

Issue Analysis Form



Date: February 25, 2020

Item: Special Exception SE-19-10 – Tree Time Adventures

Lead Department: Community Development

Contact Person: Julie C. Walton, Director

Description and Current Status

The applicant is requesting to amend a previously approved Special Exception [SE-18-04] to have unrestricted hours of usage in conjunction with the use of recreation structures and outdoor recreation uses in Scott Memorial Park.

Staff and the Planning Commission recommend approval of this request, with recommended conditions.

Government Path

Does this require IDA action?

Yes No

Does this require BZA action?

Yes No

Does this require Planning Commission action?

Yes No
January 23, 2020
Recommended for
Approval by 7-0 vote

Does this require Board of Supervisors action?

Yes No
February 25, 2020

Does this require a Public Hearing?

Yes No

If so, before what date?

N/A

Fiscal Impact Statement

The proposed use would generate additional tax revenue.

County Impact

The special exception would allow for new hours of operation and expanded usage for outdoor recreation uses.

Notes

See attachments.

SPECIAL EXCEPTION CASE SE-19-10
BOARD OF SUPERVISORS
PUBLIC HEARING: FEBRUARY 25, 2020

RESUME

APPLICANTS: Tree Time Adventures, Inc. (John Bogue)

REQUEST:

Remove condition #5 of Special Exception SE-18-04:

5. Hours of operation shall be limited to sunrise to sunset 7 days a week

This modification would have the effect of eliminating restrictions on hours of operation within the 130-acre area leased by the applicant within Scott Park, allowing nighttime activities such as “after-hours play and scout camping, etc.”.

ZONING: R-A Residential Agricultural

STAFF AND PLANNING COMMISSION RECOMMENDATION:

Staff and Planning Commission recommend Approval of the request with additional modifications to the conditions of SE-18-04 intended to address safety for activities occurring at night time.

Board of Supervisors
County of Prince George, Virginia

Resolution

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 25th day of February, 2020:

Present:

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

Vote:

SPECIAL EXCEPTION SE-19-10: Request of Tree Time Adventures Inc., pursuant to § 90-103 (22), to amend Special Exception SE-18-04 to have unrestricted hours of usage in conjunction with the use of recreation structures and outdoor recreation uses in a R-A, Residential-Agricultural, Zoning District. The subject property is located at 6000 Scott Memorial Park Road and is known as Tax Map 240(OA)00-011-0. The Comprehensive Plan indicates the property is suitable for village center uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-19-10 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(OA)00-011-0.
2. The applicants will be required to provide staffing for private parking and proper traffic circulation purposes with event personnel clearly marked as "Event Staff" for safety reasons. The Prince George County Police Department shall be notified at least thirty (30) days prior to each 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. Standard hours of operation for activities in the lease area shall be agreed upon with the County in a lease agreement, and contingent upon the installation of any required site lighting per an approved lighting plan. Activities may occur outside the standard hours of operation so long as they are scheduled private events and those activities are documented and supervised by the operator in coordination with the Director of Parks and Recreation, or as part of an approved Special Event.
6. A Lighting Plan shall be provided to show lighting at a minimum in the parking and facility entrance areas for safety.
7. Campfires shall only occur:
 - a. With active supervision;
 - b. In designated campfire areas;
 - c. With an available extinguishing agent;
 - d. During windspeeds less than 10mph;
 - e. After checking Prince George County and Virginia Department of Forestry websites or other sources to be aware of any applicable burn bans; and
 - f. In accordance with applicable codes, including County Code Section 58-23 Location of Fires, Section 58-23 Control of Fires.
8. A detailed site plan will be required to show all improvements.
9. 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.
10. 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.
11. 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 and any outdoor recreation uses occurring after dusk.
12. As accessory to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
13. 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.

14. 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 February 25, 2020 and becoming effective immediately

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

**BOARD OF SUPERVISORS
PUBLIC HEARING: FEBRUARY 25, 2020**

SPECIAL EXCEPTION SE-19-10: Request of Tree Time Adventures Inc., pursuant to § 90-103 (22), to amend Special Exception SE-18-04 to have unrestricted hours of usage in conjunction with the use of recreation structures and outdoor recreation uses in a R-A, Residential-Agricultural, Zoning District. The subject property is located at 6000 Scott Memorial Park Road and is known as Tax Map 240(0A)00-011-0. The Comprehensive Plan indicates the property is suitable for village center uses.

CASE NUMBER: SE-19-10
APPLICANT: Tree Time Adventures, Inc. (John Bogue)
ADDRESS: 6000 Scott Memorial Park Road
TAX MAP ID: 240(0A)00-011-0
SIZE OF PROPERTY: Approximately 130 acres (lease area)
MAGISTERIAL DISTRICT: Bland
PLANNING DISTRICT: Planning Area
UTILITIES: Well and Septic
REAL ESTATE TAXES: Not Applicable.
PROPOSED USE(S): Outdoor Commercial Recreation (no restriction on hours)
CURRENT USE: Outdoor Commercial Recreation (daytime only)
COMP PLAN FUTURE USE: Village Center
EXISTING ZONING: R-A Residential Agricultural
SURROUNDING ZONING: R-A Residential Agricultural, R-1 Limited Residential

MEETING INFORMATION:
Planning Commission: January 23, 2020 at 6:30 p.m.
Recommended Approval w/ conditions 7-0
Board of Supervisors: February 25, 2020 at 7:30 p.m.

