

Issue Analysis Form

Date: November 14, 2018 – Board of Supervisors

Item: Tree Time Adventures Inc. Special Exception

Lead Department: Community Development

Contact Person: Horace Wade, Planner



Description and Current Status

The applicant, Tree Time Adventures Inc., is proposing to construct and operate a commercial outdoor adventure and fitness park to include ground courses and fitness areas. The park will consist of obstacles located in the tree canopy with zip lines, jungle bridges, tightropes, moving platforms, crab walks and tarzan ropes. Although, the adventure park area will be exclusive, Tree Time will also create trails for walking, jogging, and biking throughout the 130 acres of unused property.

Government Path

- | | | |
|---|---|---|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Planning Commission action? | <input checked="" type="checkbox"/> Yes | August 23, 2018
Recommended for
Approval by 6-0 vote. |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | November 14, 2018 |
| Does this require a Public Hearing? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No Held 9/25/18 |
| If so, before what date? | n/a | |

Fiscal Impact Statement

The proposed Special Exception request will allow for a new Prince George County business to add additional tax revenues and to offer up to County residents and regional visitors a place for outdoor recreation.

County Impact

Tree Time Adventures plan to work with the Police Department and public safety officials to maintain traffic control for the planned assembly hall events and intend to add trails and ground courses to the Scott Memorial Park to assist with implementation of the Scott Park Master Plan.

Notes

n/a

**BOARD OF SUPERVISORS
SPECIAL EXCEPTION SUMMARY REPORT**

CASE NUMBER: SE-18-04

APPLICANT: Tree Time Adventures, Inc.

LOCATION: 6000 Scott Memorial Park Road

TAX MAP: 240(0A)00-011-0

REQUEST: Special Exception to permit the use of recreation structures and outdoor recreation uses.

EXISTING ZONING: R-A, Residential Agricultural Zoning District & R-2, Limited Residential District

EXISTING USE: Local Government - Vacant

PROPOSED USE: Outdoor Commercial Recreational Use

PROPOSED ACREAGE: 130 acres

UTILITIES: Well

REAL ESTATE TAXES: Not applicable

MEETING INFORMATION:

Community Meeting: Thursday, August 9, 2018 at 6:30 p.m. – Applicant Meeting

Planning Commission: Thursday, August 23, 2018 at 6:30 p.m. – Public Hearing
Planning Commission Recommended Approval 6-0 with Conditions – and three adjacent property owners spoke, two from Branchester Lakes and one from Hidden Oaks Place

Board of Supervisors: Tuesday, September 25, 2018 at 7:30 p.m. – Public Hearing
Deferred until October 9, 2018 4-0
Tuesday, October 9, 2018 at 7:00 p.m.
Deferred until October 23, 2018 5-0
Tuesday, October 23, 2018 at 7:00 p.m.
Deferred until November 14, 2018 5-0
Wednesday, November 14, 2018

ATTACHMENTS:

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

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
SPECIAL EXCEPTION SE-18-04 TREE TIME ADVENTURES INC.
MEETING DATE: NOVEMBER 14, 2018

Request:

A Special Exception request for the use of recreation structures and outdoor recreation uses in a R-A, Residential Agricultural Zoning District.

Case Summary:

The applicant is proposing to construct and operate a commercial outdoor adventure and fitness park to include ground courses and fitness areas. The initial Phase One would occupy approximately 30 acres within the 130 acres of unused county property located inside Scott Memorial Park of land zoned R-A, Residential Agricultural. The park will consist of obstacles located in the tree canopy with zip lines, jungle bridges, tightropes, moving platforms, crab walks and tarzan ropes. Although, the adventure park area will be exclusive, Tree Time will also create trails for walking, jogging, and biking throughout the 130 acres of unused property.

Comprehensive Plan:

The 2014 Prince George County Comprehensive Plan identifies this area as appropriate for village center uses. The Comprehensive Plan states that village center uses are areas within Prince George County in the Prince George Planning Area that are suitable for a mixture of residential and small-scale commercial uses to meet the needs of community residents.

Additionally, the Plan states that future enhancements to the park and recreation opportunities available to citizens should be based on a new parks and recreation master plan.

Zoning Ordinance:

This Special Exception request is pursuant to Section 90-103 (22) which allows for outdoor recreation uses and structures with a Special Exception. Outdoor recreation is leisure time activities occurring in an open or partially enclosed or screened facilities.

