are conducive to maintaining traffic flow of industrial trucking will be key in protecting the economic viability of the corridor while providing for the blend of uses the County seeks to sustain along State Route 106*”.

SPECIAL INFORMATION

Public Services: There are no public services (water or wastewater) currently serving the property. Future development of the property would more than likely be served by public water/sewer

Transportation: This Property is served by a public road (State Route 106). Any additional development of the property would be reviewed by the Virginia Department of Transportation to ensure that entrances and site-distances are adequate for anticipated traffic generation.

Sensitive Features: According to the County's Environmental Constraint Map wetlands and Chesapeake Bay Preservation Act (CBPA) features are located in the interior section of the parcel where there used to be an old irrigation pond. An environmental survey has been completed for the property.

DISCUSSION:

The County is requesting an amendment to the existing special use permit to allow higher decibel levels at the property lines. Noise levels at the property lines would not exceed 85 decibels. According to the Charles City County Code regarding noise, industrial uses are exempt from noise ordinance provisions. This means that with the property's current zoning, noise levels could reach 85 decibels at the property line (with no recourse). Noise levels would further be reduced on adjacent properties through the protection of the existing wooded buffer within all required property line setbacks, as well as landscaped berms on-site at the roadway.

CONCLUSION: The approved use on the given property is supported by the County's Comprehensive Plan. From an economic development standpoint, the property has all of the main infrastructure needs for such a power plant (gas, transmission, size, roadway, and zoning). The County's Economic Development Plan highlights the energy sector potential of the County due to the location of the Chickahominy Substation, which is a major regional substation.

General:

1. This permit is for the construction and operation of a central utility system in conjunction with a right of way greater than or equal to 30 feet in width in order to operate a 1,100 megawatt combined cycle natural gas power plant, with secondary solar power, and incidental switching station and fuel storage. The facility shall be constructed, operated, and maintained in accordance with all rules and regulations of the Charles City County Zoning Ordinance, with any and all terms and conditions of this special use permit, and in compliance with all federal, state and other local laws and regulations for this use. **(Amended 12/9/2015)**
2. Prior to the issuance of a Building Permit for the proposed facility or any accessory structures and/or equipment, the permittee shall submit a site plan for County approval in accordance with the provisions of the County's Site Plan Ordinance.
3. A copy of any and all permits, and/or licenses from VADEQ, EPA, and any other governmental agency regulating this use must be on file with the County prior to issuance of the Building Permit.
4. Permittee shall secure and maintain all federal, state, and local licenses and certificates required to do business in the Commonwealth of Virginia, and Charles City County.
5. Permittee shall submit to the County all proposed design, construction and operational plans, permit applications and other documents that are submitted to local, state, and federal agencies in connection with the facility.
6. This special use permit shall expire if the use of the site as a power generation facility ceases for 2 years and/or a power generation facility is not under construction on the property within 6 years of the date of its approval.
7. These conditions shall be binding on any person, entity, including the permittee, its assigns, successors, and any subsequent assignee(s), successor(s), owner(s), operator(s), or lessee(s), owning, operating, or leasing the power generation facility and accessory facilities situated on subject property.

Right to Entry and Inspection of Premises:

8. Permittee shall allow designated County representatives or employees access to the facility at any time for inspection purposes. Reports of such inspections shall be provided to the Planning Director to determine compliance with permit.

Light:

9. All exterior, permanent lights shall be arranged and installed so that the direct or reflected illumination is minimized at the property line.

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10. All permanent light sources (except emergency and/or safety lighting) shall be directional and shielded fixtures that cast light downward.

Site:

11. Permanent entrance ways and parking areas (excluding onsite travel ways) shall have asphalt surface or better and shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties.
12. A security fence a minimum of 6 feet in height with an anti-climbing device shall be placed around the perimeter of the facility.
13. Signage shall meet Section 16 of the Zoning Ordinance.
14. Landscaping shall meet the requirements of Section 17 of the Zoning Ordinance. Existing vegetation shall be preserved and enhanced in all required property line setbacks, except for fences, gates, roads, guardhouses, and utilities and related equipment. A landscaping plan shall be submitted to the Planning Director for review and approval to ensure that this condition is being met. Nothing herein shall prohibit the removal of diseased or dying trees within the setback area.

Traffic Management:

15. The submitted Site Plan shall be forwarded to VDOT for their review and approval. The Site Plan shall also include a construction management element to ensure that construction entrances and access roads are provided appropriately, to reduce the impact from wide-load and large trucks on the public roadway and the surrounding community.
16. Prior to County approval of the site plan, the permittee shall provide a copy of an approved commercial entrance permit for all proposed accesses to the subject property from VDOT.
17. Construction traffic shall be limited to State Route 106.
18. Any permanent access road shall be paved.