STAFF AND PLANNING COMMISSION RECOMMENDATION:

Staff recommends Approval of the request with additional modifications to the conditions of SE-18-04 intended to address safety for activities occurring after daylight hours.

ATTACHMENTS:

1. Application
2. Conditions for Special Exception SE-18-04
3. GIS Location Map
4. Satellite View
5. Site Plan – Layout Plan (prior to construction)

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

Request:

The applicant is requesting a modification of the approved conditions for Special Exception case SE-18-04, specifically to remove condition #5:

5. Hours of operation shall be limited to sunrise to sunset 7 days a week.

This would have the effect of removing all restrictions on hours of operation for business.

The applicant provided some detail on the application about the purpose of this request:

The community has consistently requested after-hours play and scout camping, etc.

The applicant has stated that allowing operation after dark would provide flexibility for serving customers as well as accommodating the request of local scout troops for camping opportunities.

The lease agreement between Tree Time Adventures and the County would also need to be modified to be consistent with any changed conditions of the Special Exception.

Background / Existing Use / Request Details:

SE-18-04 was approved by the Board of Supervisors on November 14, 2018, which allowed Tree Time Adventures to build and operate its adventure course, consisting of zip lines, platforms, jungle bridges, etc., as well as trails for walking, jogging and biking.

The tree top adventure activities were required to be set back at least 300 feet from all adjacent residential lot lines while the trails were required to be set back at least 100 feet.

As of January 2020, Tree Time is open for business and has a trail system which is open to the public while the park is open. Regarding opening times, on its website, the company notes “Opening times vary by season and are influenced by daylight hours. We recommend that guests check availability in advance using the calendar on our online booking system.”

Comprehensive Plan

The Comprehensive Plan Future Land Use Map identifies this area for “Village Center” uses.

The Scott Park Master Plan is currently being reviewed by the Board of Supervisors and identifies the 130-acre lease area on the Concept Diagram as “Leased Parcel-Woodland Recreation”. The request appears to be consistent with this plan.

Staff Review Comments:

Planning & Zoning Division:

1. The original Special Exception allows for activities which fall within the category “recreation structures and outdoor recreation uses”.

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

2. Removing restrictions on hours of operation would allow for overnight use of the 130-acre lease area, including activities such as camping and longer operational hours for the business. Given that this lease area is within a County park, such a change in hours may reasonably warrant changes to the approved conditions in order to accommodate hours which are expanded beyond the "dawn to dusk" standard of County parks.
3. County Code Section 58-8 addresses hours of operation within County park facilities:
Such parks and recreation areas that are illuminated and being used by organized and supervised events and programs may remain open until recreation programs are completed.
4. County Code Sections 58-22 and 58-23 address the location and control of fires within County park facilities:
Sec 58-22. - Location of fires
No person shall kindle, build, maintain, or use a fire on park property other than:
(1) In grills; and
(2) In places provided and/or designated by the county for such purposes.
Sec. 58-23. - Control of fires.
Any fire within the confines of any park shall be continuously under the care and supervision of a competent person 16 years of age or older from the time such fire is kindled until the time it is extinguished.
5. The Site Plan approved 3/27/2019 was reviewed with the understanding that the park would be closed from sunset to sunrise. The addition of activities occurring at night triggers the need for a Lighting Plan as supplement to the approved Site Plan.
6. The admission building was not built in the location specified on the approved Site Plan. An as-built Site Layout should be submitted with the supplemental Lighting Plan.
7. The lease agreement may need to be modified depending on changes to hours and other conditions.

Contact: Horace Wade III, Planner

Building Inspections Division:

1. This is an existing use of property and was reviewed for compliance with the Uniform Statewide Building Code at time of construction for daylight hours of operation.
2. Any added requirements including site lighting for after dark operations, and all future structures over 256 sq. feet will be required to be reviewed, permitted and inspected to meet the requirements of the applicable Virginia Statewide Building Code and maintained in compliance with the applicable Virginia Statewide Fire Prevention Code.

Contact: Dean Simmons, Building Official and Fire Official

Transportation (VDOT):

1. VDOT Anticipates that the proposed change in facilities hours of operation will generate few new vehicular trips. The facility has an appropriate entrance suitable for any anticipated increase in vehicular trips as a result of this special exception application.

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

2. Based upon the information submitted, VDOT has no objection to the County approving the special exception request.

Contact: Paul Hinson, Southern Region Land Use Engineer, VDOT

Police Department:

The Police Department has reviewed the plans from a safety and security standpoint, and has the following recommendations:

1. Installation of accent lighting on the path from the parking lot to the building. And then from the building to the "Hawk's Breeding Area". This can be a low wattage light that is bright enough to illuminate any potential trip hazards.
2. Installation of pole mounted lights in the parking lot. One at the handicap spaces and another at the opposite end of the parking lot.