Existing Use and Surrounding Zoning:

The subject property is zoned R-A, Residential Agricultural and it contains athletic fields and woodlands. The properties to the north are zoned R-1 and contain single family dwellings. The properties to the east and west are zoned R-A, and contain single family dwellings or are vacant. The properties to the south are zoned R-1 with single family dwellings, B-1 with government uses, and R-A and R-2 with public school usage.

Planning: Horace Wade III, CFM, Planner

Scott Memorial Park is a 290 acre Prince George County regional park nestled between the Prince George County Government complex, Rolling Meadow Subdivision, Branchester Lakes Subdivision, and other residential properties.

On Thursday, August 9, 2018, the applicant held a community awareness meeting to discuss plans for the proposed adventure park with adjacent property owners. Discussion of the proposed project led from the positive contributions for the community to the community's concern for transportation, parking, adjacent property owner privacy, noise and the proximity of the course relative to the entire park property. Overall, the community appeared to be receptive to a regional adventure park being located at Scott Park.

The commercial use of outdoor recreation would be consistent with the Prince George Comprehensive Plan relative to a mix of uses in the area next to the Government Complex and within the existing Scott Memorial Park as a "Village Center".

Due to concerns of the community relative to owner privacy and noise, a buffer width of at least 100 feet from the boundary of the park property line to any improvements for the course would be appropriate. Additionally, limiting the hours of operation and construction should be considered.

This proposed adventure park is located within the Chesapeake Bay Preservation Area. The site contains streams and wetlands and may require a Resource Protection Area determination. Projects within the Chesapeake Bay Preservation Area must observe vegetative buffers adjacent to the Resource Protection Areas as prescribed in the Zoning Ordinance and strictly adhere to the County's Erosion and Sediment Control Ordinance and this will be complied with through the County's site plan review process. Contact: (804) 722- 8678 or via e-mail hwade@princegeorgecountyva.gov

Parks & Recreation: Keith Rotzoll, Director

The Parks and Recreation Department is currently in the process of creating an updated master plan for Scott Memorial Park. As a part of the updated master plan, the adventure park will be consistent with the vision for Scott Park. The applicant will be assisting with the construction of the entrance and improving the current parking situation, and will be addressed in a future site plan. Contact: (804)458-6464 or via e-mail krotzoll@princegeorgecountyva.gov

Building Inspections: Dean Simmons, CBO, Building Official – Fire Official

The Building Official / Fire Official has reviewed the request for Outdoor Recreation uses with respect to the 2012 Virginia Uniform Statewide Building Code (USBC) and 2012 Virginia Statewide Fire Prevention Code, and the 2012 Virginia Amusement Device Regulations, which would be applicable to this proposed project. All structures built will have to meet all provisions of the Uniform Statewide Building Code in regards to permitting and inspections. Zip lines are regulated by the Virginia Amusement Device Regulations and therefore must be permitted and inspected per this regulation. Contact: (804) 722-8659 or via e-mail dsimmons@princegeorgecountyva.gov

VDOT – Petersburg: Paul Hinson, PE, LEED AP, VDOT Land Use Engineer:

The proposed adventure park will require a VDOT commercial entrance. The proposed site will be located within an existing County owned parcel that is currently served by a commercial entrance from the cul-de-sac of Scott Memorial Park Road, SR 726. The existing entrance meets these standards and no further revisions will be required.

Based upon the information contained in the application and information provided by the applicant, VDOT has no objections to the granting of the requesting special exception.

Contact: (804) 863-4012 or via e-mail paul.hinson@vdot.virginia.gov

Fire & EMS

No concerns

Police

No concerns

Recommendation:

Planning Commission and Staff recommend approval of the Special Exception request for the proposed use of recreation structures and outdoor recreation uses provided the impact upon the surrounding property owners is minimal. Planning Commission and Staff have proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for recreation structures and outdoor recreation uses to Tree Time Adventures Inc. located on Tax Map 240(0A)00-011-0. This Special Exception is not transferable.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each public event.
3. All site activity required for the construction and expansion of the recreation structures and uses shall be limited to sunrise to sunset Monday through Saturday. Construction of the site shall not occur on Sunday.
4. Hours of operation shall be limited to sunrise to sunset 7 days a week.
5. A detailed site plan will be required to show all improvements.
6. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be

removed from the premises once the permanent freestanding sign has been erected on the premises.

7. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
8. Buffers required adjacent to residential uses of 100 feet from all Residential lot lines.
9. As accessory an to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
10. This Special Exception shall become null and void if the use of the subject property is abandoned for a period of twenty-four (24) consecutive months.
11. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.



APPLICATION FOR SPECIAL EXCEPTION - CONDITIONAL USE PERMIT

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

OFFICE USE ONLY
APPLICATION #:
SE-18-04
DATE SUBMITTED:
JUL 26 2018
ZONING ORDINANCE
BY: SECTION:
§ 90-103(22)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:
County of Prince George

ADDRESS:
6000 Scott Memorial Park Road

CITY: Prince George **STATE:** Virginia **ZIP CODE:** 23875 **PHONE NUMBER:**

E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL: 240(OA)00-011-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:
DEED BOOK 12 **PAGE** 3290 **Date** 10/10/2012 **DEED RESTRICTIONS:**

ACREAGE: 290.9781 **PARTIAL PARCEL:** YES NO **SUBDIVISION:** N/A

PRESENT USE: Unused

ZONING CLASSIFICATION

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

OWNER AGENT/REP

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

NAME: Tree Time Adventures Inc.

ADDRESS: PO Box 696

CITY: Colonial Heights **STATE:** Virginia **ZIP CODE:** 23834 **PHONE NUMBER:** (804)402-1111

E-MAIL: EmailBogue@gmail.com

PROJECT DESCRIPTION

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

To construct and operate an outdoor adventure and fitness park. The park would include a tree top adventure, Junior adventure, and military style ground courses and fitness areas. The initial build out (phase 1) would occupy approx. 30 acres within 130 acres of unused county property located inside of Scott Memorial Park. The park would consist of obstacles located in the tree canopy such as zip lines, jungle bridges, tightropes, moving platforms, crab walks and tarzan ropes. Although the adventure area would be exclusive, Tree Time would create trails for walking, jogging, and biking throughout the 130 acre parcel. These trails would be open to the public, free of charge, when not being used for special events such as family fun runs, mud runs, and spartan type races. Tree time would also offer concessions to visitors of Scott Memorial Park.

Tree Time Adventures Inc. is respectfully requesting a special exception to advance this project.

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: Jeffrey D. Stoke DATE: 8/6/18 Jeffrey D. Stoke
Mailing Address: 6602 Courts Drive for
CITY/STATE/ZIP: Prince George, VA 23875 Percy C. Ashcraft,
PHONE NUMBER: (804) 722-8600 County Administrator
E-MAIL ADDRESS: jstoke@princegeorgecountyva.gov

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

NAME: Percy C. Ashcraft, County Administrator
MAILING ADDRESS: 6602 Courts Drive
CITY/STATE/ZIP: Prince George, VA 23875
PHONE NUMBER: (804) 722-8600
E-MAIL ADDRESS: pashcraft@princegeorgecountyva.gov

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 6th day of August, 2018.

My Commission expires: Dec. 31, 2022

Donna H. Traylor
Notary Public



AFFIDAVIT

AFFIDAVIT

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

SIGNED: [Signature] DATE: 7/26/18
MAILING ADDRESS: Po Box 696
CITY/STATE/ZIP: Colonial Heights, VA 23834
PHONE NUMBER: (804) 402-1111
E-MAIL ADDRESS: emailbogue@gmail.com

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

NAME: John Bogue for Tree Time Adventures Inc.
MAILING ADDRESS: Po Box 696
CITY/STATE/ZIP: Colonial Heights, Virginia 23834
PHONE NUMBER: (804) 402-1111
E-MAIL ADDRESS: EmailBogue@gmail.com

STATE OF VIRGINIA
COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 26 day of July, 2018.

