

Issue Analysis Form

Date: October 25, 2016 – Board of Supervisors

Item: Splat Brothers Paintball Special Exception

Lead Department: Community Development

Contact Person: Douglas Miles, Planning Manager



Description and Current Status

The applicant is requesting a Special Exception to operate an outdoor recreation facility for the general public and private corporate groups by appointment. The proposed plan is to construct a new Americans with Disabilities Act (ADA) restroom facility to include the installation of a new septic tank, new drainfield and commercial well to support the restrooms and to provide drinking water for both customers and staff on the premises.

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 | September 22, 2016
Recommended for
Approval by 7-0 vote. |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | October 25, 2016 |
| Does this require a Public Hearing? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If so, before what date? | n/a | |

Fiscal Impact Statement

The proposed Special Exception request will allow for an existing Prince George County business to add additional tax revenues and to offer up to County residents additional recreational services and to the surrounding regional communities and their residents.

County Impact

An existing county business would be allowed to expand its operation and services. We have worked with VDOT and the Police Department to ensure that there will not be any traffic issues using the existing access entrance with this commercial development use.

Notes

n/a

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 25th day of October, 2016:

Present:

William A. Robertson, Jr., Chairman
Jerry J. Skalsky, Vice Chairman
Alan C. Carmichael
Donald Hunter
T. J. Webb

Vote:

SPECIAL EXCEPTION SE-16-02 Request of Hopewell PB, LLC dba Splat Brothers Paintball, pursuant to § 90-103 (22) to permit an outdoor recreational facility within an R-A, Residential Agricultural District. The Comprehensive Plan calls for Agricultural uses. The request property is located at 13712 Moody Road on the east line of Moody Road and is identified as part of Tax Map 160(0A)00-007-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-16-02 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for an outdoor recreational facility to Hopewell PB, LLC dba Splat Brothers Paintball and it is not transferable and it does not run with the land on Tax Map 160(0A)00-007-0 - part of the property on the east line of Moody Road.
2. The hours of operation for the outdoor recreational facility shall be limited to Monday – Sunday 9:00 a.m. to dusk.
3. This Special Exception shall become null and void if the use of an outdoor recreational facility is abandoned for a period of twenty-four (24) consecutive months. All the related outdoor recreational facility structures and displays shall be removed from the premises within ninety (90) days at the cost of and disposal by the property owner of record for compliance purposes.
4. The applicant will be required to provide staffing for traffic circulation purposes with their event personnel clearly marked as “Event Staff” for safety reasons. The Prince George County Police Chief shall be notified at least thirty (30) days prior to any scheduled events of over 75 persons for proper traffic control purposes on Moody Road.

5. The applicant shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George County, as adopted.
6. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

Adopted on October 25, 2016 and becoming effective immediately.

**BOARD OF SUPERVISORS
SPECIAL EXCEPTION REPORT SUMMARY**

CASE NUMBER: SE-16-02

APPLICANT: Hopewell PB, LLC dba Splat Brothers Paintball

LOCATION: 13712 Moody Road North Prince George, VA 23860

TAX MAP: 160(0A)00-007-0 partial parcel on the east line of Moody Road

REQUEST: Special Exception to permit an outdoor recreational facility

EXISTING ZONING: R-A, Residential Agricultural Zoning District

EXISTING USE: Outdoor Recreational Facility

PROPOSED USE: Outdoor Recreational Facility

UTILITIES: Commercial well and drainfield

REAL ESTATE TAXES: Delinquent taxes are not owed to the County

MEETING INFORMATION:

Planning Commission: Thursday, September 22, 2016 at 7:30 p.m.

**Planning Commission recommended approval
by a 7-0 vote with the recommended conditions.**

Board of Supervisors: Tuesday, October 25, 2016 at 7:30 p.m.

Recommendation: Recommend Approval with the recommended conditions

Attachments:

Special Exception Application and Proposed Site Layout
Staff Report and GIS Map of the Surrounding Properties

PRINCE GEORGE COUNTY, VIRGINIA

BOARD OF SUPERVISORS STAFF REPORT

SPECIAL EXCEPTION SE-16-02 SPLAT BROTHERS PAINTBALL

PUBLIC HEARING: OCTOBER 25, 2016

Request:

A Special Exception request to permit an outdoor recreational facility within an R-A, Residential Agricultural Zoning District.

Case Summary:

The applicant currently operates an outdoor recreational facility on the subject property known as Splat Brothers Paintball Facility. They have worked with the Virginia State Health Department – Office of Drinking Water (ODW) Norfolk Office to obtain approval for drinking water for their customers and their employees through the ODW state permit approval process.