Environment:

19. Prior to commencing land disturbing activities on the subject property, the permittee shall submit to the County for review and approval an Erosion and Sediment Control Plan and Stormwater Management Plan in accordance with the provisions of the Charles City County Combined Stormwater Ordinance and the Virginia Erosion and Sediment Control Handbook and Regulations (which shall address all Chesapeake Bay Preservation Act Requirements).
20. A copy of any and all permits, and/or licenses from VADEQ, EPA, and any other governmental agency regulating this use must be on file with the County prior to issuance of the Building Permit.
21. The facility shall utilize Best Available Control Technology (BACT) as determined by VADEQ in order to minimize impacts on air quality.
22. Water usage for the facility shall be approved by VADEQ and/or VDH.

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23. The permittee shall operate at or below the emissions established in its VADEQ and/or EPA permits. The permit criteria and limits shall be established by VADEQ and EPA.
- 24. Noise levels at the property line shall not exceed 85 decibels.**

Compliance:

25. Violation of any local, state, or federal law, regulation, or ordinance or violation of any condition of this permit shall be grounds for revocation of this permit by the County.
26. In the event the permittee is notified of any violations of applicable laws, regulations or permit conditions at the facility, permittee shall notify the County and shall promptly and diligently cooperate with the applicable regulatory agency and take other reasonable actions in an attempt to cure the violation. Permittee shall promptly notify the County thereof and shall provide the County with all information pertinent thereto and details of the applicant's action to remedy said violation.
27. All complaints received by the County will be referred directly to the permittee which shall give them prompt and courteous attention and shall advise the County of the disposition of such complaints within 30 days of the complaint referral.

Safety:

28. The facility and all accessory structures shall be designed and constructed to meet all requirements of the Virginia Uniform Statewide Building Code pertaining to fire prevention measures.
 29. Permittee shall comply with all federal, state, and local regulations related to the use, storage and transportation of chemicals used at the facility.
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CHARLES CITY COUNTY

Special Use Permit Application

Application #SUP-03-2015 Amendment

Date August 1, 2016

Fee N/A

TO THE ZONING ADMINISTRATOR:

The Applicant, Charles City County is owner of property situated on Roxbury Road approximately 2,000 LF northwest of the intersection of Chambers Road.

Exact Legal Description (Lot, Block and Tract) of said property being Tax Map #7-12-B.
(A map of which and property owner's list are hereto attached and made a part of this application.)

- A) Above described property was acquired by Applicant on N/A.
- B) ~~What original deed restrictions concerning type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire _____.~~ (You may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type of class of uses permitted thereby.) N/A
- C) Request: The applicant requests to amend Condition #24 approved May 28, 2015 under Permit #SUP-03-2015 to read: #24 Noise levels at the property lines shall not exceed 85 decibels.

REQUIREMENTS AND INSTRUCTIONS FOR FILING APPLICATION FOR SPECIAL USE PERMIT

- 1) The Application Form must be filled out completely with full answers to every statement and question. The application MAY NOT be signed by an agent or attorney but MUST be signed by the lessee, owner, or owners before a Notary Public in the space provided on Applicant's Affidavit. Signatures of adjacent property owners who approve the request may be signed in the space provided on Applicant's Affidavit. If space is not sufficient, a supplemental sheet may be added to the petition. Such signatures are desirable but are not absolutely required.
- 2) The FILING FEE in the amount of N/A payable to County Treasurer, must be paid at the time of filing application.

GENERAL INFORMATION

- 1) Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

On May 28, 2015, the Board of Supervisors approved a special use permit (SUP-03-2015) to allow, per Section 12-3 (2), for a “central utility system in conjunction with a right-of way greater than or equal to 30 feet in width” for the location of an up to 1,100 Mega Watt combined cycle natural gas plant with the possibility of secondary solar generation and incidental switching station and fuel storage.

- 2) Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

The property has access to a regional transmission grid and a natural gas line. The property is located in an area that is supported for this type of use in the Comprehensive Plan and Economic Development Strategic Plan.

- 3) Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

Any development will be required to meet the County’s Site Plan, Landscaping, Development Standards, ESC, CBPA and Stormwater Ordinances and regulations. The Zoning Administrator shall have the authority to require buffers and screening if deemed necessary. Access will need to be approved by VDOT; water will need to be approved by DEQ and/or VDH (whichever applicable); and sewer will need to be approved by VDH and/or the County’s Director of Public Works (whichever applicable). Any development would also meet strict State and Federal regulations (SCC, NERC, FERC, EPA, DHR, etc.).

- 4) Furnish plot plan showing boundaries and dimensions of property, width of boundary streets, location and size of buildings on the site, roadways, walks, off street parking and loading space, landscaping and the like. Architect’s sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.

Plat and aerial included. Development Plans would be provided to Zoning Administrator/Planning Director at time of proposed development. All local, State, and Federal regulations, laws, and reviews would be required to be met.

Proposed use of property “Central utility system in conjunction with a right-of-way greater than or equal to 30 feet in width” for an up to 1,100 megawatt combined cycle natural gas power plant with secondary solar generation and incidental switching station and fuel storage.

