King George County Board of Supervisors
King George County Planning Commission
Joint Meeting

AGENDA
August 19, 2020
6pm

1. Call to Order – Board of Supervisors, Chairwoman Cathy Binder
   a. Quorum

2. Call to Order – Planning Commission, Chairman Kristopher Parker
   a. Quorum

3. Pledge of Allegiance
   a. Invocation

4. Public Comment

5. Public Hearings:
   a. Case Number 19-12-E02 Special Exception Permit request for an Event Venue, Backporch Vineyard. Owned by Spillman Willmont LLC (Sherri Spillman), Tax Map 41 Parcel 36D, 40.84 acres zoned A-1 (Limited Agricultural District) 20 acres designated for the Event Venue.
   b. Case Number 20-02-E01 Special Exception Permit request for an Event Venue “Landino Barn”. Owned by Alfred and Mary Landino, Tax Map 26 Parcel 36, 55.13 acres zoned A-2 (Limited Agricultural District) 21 acres designated for the Event Venue.

6. Adjournment – Board of Supervisors, Chairwoman Cathy Binder

7. Adjournment – Planning Commission, Chairman Kristopher Parker
KING GEORGE COUNTY
BOARD OF SUPERVISORS AND PLANNING COMMISSION AGENDA

Meeting Date: August 19, 2020
Item Number: _____

Subject: Case Number 19-12-E02 Special Exception Permit request for an Event Venue, Backporč Vineyard. Owned by Spillman Willmont LLC (Sherri Spillman), Tax Map 41 Parcel 36D, 40.84 acres zoned A-1 (Limited Agricultural District) 20 acres designated for the Event Venue.

Recommended Action: The Department of Community Development Staff requests the King George County Board of Supervisors and Planning Commission:

1. Approve Case Number 19-12-E02 Special Exception Permit request for an Event Venue. Case Number 19-12-E02 Special Exception Permit request for an Event Venue Backporč Vineyard to the Planning Commission to hold a public hearing and provide recommendation to the Board of Supervisors.

Summary of Information: Community Development Staff received a Special Exception application and site plan from Backporč Vineyard on December 10, 2019. The Backporč Vineyard is an agriculturally exempt Virginia Farm Winery and has submitted an application to become an Event Venue as described in Section 4.14 in the King George County Zoning Ordinance. Application includes an existing barn, grass parking, portable restrooms and proposes no more than 24 events per calendar year.

Background:

Currently Section 2.4.3 (#12A) of the King George County Zoning Ordinance Event Venues are only permitted in A-1 and A-2 Zoning District per Section 2.3.3.12A of the KGZO with additional requirements in Article 4, Section 4.14.

Event Venue – A business where the primary use is to host events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. A special event venue may be indoors or outdoors and must comply with all applicable federal, state and local laws, regulations and codes including, but not limited to, life safety codes, building codes, zoning codes, alcoholic beverage codes, public works department, law enforcement and fire department requirements. Occupancy and occupancy limitations for special event venues must comply with all applicable safety codes and requirements. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or motels, bed and breakfasts or restaurants, for example.
King George County Zoning Ordinance Section 4.14.1. All event venues whether permitted as a use by exception or as an accessory or ancillary use to other permitted uses shall be subject to the following conditions:

a. Minimum area requirement for the "special event venue" is 20 acres.

b. If the special event venue is an accessory or ancillary use there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the venue, except during the actual event. Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within 24 hours after the event concludes, and the building or premises must be returned to its normal condition. Some events may require certain screening or buffering during the event.

c. Off-street parking shall meet the following standards:

1. Parking shall be setback a minimum of 50 feet from any public road.

2. Grass parking areas shall be allowed where no more than 24 events are permitted in a calendar year. A calendar year runs from January through December.

3. Grass parking area shall be maintained to grass height of no more than six inches from grade.

4. Grass parking areas shall be maintained in good condition with uniform grass coverage and free from rill or gully erosion.

5. Travel lanes shall be sufficient width to accommodate emergency services vehicles.

6. Entrance into the property from a Virginia State Maintained Road shall be designed, approved and constructed to meet Virginia Department of Transportation entrance standards.

7. When event venue use exceeds conditions set forth in section 4.14.d.2, King George County Zoning Ordinance, parking areas shall comply with section 3.12, off-street, parking requirements, King George County Zoning Ordinance.

d. Noise attenuation shall comply with the noise ordinance of King George County, Virginia (section 10.8, King George County Code of Ordinances).

e. Occupancy limitations for indoor and outdoor areas, restroom facility and handicap accessibility requirements shall conform to applicable codes and ordinances.

f. If a special event venue includes the use of a boat or other nonpermanent or mobile type facility required provision of all applicable local codes, such as, but not limited to parking and restroom facilities shall be provided at the point of gathering or loading of patrons for the event.

g. Signage shall comply with section 3.12, sign regulations, King George County Zoning Ordinance. Any lighting associated with signage shall be lit in a "dark sky"-compliant manner,
with fully-shielded fixtures and lens horizontal to the ground.

h. All new exterior lighting shall be "dark sky"-compliant, with fully-shielded fixtures and lenses that are horizontal to the ground.

PARCEL CHARACTERISTICS:

Below is a description of Tax Map 41 Parcels 36D -

Acreage. **Parcel 36D** contains 40.8436 acres. (20 acres designated for Special Exception Permit Area)

Property Location. Fronts on Wilmont Road Rt. 627

Access. Access to the property is proposed to be provided on Route 627 (Wilmont Road)
A VDOT entrance Plan has been approved for the property.

Utilities. The property is proposed to be served by private water and private sewer. VDH approval received.

Wetlands Impacts. Wetlands are not present on site and this plan does not propose any impacts to the Wetlands.

Existing Zoning. Tax Map 41 Parcel36D are currently zoned Limited Agricultural (A-1).

Adjacent Zoning and Land Use. The surrounding properties are also Zoned A-1 Limited Agricultural, large lot farms or Single Family Dwelling lots. Across Wilmont Road is 10 lot subdivision (Chatworth) all lots are 10 or more acres in size.

Existing Land Use. The property is currently an open field with an existing barn for the Farm Winery Production and tasting.

PERMIT CONDITIONS:

**DRAFT PERMIT CONDITIONS.** This Permit is issued with the following conditions. Failure to comply with these conditions may result in suspension or revocation of this Permit without regard to whether any other State or Federal Permit issued for this Facility is revoked or suspended.

1. That the site be developed consistent with the Site Plan for the proposed Event Venue Layout as prepared by Webb and Associates PLLC, dated February 27, 2020. This shall include the Entrance Plan prepared by Webb and Associates PLLC dated June 5, 2020.
2. That the event venue operates in accordance with the application and supporting documents.
3. That prior to further expansion of the structures/facilities beyond what is presented in the application for this Special Exception Permit; a new Special Exception Permit must be obtained from the Board of Supervisors. A Site Plan submitted and approved in accordance with the King
George County Zoning Ordinance must be filed with any request to enlarge the structures/facilities.

4. Event Venue will be limited to a maximum total guest 500 guests (outdoor), 190 guests (indoors), guest limit is per event and 24 events in a calendar year (as specified below). Events will be held Friday 6pm to 8pm, Saturday 10am-10pm (music off by 9pm and guest departure by 10pm) and Sunday 1pm -6pm.

5. This Event Venue must meet and maintain compliance with Section 4.14 Event Venue; cf the King George County Zoning Ordinance.
   a. 4.14.1a – Minimum area requirement for an event venue is 20 acres. This area shall not be divided into less than the minimum requirement.
   b. 4.14.1b Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition.

6. This venue shall be limited to 24 events per calendar year. Calendar year runs from January to December. This limitation is listed due to the proposed grass parking.
   a. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
   b. Grass parking area shall be maintained in good condition with uniformed grass coverage and free from rill or gully erosion.
   c. Parking shall be provided in accordance with the above referenced site plan and at a minimum 50 feet away from any public road.
   d. Applicant agrees to provide parking attendants during events.

7. Travel lanes shall be sufficient width to accommodate emergency service vehicles.

8. Entrance into the property from the Virginia State Maintained Road requires to be upgraded per the site plans listed above. The applicant will receive the necessary Virginia Department of Transportation (VDOT) permits and install per the permit requirements prior to opening the event venue.

9. Applicant is to provide portable toilets with wash stations that shall be removed within 24 hours of each event. A minimum of 1 portable restroom facilities per 100 people of the event. Portable restrooms must be also provide wash stations. Portable restrooms are only required for events over 180 persons (per VDH permit).

10. Applicant agrees to install temporary event signs on the day of the event only to minimize pass-by traffic. Additionally event staff will be provided to direct traffic to appropriate parking areas to minimize queuing on Wilmont Road.

11. All outdoor lighting shall be dark sky compliant.

12. Noise attenuation shall comply with the noise ordinance of King George County, Virginia (section 10.8, King George County Code of Ordinances).

Attachments
- Draft Special Exception Permit
- Special Exception permit application
- Letter from Backporch Winery Dated July 2, 2020
- Alcohol and Tobacco Tax and Trade Bureau Basic Permit (x3)
- VDOT approval
- Health Department letter
- Fire Marshall response
- Article 4.14 of the King George County Zoning Ordinance
- Article 2.3.3 of the King George County Zoning Ordinance
SPECIAL EXCEPTION PERMIT
19-12-E02

Pursuant to Article 5, Section 5.4, of the King George County Zoning Ordinance, Backporch Vineyard, Spillman Willmont LLC (Sherri Spillman), “Owner”, is hereby granted a Special Exception Permit, “the Permit”, to operate an event venue on Tax Map 41, Parcel 36D, property address of 16595 Wilmont Road on property Zoned Limited Agricultural (A-1).

As evidenced by its signature the Owner hereby agrees to construct and operate its event venue in compliance with the conditions set forth in this Special Exception Permit.

This Permit is effective as of August 20, 2020 at 12am.

PERMIT CONDITIONS. This Permit is issued with the following conditions. Failure to comply with these conditions may result in suspension or revocation of this Permit without regard to whether any other State or Federal Permit issued for this Facility is revoked or suspended.

1. That the site be developed consistent with the Site Plan for the proposed Event Venue Layout as prepared by Webb and Associates PLLC, dated February 27, 2020. This shall include the Entrance Plan prepared by Webb and Associates PLLC dated June 5, 2020.
2. That the event venue operates in accordance with the application and supporting documents.
3. That prior to further expansion of the structures/facilities beyond what is presented in the application for this Special Exception Permit; a new Special Exception Permit must be obtained from the Board of Supervisors. A Site Plan submitted and approved in accordance with the King George County Zoning Ordinance must be filed with any request to enlarge the structures/facilities.
4. Event Venue will be limited to a maximum total guest 500 guests (outdoor). 190 guests (indoor), guest limit is per event and 24 events in a calendar year (as specified below). Events will be held Friday 6pm to 8pm, Saturday 10am-10pm (music off by 9pm and guest departure by 10pm) and Sunday 1pm -6pm.
5. This Event Venue must meet and maintain compliance with Section 4.14 Event Venue; of the King George County Zoning Ordinance.
   a. 4.14.1a – Minimum area requirement for an event venue is 20 acres. This area shall not be divided into less than the minimum requirement.
   b. 4.14.1b Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition.
6. This venue shall be limited to 24 events per calendar year. Calendar year runs from January to December. This limitation is listed due to the proposed grass parking.
   a. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
   b. Grass parking area shall be maintained in good condition with uniformed grass coverage and free from rill or gully erosion.
   c. Parking shall be provided in accordance with the above referenced site plan and at a minimum 50 feet away from any public road.
   d. Applicant agrees to provide parking attendants during events.
7. Travel lanes shall be sufficient width to accommodate emergency service vehicles.
8. Entrance into the property from the Virginia State Maintained Road requires to be upgraded per the site plans listed above. The applicant will receive the necessary Virginia Department of
Transportation (VDOT) permits and install per the permit requirements prior to opening the event venue.

9. Applicant is to provide portable toilets with wash stations that shall be removed within 24 hours of each event. A minimum of 1 portable restroom facilities per 100 people of the event. Portable restrooms must also provide wash stations. Portable restrooms are only required for events over 180 persons (per VDH permit).

10. Applicant agrees to install temporary event signs on the day of the event only to minimize pass-by traffic. Additionally event staff will be provided to direct traffic to appropriate parking areas to minimize queuing on Wilmont Road.

11. All outdoor lighting shall be dark sky compliant.

12. Noise attenuation shall comply with the noise ordinance of King George County, Virginia (section 10.8, King George County Code of Ordinances).

The Owner acknowledges acceptance of these conditions as herein described and does affix his signature hereto to assure a guarantee of compliance.