Contact: Chris Douglas

Fire & EMS Department

1. Camping areas should have some type of extinguishing agent nearby.
2. Between February and April, the Forestry Department usually issues a burn ban. Please adhere to those guidelines, refer to their website.
3. Camp fire shall not be used when the wind speed is greater than 10 mph. Please refer to the County's website when dry conditions exist regarding open burning.
4. Please use good judgement when starting any fires.

Contact: Shawn Jones, Firefighter/Medic

Economic Development:

Economic Development encourages this change due to customer requests Tree Time has received about amending the hours of operation.

Contact: Yoti Jabri, Economic Development Specialist

Parks and Recreation

The Parks and Recreation Department has no issues with this proposal. We will continue to communicate with John Bogue (Tree Time) concerning scheduled facility events and gate opening/closing.

Contact: Keith Rotzoll, Director of Parks and Recreation

Environmental Division; Real Estate Assessor; Utilities: No comments.

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

Public Notice:

- 55 adjacent property owners were notified by mailing on January 13, 2020 for the Planning Commission Public Hearing.
- A legal ad was run for the request in the *Progress-Index* on 1/8/2020 and 1/15/2020.
- 55 adjacent property owners were notified by mailing on February 14, 2020 for the Board of Supervisors Public Hearing.
- A legal ad was run for the request in the *Progress-Index* on 2/13/2020 and 2/20/2020.

Planning Commission:

There was one public comment at the public hearing. The adjacent property owner was from Branchester Lakes and did not object to the request, but was curious about the location of the project, entrance, and buffers. The applicant indicated he was not in agreement to the conditions recommended by staff and felt that the conditions were unreasonable. The applicant stated that his request of deleting Condition 5, which referenced hours of operation was not outrageous or radical.

Planning Commission recommended approval 7-0 with conditions.

Recommendation:

County Staff and Planning Commission recommend modifying the conditions of case SE-18-04 in order to accommodate the applicant's request, while adding reasonable measures to enhance safety for activities occurring after daylight hours. Staff proposes the following changes to the conditions of SE-18-04 for consideration of the Commission:

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~~ Standard hours of operation for activities in the lease area shall be agreed upon with the County in a lease agreement, and contingent upon the installation of any required site lighting per an approved lighting plan. Activities may occur outside the standard hours of operation so long as they are scheduled private events and those activities are documented and supervised

SPECIAL EXCEPTION SE-19-10 STAFF REPORT

- by the operator in coordination with the Director of Parks and Recreation, or as part of an approved Special Event.
6. A Lighting Plan shall be provided to show lighting at a minimum in the parking and facility entrance areas for safety.
 7. Campfires shall only occur:
 - A. With active supervision;
 - B. In designated campfire areas;
 - C. With an available extinguishing agent;
 - D. During windspeeds less than 10mph;
 - E. After checking Prince George County and Virginia Department of Forestry websites or other sources to be aware of any applicable burn bans; and
 - F. In accordance with applicable codes, including County Code Section 58-23 Location of Fires, Section 58-23 Control of Fires.
 8. A detailed site plan will be required to show all improvements.
 9. 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.
 10. 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.
 11. 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 **and any outdoor recreation uses occurring after dusk.**
 12. As accessory to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
 13. 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.
 14. 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-19-10

DATE SUBMITTED:

NOV 15 2019

ZONING ORDINANCE

BY: SECTION:

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Prince George County c/o John Bague, TreeTime Adventures, Inc.

ADDRESS: 6680 Courthouse Rd.

Scott Memorial Park Rd

CITY: Prince George

STATE: Va

ZIP CODE: 23075

PHONE NUMBER: 804-402-1111

E-MAIL ADDRESS: john@tree-time-adventures.com

TAX MAP OF SUBJECT PARCEL: 270(CO)00-011-0

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK _____ PAGE _____ Date _____ DEED RESTRICTIONS:

ACREAGE: ~ 1.30

PARTIAL PARCEL: YES NO

SUBDIVISION:

PRESENT USE: TreeTop Adventure Park under Special Exception

ZONING CLASSIFICATION

LAND USE CLASSIFICATION: A Village Center

PRESENT ZONING: R-A

OWNER AGENT/REP

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

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

PHONE NUMBER:

E-MAIL:

PROJECT DESCRIPTION

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

Request for exclusion/removal of operating hour restrictions in both special exception and lease agreement.
(Condition 5 of SE-18-04)

The Community has consistently requested after hours play end scout camping etc.

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: 11/15/19
MAILING ADDRESS: PO Box 696
CITY/STATE/ZIP: Colonial Heights, VA 23834
PHONE NUMBER: 804-402-1111
E-MAIL ADDRESS: john@treeadventures.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 Bogard
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE NUMBER: _____
E-MAIL ADDRESS: _____



AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 15th day of November, 2019.

[Signature]
Notary Public

My Commission expires: 4-30, 2021

**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:

<u>Present:</u>	<u>Vote:</u>
Alan R. Carmichael, Chairman	Aye
Donald R. Hunter, Vice Chairman	Aye
Floyd M. Brown, Jr.	Aye
Marlene J. Waymack	Absent
T. J. Webb	Aye

T-1

On motion of Mr. Hunter, seconded by Mr. Webb, 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.