Give exact location of property on Roxbury Road, approximately 2,000 LF northwest of the intersection of Chambers Road.

County Tax Map Parcel #7-12-B

Total Acreage 88 acres Acreage under permit 88 acres

Owner of Property County of Charles City

Address 10900 Courthouse Road, Charles City, VA 23030

Daytime Phone (804) 652-4701 Cell N/A

Applicant/Agent Same

Address _____

Daytime Phone _____ Cell _____

I do hereby certify that to the best of my knowledge, all information contained within this application is true and correct. I have attached a survey plat of the area proposed for rezoning and the following additional materials.

OWNERS SIGNATURE

DATE



8/9/16

Zach Trogon, County Administrator

APPLICANT/AGENT SIGNATURE

Charles City County
Special Use Permit #SUP-03-2015
Conditions

Special Use Permit for County of Charles City, Tax Map Parcel #7-12-B; 88 acres;
Approved May 28, 2015, Amended December 9, 2015, the following conditions apply:

General:

1. This permit is for the construction and operation of a central utility system in conjunction with a right-of-way greater than or equal to 30 feet in width in order to locate up to an 1,100 megawatt combined cycle natural gas power plant, with secondary solar generation and incidental switching station and fuel storage. The facility shall be constructed, operated, and maintained in accordance with all rules and regulations of the Charles City County Zoning Ordinance, with any and all terms and conditions of this special use permit, and in compliance with all federal, state and other local laws and regulations for this use. **(Amended 12/9/2015)**
2. Prior to the issuance of a Building Permit for the proposed facility or any accessory structures and/or equipment, the permittee shall submit a site plan for County approval in accordance with the provisions of the County's Site Plan Ordinance.
3. A copy of any and all permits, and/or licenses from VADEQ, EPA, and any other governmental agency regulating this use must be on file with the County prior to issuance of the Building Permit.
4. Permittee shall secure and maintain all Federal, State, and Local licenses and certificates required to do business in the Commonwealth of Virginia, and Charles City County.
5. Permittee shall submit to the County all proposed design, construction and operational plans, permit applications and other documents that are submitted to local, state, and federal agencies in connection with the facility.
6. This special use permit shall expire if the use of the site as a power generation facility ceases for 2 years and/or a power generation facility is not under construction on the property within 6 years of the date of its approval.
7. These conditions shall be binding on any person, entity, including the permittee, its assigns, successors, and any subsequent assignee(s), successor(s), owner(s), operator(s), or lessee(s), owning, operating, or leasing the power generation facility and accessory facilities situated on subject property.

Right to Entry and Inspection of Premises:

8. Permittee shall allow designated County representatives or employees access to the facility at any time for inspection purposes. Reports of such inspections shall be provided to the Planning Director to determine compliance with permit.

Light:

9. All exterior, permanent lights shall be arranged and installed so that the direct or reflected illumination is minimized at the property line.
10. All permanent light sources (except emergency and/or safety lighting) shall be directional and shielded fixtures that cast light downward.

Site:

11. Permanent entrance ways and parking areas (excluding onsite travel ways) shall have asphalt surface or better and shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties.
12. A security fence a minimum of 6 feet in height with an anti-climbing device shall be placed around the perimeter of the facility.
13. Signage shall meet Section 16 of the Zoning Ordinance.
14. Landscaping shall meet the requirements of Section 17 of the Zoning Ordinance. Existing vegetation shall be preserved and enhanced in all required property line setbacks, except for fences, gates, roads, guardhouses, and utilities and related equipment. A landscaping plan shall be submitted to the Planning Director for review and approval to ensure that this condition is being met. Nothing herein shall prohibit the removal of diseased or dying trees within the setback area.

Traffic Management:

15. The submitted Site Plan shall be forwarded to VDOT for their review and approval. The Site Plan shall also include a construction management element to ensure that construction entrances and access roads are provided appropriately, to reduce the impact from wide-load and large trucks on the public roadway and the surrounding community.
16. Prior to County approval of the site plan, the permittee shall provide a copy of an approved commercial entrance permit for all proposed accesses to the subject property from VDOT.
17. Construction traffic shall be limited to State Route 106.