[Signature]
Sherri Spillman, Spillman Wilmont LLC, Property Owner

STATE OF VIRGINIA AT LARGE: COUNTY OF King George, to-wit:

Subscribed and sworn to before me by Sherri Spillman this day of August 6th, 2020.

Notary Public [Signature]
Date August 6th, 2020

My commission expires: November 30, 2022
My Registration Number 7781526

Dr. Neiman Young, PhD, County Administrator

STATE OF VIRGINIA AT LARGE: COUNTY OF ______________________, to-wit:

Subscribed and sworn to before me by Dr. Neiman Young, PhD, County Administrator this day of __________, 2020.

Notary Public ________________________
My commission expires: __________.
My Registration Number __________.

Date ________________________

Special Exception Permit 19-12-E02 Page 2
KING GEORGE COUNTY
APPLICATION FOR A SPECIAL EXCEPTION PERMIT

Sherri L. Spilman
Property Owner
14844 Granlaw Way
King George, VA 22485
Mailing Address

Applicant/Agent:
16595 Wilmont Rd.
911 Address (if applicable)
Mailing Address
804-761-5084
Phone Number: (home) (work)

Applicant Fee: $ 3,000 Date Paid: 3/13/2020
*Note: Application fees are non-refundable. These fees cover advertisement costs and staff hours.

Date Paid: 3/13/2020

DESCRIPTION OF PROPERTY
I request a Special Exception Permit to be granted for the below described property to permit:
Events Venue 84 events/year

Present Use of Property: Agri-tourism/Winery
Location of Property: 16595 Wilmont Rd
King George, VA 22485
Zoning Classification: A-1
Land District: TAX MAP 41 PARCEL 23D
ACREAGE OR LOT SIZE 40.8
(Event Venue)

Sewage: □ Public □ Private Water: □ Public □ Private
Hours of Operation: See Special Use Permit

Submitted with this application is a scaled drawing showing the size and shape of the parcel of land and the location of all existing structures, and structures to be erected with respect to all property lines.

I hereby certify, that I have the authority to make this application; that the information is true and correct, and the use will conform to all Federal, State and County Laws/Ordinances, and that all permits required by these Laws/Ordinances will be obtained from the proper authority. I further grant the right-of-way onto this property to the designated personnel of King George County for the purpose of conducting site visits related to this application.

17 December 2019
Date

Signature of Owner/Authorized Agent

Abutting Property Owners (attached)

RECEIVED
DEC 20 2019
BY: ___________________
Dear Chairman Binder, Mr. Hudson and Ms. Hall:

Please accept this Cover Letter and the Special Exception Permit Request made by Backporch Vineyard, LLC.

For the reasons set forth below, that Backporch Vineyard believes are good, valid and compelling, we ask that the Board of Supervisors retain, hear and grant this Request for a Special Exception Permit to hold up to twenty-four (24) events per year. The times for the events will be as follow: Friday 6:00 pm to 8:00 pm, Saturday 10:00 am to 10:00 pm with music stopping at 9:00 pm, Sunday 1:00 pm to 6:00 pm.

Background - Backporch Vineyard, LLC

Backporch Vineyard, LLC is a Virginia Farm Winery (See Appendices). Located off Wilmont Road in the Shiloh District of King George, we have transformed a hay field into a Virginia Farm Winery.

Conceived and operated by three long-term King George residents (Rick Gump, Lorrie Gump, and Sherri Spillman), Backporch Vineyard is designed with neighborhood and community-building as a foundation. Backporch Vineyard is meant as a cornerstone to a greater agritourism project with future collaborations with Como Farm and Hope Reins Ranch.

Backporch Vineyard is located on twenty (20) acres of prime agricultural land with grape vines, buildings and wine making facilities. The property (Tax Map 41-36 D) is zoned A-I. There are up to forty (40) acres available for future use by Backporch Vineyard. Sherri Spillman is the owner of all land with a long-term lease to Backporch Vineyard.

Backporch Vineyard is a True Virginia Farm Winery

With both TTB (October 2, 2019) and ABC (March 9, 2020) approvals; Backporch Vineyard have the Federal and State Licenses required to function as a farm winery. An initial VDACS (Department of Agriculture) inspection was completed without any issues. The final inspection is scheduled Tuesday July 7th. Backporch is in the final stages of preparing for their soft opening of the winery which is scheduled mid-July. With the COVID situation our opening date had been pushed back.
While some farm wineries operate by primarily or exclusively importing grapes and wine for sale; or merely as an event venue; Backporch Vineyard has made a substantial investment to grow and produce its own grapes and wine - in short to be a true Virginia Farm Winery.

Backporch Vineyard anticipates a yield between 3 - 4 tons of grapes per acre. Currently there are 650 vines planted. The future goal is 5 acres. One ton of grapes produces approximately 150 gallons of wine, or 63 cases of 12 bottles. This is approximately 378 cases annually. Once we reach our goal of 5 acres, we anticipate producing 945 cases of wine every year.

Positive Fiscal impact

There will be only positive fiscal impact on King George and the Commonwealth through taxes, employment and related tourism revenue to other King George businesses. We plan to bring a portion of the booming wine and wedding industries to King George.

Facilities

Backporch Vineyard has created a relaxing, friendly and beautiful country atmosphere to attract people to slow down, talk, and enjoy nature. Backporch Vineyard’s beautiful barn is a climate-controlled building with two indoor accessible bathrooms. Attention has been paid to accessibility with ramps, as well as comfort and attractiveness to encourage visitors to return.

The Barn houses wine making facilities, bar area, warming kitchen, and large tasting room to provide a venue for wine tastings, quarterly wine subscription events, and other wine marketing opportunities.

The Barn occupancy rates are 140 people for a seated event, 180 people in a standing reception, and 500 people in an indoor/outdoor event. There are 200 grass parking spaces to accommodate up to 500 guests. For larger events, portable bathrooms will be added to provide a minimum of one portable bathroom for every 100 guests.

Backporch Vineyard took extra steps to install a commercial grade well system and septic (See Appendices). In order to accommodate additional events, we exceeded minimum requirements for a farm winery.

Venue and Events

In addition to wine marketing events, Backporch Vineyard is requesting this special exception to offer additional events like weddings, rehearsal dinners, anniversaries, reunions, meditation, yoga, and workshops. These will serve the community needs, bring business into the county, and diversify the vineyard revenue stream. Backporch Vineyard will be available to host other events during the week should the need arise.

Markets

Backporch Vineyard will draw people for wine tastings and wine events as part of the Chesapeake Bay Wine Trail. Metropolitan areas within an easy drive include, the Northern Neck, Norfolk, Newport News, Richmond, Fredericksburg, Washington D.C., Baltimore, and Southern Maryland.

Partnerships & Collaboration

While we create our own wine, we have developed relationships to act as a satellite sales location for Good Luck Cellars, Cave Ridge Vineyard and Chestnut Oak Vineyard.

Backporch Vineyard expects to collaborate with a wide variety of community businesses: lodging, food, beverage, rentals, musicians, florists, photography, hair/ nails, dresses, event party planners, etc.
Additionally, to support Backporch Vineyard’s foundation of community building, Sherri Spillman has committed to establish a charitable fund administered by the Community Foundation.

**Backporch Vineyard is a Good Neighbor**

The owners of Backporch Vineyard live in the neighborhood where the vineyard is located. Communication with neighbors is frequently and actively sought. The attached letters from neighborhood residents demonstrate the community support for Backporch Vineyard. (See Appendices).

Backporch Vineyard has also made every effort to use local services, materials and labor. In fact, much of the lumber used for Backporch Vineyard’s facilities was felled by and milled locally by a retired neighbor. This neighbor has donated lumber and countless hours building because, “This is the best thing that has happened to this neighborhood. I have not been this excited for over 20 years.”

**Background on Virginia Farm Wineries**

Virginia has taken extensive steps to protect and promote Virginia wineries:

It is the policy of the Commonwealth to preserve the economic vitality of the Virginia wine industry while maintaining appropriate land use authority to protect the health, safety, and welfare of the citizens of the Commonwealth, and to permit the reasonable expectation of uses in specific zoning categories. Local restrictions upon such activities and events of farm wineries licensed in accordance to Title 4.1 to market and sell their products shall be reasonable and shall take into account the economic impact on the farm winery of such restriction, the agricultural nature of such activities and events, and whether such activities and events are usual and customary to farm wineries throughout the Commonwealth Va. Code Section 15.2-2288.3.

Virginia’s vineyards and wineries are one of the fastest growing Virginia industries and are increasing exponentially. As an example, between 2010 and 2015, Virginia’s wine, grape and related industries increased in total economic value to Virginia from $747 million to $1.37 billion, an overall increase of 83%. (Virginia Wine Board 2017).

U.S. consumers purchased more than 408 million cases of wine worth 70.5 billion in 2018, according to data compiled by the research firm Wines and Vines Analytics.

More than 2.3 million people visited Virginia wineries in 2015 alone, helping bring in nearly $1.5 billion in revenue.

U.S. Wineries numbers reached 10,043 as of February 2019, up from 9,645 year to date (Wines and Vines Analytics, 2019b). California largest number at 4,425 wineries, producing 85% of wine, followed by Washington (776), Oregon (773), New York (396), Texas (323) and Virginia (280).

**Special Exception Permit**

While no local permitting is required to operate a Farm Winery and related events, Backporch Vineyard is requesting approval for a Special Exception Permit in order to offer events in addition to the wine marketing traditionally associated with farm wineries and vineyards.

To act as good citizens of King George County, we have designed and actively worked with the neighborhood and county to insure adherence to local, state and federal requirements. Per KGZO 5.4.1. Intent for Special Exceptions:

a. We have worked with the Health Department, VDACS, ABC, Community Development, Fire Marshal, and the neighbors to ensure safety and health were integral parts of the project design.
b. Set the Vineyard on a state maintained paved street with clear sight lines in both directions. Working with VDOT to ensure our entrance meets agritourism requirements. The road supports a public boat landing, so traffic outside of the neighborhood is common.

c. Worked with community officials to ensure safety issues are addressed.

d. Occupancy limitations and the amount of space are sufficient to ensure no overcrowding.

e. We installed new water supply and sewage and are not located in an area to interfere with public or private space.

f. We will not interfere with adequate light and air.

g. h. & i. We have worked with the county so as not to impede this ordinance or zoning requirements.

Backporch Vineyard has taken every step and more to ensure that it has met all requirements (See Appendices).

Backporch Vineyard has already established that it is a good neighbor and will attract agritourism and business to the County.

*Backporch* Vineyard is fully ready to operate as an event venue.

Retaining this Request will allow Backporch Vineyard to immediately begin holding up to twenty-four (24) events per year and to operate without necessary delay that would serve no ascertainable purpose for the community and/or under the County Code.

Respectfully submitted,

*Sherri L. Spillman*
**BASIC PERMIT**

(Under Federal Alcohol Administration Act)

<table>
<thead>
<tr>
<th>5. NAME AND ADDRESS OF PERMITTEE (Number and street, city or town, State and Zip Code)</th>
</tr>
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<tbody>
<tr>
<td>BACKPORCH VINEYARD, LLC</td>
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<tr>
<td>DBA: BACKPORCH VINEYARD</td>
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<tr>
<td>16595 WILMONT RD</td>
</tr>
<tr>
<td>KING GEORGE, VA 22485</td>
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<thead>
<tr>
<th>6. TRADE NAMES AUTHORIZED BY THIS PERMIT (Trade name approval does not constitute approval as a brand name for labeling purposes. If needed, list on reverse or use continuation sheet.)</th>
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<th>7. PERMIT GRANTED FOR (ONE TYPE OF OPERATION ONLY)</th>
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<tbody>
<tr>
<td>Pursuant to the application of the date indicated in item 4, you are authorized and permitted to engage, at the above address, in the business of:</td>
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a. [ ] Distilled Spirits - [ ] distiller [ ] rectifier (processor) [ ] warehouseman and/or [ ] warehouseman and bottler and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the distilled spirits so distilled or rectified, or warehoused and bottled, or the wines so rectified,

b. [X] Wine - [X] producer and blender [ ] blender and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the wine so produced or blended,

c. [ ] Importer - importing into the United States the following alcoholic beverages:
while so engaged, to sell, offer to deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so imported,

d. [ ] Wholesaler - Purchasing for resale at wholesale the following alcoholic beverages:
while so engaged, to receive or to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so Purchased.

---

This Permit is conditioned upon your compliance with the Federal Alcohol Administration Act; the Twenty-first Amendment and laws relating to its enforcement; all other Federal laws relating to distilled spirits, wine, and malt beverages, including taxes with respect to them; the Federal Water Pollution Control Act; and, all applicable regulations made pursuant to law which are now, or may hereafter be, in force.