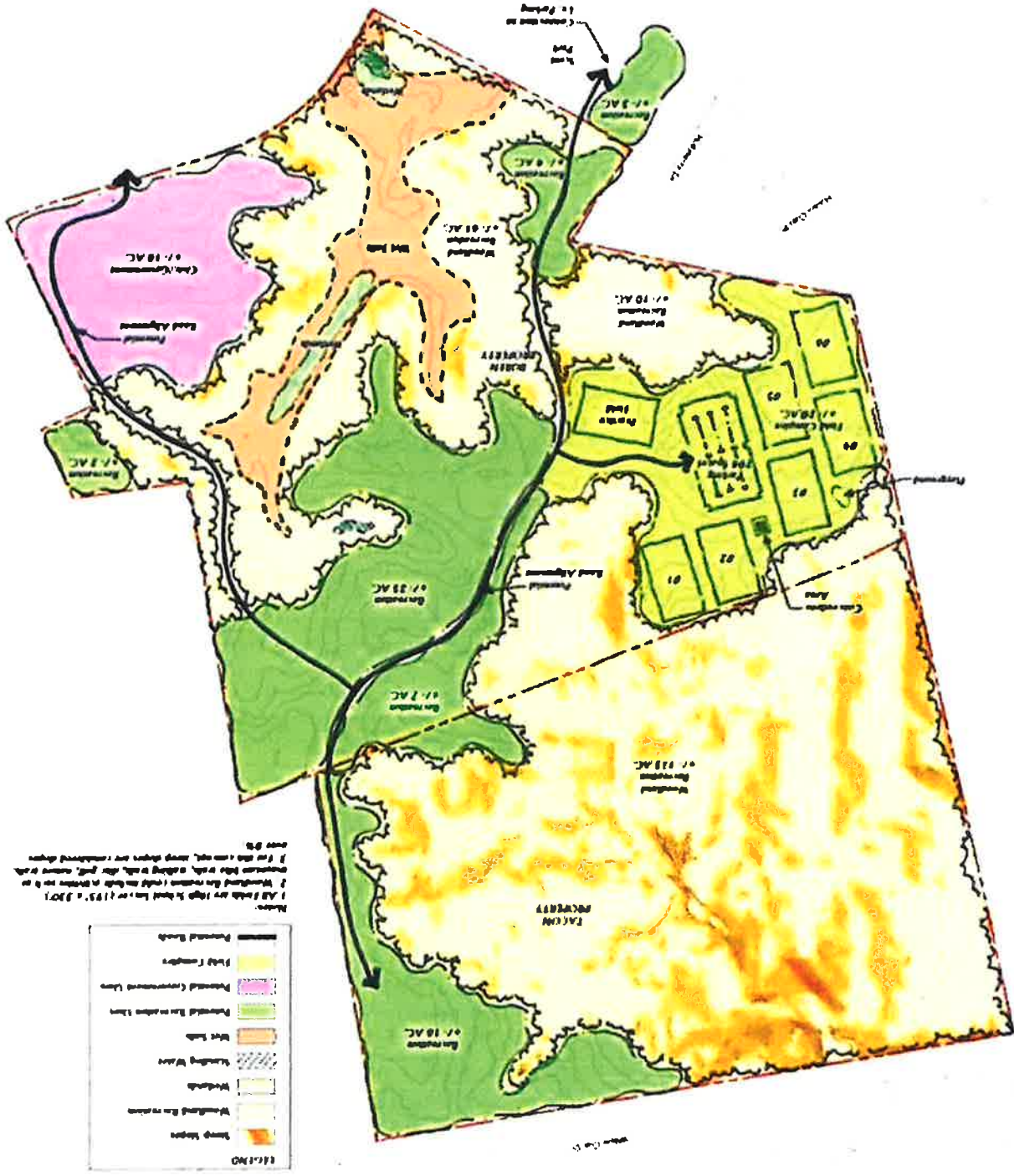
My Commission expires: April 30, 2021
[Signature]
Notary Public