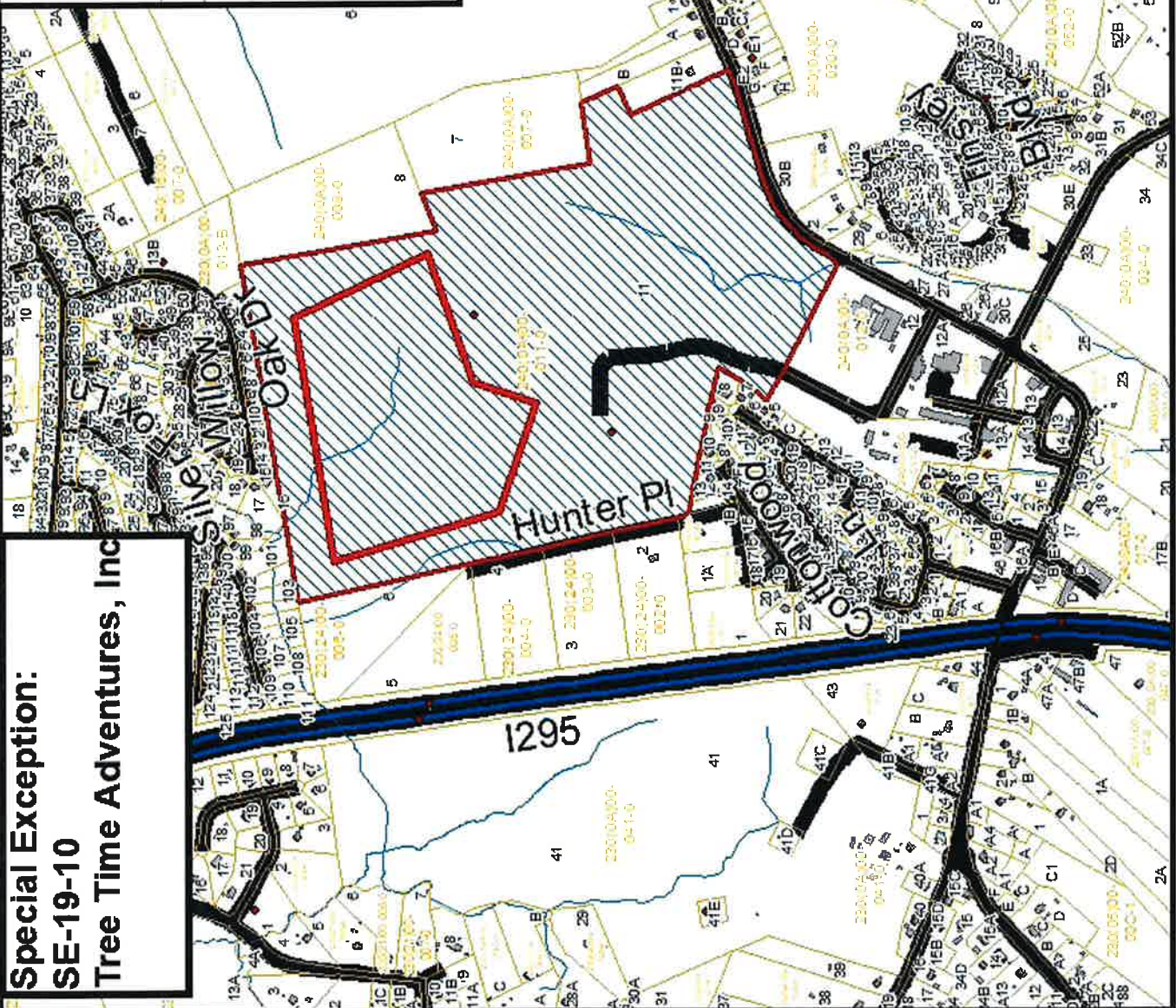
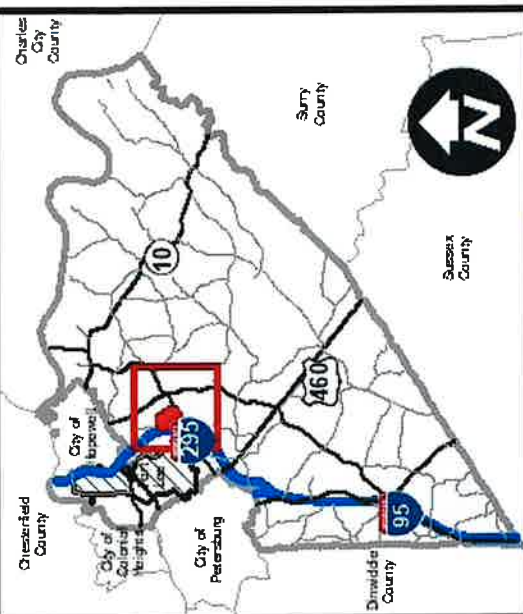
BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-18-04 is granted as an amendment to the official zoning map with the following conditions:

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.