This basic permit is effective from the date shown above and will remain in force until suspended, revoked, annulled, voluntarily surrendered, or automatically terminated.

**THIS PERMIT WILL AUTOMATICALLY TERMINATE THIRTY DAYS AFTER ANY CHANGE IN PROPRIETORSHIP OR CONTROL OF THE BUSINESS, unless an application for a new basic permit is made by the transferee or permittee within the thirty day period. If an application for a new basic permit is timely filed, the outstanding basic permit will continue in effect until the application is acted on by the District Director, Alcohol and Tobacco Tax and Trade Bureau.**

**THIS PERMIT IS NOT TRANSFERABLE. ANY CHANGE IN THE TRADE NAME, CORPORATE NAME, MANAGEMENT OR ADDRESS OF THE BUSINESS COVERED BY THIS PERMIT, OR ANY CHANGE IN STOCK OWNERSHIP (MORE THAN 10%) MUST BE REPORTED TO THE NATIONAL REVENUE CENTER OR PUERTO RICO FIELD OFFICE WITHOUT DELAY.**

---

**THIS IS AN [X] ORIGINAL PERMIT [ ] AMENDED PERMIT**

**REASON FOR AMENDMENT**

---

**SIGNATURE AND TITLE OF AUTHORIZED TTB OFFICIAL.**

---

FOR JOHN J. MANFREDA, ADMINISTRATOR

---

**TTB F 5170.2 (12/06)**
AUTHORIZED TRADE NAMES

*Used for Contract Bottling or Packaging/Branding Purposes

PERMIT NUMBER: VA-W-21198

REGISTRY NUMBER: BWN-VA-21185

<table>
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<th>TYPE</th>
<th>TRADE NAME</th>
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REASON FOR AMENDMENT
**DEPARTMENT OF THE TREASURY**  
**ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)**  
**APPLICATION TO ESTABLISH AND OPERATE WINE PREMISES**

(See Instructions on next page)

<table>
<thead>
<tr>
<th>4. TO: DIRECTOR, NATIONAL REVENUE CENTER</th>
<th>6. APPLICATION IS MADE TO OPERATE (Check one only)</th>
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<tbody>
<tr>
<td>ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)</td>
<td>![Bonded Winery] [] Bonded Wine Cellar [] Tax Paid Wine Bottling House</td>
</tr>
<tr>
<td>550 Main St., Suite 8002, Cincinnati, Ohio 45202-5215</td>
<td></td>
</tr>
</tbody>
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<tr>
<th>5. NAME AND PRINCIPAL BUSINESS ADDRESS OF APPLICANT</th>
<th>7. ADDRESS (Address where wine operations will occur.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Name and street, city, county, State, and ZIP Code)</td>
<td>(If different from address in Item 6)</td>
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</tr>
<tr>
<td>16382 ROLLINS FORK RD</td>
<td>PHONE #</td>
</tr>
<tr>
<td>KING GEORGE, VA 22485</td>
<td></td>
</tr>
<tr>
<td>PHONE # 540-220-3465 EIN# 83-1948350</td>
<td></td>
</tr>
</tbody>
</table>

8. PURPOSE FOR WHICH FILED (Such as original establishment, trade name change, alteration of premises)

- New Premises or change in Proprietorship [x]
- Change in Location
- Change in information on application
- Change in Officers
- Change in Name of Proprietor or Trade Name

9. I am [ ] or am not [x] required to furnish a bond under 27 CFR 24.146. I am not required to furnish a bond only if all of the following are true: I will withdraw wine for deferred payment of tax under 27 CFR 24.271, I was liable for not more than $50,000 in wine taxes in the preceding calendar year, I reasonably expect to be liable for not more than $50,000 in such taxes during the current calendar year, and I have no operations or withdrawals involving wine for industrial use.

10A. NUMBER OF PAGES ATTACHED TO THIS FORM ( ).  
10A-1. PAGES FROM CURRENT APPROVED TTB F 5120.25 THAT REMAIN  

**PAGE NUMBERS**  
10B. ORGANIZATIONAL DOCUMENTS SUBMITTED WITH THIS FORM (List each document)  
Diagram, Source of Funds Documentation, Lease Agreement or Proof of Property Ownership  

**PAGE NUMBERS**  
10B-1. ORGANIZATIONAL DOCUMENTS FILED WITH PRIOR APPROVED TTB F 5120.25 (List each document)  
10C. ORGANIZATIONAL DOCUMENTS FILED IN CONNECTION WITH ANOTHER ESTABLISHMENT BUT INCORPORATED IN THIS APPLICATION BY REFERENCE (List each document, and show the name or plant number under which filed)
NO WINE MAY BE PRODUCED OR UNTAXPAID WINE RECEIVED UNTIL THE PREMISES AND OPERATIONS ARE APPROVED BY THE DIRECTOR, NATIONAL REVENUE CENTER.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE EXAMINED THIS APPLICATION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT, AND COMPLETE.

11. SIGNATURE
Lorrie Ann Gump

12. TITLE
Owner

FOR TTB USE ONLY

APPLICATION IS

☑ APPROVED
☐ DISAPPROVED

EFFECTIVE DATE
10/02/2019

SIGNATURE OF DIRECTOR, NATIONAL REVENUE CENTER

Date
10/02/2019

TTB F 5120.25 (11/2016)
1. Each person desiring to conduct the operations of a bonded wine cellar, a bonded winery, or a taxpaid wine bottling house must file this application, in duplicate, with the Director, National Revenue Center, Alcohol and Tobacco Tax and Trade Bureau (TTB), at the address in Item 4.

2. The application information required will be on an itemized paper with each attached page identified with the name of the applicant, the serial number of the application and the number of the page.

3. The proprietor is responsible for keeping information of an approved application current and complete. When required by 27 CFR Part 24, the proprietor must submit an amended application with supplemental or replacement pages or other documents necessary to update the previously approved application. Replacement pages must be numbered to correspond to the pages being replaced.

4. If this application is for a taxpaid wine bottling house, you will not conduct spirits operations or need a bond, so paragraphs 6 and 7 of the specific instructions are not applicable.

5. Applications must be submitted in accordance with the instructions on this form and in 27 CFR Part 24. Incomplete applications will be returned to the applicant without action.

**SPECIFIC INSTRUCTIONS**

**Item 1.** **SERIAL NUMBER.** Applications on this form must be serially numbered, commencing with serial number 1 for original establishment, and continuing in sequence for each subsequent application. Applications for a taxpaid wine bottling house will be filed separately and likewise begin with serial number 1.

**Items 6 & 7.** **NAME AND ADDRESS.** The address must be stated as explicitly as possible with a ZIP Code. If located in a city, the numbered street address and the name of the city will be given. If a rural address, give the name of the county and nearest post office, with the approximate distance and direction from the residence, including the name or number of the road or highway on which situated.

**ATTACHED STATEMENTS AND DOCUMENTS**

1. **BUSINESS ORGANIZATION.** If a statement is already on file with TTB for another authorization, only reference that authorization by name, address, and registry number per 27 CFR 24.108(h). Attach a statement, if not already on file, showing the number of business organization (e.g., sole owner, partnership, corporation, limited liability company) and the persons having an interest in the business supported by the following:

   - (a) Charter or certificate of existence, incorporation, or organization.
   - (b) Names and addresses of officers, directors, members and managers.
   - (c) Certified extract of minutes authorizing certain individuals to sign.
   - (d) Statement showing the number of shares/ownership of each class of stock/interest authorized and outstanding, and the voting rights of the respective owners or holders.
   - (e) Statement of Interest: Names and addresses of the 10 persons having the largest ownership or other interest and nature and amount of the stockholding or other interest of each, whether the interest appears in the name of the interested party or in the name of another party. The Director, National Revenue Center may request the names of interested persons if the applicant corporation or LLC is wholly owned or controlled by another corporation or LLC.

For partnerships:

   True copies of articles or partnership agreement, if any, and of the certificate of partnership where required to be filed by local authority.

2. **WINE PREMISES.** Describe each tract of land comprising the wine premises. Description must be by directions and distances, in feet and inches, with sufficient particularity to enable ready examination of the boundary of the wine premises. Describe the means employed to afford security of the wine premises. Describe where and how any taxpaid wine will be stored on the premises and the means used to segregate and identify taxpaid wine from taxpaid wine. Describe any alternative areas. Each wine premises must be described as to size, construction, and use. Buildings not used for the wine operations must be described only as to size and use. If wine premises consists of a partial building, rooms or floors, each must be described separately. Means of ingress and egress from the wine premises to adjoining portions must be described.

   (a) If operating a bonded winery or a taxpaid wine celler in a residential building, describe how the bonded premises are segregated from the residence and what direct access to the bonded premises is available.

   (b) If in an alternating proprietorship arrangement, provide a copy of the alternation agreement showing that each proprietor will conduct independent operations.

3. **DISCLOSURE.** If this application is not for a bonded wine premises in which production operations will be conducted and, thus a Federal Alcohol Administration Act basic permit is not required, would you agree to the listing of your name in a TTB publication which may be distributed to the general public upon request? A "no" response will have no effect on the consideration of this application. Under 26 U.S.C. 6103, you have a legal right not to give this release.

4. **TRADE NAME.** List each trade name to be used in connection with the wine operations. If State or local law requires registration, certify that each trade name is registered. State the name in which the security for each bond is filed. Information related to bonds need not be provided if for bond is required under 27 CFR 24.146.

5. **VOLATILE FRUIT-FLAVOR CONCENTRATE OPERATIONS.** For volatile fruit-flavor concentrate producers, submit a step-by-step description of the production process, commencing with obtaining the juice through each step of the process to removal of the concentrate from the system. For production of high-proof concentrate (more than 24 percent alcohol), indicate any step in the process at which the spirits are potable. Include the maximum quantity in gallons of fruit must and volatile fruit-flavor concentrate produced in 24 hours, the maximum and minimum fold, and the maximum percent of alcohol in the concentrate for each kind of fruit used.

6. **OTHER OPERATIONS.** Describe any other operations not specifically authorized by Part 24 that are to be conducted on the wine premises. This must include a list of the premises and any major equipment used, and a statement as to the relationships, if any, of the operation to the wine operations. These other operations need not be restricted to alcohol-related businesses.

**PRIVACY ACT INFORMATION**

The following information is provided pursuant to Section 3 of the Privacy Act of 1974 (5 U.S.C. 552(a)(6)(E)).

1. **AUTHORITY.** Solicitation of this information is made pursuant to 20 U.S.C. 5356. Disclosure of this information by the applicant is mandatory if the applicant wishes to obtain authorization for operating a bonded wine cellar, a bonded winery, or a taxpaid wine bottling house.

2. **PURPOSE.** To identify the applicant to identify the nature, location, and the extent of the premises, the specific type or types of operations to be conducted on the premises, and to determine the eligibility of the applicant to register the wine premises.

3. **ROUTINE USES.** The information will be used by TTB to make determinations set forth in paragraph 2. In addition, the information may be disclosed to other Federal, State, foreign, and local law enforcement and regulatory agency personnel to verify information on the form where such disclosure is not prohibited by law. The information may further be disclosed to the Justice Department if it appears that the furnishing of false information may constitute a violation of Federal law. Finally, the information may be disclosed to members of the public in order to verify the information on the form where such disclosure is not prohibited by law.

4. **EFFECTS OF NOT SUPPLYING REQUESTED INFORMATION.** Failure to supply complete information will delay processing and may result in the denial of the application.

**PAPERWORK REDUCTION ACT NOTICE**

This request is in accordance with the Paperwork Reduction Act of 1995. This information collection is used by TTB to determine if the applicant is eligible to receive a wine premises permit. The information is required to obtain a benefit. The estimated average burden associated with this collection of information is 15 minutes per respondent or recordkeeper, depending on individual circumstances. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be addressed to Reports Management Officer, Regulations and Rulings Division, Alcohol and Tobacco Tax and Trade Bureau, 1310 G Street, NW, Box 12, Washington, DC 20005.

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a current, valid OMB control number.
1. Business Organization
   a. Type of Organization: Limited Liability Company
      State Where Incorporated: VA
   b. Officer/Ownership Information:
      | First Name | Middle Name | Last Name | Primary Title | List Additional Titles | Percentage of Voting-Stock Interest |
      |------------|-------------|-----------|---------------|------------------------|-----------------------------------|
      | Lorrie     | Ann         | Gump      | Managing Member | Member                 | 25                                |
      | Ricky      | Lee         | Gump      | Managing Member | Member                 | 25                                |
      | Sherri     | Lynn        | Spillman  | Managing Member | Member                 | 50                                |

2. Wine Premises
   a. Winery Premises Description: Describe each tract of land comprising the wine premises. Description must be by directions and distances, in feet and inches, with sufficient particularity to enable ready examination of the boundary of the wine premises.