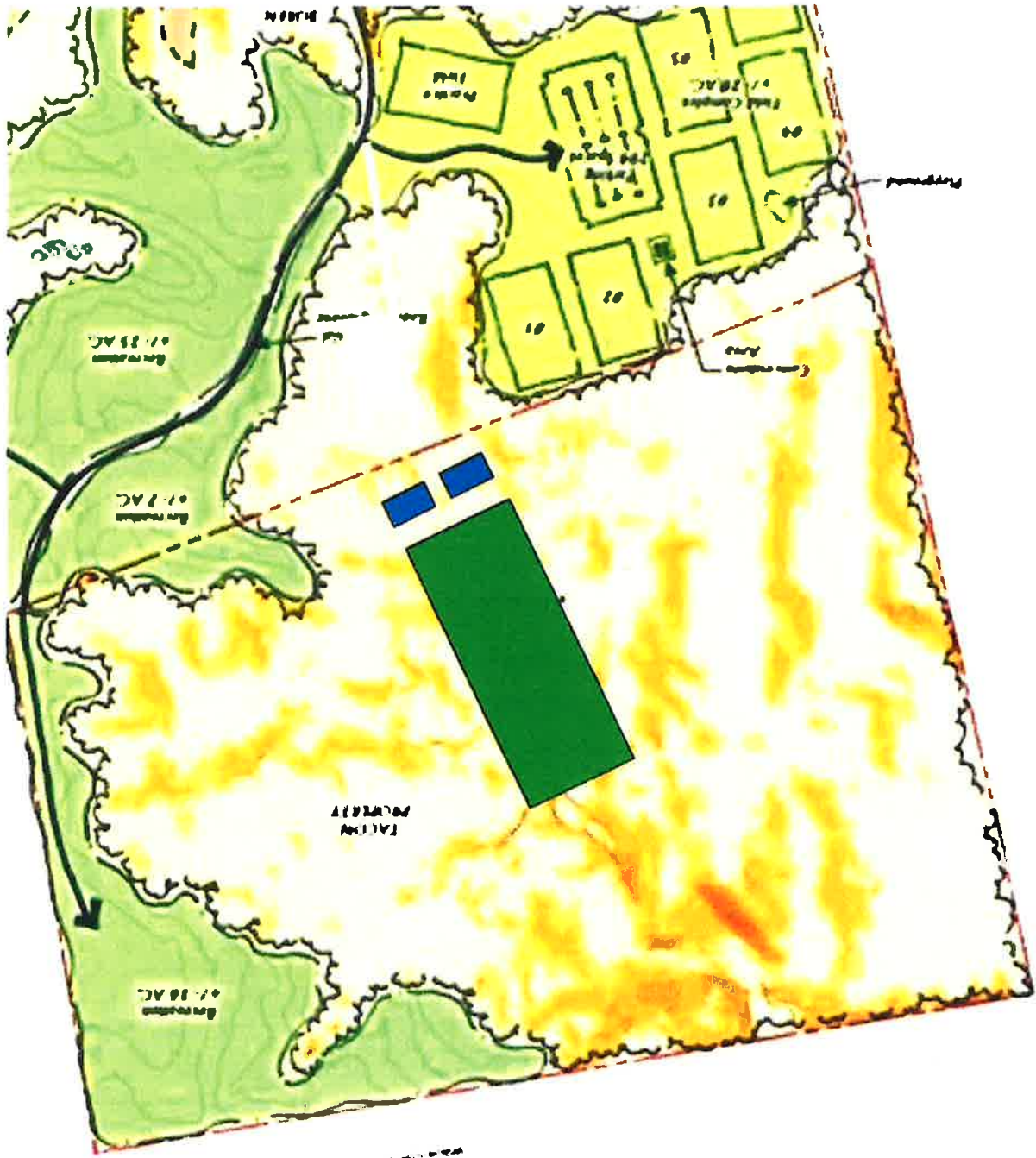


AFFIDAVIT

EXPANDED VIEW - SCOTT MEMORIAL PARK
VISUAL REFERENCE

TREE TIME ADVENTURES INC.
PO BOX 696 COLONIAL HEIGHTS, VIRGINIA 23834





- NEW ROAD AND PARKING
- ADVENTURE PARK
- ADMISSION OFFICE
- HARNESS HOUSE
- CONCESSIONS

GENERAL NOTES:

- NOT TO SCALE
- PHASE I PARK BUILD OUT IS 30+/- ACRES
- A DETAILED SITE PLAN TO BE APPROVED PRIOR TO CONSTRUCTION
- ALL PERMITS TO BE OBTAINED BY COUNTY PRIOR TO CONSTRUCTION
- ALL CONSTRUCTION TO MEET CURRENT IBC REQUIREMENTS
- TREE TIME WILL ADHERE TO ALL SAFETY AND CONSTRUCTION STANDARDS FOR COMMERCIAL ADVENTURE PARKS AS RECOMMENDED BY ANSI/PRCA 1.0-3-2014