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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

**Special Exception:
SE-19-10
Tree Time Adventures, Inc**

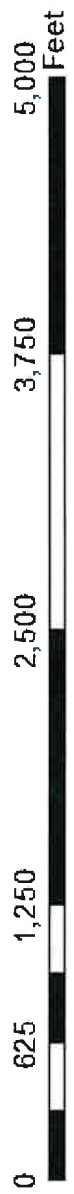


Subject Property
Tree Time Adventures

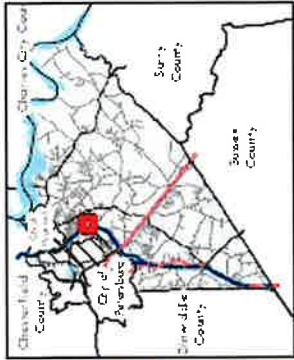
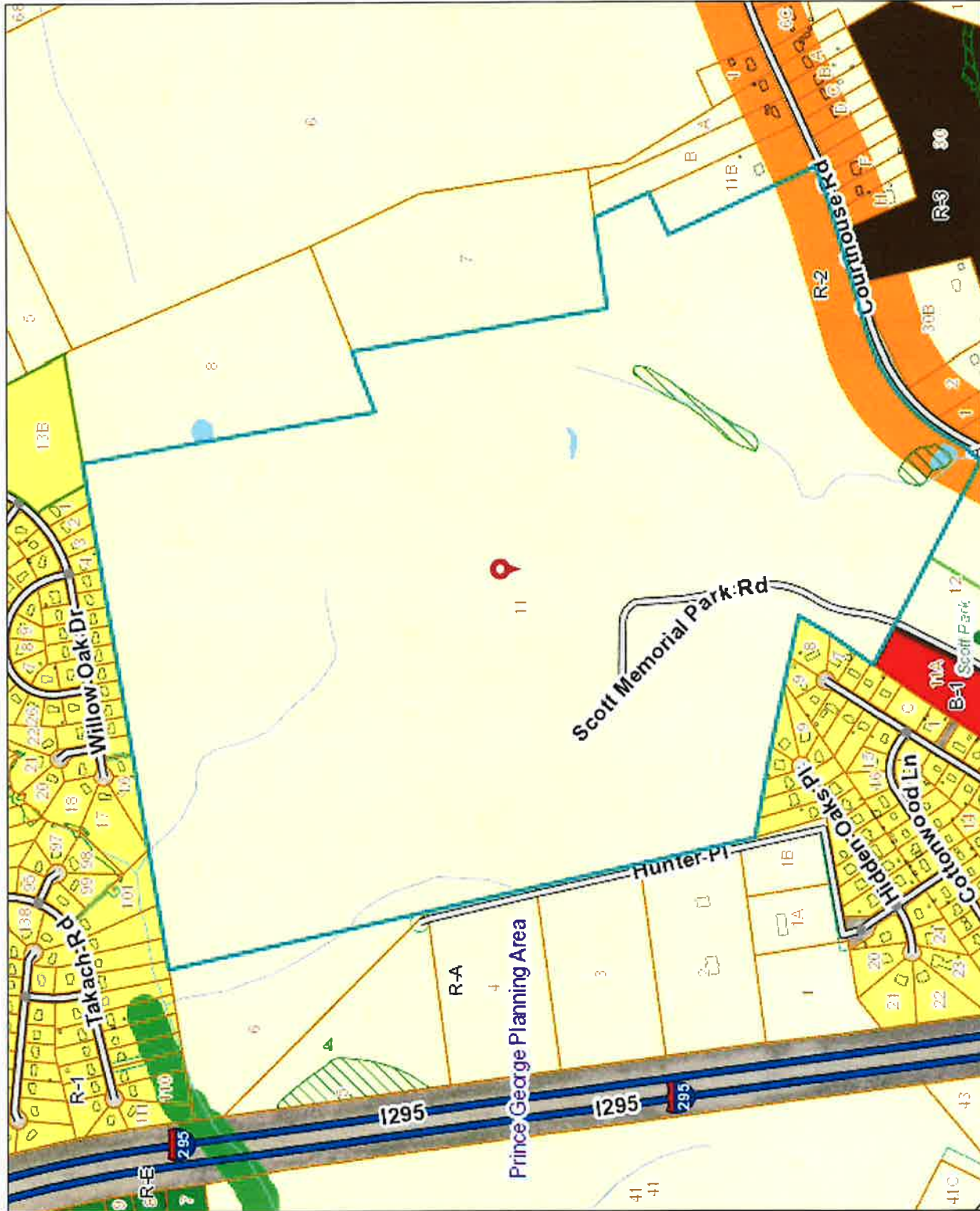


Tree Time Adventures, Inc.

- Proposed 130 acre Lease Area
- Scott Park



County of Prince George



Legend

- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- RPA Area
- Planning Area
- Zoning

	A-1
	B-1
	M-1
	M-2
	M-3
	R-1
	R-2
	R-3
	R-A
	R-E
	PUD

Notes



The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.
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Map Scale 1: 9,379
 1/13/2020