   All of that certain lot, tract, parcel, piece, and real estate of real property, as well as all buildings, structures and appurtenances thereto and thereon, containing an area of 40,848 acres, more or less, designated as situated, lying and being in the Shiloh Magisterial District of King George County, Virginia, as shown on the Plat of Benjamin C. Talum, Land Surveyor, dated August 17, 2017 and as recorded among the land records of King George County, Virginia as Instrument Number 2017101800090010 and further designated as Tax Nop 41-365; the metes and bounds description is incorporated herein by reference as if the same were textually contained herein; AND Being the same property that was conveyed to GRANTOR by virtue of deed dated February 22, 2018, Instrument Number 2018022600010980 recorded amongst the land records of King George County, Virginia AND WITH ALL Restrictions, Covenants and Easements.

   b. Wine Premises Security: Describe the means employed to afford security of the wine premises.

   A security system will be installed which will include motion sensors, camera and or lights.

   The building has locking doors and windows.

   c. Taxpaid Wine Storage: Describe where and how any taxpaid wine will be stored on the premises and the means used to segregate and identify taxpaid wine from untaxpaid wine.

   Stored in secure area of building. Bottles/cases will be tagged as used and recorded in record keeping book.

   All tax paid product will be clearly marked and segregated from non-taxpaid product.

   d. Bonded Winery in a Residential Building: If operating a bonded winery or bonded wine cellar in a residential building, describes how the bonded premises are segregated from the residence and what direct access to the bonded premises is available.

   No

   e. Wine Premises Building: Each wine premises building must be described as to size, construction, and use. Buildings not used for the wine operations must be described only as to size and use. If wine premises consists of a partial building, rooms or floors, each must be described separately. Means of ingress and egress from the wine premises to adjoining portions must be described.

   The wine premises will be a new construction building consisting of a tasting area of 14' x 12' with standard window on the north side. Tasting room will have one 4 foot door leading to the outside and another 4 foot door leading to the main entrance of the building.
be used for events. This area will also have access to two bathrooms. Tasting room will be single level wood wall with concrete floor. Main part of the building will be wood paneled walls and concrete floor. On south side of building will be the wine making area this is a single level 22' x 12' area with concrete floor with drains, wood paneled walls, single entry door no windows. This will be used for storage of the wine as well. All area is under one roof setting on south end of property with private road leading to buildin

Bonded Areas and Tasting Area will be separated by locked door.

f. Wine Premises Alternating Areas: Describe any alternating areas

g. ALTERNATION OF PREMISES

h. ALTERNATION OF PROPRIETORS

i. Description of Non-Contiguous Locations

3. Disclosure: If this application is not for a bonded wine premises in which production operations will be conducted and, thus a Federal Alcohol Administration Act basic permit is not required, would you agree to the listing of your name in a TTB publication which may be distributed to the general public upon request? A "no" response will have no effect on the consideration of this application. Under 26 U.S.C. 6103, you have a legal right not to give this release.

Yes

4. Trade Name

5. Spirits Operations: Describe any operation which will involve the use of spirits

None

6. Related Bonds and permits

7a. Volatile Fruit-Flavor Concentrate Operations: For volatile fruit-flavor concentrate producers, submit a step-by-step description of the production process, commencing with obtaining the juice through each step of the process to removal of the concentrate from the system.

n/a

7b. Volatile Fruit-Flavor High Concentrate: For production of high-proof concentrate (more than 24 percent alcohol), indicate any step in the process at which the spirits are potable. Include the maximum quantity in gallons of fruit must and volatile fruit-flavor concentrate produced in 24 hours; the maximum and minimum fold; and the maximum percent of alcohol in the concentrate for each kind of fruit used.

n/a

8. Other Operations: Describe any other operations not specifically authorized by Part 24 that are to be conducted on the wine premises. This must include a list of the premises and any major equipment used, and a statement as to the relationship, if any, of the operation to the wine operations. These other operations need not be restricted to alcohol-related businesses.

n/a
10B. ORGANIZATIONAL DOCUMENTS SUBMITTED WITH THIS FORM
(Continued...)

Diagram, Source of Funds Documentation, Lease Agreement or Proof of Property Ownership

10B-1. ORGANIZATIONAL DOCUMENTS FILED WITH PRIOR APPROVED TTB F 5120.25
(Continued...)

10C. ORGANIZATIONAL DOCUMENTS FILED IN CONNECTION WITH ANOTHER ESTABLISHMENT BUT INCORPORATED IN THIS APPLICATION BY REFERENCE
(Continued...)

OTHER PURPOSE FOR WHICH FILED:
DEPARTMENT OF THE TREASURY
ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)
APPLICATION TO ESTABLISH AND OPERATE WINE PREMISES

(See Instructions on next page)

4. TO: DIRECTOR, NATIONAL REVENUE CENTER
ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)
550 Main St., Suite 6002, Cincinnati, Ohio 45202-5215

5. APPLICATION IS MADE TO OPERATE (Check one only)
X BONDED WINERY  ☐ BONDED WINE CELLAR  ☐ TAX PAID WINE BOTTLING HOUSE

6. NAME AND PRINCIPAL BUSINESS ADDRESS OF APPLICANT
(Name and street, city, county, State, and ZIP Code)

BACKPORCH VINEYARD, LLC
DBA: BACKPORCH VINEYARD
PO BOX 1272
KING GEORGE VA 22485
PHONE # 5402203465  EIN# 83-1948350

7. ADDRESS (Address where wine operations will occur.)
(If different from address in item 6)

16595 WILMONT RD
KING GEORGE, VA 22485

PHONE #

8. PURPOSE FOR WHICH FILED (Such as original establishment, trade name change, alteration of premises)

Original: ☑ New Premises or change in Proprietorship

Amended for: ☐ Change in Location:
☐ Change in Control
☐ Change in Information on application
☐ Change in Officers
☐ Change in Name of Proprietor or Trade Name

9. I am ☑ or am not ☐ required to furnish a bond under 27 CFR 24.146. I am not required to furnish a bond only if all of the following are true: I will withdraw wine for deferred payment of tax under 27 CFR 24.271, I was liable for not more than $50,000 in wine taxes in the preceding calendar year, I reasonably expect to be liable for not more than $50,000 in such taxes during the current calendar year, and I have no operations or withdrawals involving wine for industrial use.

10A. NUMBER OF PAGES ATTACHED TO THIS FORM ().

PAGE NUMBERS

10A-1. PAGES FROM CURRENT APPROVED TTB F 5120.25 THAT REMAIN

PAGE NUMBERS

10B. ORGANIZATIONAL DOCUMENTS SUBMITTED WITH THIS FORM
(List each document)

Diagram, Source of Funds Documentation, Lease Agreement or Proof of Property Ownership

10B-1. ORGANIZATIONAL DOCUMENTS FILED WITH PRIOR APPROVED TTB F 5120.25 (List each document)

10C. ORGANIZATIONAL DOCUMENTS FILED IN CONNECTION WITH ANOTHER ESTABLISHMENT BUT INCORPORATED IN THIS APPLICATION BY REFERENCE (List each document, and show the name or plant number under which filed)

NO WINE MAY BE PRODUCED OR UNTAXPAID WINE RECEIVED UNTIL THE PREMISES AND OPERATIONS ARE APPROVED BY THE DIRECTOR, NATIONAL REVENUE CENTER.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE EXAMINED THIS APPLICATION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT, AND COMPLETE.

11. SIGNATURE
Lorrie Ann Gump
Owner

12. TITLE

FOR TTB USE ONLY

APPLICATION IS ☑ APPROVED ☐ DISAPPROVED

EFFECTIVE DATE
10/02/2019

SIGNATURE OF DIRECTOR, NATIONAL REVENUE CENTER

DATE
10/02/2019
GENERAL INSTRUCTIONS

1. Each person desiring to conduct the operations of a bonded wine cellar, a bonded winery, or a taxpaid wine bottling house must file this application in duplicate, with the Director, National Revenues Center, Alcohol and Tobacco Tax and Trade Bureau (TTB), at the address in Item 4.

2. The application Information required will be on letter-sized paper with each attached page identified with the name of the applicant, the serial number of the application and the number of the page.

3. The proprietor is responsible for keeping information of an approved application current and complete. When required by 27 CFR Part 24, the proprietor must submit an amended application with supplemental or replacement pages or other documents necessary to update the previously approved application. Replacement pages must be numbered to correspond to the pages being replaced.

4. If this application is for a taxpaid wine bottling house, you will not conduct spirits operations or need a bond, so paragraphs 6 and 7 of the specific instructions are not applicable.

5. Applications must be submitted in accordance with the instructions on this form and in 27 CFR Part 24, Incomplete applications will be returned to the applicant without action.

SPECIFIC INSTRUCTIONS

Item 1. SERIAL NUMBER. Applications on this form must be serially numbered, commencing with serial number 1 for original establishment, and continuing in sequence for each subsequent application. Applications for a taxpaid wine bottling house will be filed separately and likewise begin with serial number 1.

Items 6 & 7. NAME AND ADDRESS. The address must be stated as explicitly as possible with a ZIP Code. If located in a city, the number of streets and the name of the city will be given. If a rural address, give the name of the county and nearest post office, with the approximate distance and direction therefrom, including the name or number of the road or highway on which situated.

ATTACHED STATEMENTS AND DOCUMENTS

1. BUSINESS ORGANIZATION. If a statement is already on file with TTB for another authorization, only reference that authorization by name, address, and registry number per 27 CFR 24.106(k). Attach a statement, if not already on file, showing the type of business organization (e.g., sole owner, partnership, corporation, limited liability company) and the persons having an interest in the business supported by the following:

For corporations or limited liability companies:
(a) Charter or certificate of existence, incorporation, or organization,
(b) Names and addresses of officers, directors, members and managers,
(c) Certified extracts of minutes authorizing certain individuals to sign,
(d) Statement showing the number of shareholders of each class of stock/interest authorized and outstanding, and the voting rights of the respective owners or holders,
(e) Statement of Interest: Names and addresses of the 10 persons having the largest ownership or interest in the business and amount and type of interest held.

2. WINE PREMISES. Describe each tract of land comprising the wine premises. Description must be by directions and distances, in feet and inches, with sufficient particularity to enable ready examination of the boundary of the wine premises. Describe the means employed to afford security of the wine premises. Describe where and how any taxpaid wine will be stored on the premises and the means used to segregate and identify taxpaid wine from taxpaid wine. Describe any alternating areas. Each wine premises building must be described as to size, construction, and use. Buildings not used for the wine operations must be described only as to size and use. If wine premises consists of a partial building, rooms or floors, each must be described separately. Means of ingress and egress from the wine premises to adjoining portions must be described.

(a) If operating a bonded winery or bonded wine cellar in a residential building, describe how the bonded premises are segregated from the residence and what direct access to the bonded premises is available.

(b) If in an alternating proprietorship arrangement, provide a copy of the alteration agreement showing that each proprietor will conduct independent operations.

3. DISCLOSURE. If this application is not for a bonded wine premises in which production operations will be conducted and, thus a Federal Alcohol Administration Act basic permit is not required, would you agree to the listing of your name in a TTB publication which may be distributed to the general public upon request? A "No" response will have no effect on the consideration of this application. Under 26 U.S.C. 6103, you have a legal right not to give this release.

4. TRADE NAME. List each trade name to be used in connection with the wine operations. If State or local law requires registration, certify that each trade name is registered. State the operating name if the other than the name in Item 6. If a trade name is listed in any basic permit issued, such trade name is not required to be included in this application.

5. SPIRITS OPERATIONS. Describe any operation which will involve the sale of spirits.

6. BONDS AND PERMITS. With respect to this application, list all basic permits and bonds (including those filed with this application) showing the name and the surety for each bond. Information related to bonds need not be provided if no bond is required under 27 CFR 24.146.

7. VOLATILE FRUIT-FLAVOR CONCENTRATE OPERATIONS. For volatile multi-flavor concentrate producers, submit a step-by-step description of the production process, commencing with obtaining the juice through each step of the process to removal of the concentrate from the system. For production of high-proof concentrate (more than 24 percent alcohol), indicate any step in the process at which the spirits are potable. Include the maximum quantity in gallons of fruit must and volatile fruit-flavor concentrate produced in 24 hours; the maximum and minimum fold; the maximum percent of alcohol in the concentrate for each kind of fruit used.

8. OTHER OPERATIONS. Describe any other operations not specifically authorized by Part 24 that are to be conducted on the wine premises. "He shall include a list of the premises and any major equipment used, and a statement as to the relationship, if any, of the operation to the wine operations. These other operations need not be restricted to alcohol-related businesses.