July 24, 2018

Via U.S. First Class Mail

RE: TREE TIME ADVENTURES INC. Community Awareness Meeting - August 9, 2018 at 6:30pm

Dear Mr. Wade,

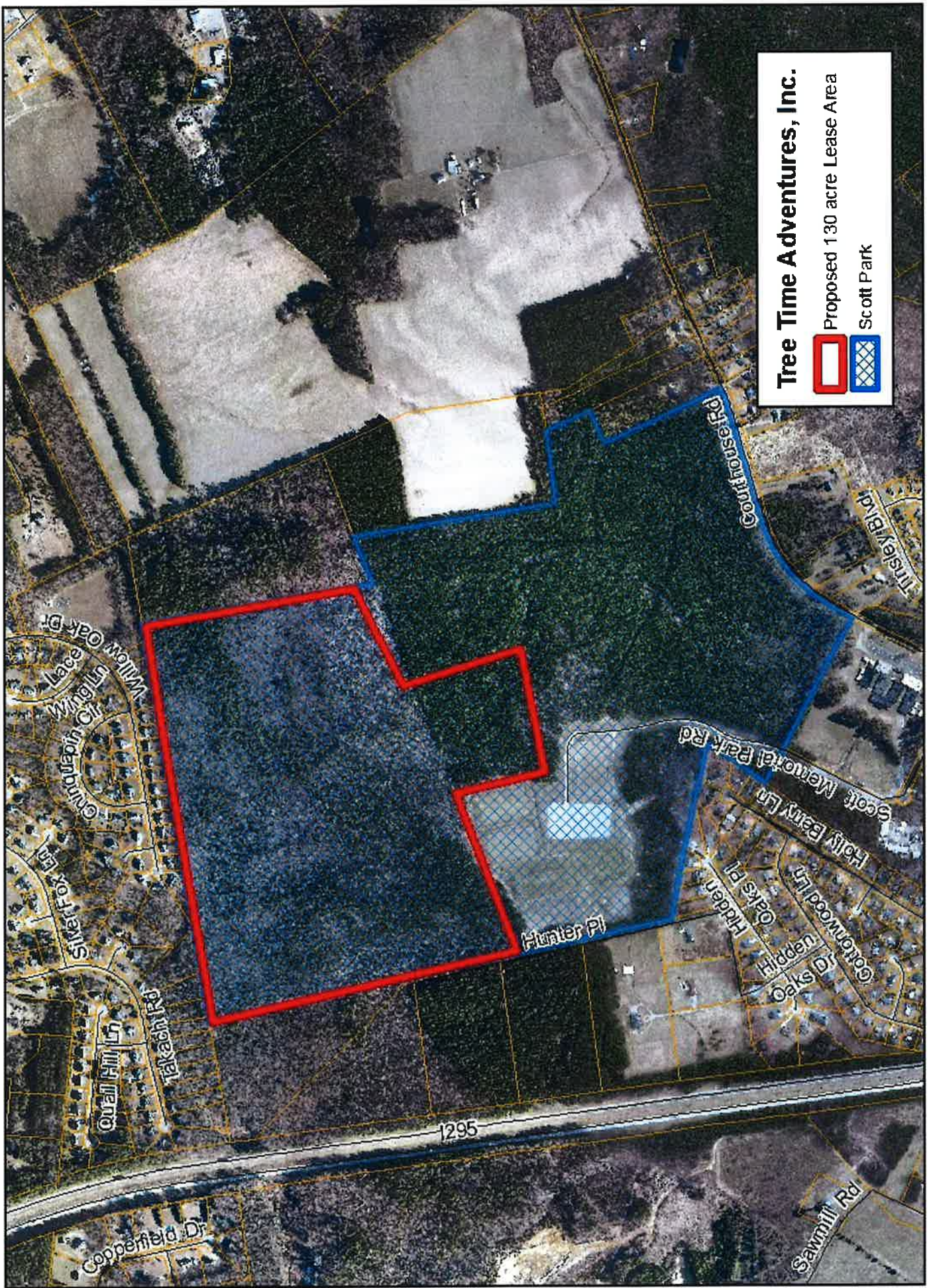
Tree Time Adventures Inc. has scheduled a community awareness meeting where a representative from Tree Time Adventures Inc., the developer, will discuss plans to construct a proposed Outdoor Adventure and Fitness Park located within the common border known as Scott Memorial Park.