18. Any permanent access road shall be paved.

Environment:

19. Prior to commencing land disturbing activities on the subject property, the permittee shall submit to the County for review and approval an Erosion and Sediment Control Plan and Stormwater Management Plan in accordance with the provisions of the Charles City County Combined Stormwater Ordinance and the Virginia Erosion and Sediment Control Handbook and Regulations (which shall address all Chesapeake Bay Preservation Act Requirements).
20. A copy of any and all permits, and/or licenses from VADEQ, EPA, and any other governmental agency regulating this use must be on file with the County prior to issuance of the Building Permit.
21. The facility shall utilize Best Available Control Technology (BACT) as determined by VADEQ in order to minimize impacts on air quality.
22. Water usage for the facility shall be approved by VADEQ and/or VDH.
23. The permittee shall operate at or below the emissions established in its VADEQ and/or EPA permits. The permit criteria and limits shall be established by VADEQ and EPA.
- 24. Noise levels at the property line shall not exceed 85 decibels.**

Compliance:

25. Violation of any Local, State, or Federal law, regulation, or ordinance or violation of any condition of this permit shall be grounds for revocation of this permit by the County.
26. In the event the permittee is notified of any violations of applicable laws, regulations or permit conditions at the facility, permittee shall notify the County and shall promptly and diligently cooperate with the applicable regulatory agency and take other reasonable actions in an attempt to cure the violation. Permittee shall promptly notify the County thereof and shall provide the County with all information pertinent thereto and details of the applicant's action to remedy said violation.
27. All complaints received by the County will be referred directly to the permittee which shall give them prompt and courteous attention and shall advise the County of the disposition of such complaints within 30 days of the complaint referral.

Safety:

28. The facility and all accessory structures shall be designed and constructed to meet all requirements of the Virginia Uniform Statewide Building Code pertaining to fire prevention measures.
29. Permittee shall comply with all Federal, State, and Local regulations related to the use, storage and transportation of chemicals used at the facility.



Commonwealth of Virginia
County of Charles City
Planning/Economic Development

TO: Planning Commission

FROM: Rachel Chieppa, Director
Planning /Economic Development

DATE: October 25, 2016

SUBJECT: Amendment to PD-IP Zoning District

The Planning Department has received a request to amend the Planned Development-Industrial Park (PD-IP) Zoning District to include the use “Recreational Facility, Private”. Approval of this amendment would allow a property owner of an existing building the ability to covert his industrial building into a batting cage to be used by ball teams to practice.

Proposed Amendment

Amend Section 13-3 USES WITH SPECIAL USE PERMIT to include the use 'RECREATIONAL FACILITY, PRIVATE'.

13-3 USES WITH SPECIAL USE PERMIT

None

1. Recreational Facility, Private

STAFF REPORT
October 25, 2016
Joint Public Hearing

DEPARTMENT OF PLANNING
Rachel Chieppa
Director of Planning/Economic Development



GENERAL INFORMATION

Applicant: Thomas G. Wilson, IV
New Kent Sports Academy
104 Roxbury industrial Center
Charles City, VA 23030

Owner: Timothy A. Carroll
4021 Kimages Wharf Road
Charles City, VA 23030

Application: #SUP-02-2016, Thomas G. Wilson, IV, New Kent Sports Academy

Tax Map Parcel: #4-3-44

Acreage: 3.8 acres

SITE LOCATION:

The existing building and property is located at 104 Roxbury Industrial Center.

REQUESTED ACTION(S):

Pending approval of zoning amendment to Planned Development-Industrial Park (PD-IP) Zoning District,

Application #SUP-02-2016, requests a special use permit to operate a “Private Recreational Facility” at 104 Roxbury Industrial Center.

Private Recreational Facility is defined as a facility open to the public for recreation and amusement. (i.e. miniature golf, batting cage, bowling alley, skating rink, billiards, pool room or a golf range without golf course.)

LAND USE & ZONING:

The property is located within the Roxbury Industrial Center, and property within the Center is zoned Planned Development-Industrial Park (PD-IP). Uses within the Center range from Light Industrial, Business Garage, Business/Professional Service Facilities, Industrial Sales & Services to Warehousing. All uses permitted within the Center are to be conducted within completely

enclosed buildings. No hazards associated with the permitted uses, and no nuisance may occur from fire or explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, offensive noise or vibrations, glare, flashes or objectionable effluent and electrical interference which may adversely affect or impair the normal use of the property.

COMPREHENSIVE PLAN:

This parcel is in that portion of Charles City County that has traditionally been the County's Industrial Hub and major employment center. The Roxbury Industrial Center is located in the Roxbury Regional Development Area (Future Land Use Plan Map).

Chapter 10: The Comprehensive Plan states that "Development Centers provide the primary location for major employers and smaller businesses that serve the daily needs of all County residents". The Comprehensive Plan's future land-use map shows this parcel being located within the Roxbury Industrial Center.

Chapter 8: The County has little commercial development impacting the residents in many ways. Residents go outside of County to purchase most goods and services, stripping the County of tax revenues. County residents lose potential employment opportunities offered by commercial development.

Without industrial and commercial components to contribute to the local tax base, the county is forced to rely on other sectors for revenue.

High School and college graduates that cannot find employment in the county tend to leave to live near their jobs. The loss of the younger population affects the citizen quality of life in that the demand for commercial recreational activities such as movies and bowling cannot be supported.

SPECIAL INFORMATION

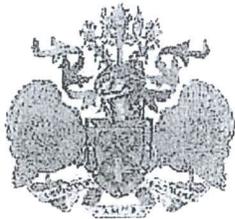
Public Services: Parcels within the Industrial Center are served by central water and sewer systems that are maintained by the Charles City County.