PRIVACY ACT INFORMATION

The following information is provided pursuant to Section 3 of the Privacy Act of 1974 (5 U.S.C. 552a(e)(3)):

1. AUTHORITY. Solicitation of this information is made pursuant to 28 U.S.C. 556. Disclosure of this information by the applicant is mandatory if the applicant wishes to obtain authorization for operating a bonded wine cellar, a bonded winery, or a taxpaid wine bottling house.

2. PURPOSE. To identify the applicant, to identify the nature, location, and the extent of the premises, the specific type or types of operations to be conducted on the premises, and to determine the eligibility of the applicant to register the wine premises.

3. ROUTINE USES. The information will be used by TTB to make determinations set forth in paragraph 2. In addition, the information may be disclosed to other Federal, State, foreign, and local law enforcement and regulatory agency personnel to verify information on the form where such disclosure is not prohibited by law. The information may further be disclosed to the Justice Department if it appears that the furnishing of false information may constitute a violation of Federal law. Finally, the information may be disclosed to members of the public in order to verify the information on the form where such disclosure is not prohibited by law.

4. EFFECTS OF NOT SUPPLYING REQUESTED INFORMATION. Failure to supply complete information will delay processing and may result in the denial of the application.

PAPERWORK REDUCTION ACT NOTICE

This request is in accordance with the Paperwork Reduction Act of 1995. This information collection is used by TTB to determine if the applicant is eligible to receive a wine premises permit. The information is required to obtain a benefit. The estimated average burden associated with this collection of information is 15 minutes per respondent or recordkeeper, depending on individual circumstances. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be addressed to Reports Management Officer, Regulations and Rulings Division, Alcohol and Tobacco Tax and Trade Bureau, 1310 G Street, NW., Box 12, Washington, DC 20203.

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a current, valid OMB control number.
WINERY INFORMATION

1. Business Organization
   a. Type of Organization: Limited Liability Company
      State Where Incorporated: VA
   b. Officer/Ownership Information:

<table>
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<tr>
<th>First Name</th>
<th>Middle Name</th>
<th>Last Name</th>
<th>Primary Title</th>
<th>List Additional Titles</th>
<th>Percentage of Voting-Stock Interest</th>
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<tbody>
<tr>
<td>Lorrie</td>
<td>Ann</td>
<td>Gump</td>
<td>Managing Member</td>
<td>Member</td>
<td>25</td>
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<tr>
<td>First Name</td>
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<td>Lee</td>
<td>Gump</td>
<td>Managing Member</td>
<td>Member</td>
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<td>Sherri</td>
<td>Lynn</td>
<td>Spillman</td>
<td>Managing Member</td>
<td>Member</td>
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2. Wine Premises
   a. Winery Premises Description: Describe each tract of land comprising the wine premises. Description must be by directions and distances, in feet and inches, with sufficient particularity to enable ready examination of the boundary of the wine premises.

All of that certain lot, tract, parcel, piece, and real estate of real property, as well as all buildings, structures and appurtenances thereto and thereon, containing an area of 40.8486 acres, more or less, designated as situated, lying and being in the Shiloh Magisterial District of King George County, Virginia, as shown on the Plat of Benjamin C. Tatum, Land Surveyor, dated August 17, 2017 and as recorded among the land records of King George County, Virginia as Instrument Number 20171018000600010 and further designated as Tax Map 41-36D; the metes and bounds description is incorporated herein by reference as if the same were textually contained herein; AND Being the same property that was conveyed to GRANTOR by virtue of deed dated February 22, 2018, Instrument Number 2018022600010960 recorded amongst the land records of King George County, Virginia AND WITH ALL Restrictions, Covenants and Easements.

b. Wine Premises Security: Describe the means employed to afford security of the wine premises.

A security system will be installed which will include motion sensors, camera and or lights.

The building has locking doors and windows.

c. Taxpaid Wine Storage: Describe where and how any taxpaid wine will be stored on the premises and the means used to segregate and identify taxpaid wine from untaxpaid wine.

Strored in secure area of building. Bottles/cases will be tagged as used and recorded in record keeping book.

All tax paid product will be clearly marked and segregated from non-taxpaid product.

d. Bonded Winery in a Residential Building: If operating a bonded winery or bonded wine cellar in a residential building, describe how the bonded premises are segregated from the residence and what direct access to the bonded premises is available.

No

e. Wine Premises Building: Each wine premises building must be described as to size, construction, and use. Buildings not used for the wine operations must be described only as to size and use. If wine premises consists of a partial building, rooms or floors, each must be described separately. Means of ingress and egress from the wine premises to adjoining portions must be described.
The wine premises will be a new construction building consisting of a tasting area of 14' x 12' with standard window on the north side. Tasting room will have one 4 foot door leading to the outside and another 4 foot door leading to the main entrance of the building to be used for events. This area will also have access to two bathrooms. Tasting room will be single level wood wall with concrete floor. Main part of the building will be wood paneled walls and concrete floor. On south side of building will be the wine making area this is a single level 22' x 12' area with concrete floor with drains, wood paneled walls, single entry door no windows. This will be used for storage of the wine as well. All area is under one roof setting on south end of property with private road leading to buildin

Bonded Areas and Tasting Area will be separated by locked door.

f. Wine Premises Alternating Areas: Describe any alternating areas

g. ALTERNATION OF PREMISES

h. ALTERNATION OF PROPRIETORS

i. Description of Non-Contiguous Locations

3. Disclosure: If this application is not for a bonded wine premises in which production operations will be conducted and, thus a Federal Alcohol Administration Act basic permit is not required, would you agree to the listing of your name in a TTB publication which may be distributed to the general public upon request? A "no" response will have no effect on the consideration of this application. Under 26 U.S.C. 6103, you have a legal right not to give this release.

Yes

4. Trade Name

5. Spirits Operations: Describe any operation which will involve the use of spirits

None

6. Related Bonds and permits

7a. Volatile Fruit-Flavor Concentrate Operations: For volatile fruit-flavor concentrate producers, submit a step-by-step description of the production process, commencing with obtaining the juice through each step of the process to removal of the concentrate from the system.

n/a

7b. Volatile Fruit-Flavor High Concentrate: For production of high-proof concentrate (more than 24 percent alcohol), indicate any step in the process at which the spirits are potable. Include the maximum quantity in gallons of fruit must and volatile fruit-flavor concentrate produced in 24 hours; the maximum and minimum fold; and the maximum percent of alcohol in the concentrate for each kind of fruit used.

8. Other Operations: Describe any other operations not specifically authorized by Part 24 that are to be conducted on the wine premises. This must include a list of the premises and any major equipment used, and a statement as to the relationship, if any, of the operation to the wine operations. These other operations need not be restricted to alcohol-related businesses.

n/a
June 29, 2020

King George County
Department of Community Development
10459 Courthouse Drive, Suite 104
King George, VA. 22485
Attn: Ms. Heather Hall

Re: Backporch Vineyard
1st Entrance Plan Review
King George County, Rt. 627

Dear Ms. Hall:

This office has reviewed the referenced plan in accordance with the current minimum standards as received on June 15, 2020, and we have noted that all items appear to be satisfactory. Therefore, the plan is hereby found acceptable on this date of June 29, 2020. Should you have any questions concerning this review, please contact Chad Brooks at (804) 761-2148 to discuss any technical issues, or you may contact me at (804) 286-3124. I would be glad to discuss any concerns that you may have on this review directly.

Sincerely,

[Signature]

Scott Gagnon, P.E.
Assistant Resident Engineer-Land Use
Fredericksburg District

Cc: Webb & Associates, Mr. Dan Webb, P.E.
VDOT, Mr. David Beale, P.E.
King George Health Department  
Box 92  
King George, Virginia 22485-0092

Sherri L. Spillman  
14344 Greenlaw Way  
King George, VA 22485

March 17, 2020

RE: Backporch Vineyard, LLC - Event Venue Special Exception (2nd Review Request)  
16595 Wilmont Road, Tax Map 41-36D

Dear Applicant:

On March 16, 2020, the King George County Department of Community Development requested the Virginia Department of Health (VDH) to review (2nd) the above reference proposal. The present use of the property is designated as a Farm Winery. The proposal is for an Event Venue Special Exception to host events. **VDH review will be limited to any regulatory requirements or authority concerning foodservice, onsite sewage and water associated with the proposed Event Venue Special Exception.**

The Virginia Department of Agriculture and Consumer Services (VDACS) would be the regulatory authority for the winery aspect of the business, if applicable. Per the Submittal and discussions with the Applicant, the Barn would house wine making facilities with minimal discharge into the VDH Approved onsite septic system, typically confined to facility clean-up operations.

On January 21, 2020, VDH issued a Operation Permit (099-19-0066 SWP) with a capacity of 900 gpd (designed on 180 persons/day for events). Any event hosting greater than 180 persons, would require additional temporary septic capacity (typically self-contained portable bathroom units or bathroom trailers). On January 21, 2020, VDH issued a Record of Inspection for a Class IIB well. The limitations of this Private Well are stated in the 1st review request as is any limitations or regulatory authority concerning proposed Food Service.

*Therefore, the proposal as described above, meets the requirements of the Health Department regarding proposed water and sewage disposal.* Please contact this office at 540-775-3111 with any questions.

Sincerely,

[Signature]

Steven E Valentine  
Environmental Health Specialist, Sr.  
King George County Health Department

[Stamp]  
RECEIVED  
MAR 18 2020  
BY: ..............................
Lorrie,
Sorry for delay, I was able to look through it and see that a note has been added on the 20 ft. road width for emergency vehicle access. This will be sufficient for what I review.

V/R
Dan Dixon
King George County
Fire, Rescue and Emergency Services
540-775-8900

Hi Dan
I know you are extremely busy, but I wanted to check in to see if you had a chance to look at the site plan for Backporch Vineyard. I wanted to get everything back to Webb and Associates and didn't know if you needed anything else from us.

I appreciate your time in this.

Thank you
Lorrie Gump
e. Mini or micro cells provided that they are less than or equal to eighty (80) feet AGL. Co-location of additional antennas should be sought. The county reserves the right to require "stealth technology" to hide or camouflage wireless facilities for mini or micro cells.

4.13 Outdoor Wood Furnaces

4.13.1. Outdoor wood furnaces. Outdoor wood furnaces shall conform to the following:

a. No person shall, from the effective date of this local law, construct, install, establish, operate or maintain an outdoor wood furnace other than in compliance with the applicable sections of the King George County Zoning Ordinance and the manufacturer's specifications and instructions. In the event of a conflict, the requirements of the more strict, stringent or restrictive provision shall prevail and apply.

b. The owner of any new outdoor wood furnace shall be required to obtain, keep, maintain and produce the manufacturer's owner's manual or installation instructions to the Zoning Administrator for review.

c. All outdoor wood furnaces shall be laboratory tested and listed to appropriate safety standards such as UL, CAN/CSA, ANSI or other applicable safety standards.

4.13.2. Outdoor Wood Furnaces shall be constructed, established, installed, operated and maintained pursuant to the following conditions:

a. Fuel burned in any new or existing outdoor wood furnace shall be only natural wood, wood pellets, corn products, biomass pellets or other listed fuels specifically permitted by the manufacturer's instructions such as fuel oil, natural gas or propane backup.

4.13.3. Setbacks for any outdoor wood furnace model:

a. The outdoor wood furnace shall only be permitted within the Rural Agricultural (A-2) and/or Limited Agricultural (A-1) Zoning Districts.

b. The outdoor wood furnace shall be located at least 50 feet from the property line.

c. The outdoor wood furnace shall be located at least 100 feet from any residence that is not served by the outdoor wood furnace.

d. The outdoor wood furnace shall be located on the property in compliance with manufacturer's recommendations and or testing and listing requirements for clearance to combustible materials.

4.13.4. Chimney heights for any outdoor wood furnace:

a. The chimney shall extend at least 2 feet above the peak of any residence not served by the outdoor wood furnace located within 300 feet of such outdoor wood furnace.