The proposed plan is to construct a new Americans with Disabilities Act (ADA) restroom facility to include the installation of a new septic tank, new drainfield and a commercial well to support the restrooms and to provide potable water for human consumption. A new 6' x 8' waterproof building will be constructed to house the new 400 amp service to support the recreational use.

Comprehensive Plan:

The 2014 Comprehensive Plan Update identifies this area as appropriate for agricultural uses. This existing use is a rural, outdoor recreational facility that works well with adjoining land uses.

Existing Use and Surrounding Zoning:

The subject property of this request is located on the east side of Moody Road (SR 641) is zoned R-A, Residential Agricultural and is identified as 13712 Moody Road. The surrounding properties are zoned A-1, General Agricultural and R-A, Residential Agricultural and either contain single-family dwellings, vacant or they are in active crop production as agricultural uses.

Community Development - Inspections Division:

There are six (6) buildings on the property that were constructed or were installed by a previous owner without proper permits. The applicant in 2016 applied for all the required permits for the existing buildings. The structures have been inspected by our office and approved for continued use pending the outcome of this Special Exception request. If a Special Exception is granted, building permits will be issued and the owner will complete the required building modifications. Certificates of Occupancy will be issued for each building when final inspections are approved.

Virginia Department of Health (VDH) – ODW Norfolk:

Splat Brothers Paintball proposes to operate an outdoor recreational facility that would provide water for human consumption to at least 25 individuals per day for at least 60 days out of the

year. This would meet the definition of a transient non-community waterworks as defined by the Commonwealth of Virginia Waterworks Regulations. According to the plan submitted with the Special Exception Application the property owner proposes to construct a new well that meets the requirements of the Waterworks Regulations to serve the new building which will house the restrooms for this facility. A site visit to the property to locate a satisfactory well site was made on August 29, 2016 by personnel from ODW and an acceptable well site has been identified.

The ODW will issue a well site approval letter to the Owner / Agent representative. An existing shallow well of undermined construction which is not in use currently to supply water for human consumption as defined by the Waterworks Regulations will be abandoned by the land owner.

Virginia Department of Transportation (VDOT):

This outdoor recreational facility use will require that a commercial entrance be constructed in accordance with VDOT standards and specifications. The applicant will be required to submit documentation demonstrating that the proposed entrance meets all required VDOT intersection sight distance requirements. A plan must be submitted for review and approval by VDOT for the design and construction of the proposed commercial entrance. A VDOT Land Use Permit will be required to be obtained from VDOT prior to any work being performed within the VDOT right-of-way along Moody Road (SR 641).

Public Comments:

As of the writing of this report, County Staff has not received any letters, telephone calls, social media postings or any e-mails in support or in opposition to this Special Exception request. A Zoning Sign has been posted on the subject property as a courtesy for any public comments.

Recommendation:

Staff Recommends Approval of the Special Exception for an outdoor recreational use provided that the impact upon the surrounding land owners is minimal and has proposed recommended conditions to ensure that this existing use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for an outdoor recreational facility to Hopewell PB, LLC dba Splat Brothers Paintball and it is not transferable and it does not run with the land on Tax Map 160(0A)00-007-0 - part of the property on the east line of Moody Road.
2. The hours of operation for the outdoor recreational facility shall be limited to Monday – Sunday 9:00 a.m. to dusk.
3. This Special Exception shall become null and void if the use of an outdoor recreational facility is abandoned for a period of twenty-four (24) consecutive months. All the related outdoor recreational facility structures and displays shall be removed from the premises within ninety (90) days at the cost of and disposal by the property owner of record for compliance purposes.
4. The applicant will be required to provide staffing for traffic circulation purposes with their event personnel clearly marked as “Event Staff” for safety reasons. The Prince George County Police Chief shall be notified at least thirty (30) days prior to any scheduled events of over 75 persons for proper traffic control purposes on Moody Road.

5. The applicant shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George County, as adopted.
6. This Special Exception may be revoked by Prince George County or by its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of federal, state or local regulations.

***Community Development &
Code Compliance***



*Julie C. Walton, Director
Jeff Brown, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

October 13, 2016

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, October 25, 2016** beginning at 7:30 p.m. in the Board Meeting Room, 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-16-02 Request of Hopewell PB, LLC dba Splat Brothers Paintball, pursuant to § 90-103 (22) to permit an outdoor recreational facility within an R-A, Residential Agricultural District. The Comprehensive Plan calls for Agricultural uses. The request property is located at 13712 Moody Road on the east line of Moody Road and is identified as part of Tax Map 160(OA)00-007-0.