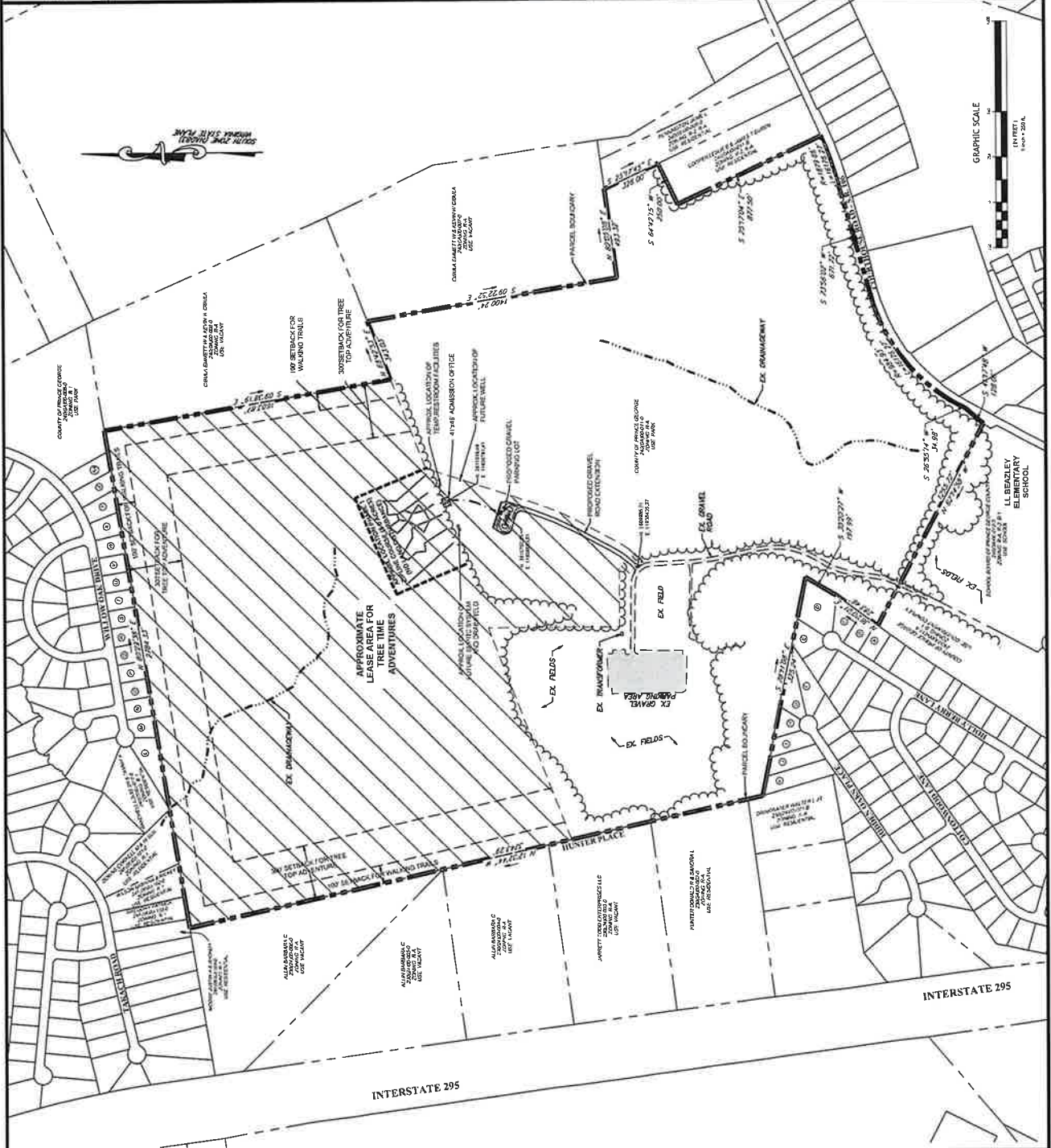
The Site Design Company
 CIVIL ENGINEERING AND LAND DEVELOPMENT CONSULTING
 288 HIGH STREET - PETERSBURG, VIRGINIA 23803
 WWW.SITEDSG.COM
 PHONE: 804-730-9044
 EMAIL: info@thesitedsg.com



DATE: FEBRUARY 25, 2019
 PROJECT # 2022
 PROJECT NAME: TREE TIME ADVENTURES
 ADDRESS: 288 HIGH STREET, PETERSBURG, VA 23803
 COUNTY: PRINCE GEORGE COUNTY, VA

**TREE TIME ADVENTURES
 @ SCOTT MEMORIAL PARK**
 PRINCE GEORGE COUNTY, VA
OVERALL PLAN

SHEET NO. **C1.0**



ADJACENT PROPERTY OWNER TABLE

1	CONTRACTOR'S ADDRESS	USE: RESIDENTIAL
2	ADJACENT PORTALS & DRIVEWAY	USE: RESIDENTIAL
3	ADJACENT DRIVEWAY	USE: RESIDENTIAL
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49	ADJACENT DRIVEWAY	USE: RESIDENTIAL
50	ADJACENT DRIVEWAY	USE: RESIDENTIAL