Section 4.14.1. All event venues whether permitted as a use by exception or as an accessory or ancillary use to other permitted uses shall be subject to the following conditions:

a. Minimum area requirement for the "Special Event Venue" within the A-1 and A-2 Zoning Districts is 20 acres.

b. If the special event venue is an accessory or ancillary use there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the venue, except during the actual event. Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition. Some events may require certain screening or buffering during the event.

c. Off-street parking shall meet the following standards:
   1. Parking shall be setback a minimum of 50 feet from any public road.
   2. Grass parking areas shall be allowed where no more than twenty-four events are permitted in a calendar year. A calendar year runs from January through December.
   3. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
   4. Grass parking areas shall be maintained in good condition with uniform grass coverage and free from rill or gully erosion.
5. Travel lanes shall be sufficient width to accommodate emergency services vehicles.
6. Entrance into the property from a Virginia State Maintained Road shall be designed, approved and constructed to meet Virginia Department of Transportation entrance standards.
7. When event venue use exceeds conditions set-forth in Section 4.14.d.2, King George County Zoning Ordinance parking areas shall comply with Section 3.12, Off-Street Parking Requirements, King George County Zoning Ordinance.

d. Noise attenuation shall comply with the Noise Ordinance of King George County, Virginia (Section 10.8, King George County Code of Ordinances).

e. Occupancy limitations for indoor and outdoor areas, restroom facility and handicap accessibility requirements shall conform to applicable codes and ordinances.

f. If a special event venue includes the use of a boat or other nonpermanent or mobile type facility required provision of all applicable local codes, such as, but not limited to parking and restroom facilities shall be provided at the point of gathering or loading of patrons for the event.

g. Signage shall comply with Section 3.12, Sign Regulations, King George County Zoning Ordinance. Any lighting associated with signage shall be lit in a "dark sky"-compliant manner, with fully-shielded fixtures and lenses horizontal to the ground.

h. All new exterior lighting shall be "dark sky"-compliant, with fully-shielded fixtures and lenses that are horizontal to the ground.

4.15 Keeping of Honeybees

4.15.1 Keeping of Honeybees. Keeping of Honeybees shall conform to the following:

a. Hives may be kept on an occupied single family residential lot. With the following lot size requirements:
   1. Two (2) hives permitted with a minimum 15,000 square feet of lot area.
   2. Three (3) hives permitted with a minimum 20,000 square feet of lot area.
   3. Four (4) hives permitted with a minimum 25,000 square feet of lot area.
   4. With a maximum of four (4) hives.

b. No hive shall be located closer than 10 feet to any property line or sidewalk. Hives are not permitted in any front yard.

c. A constant supply of fresh water shall be provided on the lot within 20 feet of all hives.

d. A fly away barrier of at least six (6) feet in height shall shield any part of a property line that is within 25 feet of a hive. A fly away barriers shall consist of dense vegetation, a wall or solid fence.

e. The owner, operator, or tenant shall obtain a permit issued by the Zoning Administrator.

f. Beekeepers must abide by the Beekeeping Best Management Practices provided by Virginia Department of Agriculture.

g. Any sale of bees on combs or hives, used beekeeping equipment or appliances shall have a certificate of health as required by the Code of Virginia §3.2-4407.

Section 4.16. Solar Farm.

4.16.1. Intent. The purpose and intent of this section is to provide for the siting, development, and decommissioning of solar energy projects in King George County, subject to reasonable conditions that promote and protect the public health, safety and welfare of the community while promoting development of renewable energy resources.

4.16.2. Plans Required. A site plan meeting the requirements of Article 7, Site Plan Requirements, King George County Zoning Ordinance, shall be provided.

4.16.3. Solar Systems, solar farm development standards:

a. Height requirements.
   1. Ground mounted solar systems shall not exceed the maximum height of the applicable zoning district. If the applicable zoning district has no height restrictions, then systems shall not exceed 15 feet in height, excluding utility poles and communication equipment.
   2. Roof mounted systems shall not exceed the maximum height of the applicable zoning district.
Section 2.3. A-1 Limited agricultural district regulations.

2.3.1. Intent. The general intent of this district is to preserve the agricultural character of portions of the County and to permit the continued agricultural use and growth of similar uses while discouraging urban and suburban developments of all types except in conformity with the land use policies of the Comprehensive Plan. This is a rural area where urban services such as sewer and water mains are not planned.

2.3.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses (additional requirements in Article 3, Section 3.8]

2. Agricultural farming or forestry

3. Agricultural operations which involve land application of biosolids subject to provisions of Article 4, Section 4.6

4. Airport, private

5. Animals, Raising of (Customarily associated with Agricultural purposes)

6. Cemetery, Private

7. Dwelling, Farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 5 acres for each tenant dwelling

8. Dwelling, single-family

9. Family day home

10. Group home

11. Home occupation

12. Kennel, Commercial/Private

13. Marina, Private

14. Manufactured home

15. Manufactured home dwelling located on a farm and used only as a farm tenant dwelling; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by five acres for each Manufactured home dwelling

16. Plant nursery and/or greenhouse

17. Produce stand, roadside

18. Public use

18A. Recreation Facility, Community

19. Riding stable, Commercial/Private

20. Storage buildings, except in subdivisions
21. Shared water system [additional requirements Article 4, Section 4.9a]

22. Temporary Dwelling [Per Article 3, Section 3.4]

23. Utility pipelines, transmission lines and appurtenances, including substations and aboveground structures

24. Veterinary hospital/clinic [additional requirements in Article 4, Section 4.8]

2.3.3 Additional uses permitted only by special exception.

1. Additional dwelling unit to structure located within or attached to the main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of one-family dwelling and (2) that the lot area requirement shall be increased by 5,000 square feet in cases where neither community water nor sewer is provided.

2. Antique shop

3. Bed and Breakfast

4. Bed and Breakfast Inn

5. Campground/Travel trailer park, Commercial/Private [additional requirements in Article 4, Section 4.3]

6. Cemetery, Commercial

7. Community center

8. Craft shop

9. Churches and/or other places of worship

10. Day care facility

11. Day camp

12. Drilling for oil and/or natural gas [additional requirements in Article 4, Section 4.11]

12A Event Venue [additional requirements in Article 4, Section 4.14]

13. General store

14. Golf course

15. A manufactured home, in addition to the primary dwelling for occupancy by the lot owner's immediate family, for reasons for hardship

16. Sand and gravel extraction industry [additional requirements in Article 4, Section 4.4]

17. School, Private

17A Solar Farm [additional requirements in Article 4, Section 4.16]

18. Telecommunication Facility

19. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.10]
20. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.3.4 Lot area and other dimensional regulations. Except as provided for non conforming lots of record elsewhere in this Ordinance, every lot within the A-1 District shall meet the lot area and other dimensional regulations set forth as follows:

2.3.4.1 Lot area and width. Every lot shall have a minimum area of 10 acres and a minimum width of 300 feet.

2.3.4.2 Minimum yard dimensions.

a. Front yard. 35 feet, except lots fronting on rights-of-way less than 50 feet in width shall require a minimum front yard of 45 feet.

b. Side yards. 15 feet.

c. Rear yards. 30 feet.

d. Buildings housing farm animals shall be located 75 feet from any side or rear property line.

e. Accessory buildings. 3 feet from any side and/or rear property line. Front yard, same as main building.
Subject: Case Number 20-02-E01 Special Exception Permit request for an Event Venue "Landino Barn". Owned by Alfred and Mary Landino, Tax Map 26 Parcel 36, 55.13 acres zoned A-2 (Limited Agricultural District) 21 acres designated for the Event Venue.

Recommended Action: The Department of Community Development Staff recommends the King George County Board of Supervisors and Planning Commission:

1. Approve Case Number 20-02-E01 Special Exception Permit request for an Event Venue. Case Number 20-02-E01 Special Exception Permit request for an Event Venue "Landino Barn" to the Planning Commission to hold a public hearing and provide recommendation to the Board of Supervisors.

Summary of Information: Community Development Staff received a Special Exception application and site plan from Mr. and Mrs. Landino on February 20, 2020. The Landino Barn applied become an Event Venue as described in Section 4.14 in the King George County Zoning Ordinance. Application includes an existing barn, grass parking, portable restrooms and proposes no more than 24 events per calendar year.

Background:

Currently Section 2.4.3 (#.2A) of the King George County Zoning Ordinance Event Venues are only permitted in an A-2 Zoning District per Section 2.4.3.12A of the KGZO with additional requirements in Article 4, Section 4.14.

Event Venue – A business where the primary use is to host events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. A special event venue may be indoors or outdoors and must comply with all applicable federal, state and local laws, regulations and codes including, but not limited to, life safety codes, building codes, zoning codes, alcoholic beverage codes, public works department, law enforcement and fire department requirements. Occupancy and occupancy limitations for special event venues must comply with all applicable safety codes and requirements. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or motels, bed and breakfasts or restaurants, for example.
King George County Zoning Ordinance Section 4.14.1. All event venues whether permitted as a use by exception or as an accessory or ancillary use to other permitted uses shall be subject to the following conditions:

a. Minimum area requirement for the "special event venue" is 20 acres.

b. If the special event venue is an accessory or ancillary use there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the venue, except during the actual event. Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within 24 hours after the event concludes, and the building or premises must be returned to its normal condition. Some events may require certain screening or buffering during the event.

c. Off-street parking shall meet the following standards:

1. Parking shall be setback a minimum of 50 feet from any public road.

2. Grass parking areas shall be allowed where no more than 24 events are permitted in a calendar year. A calendar year runs from January through December.

3. Grass parking area shall be maintained to grass height of no more than six inches from grade.

4. Grass parking areas shall be maintained in good condition with uniform grass coverage and free from rill or gully erosion.

5. Travel lanes shall be sufficient width to accommodate emergency services vehicles.

6. Entrance into the property from a Virginia State Maintained Road shall be designed, approved and constructed to meet Virginia Department of Transportation entrance standards.

7. When event venue use exceeds conditions set forth in section 4.14.d.2, King George County Zoning Ordinance, parking areas shall comply with section 3.12, off-street, parking requirements, King George County Zoning Ordinance.

d. Noise attenuation shall comply with the noise ordinance of King George County, Virginia (section 10.8, King George County Code of Ordinances).

e. Occupancy limitations for indoor and outdoor areas, restroom facility and handicap accessibility requirements shall conform to applicable codes and ordinances.

f. If a special event venue includes the use of a boat or other nonpermanent or mobile type facility required provision of all applicable local codes, such as, but not limited to parking and restroom facilities shall be provided at the point of gathering or loading of patrons for the event.

g. Signage shall comply with section 3.12, sign regulations, King George County Zoning Ordinance. Any lighting associated with signage shall be lit in a "dark sky"-compliant manner,
with fully-shielded fixtures and lens horizontal to the ground.

h. All new exterior lighting shall be "dark sky"-compliant, with fully-shielded fixtures and lenses that are horizontal to the ground.

**PARCEL CHARACTERISTICS:**

Below is a description of Tax Map 26 Parcels 36

**Acreage.**  
*Parcel 36* contains 55.13 acres. (21 acres designated for Special Exception Permit Area)

**Property Location.** Fronts on Poplar Neck Road Rt. 617

**Access.** Access to the property is proposed to be provided on Route 617 (Poplar Neck Road)  
A VDOT entrance Plan has been approved for the property.

**Utilities.** The property is proposed to be served by private water and private sewer. VDH approval received.

**Wetlands Impacts.** Wetlands are present in the rear of the property. However, this plan does not propose any impacts to the Wetlands.

**Existing Zoning.** Tax Map 26 Parcel36 are currently zoned Rural Agricultural (A-2).

**Adjacent Zoning and Land Use.**  
The surrounding properties are also Zoned A-2 Rural Agricultural, large lot farms or Single Family Dwelling lots.

**Existing Land Use.** The property is currently an open field with an existing agricultural barn.

**PERMIT CONDITIONS:**

**DRAFT PERMIT CONDITIONS.** This Permit is issued with the following conditions. Failure to comply with these conditions may result in suspension or revocation of this Permit without regard to whether any other State or Federal Permit issued for this Facility is revoked or suspended.

1. That the site be developed consistent with the Site Plan for the proposed Event Venue Layout as prepared by The Benchmark Group, Surveying, Engineering and Land Planning, dated January 27, 2020 (Revised March 30, 2020).
2. That the event venue operates in accordance with the application and supporting documents.
3. That prior to further expansion of the structures/facilities beyond what is presented in the application for this Special Exception Permit; a new Special Exception Permit must be obtained from the Board of Supervisors. A Site Plan submitted and approved in accordance with the King George County Zoning Ordinance must be filed with any request to enlarge the structures/facilities.
4. Event Venue will be limited to 200 guests per event and 24 events in a calendar year (as specified below). Events will be held only on Saturdays during the hours of 10:00 a.m. to 11:00 p.m. (Music shall be off by 10 p.m. and guest departure by 11 p.m.) Wedding preparations are conducted Wednesday 9am to 8pm, Rehearsal Dinner Friday 5pm to 8pm and clean up Sunday 12pm to 2pm.

5. This Event Venue must meet and maintain compliance with Section 4.14 Event Venue; cf the King George County Zoning Ordinance.
   a. 4.14.1a – Minimum area requirement for an event venue is 20 acres. This area shall not be divided into less than the minimum requirement.
   b. 4.14.1b Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition.