Transportation: Public roads serve parcels with the Industrial Center.

Sensitive Features: There are highly erodible soils on a portion of the site.

DISCUSSION/CONCLUSION:

Several buildings within the Center have become vacant, and remain vacant for several months to several years. This facility has been selected and the applicant wishes to remodel the building into a private recreational facility that according to the applicant's mission statement, states will teach youth the fundamental skills of various sports, while teaching life lessons with a team oriented environment. All activities will be held within the enclosed building. Attendance will be by appointment and no child will be left. Parents shall wait on-site during the training session.



CHARLES CITY COUNTY

Special Use Permit Application

Application # SUP-02-2016

Date 9-27-2016

Fee \$1000 -

TO THE ZONING ADMINISTRATOR:

The Applicant Thomas G. Wilson IV is (are) the lessee (~~owner~~) of property situated at 104 Roxbury Industrial Center between _____ Street and _____ Street.

Exact Legal Description (Lot, Block and Tract) of said property being

Tax Map # 4-3-44

(A map of which and property owner's list are hereto attached and made a part of this application.)

- A) Above described property was acquired by Applicant on _____.
- B) What original deed restrictions concerning type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire _____. (You may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type of class of uses permitted thereby.)
- C) Request: The applicant requests that you approve the location of the following use on the above described property: (Use this space ONLY to state exactly what is intended to be done on, or with the property. Use space on Page 2 for circumstances pertaining to this request. If a building is involved, a sketch or plan, with photographic or other suitable description should accompany this application.)

REQUIREMENTS AND INSTRUCTIONS FOR FILING APPLICATION FOR SPECIAL USE PERMIT

- 1) The Application Form must be filled out completely with full answers to every statement and question. The application MAY NOT be signed by an agent or attorney but MUST be signed by the lessee, owner, or owners before a Notary Public in the space provided on Applicant's Affidavit. Signatures of adjacent property owners who approve the request may be signed in the space provided on Applicant's Affidavit. If space is not sufficient, a supplemental sheet may be added to the petition. Such signatures are desirable but are not absolutely required.
- 2) The FILING FEE in the amount of Pd 9-27-16 payable to County Treasurer, must be paid at the time of filing application.

Application # SUP-02-2016
Date 9-27-2016

GENERAL INFORMATION

- 1) Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

New Kent Sports Academy will be use an existing building with all activities performed inside of the building. All activities and sessions will be indoors. No activities will be held outside and no equipment will be stored outside.

- 2) Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

The location of this building is desirable for public convenience because it is conveniently located off of Route 106 in Charles City County and less than 10 minutes from the interstate. This business is not detrimental to immediate neighbors. The majority of the business hours are after the adjacent business are closed.

- 3) Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

This business fits into the development of adjacent properties because parents can get an oil change or vehicle serviced while they wait on their child to complete the training session.

- 4) Furnish plot plan showing boundaries and dimensions of property, width of boundary streets, location and size of buildings on the site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with application.

Application # SUP-02-2016
Date 9-27-2016

Proposed use of property Private Recreational Facility to provide youth the fundamental skills of various sports.

Give exact location of property within the Roxbury Industrial Center, 104 Roxbury Industrial Center

County Tax Map Parcel # 4-3-44

Total Acreage 3.8ac Acreage under permit 3.8ac

Owner of Property Timothy A. Carroll

Address 4021 Kimages Wharf Road, Charles City VA

Daytime Phone _____ Cell _____

Applicant/Agent Thomas G. Wilson, IV

Address 4600 King Bird Court, Providence Forge VA

Daytime Phone 804-972-5852 Cell _____

I do hereby certify that to the best of my knowledge, all information contained within this application is true and correct. I have attached a survey plat of the area proposed for rezoning and the following additional materials.

OWNERS SIGNATURE

DATE

APPLICANT/AGENT SIGNATURE

Thomas G. Wilson, IV 9/

Kendra McKenzie Garlick
NOTARY PUBLIC
REC. #7572565
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEBRUARY 28, 2017

Application # SUP-02-2016
Date 9-27-2016

Proposed use of property _____

Give exact location of property _____

County Tax Map Parcel # _____
Total Acreage _____ Acreage under permit _____

Owner of Property _____
Address _____
Daytime Phone _____ Cell _____

Applicant/Agent _____
Address _____
Daytime Phone _____ Cell _____

I do hereby certify that to the best of my knowledge, all information contained within this application is true and correct. I have attached a survey plat of the area proposed for rezoning and the following additional materials.

OWNERS SIGNATURE

DATE



27 SEP 16

TIM A. CARROLL

APPLICANT/AGENT SIGNATURE

New Kent Sports Academy

Operational Plan

New Kent Sports Academy
104 Roxbury Industrial Center
Charles City, VA 23030
Tel/ 804-912-5852

Mission:

To provide the youth of New Kent and Charles City Counties the fundamental skills of various sports, while teaching life lessons within a team oriented learning environment.