The meeting will be held in the Prince George County Administration Building, 2nd floor Kines Employee Break Room from 6:30 pm to 7:30 pm. The Administration Building is located at 6602 Courts Drive, Prince George, Virginia 23875. Access to this building, after 5:00 pm, is located in the rear of the building. Public parking is available. A Tree Time representative will give an informal presentation on the proposed project. Following the presentation a representative will be available to answer questions from the community.

We have extended an invitation to this meeting to all property owners adjacent to the proposed project location. Your attendance is encouraged and appreciated. Should you have questions prior to the community awareness meeting, please do not hesitate to contact me at (804) 402-1111.

Sincerely,

John Bogue, President
Tree Time Adventures, Inc.



Tree Time Adventures, Inc.
Proposed 130 acre Lease Area
Scott Park



**Department of Community
Development & Code
Compliance**



*Julie C. Walton, Director
Dean Simmons, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

September 13, 2018

BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING

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

This is notification that the Prince George County Board of Supervisors will hold a public hearing on **Tuesday, September 25, 2018 beginning at 7:30 pm** in the Board Room, located on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following request that involves the Prince George County Zoning Ordinance:

SPECIAL EXCEPTION SE-18-04 Request of Tree Time Adventures Inc., pursuant to § 90-103 (22) to permit the use of recreation structures and outdoor recreation uses at 6000 Scott Memorial Park Road and is known as Tax Map 240(0A)00-011-0 in an R-A, Residential– Agricultural District. The Comprehensive Plan calls for village center uses.

A copy of the related materials may be examined in Planning and Zoning in the County Administration Building or call 804.722.8678 and the department is open from 8:30 am to 5:00 pm Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. We have included a copy of the general location of the request site for your use and they have submitted this project as it was described at their community meeting for approval purposes.

Sincerely,

Horace Wade III

Horace H. Wade III, CFM
Planner

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 14th day of November, 2018:

Present:

Vote:

Alan R. Carmichael, Chairman
Donald R. Hunter, Vice Chairman
Floyd M. Brown, Jr.
Marlene J. Waymack
T. J. Webb

T-1

On motion of _____, seconded by _____, which carried unanimously, the following Resolution was adopted:

SPECIAL EXCEPTION SE-18-04 REQUEST OF TREE TIME ADVENTURES INC., PURSUANT TO § 90-103 (22) TO PERMIT THE USE OF RECREATION STRUCTURES AND OUTDOOR RECREATION USES. THE REQUEST IS LOCATED AT 6000 SCOTT MEMORIAL PARK ROAD AND IS KNOWN AS TAX MAP 240(0A)00-011-A IN A R-A, RESIDENTIAL-AGRICULTURAL ZONING DISTRICT. THE COMPREHENSIVE PLAN CALLS FOR VILLAGE CENTER USES.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-18-04 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for recreation structures and outdoor recreation uses to Tree Time Adventures Inc. located on Tax Map 240(0A)00-011-0. This Special Exception is not transferable.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each public event.
3. Tree Time Adventures Inc. shall have an employee identification system with the use of badges, and uniforms, shirts, or vests.

4. All site activity required for the construction and expansion of the recreation structures and uses shall be limited to sunrise to sunset Monday through Saturday. Construction of the site shall not occur on Sunday.
5. Hours of operation shall be limited to sunrise to sunset 7 days a week.
6. A detailed site plan will be required to show all improvements.
7. One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet may be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. The sign shall have a monument style base or include lattice, and shall include plantings as approved by Planning during the sign permit review process. All other temporary signs shall be removed from the premises once the permanent freestanding sign has been erected on the premises.
8. Portable signs, to include flashing arrow signs, shall not be permitted on the premises once the permanent freestanding signage has been approved and erected on the premises for this land use.
9. **Buffers required:**
 - a. **100-foot buffer from all adjacent residential lot lines for walking trails.**
 - b. **300-foot buffer from all residential lot lines for tree top adventure.**
10. As accessory to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
11. This Special Exception shall become null and void if the use of the subject property is abandoned for a period of twenty-four (24) consecutive months.
12. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant or operator to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on November 14, 2018 and becoming effective immediately