6. This venue shall be limited to 24 events per calendar year. Calendar year runs from January to December. This limitation is listed due to the proposed grass parking.
   a. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
   b. Grass parking area shall be maintained in good condition with uniformed grass coverage and free from rill or gully erosion.
   c. Parking shall be provided in accordance with the above referenced site plan and at a minimum 50 feet away from any public road.
   d. Applicant agrees to provide parking attendants during events.

7. Travel lanes shall be sufficient width to accommodate emergency service vehicles.

8. Entrance into the property from the Virginia State Maintained Road requires to be upgraded per the site plan listed above. The applicant will receive the necessary Virginia Department of Transportation (VDOT) permits and install per the permit requirements prior to opening the event venue. (awaiting VDOT approval)

9. Applicant is to provide portable toilets with wash stations that shall be removed within 24 hours of each event. A minimum of 3 portable restroom facilities with wash stations shall be provided.

10. Event staff will be provided to direct traffic to appropriate parking areas to minimize queueing on Poplar Neck Road.

11. All outdoor lighting shall be dark sky compliant.

12. Noise attenuation shall comply with the noise ordinance of King George County, Virginia (section 10.8, King George County Code of Ordinances).

13. A Virginia ABC license shall be obtained for each event that serves alcohol.

Attachments
- Draft Special Exception Permit
- Special Exception permit application
- Letter from Alfred and Mary Landino received June 26, 2020
- Letter from Alfred and Mary Landino dated March 17, 2020
- VDOT approval
- Health Department letter
- Fire Marshall response
- Article 4.14 of the King George County Zoning Ordinance
- Article 2.4.3 of the King George County Zoning Ordinance
SPECIAL EXCEPTION PERMIT
20-02-E01

Pursuant to Article 5, Section 5.4, of the King George County Zoning Ordinance, the Landino Barn, Alfred and Mary Landino, “Owner”, is hereby granted a Special Exception Permit, “the Permit”, to operate an even venue on Tax Map 26, Parcel 36 on property Zoned Rural Agricultural (A-2).

As evidenced by its signature the Owner hereby agrees to construct and operate its event venue in compliance with the conditions set forth in this Special Exception Permit.

This Permit is effective as of August 20, 2020, 12:00 a.m.

PERMIT CONDITIONS. This Permit is issued with the following conditions. Failure to comply with these conditions may result in suspension or revocation of this Permit without regard to whether any other State or Federal Permit issued for this Facility is revoked or suspended.

1. That the site be developed consistent with the Site Plan for the proposed Event Venue Layout as prepared by The Benchmark Group, Surveying, Engineering and Land Planning, dated January 27, 2020 (Revised March 30, 2020).

2. That the event venue operate in accordance with the application and supporting documents.

3. That prior to further expansion of the structures/facilities beyond what is presented in the application for this Special Exception Permit; a new Special Exception Permit must be obtained from the Board of Supervisors. A Site Plan submitted and approved in accordance with the King George County Zoning Ordinance must be filed with any request to enlarge the structures/facilities.

4. Event Venue will be limited to 200 guests per event and 24 events in a calendar year (as specified below). Events will be held only on Saturdays during the hours of 10:00 a.m. to 11:00 p.m. (Music shall be off by 10 p.m. and guest departure by 11 p.m.) Wedding preparations are conducted Wednesday 9am to 8pm, Rehearsal Dinner Friday 5pm to 8pm and clean up Sunday 12pm to 2pm.

5. This Event Venue must meet and maintain compliance with Section 4.14 Event Venue; of the King George County Zoning Ordinance.
   a. 4.14.1a – Minimum area requirement for an event venue is 20 acres. This area shall not be divided into less than the minimum requirement.
   b. 4.14.1b Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition.

6. This venue shall be limited to 24 events per calendar year. Calendar year runs from January to December. This limitation is listed due to the proposed grass parking.
   a. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
   b. Grass parking area shall be maintained in good condition with uniformed grass coverage and free from rill or guilty erosion.
   c. Parking shall be provided in accordance with the above referenced site plan and at a minimum 50 feet away from any public road.
   d. Applicant agrees to provide parking attendants during events.

7. Travel lanes shall be sufficient width to accommodate emergency service vehicles.

8. Entrance into the property from the Virginia State Maintained Road requires to be upgraded per the site plan listed above. The applicant will receive the necessary Virginia Department of Transportation (VDOT) permits and install per the permit requirements prior to opening the event venue. (awaiting VDOT approval)
9. Applicant is to provide portable toilets with wash stations that shall be removed within 24 hours of each event. A minimum of 3 portable restroom facilities with wash stations shall be provided.
10. Event staff will be provided to direct traffic to appropriate parking areas to minimize queuing on Poplar Neck Road.
11. All outdoor lighting shall be dark sky compliant.
12. Noise attenuation shall comply with the noise ordinance of King George County, Virginia (section 10.8, King George County Code of Ordinances).
13. A Virginia ABC license shall be obtained for each event that serves alcohol.

The Owner acknowledges acceptance of these conditions as herein described and does affix his signature hereto to assure a guarantee of compliance.

Alfred Landino, Property Owner

STATE OF VIRGINIA AT LARGE: COUNTY OF King George, to-wit:

Subscribed and sworn to before me by Alfred Landino this day of Aug. 5, 2020.

Notary Public

08-05-2020

Mary B. Landino, Property Owner

STATE OF VIRGINIA AT LARGE: COUNTY OF King George, to-wit:

Subscribed and sworn to before me by Mary Landino this day of Aug. 5, 2020.

Notary Public

08-05-2020

Special Exception Permit 20-02-E01 Page 2
Dr. Neiman Young, PhD, County Administrator

Date

STATE OF VIRGINIA AT LARGE: COUNTY OF ________________________, to-wit:

Subscribed and sworn to before me by Dr. Neiman Young, PhD, County Administrator this day of __________, 2020.

Notary Public ___________________________.  My commission expires: ____________.

My Registration Number ____________.

Date


Special Exception Permit20-02-E01 Page 3
KING GEORGE COUNTY
APPLICATION FOR A SPECIAL EXCEPTION PERMIT

Alfred + Mary Landini  13331 Poplar Neck Rd  King George VA 22485
Property Owner  Mailing Address
SAME + 5a
Applicant/Agent  Mailing Address
SAME
911 Address (if applicable)
Phone Number: (home) (work)
Applicant Fee: $3,050.00  Date Paid: 2/20/2020
*Note: Application fees are non-refundable. These fees cover advertisement costs and staff hours.

DESCRIPTION OF PROPERTY

I request a Special Exception Permit to be granted for the below described property to permit:

Event Venue  24 events max per year.

Present Use of Property: Agricultural.

Location of Property: Poplar Neck Road.

Zoning Classification: A-2, Land District: Dahlgren

TAX MAP  214 PARCEL  316 ACREAGE OR LOT SIZE  55.13/81.00

Sewage:  □ Public  □ Private Water:  □ Public  □ Private Hours of Operation: See Special Exception Permit

Submitted with this application is a scaled drawing showing the size and shape of the parcel of land and the location of all existing structures, and structures to be erected with respect to all property lines.

I hereby certify, that I have the authority to make this application; that the information is true and correct, and the use will conform to all Federal, State and County Laws/Ordinances, and that all permits required by these Laws/Ordinances will be obtained from the proper authority. I further grant the right-of-way onto this property to the designated personnel of King George County for the purpose of conducting site visits related to this application.

7-26-2020
Date

Signature of Owner or Authorized Agent

Abutting Property Owners (attached)
To: King George Board of Supervisors

Re: Special Exemption Event - Venue Permit for The Landino Barn

My Name Is Alfred Landino and this letter is in reference to our application for a special exemption permit to hold weddings at 14156 Poplar Neck Rd.
We are scheduled to appear before the Board on July 14th and we are asking that you would retain the application at the Board of Supervisors and not send it to the Planning Commission. The reason I ask this is because there have been some unforeseen delay's in the process due to the virus shutdown and I believe this would just cause more delay's as we will eventually end up in the same place.
I am sure we will be able to answer all your questions at the July 14th Meeting.
I also understand that we will still need to have a public hearing before the process can proceed. I'm just asking if we can for go the planning commission part of the Permit process.
Thanks For your Consideration in this Matter

Sincerely

Alfred Landino
3/17/2020

Alfred and Mary Landino  
13331 Poplar Neck Rd  
King George VA 22485  

Landino Barn Event Venue  
14156 Poplar Neck Rd.

Our story began in the summer of 2015 when our daughter said she was getting Married and was going to have a Barn wedding I said really. So I said Good well build one on the other property and I can use it as a shop when the wedding is over. I asked When is the Wedding she said June 25th 2016 good We have plenty of time. Barn was done just enough to have the wedding it was a beautiful day and a wonderful Ceremony and the barn came out Nice.
The wedding Planner said she could rent this Place out I kinda laughed at her. So after the wedding we started using it for Storage of equipment and workshop as intended. Then a friend (Stacey Dudley) called and said they needed a place to have his daughter's wedding. We were hesitant at first but said OK, That wedding to seemed to Go well also. Then more people started expressing interest in using it so here we were are! We've had about 40 events to date.

Objective/ Goal  
We have decided not to do lots of advertising with fancy website and big Face book pages instead we have kept it low key with referrals and Just word of Mouth. It has seemed to work for us. We do that because we only want a limited number of events and we want to keep it more local. Plus we a Concerned for our Neighbors well being. We have a good re-pore with all our neighbors and very much would like it to continue that way. But the goal is to provide a stress free event site for the wedding ceremony and reception.
We don't have the time constraints other venues have since we give the a full 4
days to get the Barn decorated and ready for the wedding the way the client would
like it. We try to keep it more on a personable Level with everyone involved.

Business Operating Practice/Rules

Barn is situated on 60 acres in rural King George VA.
Barn has a seating Capacity of 200 (180-185 Preferred)
30 Rectangle Farm Tables with Chairs.
Barn is 4500 Square feet in size
Use of the Barn is from Wednesday through Sunday.
Set Up Hours are from Wednesday – Friday 9 Am – 8 PM.
Wedding are Saturday only and should start no later than 4:00PM.
You are more than welcome to have your rehearsal dinner at the Barn also.
Rehearsal hours are Friday 5PM – 8PM.
Sunday Cleanup is 12 Noon to 2PM.

Barn is Handicapped Accessible

We have decorations available at no cost, that can be discussed with us during visit.
Clients will need to have there decoration down and removed the day after the wedding.

Outside seating of about 180 for Ceremony is also included. (White ceremony Chairs)
Inside Tables and Chairs are also Provided.

Bathroom Trailer will need to be rented for events.
We recommend 3 Stall Trailers for Most Events over 140 guest
2 Stall trailers for the smaller events with 100-120 guest.

We do not have a preferred Vendor List but can provide you with a list if you need it
We Prefer all vendors be Licensed.

Food Preparation will need to be done off site, but Vendor can bring Trailer or equipment
needed to assist with the catering.
Running water and electricity are available on site for caterer to use.
We recommend Full service Catering It will help with the Cleanup time after event.

Alcohol is Permitted Wine Beer and Spirits but we recommend a professional Bartender,
you can hire one or your caterer should be able to provide one. ABC License Shall be obtained before each event.

There is Parking available for at least 100 + cars. (Parking attendant will be provided.) A Barn representative will be on site during event to assist with event day operations Parking, Trash removal and whatever else arises during the event.

Insurance: We require our clients to purchase a single-day event policy. Complete coverage is in everyone's best interest and this policy is generally available for a nominal fee from most insurance providers.

Music Shall be turned off at 10:00PM due to noise ordinance. Guest should depart by 11:00PM

Trash Removal is Provided us

**Pricing**  
**Starts at 2800.00**

Pricing has been based on the Client's needs. Do you need outside Wedding Ceremony and Barn Reception or Just the Barn Reception. You can also chose to have the Wedding and reception Inside the Barn.
June 2, 2020

King George County
Department of Community Development
10459 Courthouse Drive, Suite 104
King George, VA. 22485
Attn: Ms. Heather Hall

Re: Landino Barn Special Exception
2nd Entrance Plan Review
King George County, Rt. 617

Dear Ms. Hall:

This office has reviewed the referenced special exception entrance plan in accordance with the minimum standards as received on May 26, 2020, and we have noted that the previous comments have been satisfactorily addressed. Therefore, the plans are hereby found acceptable on this date of June 2, 2020. Please submit signature plans sets to this office for review once they are received. Contact Chad Brooks at (804) 761-2148 to discuss any technical issues, or you may contact me at (804) 236-3124. I would be glad to discuss on this review directly.