New Kent Sports Academy is a local sports facility that provides sport specific instruction to youth athletes. Specifically, the academy will provide instruction in:

1. **Baseball/Softball**
 - a. Hitting Fundamentals
 - b. Pitching Fundamentals
 - c. Fielding and Catching Fundamentals
2. **Football**
 - a. Offensive Lineman Fundamentals
 - b. Defensive Lineman Fundamentals
 - c. Linebacker Fundamentals
 - d. Quarterback Fundamentals
 - e. Running Back Fundamentals
 - f. Receiver Fundamentals
3. **Strength, Conditioning, Speed and Agility Training**
4. **Zumba Classes for Adults**
5. **Offer Birthday Parties**

******* ALL ACTIVITIES WILL BE HELD INDOORS IN THE ENCLOSED ACADEMY BUILDING. NO ACTIVITIES, CAMPS, CLINICS, CLASSES, ONE-ON-ONE LESSONS, OR EQUIPMENT WILL BE HELD OR STORED OUTSIDE OF ENCLOSED BUILDING. *******

HOURS OF OPERATION: (Appointment Only will be advertised on building)

Monday- 3:30 p.m. - 10 p.m. (APPOINTMENT ONLY)

Tuesday- 3:30 p.m. - 10 p.m. (APPOINTMENT ONLY)

Wednesday- 3:30 p.m. - 10 p.m. (APPOINTMENT ONLY)

Thursday- 3:30 p.m. - 10 p.m. (APPOINTMENT ONLY)

Friday- 3:30 p.m. - 10 p.m. (APPOINTMENT ONLY)

Saturday- 8 a.m. - 10 p.m. (APPOINTMENT ONLY)

Sunday- 11a.m.- 8 p.m. (APPOINTMENT ONLY)

******* The above Monday thru Friday hours will change for up to three (3) weeks during the summer to allow for All Day Camps to be offered when kids are not in school. *******

OCCUPANCY:

Occupancy is dependent upon what will be allowed by the Fire Marshal. We anticipate no more than 13-15 participants per class along with parents. Numbers higher than this do not allow for individualized attention for each athlete.

The Academy:

The 5,000 square foot building will be separated into a 1,500 square foot parents sitting area adjacent to a 3,500 square foot academy/performance area. The parent's area will be equipped with chairs, sofas, and three shatter proof viewing windows. These windows will allow parents to watch and keep an eye on their child while they participate. Cable television and internet will be provided for free to non-participants while they wait.

Safety and Security:

Adequate lighting to the exterior of the building for safety and security purposes will be provided during the hours where there is no or minimal natural sunlight.

Parking:

There are more than 20 parking spaces along with 2 handicapped parking spaces available to New Kent Sports Academy. These spaces do not interfere with spaces provided to adjacent businesses.



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Map #: 4 3 44 CARROLL, TIMOTHY A. ROXBURY INDUSTRIAL CENTER
 Acct #: 000006761-001 4021 KIMAGES WHARF ROAD -LOT 44 , DB 135-349
 Address: 000104 ROXBURY INDUSTRIAL CNTR CHARLES CITY, VA 23030 LEASE PURCHASE AGREEMENT
 City/St: CHARLES CITY, VA 23030

Occupancy: INDUSTRIAL Year Built: Deed Bk/Pg: 162/ 64
 Dwl Type: MH/Type: / Year Rmld: Acreage: 3.800
 Use/Class: /COMMERCIAL & INDUSTRIAL Year Effct: Land Use: Total Mineral:
 Year Assd: 2014 Condition: Total Land: 88400
 Zoning: AGRICULTURAL On Site Date: (RH) 7/31/2013 Total Imp: 404300
 Dist: 01 HARRISON Review Date: () Total Value: 492700

----- Improvement Description -----
 Exterior Interior Site
 UTIL-ALL PUB UTIL

----- Commercial Valuation -----									
Cls	Grad	YEff	Description	Str/#	Size	Rate	Pct	Value	
096P	C-10	1988	WAREHOUSE	1.0	14000	21.91	.30		+-----200-----+
							.25	144934	:
084P	C-10	1988	STORAGE ROOM	1.0	196	11.64	.30	1436	:
051P	C-10	1988	OFFICE TYPICAL	1.0	6600	75.69	.30		67 70:
							.25	236039	:
Total Market Value								382409	14+ :
								1B4A	:

----- Other Improvements Valuation -----									
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value		
PAVING-BL			1000				20000	:C	:
OTHER FV							2000	:	:
Total Imp Value								22000	60 60

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 72	INDUSTRIAL C		3.80		22000.00		83600
A 94	WATER&SEWE C		1.00		4800.00		4800
Total Land Value			3.800				88400