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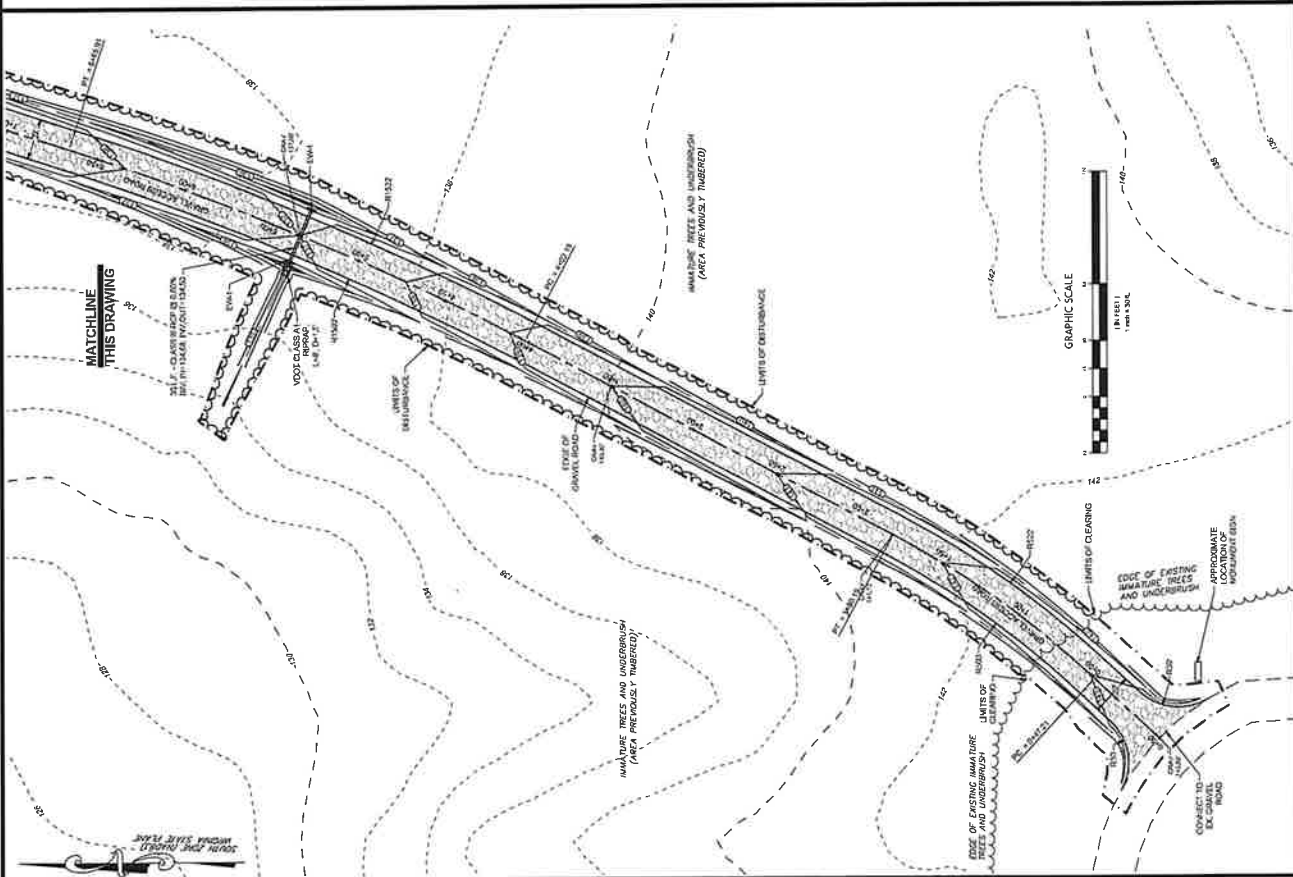
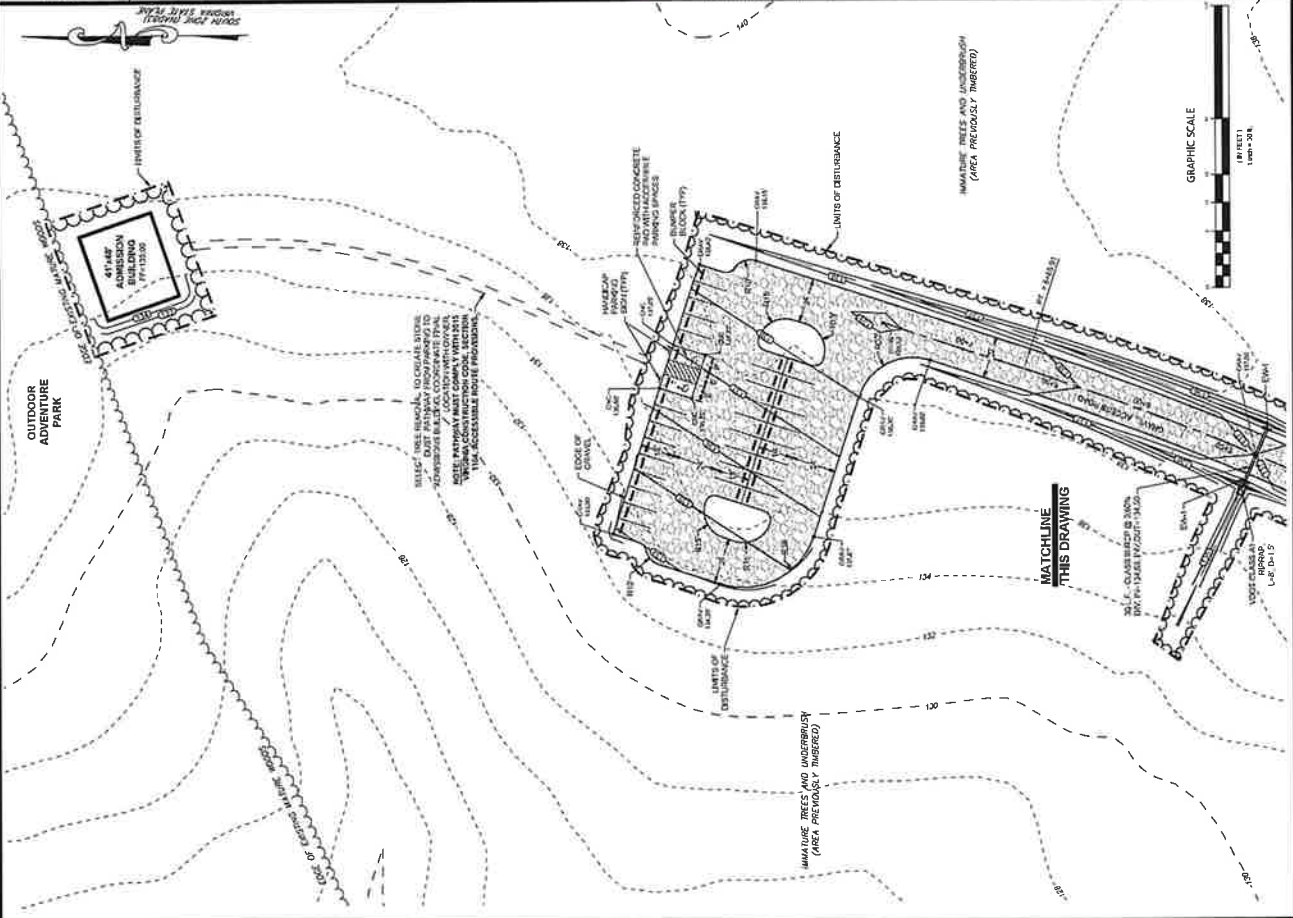
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 PROJECT # 2022