Sincerely,

[Signature]

Scott Gagnon P.E.
Assistant Resident Engineer - Land Use
Fredericksburg District

Cc: The Benchmark Group, Mr. Ben Tatum, P.E.
VDOT, Mr. David Beale, P.E.
RE: The Landino Barn Special Exception (Event Venue)
Poplar Neck Road, Tax Map 26-36

Dear Applicant:

On February 21, 2020, the King George County Department of Community Development requested the Virginia Department of Health (VDH), via the King George County Health Department, to review the above reference proposal. The present use of the property was undefined. The proposal is for an Event Venue Special Exception to host events. VDH review will be limited to any regulatory requirements or authority concerning food service, onsite sewage and water associated with the proposed Event Venue Special Exception.

The request to review only included Proposed Venue Layout plat sheet. A Plat Note indicated that the proposal including the existing barn for a maximum of 24 events per year with a maximum 200 attendees per event. Other notes included an "Area to be utilized for restrooms" and an "area to be utilized for food services." An Application discussing proposed sewage handling/disposal, water source and type of foodservice (onsite, catering, food trucks, etc.) was not provided. Since no specific information concerning foodservice, onsite sewage and water associated with the proposed Event Venue Special Exception was included, the Virginia Department of Health cannot review the request as presented.

Please contact this office at 540-775-3111 with any further questions.

Sincerely,

[Signature]

Steven E Valentine
Environmental Health Specialist, Sr.
King George County Health Department

cc: KGCD
Heather Hall

From: Daniel Dixon
Sent: Monday, May 25, 2020 11:57 AM
To: Heather Hall
Cc: bmarkgroup@aol.com; sales@anainstruments.com
Subject: Special Exception

Heather,
I have reviewed the Landino Barn Special Exception- Event Venue 2nd review submittal. I believe this meets the intent for requirements for emergency vehicle access. Please feel free to contact me with any questions or concerns.

Thanks
Dan Dixon
Battalion Chief
King George County
Fire, Rescue and Emergency Services
540-775-8900
4.13 Outdoor Wood Furnaces

4.13.1. Outdoor wood furnaces. Outdoor wood furnaces shall conform to the following:

a. No person shall, from the effective date of this local law, construct, install, establish, operate or maintain an outdoor wood furnace other than in compliance with the applicable sections of the King George County Zoning Ordinance and the manufacturer's specifications and instructions. In the event of a conflict, the requirements of the more strict, stringent or restrictive provision shall prevail and apply.

b. The owner of any new outdoor wood furnace shall be required to obtain, keep, maintain and produce the manufacturer's owner's manual or installation instructions to the Zoning Administrator for review.

c. All outdoor wood furnaces shall be laboratory tested and listed to appropriate safety standards such as UL, CAN/CSA, ANSI or other applicable safety standards.

4.13.2. Outdoor Wood Furnaces shall be constructed, established, installed, operated and maintained pursuant to the following conditions:

a. Fuel burned in any new or existing outdoor wood furnace shall be only natural wood, wood pellets, corn products, biomass pellets or other listed fuels specifically permitted by the manufacturer's instructions such as fuel oil, natural gas or propane backup.

4.13.3. Setbacks for any outdoor wood furnace model:

a. The outdoor wood furnace shall only be permitted within the Rural Agricultural (A-2) and/or Limited Agricultural (A-1) Zoning Districts.

b. The outdoor wood furnace shall be located at least 50 feet from the property line.

c. The outdoor wood furnace shall be located at least 100 feet from any residence that is not served by the outdoor wood furnace.

d. The outdoor wood furnace shall be located on the property in compliance with manufacturer's recommendations and or testing and listing requirements for clearance to combustible materials.

4.13.4. Chimney heights for any outdoor wood furnace:

a. The chimney shall extend at least 2 feet above the peak of any residence not served by the outdoor wood furnace located within 300 feet of such outdoor wood furnace.


Section 4.14.1. All event venues whether permitted as a use by exception or as an accessory or ancillary use to other permitted uses shall be subject to the following conditions:

a. Minimum area requirement for the "Special Event Venue" within the A-1 and A-2 Zoning Districts is 20 acres.

b. If the special event venue is an accessory or ancillary use there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the venue, except during the actual event. Temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be removed within twenty-four (24) hours after the event concludes, and the building or premises must be returned to its normal condition. Some events may require certain screening or buffering during the event.

c. Off-street parking shall meet the following standards:
   1. Parking shall be setback a minimum of 50 feet from any public road.
   2. Grass parking areas shall be allowed where no more than twenty-four events are permitted in a calendar year. A calendar year runs from January through December.
   3. Grass parking area shall be maintained to grass height of no more than six (6) inches from grade.
   4. Grass parking areas shall be maintained in good condition with uniform grass coverage and free from rill or gully erosion.
5. Travel lanes shall be sufficient width to accommodate emergency services vehicles.

6. Entrance into the property from a Virginia State Maintained Road shall be designed, approved and constructed to meet Virginia Department of Transportation entrance standards.

7. When event venue use exceeds conditions set-forth in Section 4.14.d.2, King George County Zoning Ordinance parking areas shall comply with Section 3.12, Off-Street Parking Requirements, King George County Zoning Ordinance.

d. Noise attenuation shall comply with the Noise Ordinance of King George County, Virginia (Section 10.8, King George County Code of Ordinances).

e. Occupancy limitations for indoor and outdoor areas, restroom facility and handicap accessibility requirements shall conform to applicable codes and ordinances.

f. If a special event venue includes the use of a boat or other nonpermanent or mobile type facility required provision of all applicable local codes, such as, but not limited to parking and restroom facilities shall be provided at the point of gathering or loading of patrons for the event.

g. Signage shall comply with Section 3.12, Sign Regulations, King George County Zoning Ordinance. Any lighting associated with signage shall be lit in a “dark sky”-compliant manner, with fully-shielded fixtures and lenses horizontal to the ground.

h. All new exterior lighting shall be “dark sky”-compliant, with fully-shielded fixtures and lenses that are horizontal to the ground.

4.15 Keeping of Honeybees

4.15.1 Keeping of Honeybees. Keeping of Honeybees shall conform to the following:

a. Hives may be kept on an occupied single family residential lot. With the following lot size requirements:
   1. Two (2) hives permitted with a minimum 15,000 square feet of lot area.
   2. Three (3) hives permitted with a minimum 20,000 square feet of lot area.
   3. Four (4) hives permitted with a minimum 25,000 square feet of lot area.
   4. With a maximum of four (4) hives.

b. No hive shall be located closer than 10 feet to any property line or sidewalk. Hives are not permitted in any front yard.

c. A constant supply of fresh water shall be provided on the lot within 20 feet of all hives.

d. A fly away barrier of at least six (6) feet in height shall shield any part of a property line that is within 25 feet of a hive. A fly away barriers shall consist of dense vegetation, a wall or solid fence.

e. The owner, operator, or tenant shall obtain a permit issued by the Zoning Administrator.

f. Beekeepers must abide by the Beekeeping Best Management Practices provided by Virginia Department of Agriculture.

g. Any sale of bees on combs or hives, used beekeeping equipment or appliances shall have a certificate of health as required by the Code of Virginia §2.2-4407.

Section 4.16. Solar Farm.

4.16.1 Intent. The purpose and intent of this section is to provide for the siting, development, and decommissioning of solar energy projects in King George County, subject to reasonable conditions that promote and protect the public health, safety and welfare of the community while promoting development of renewable energy resources.

4.16.2 Plans Required. A site plan meeting the requirements of Article 7, Site Plan Requirements, King George County Zoning Ordinance, shall be provided.

4.16.3 Solar Systems, solar farm development standards:

a. Height requirements.
   1. Ground mounted solar systems shall not exceed the maximum height of the applicable zoning district. If the applicable zoning district has no height restrictions, then systems shall not exceed 15 feet in height, excluding utility poles and communication equipment.
   2. Roof mounted systems shall not exceed the maximum height of the applicable zoning district.
Section 2.4. A-2 Rural agricultural district regulations.

2.4.1. Intent. The intent of this district is to recognize the rural character of portions of the County where a mixture of Agricultural and low-density uses occurs and to permit additional development of a similar type while closely controlling those activities which might be disruptive to farming and rural living. Generally, public water and sewer services are not planned for this district.

2.4.2. Uses permitted by right.

1. Accessory uses and structures incidental to permitted uses [additional requirements in Article 3, Section 3.8]

2. Agricultural farming or forestry

3. Agricultural operations which involve land application of biosolids, subject to the provisions of Article 4, Section 4.6 of this Ordinance.

4. Animals, Raising of (Customarily associated with Agricultural purposes)

5. Cemetery, Private

6. Dwelling, duplex

7. Dwelling, farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 10 acres for each tenant dwelling

8. Dwelling, single family

9. Family day home

10. Group home

11. Home occupation

12. Kennel, Commercial/Private

13. Manufactured home

14. Marina, Private

15. Plant nursery and/or greenhouse

16. Produce stand, roadside

17. Public use

17A. Recreation Facility, Community

18. Riding stable, Commercial/Private

19. Storage Buildings, except in subdivisions

20. Shared water system [additional requirements Article 4, Section 4.9a]

21. Temporary Dwelling [per Article 3, Section 3.4]
22. Utility pipelines, transmission lines and appurtenances, including substations and aboveground structures

23. Veterinary hospital/clinic [additional requirements in Article 4, Section 4.8]

2.4.3. Additional uses permitted only by special exception.

1. Additional dwelling unit to structure located within or attached to the main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of a one family dwelling and (2) that the lot area requirement shall be increased by 5,000 square feet in cases where neither community water nor sewer is provided.

2. Antique shop

3. Bed and Breakfast

4. Bed and Breakfast Inn

5. Cemetery, Commercial

6. Community center

7. Craft shop

8. Churches and/or other places of worship

9. Club, private

10. Day care facility

11. Day camp

12. Drilling for oil and/or natural gas [additional requirements in Article 4, Section 4.11]

12A. Event Venue [additional requirements in Article 4, Section 4.14]

13. Farm supply sales and farm vehicular equipment

14. Golf course

15. General store

16. Medical/Dental office or clinic

17. Manufactured home, in addition to the primary dwelling for occupancy by the lot owner's immediate family, for reasons of hardship.

18. Nursing home

19. Public Building

20. Recreation Facility, Outdoor (commercial)

21. Sand and gravel extraction industry [additional requirements in Article 4, Section 4.4]

22. Semipublic building

King George County Zoning Ordinance -- Article 2, District Regulations
23. Service station [additional requirements in Article 4, Section 4.5]
23A. Solar Farm [additional requirements in Article 4, Section 4.16]
24. Telecommunication Facilities [additional requirements in Article 4, Section 12]
25. Water/Sewer treatment plant [additional requirements in Article 4, Section 4.10]
26. Water storage and/or pumping facilities [additional requirements in Article 4, Section 4.9]

2.4.4.1 Lot Area and Width. Every lot within the A-2 District shall have a minimum area of 2 acres and a minimum width of 150 feet; keeping of livestock (other than horses), and kennels shall require a minimum lot area of five (5) acres; the keeping of a horse shall require a minimum lot area of two (2) acres, plus one (1) acre for each additional horse; Commercial stables shall require a minimum lot area of 10 acres.

Keeping of livestock, except horses, chickens, goats, and rabbits/hares, in a major subdivision shall be prohibited; the keeping of horses in a major subdivision is permitted provided the following conditions are met:

a. The keeping of horses in a major subdivision shall be accessory to a single-family residential unit and solely for the recreational purposes of the resident(s) living on the premises. Riding stables and the boarding of horses which are not owned by the resident(s) whether for commercial purposes or not shall be prohibited.

b. The minimum parcel size shall be ten (10) acres with a minimum of two acres useable pasture area on which one horse may be kept. Additional horses may be kept at a ratio of one horse for each additional two acres of useable pasture area to a maximum of ten horses. Useable acreage excludes Chesapeake Bay Resource Protection Areas.

c. A stable must be provided for the housing of all horses. Any stable used for the keeping of animals shall be a minimum of seventy-five (75) feet from any side and/or rear property line.

d. All pastures, runs, or similar areas used for horse keeping shall be surrounded by secure fencing.

e. Manure or animal wastes shall not be stored, stockpiled, or permitted to accumulate within a designated Chesapeake Bay Resource Protection Area.

2.4.4.2 Minimum yard dimensions.

a. Front yard; 25 feet, except lots fronting on rights-of-way less than 50 feet in width shall require a minimum front yard of 45 feet.
b. Side yard. 15 feet.
c. Rear yard. 30 feet.
d. Buildings housing farm animals shall be located 75 feet from any side and/or rear property line.

e. Accessory buildings. 3 feet from any side and/or rear property line. Front yard, same as in building.