----- Comments -----					
Sec	Type	Str/Ht	Description	Area	
A	WAREHOUSE	1.0	N3N67E200S70W155 W45	4000	
B	STORAGE R	1.0	W14N14E14S14	196	
C	OFFICE TY	1.0	E110S60W110N60	6600	

Total Property Value						492700			
			Cur. Value	Prev. Value	%Chg.				
		Land	88400	88400	%				
		Improvements	404300	513300	(21%)				
		Total	492700	601700	(18%)				
		Average Price Per Acre		22000					

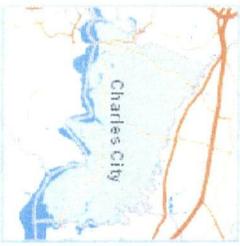
Property Identification Run Dt: 12/12/2015 Owner Name/Address Legal Description 002 of 02
 Map #: 4 3 44 CARROLL, TIMOTHY A. ROXBURY INDUSTRIAL CENTER
 Acct #: 000006761-001 4021 KIMAGES WHARF ROAD -LOT 44 , DB 135-349
 Address: 000104 ROXBURY INDUSTRIAL CNTR CHARLES CITY, VA 23030 LEASE PURCHASE AGREEMENT
 City/St: CHARLES CITY, VA 23030

Bk/Pg: 162/ 64
 Sale Date/Amount 4/10/1996

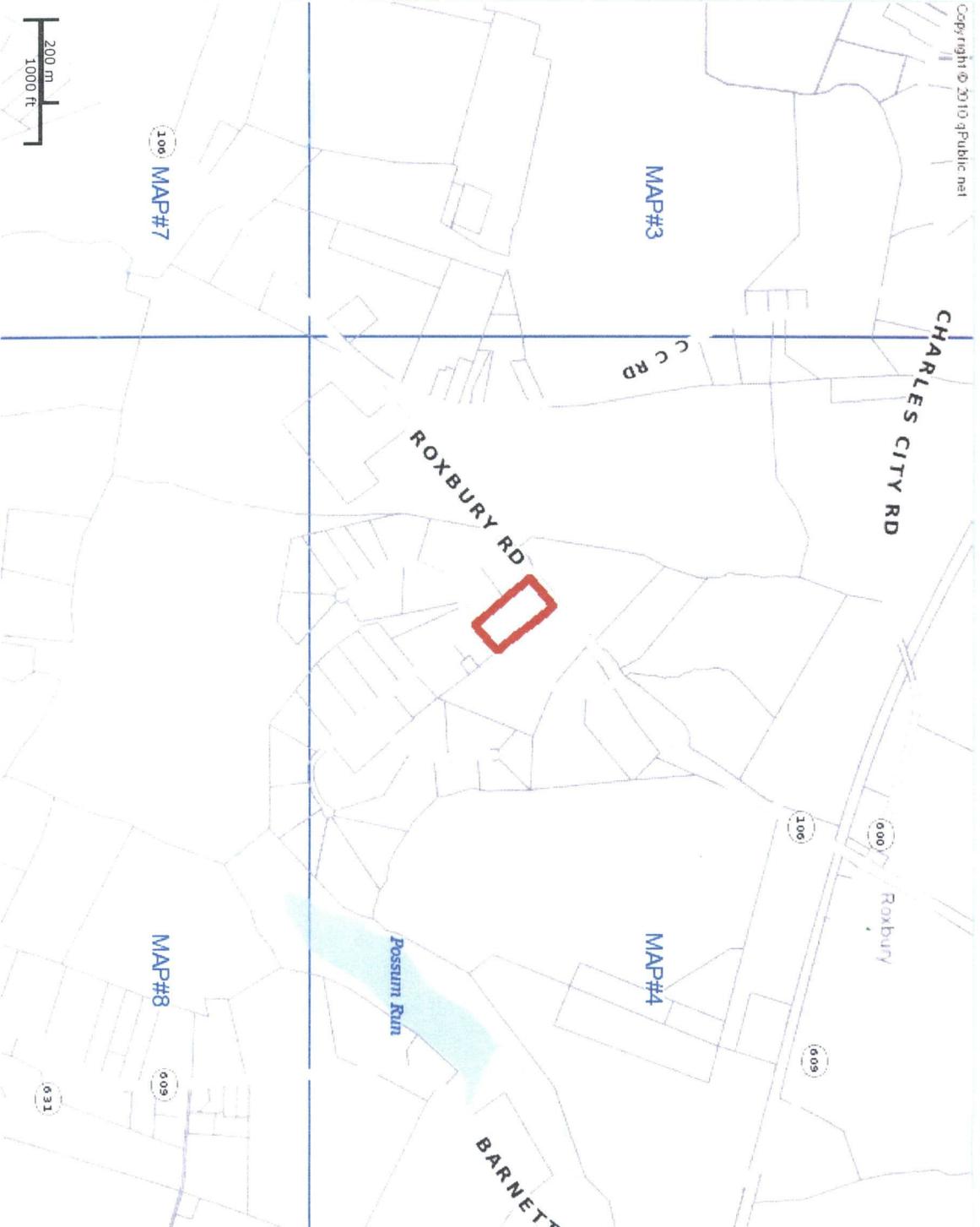
- Zoom County
- Zoom to Box
- Zoom In
- Zoom Out
- Pan by Hand
- Get Info
- Zoom To Parcel
- Center On Parcel
- Measure
- Area Tool
- Print Page
- Search Sales
- Additional Options