DATE: FEBRUARY 25, 2019
 REVISION BLOCK
 ADDRESSING
 COUNTY COMMENTS

**TREE TIME ADVENTURES
 @ SCOTT MEMORIAL PARK**
 PRINCE GEORGE COUNTY, VA
LAYOUT AND GRADING PLAN

SHEET NO.
C3.0



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Board of Supervisors
County of Prince George, Virginia

Resolution

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 25th day of February, 2020:

Present:

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

Vote:

SPECIAL EXCEPTION SE-19-10: Request of Tree Time Adventures Inc., pursuant to § 90-103 (22), to amend Special Exception SE-18-04 to have unrestricted hours of usage in conjunction with the use of recreation structures and outdoor recreation uses in a R-A, Residential-Agricultural, Zoning District. The subject property is located at 6000 Scott Memorial Park Road and is known as Tax Map 240(0A)00-011-0. The Comprehensive Plan indicates the property is suitable for village center uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-19-10 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.
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. Standard hours of operation for activities in the lease area shall be agreed upon with the County in a lease agreement, and contingent upon the installation of any required site lighting per an approved lighting plan. Activities may occur outside the standard hours of operation so long as they are scheduled private events and those activities are documented and supervised by the operator in coordination with the Director of Parks and Recreation, or as part of an approved Special Event.
6. A Lighting Plan shall be provided to show lighting at a minimum in the parking and facility entrance areas for safety.
7. Campfires shall only occur:
 - a. With active supervision;
 - b. In designated campfire areas;
 - c. With an available extinguishing agent;
 - d. During windspeeds less than 10mph;
 - e. After checking Prince George County and Virginia Department of Forestry websites or other sources to be aware of any applicable burn bans; and
 - f. In accordance with applicable codes, including County Code Section 58-23 Location of Fires, Section 58-23 Control of Fires.
8. A detailed site plan will be required to show all improvements.
9. 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.
10. 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.
11. 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 and any outdoor recreation uses occurring after dusk.
12. As accessory to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
13. 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.

14. 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 February 25, 2020 and becoming effective immediately

**PUBLIC NOTICE
COUNTY OF PRINCE GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting:

The Prince George County Board of Supervisors will a hold public hearing on Tuesday, February 25, 2020 beginning at 7:30 p.m. concerning the following request:

SPECIAL EXCEPTION SE-19-10: Request of Tree Time Adventures Inc., pursuant to § 90-103 (22), to amend Special Exception SE-18-04 to have unrestricted hours of usage in conjunction with the use of recreation structures and outdoor recreation uses in a R-A, Residential-Agricultural, Zoning District. The subject property is located at 6000 Scott Memorial Park Road and is known as Tax Map 240(0A)00-011-0. The Comprehensive Plan indicates the property is suitable for village center uses.

The public hearings will be held in the Board Room, third floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia 23875, pursuant to §15.2-2204, §15.2-2225, §15.2-2232, and §15.2-2285 of The Code of Virginia (1950, as amended). A copy of the related material may be reviewed or obtained at the Community Development and Code Compliance Department in the County Administration Building between 8:30 a.m.-5:00 p.m., Monday–Friday. All interested persons are invited to participate in the public hearings.

Percy C. Ashcraft
County Administrator