Controls

- Available Layers
- Map Index
 - Districts
 - Parcels
 - Parcel Numbers
 - Address Numbers
 - Yearly Sales
 - Roads
 - Lakes & Rivers
 - Aerial Photos



Show Scale



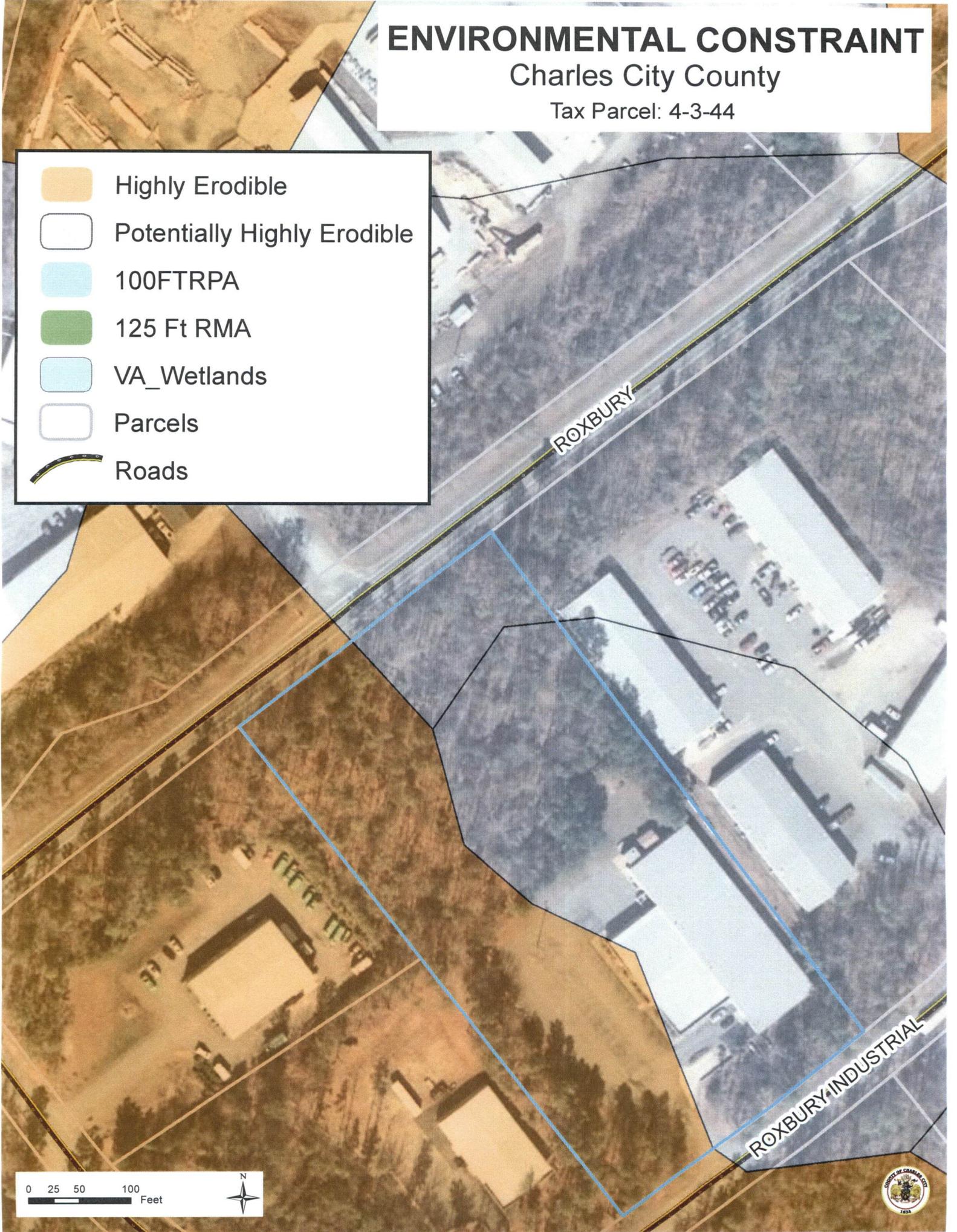
Charles City makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment info

ENVIRONMENTAL CONSTRAINT

Charles City County

Tax Parcel: 4-3-44

-  Highly Erodible
-  Potentially Highly Erodible
-  100FTRPA
-  125 Ft RMA
-  VA_Wetlands
-  Parcels
-  Roads



0 25 50 100 Feet