A copy of the related materials may be examined in Planning and Zoning within the County Administration Building, (804) 722-8678. 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. I have attached a copy of the general location of the request property for your use.

Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

***Community Development &
Code Compliance***



*Julie C. Walton, Director
Jeff Brown, Building Official
Douglas Miles, Planning Manager*

County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

TO: Terry Dettmer, VDH – Office of Drinking Water
Charles Leonard, VDH – Prince George Office
Paul Hinson, VDOT – Petersburg Residency

Jeff Brown, Building Official / Fire Official
Jeff Stoke, Economic Development Director
Julie C. Walton, Community Development Director

FROM: Douglas Miles, Planning Manager

DATE: August 26, 2016

RE: **SE-16-02 Splat Brothers Paintball Outdoor Recreational Facility**

Our office has received a Special Exception for Splat Brothers Paintball, pursuant to § 90-103 (22) to permit an outdoor recreational facility within an R-A, Residential - Agricultural District. The Comprehensive Plan calls for Agricultural uses. The request property is located at 13712 Moody Road on the east line of Moody Road and is identified as part of Tax Map 160(0A)00-007-0.

Please provide your review comments to me at dmiles@princegeorgecountyva.gov and to Chuck Brown at cbrown@princegeorgecountyva.gov by **Thursday, September 8, 2016**. If you have no comments please state that and if you have comments please use Microsoft Word so that they can be inserted into the staff report for this zoning request.



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-16-02
DATE SUBMITTED: 8/23/16
ZONING ORDINANCE SECTION: 90103(22)

(PLEASE FILL-IN ALL BLANKS)

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

Ligon L Jones ET ALS

ADDRESS:

12400 Pole Run Rd

CITY:

Disputanta

STATE:

VA

ZIP CODE:

23842

PHONE NUMBER:

BUILDING OFFICIAL

E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL:

160(OA) 00-007-0 (PARTIAL PARCEL)

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK **169** PAGE **258** Date **10/15/60** DEED RESTRICTIONS: **EAST LINE OF MOODY ROAD**

ACREAGE:

PARTIAL PARCEL:

YES NO

SUBDIVISION:

PRESENT USE:

LAND USE OUTDOOR Recreational

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

AGRICULTURAL

PRESENT ZONING:

A-A

OWNER AGENT/REP

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

NAME:

JAMES COFER

ADDRESS:

13408 James River DR.

CITY:

Hopewell

STATE:

VA

ZIP CODE:

23860

PHONE NUMBER:

804 458 5489

E-MAIL:

PCDC @ earthlink.net

PROJECT DESCRIPTION

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

See Attached site plan "Splat Brothers Paintball"
DATED 11-1-2015

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: _____

MAILING ADDRESS: 13408 James River DR

CITY/STATE/ZIP: Hopewell, VA 23860

PHONE NUMBER: 804 458 5489

E-MAIL ADDRESS: PCDC@earthlink.net

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

NAME: JAMES COFER

MAILING ADDRESS: 13408 James River DR

CITY/STATE/ZIP: Hopewell, VA 23860

PHONE NUMBER: 804 458 5489

E-MAIL ADDRESS: PCDC@earthlink.net

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 23 day of August, 2016.

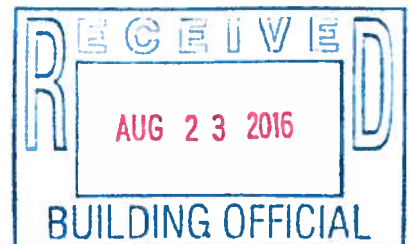
My Commission expires: November 30, 2019

[Signature]

Notary Public

CHARLES BROWN
NOTARY PUBLIC
REG. #7622986
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2019

AFFIDAVIT



MY COMMISSION EXPIRES NOV 30 2019
COMMONWEALTH OF VIRGINIA
REG # 1833490
NOTARY PUBLIC
CHARLES BROWN

NOV 3 2019

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: 8/23/16

MAILING ADDRESS: PO Box 2128

CITY/STATE/ZIP: Suffolk VA 23432

PHONE NUMBER: 757 650 9964

E-MAIL ADDRESS: Bobby@firstcallpaintball.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: Bobby Weeks

MAILING ADDRESS: PO Box 2128

CITY/STATE/ZIP: Suffolk VA 23432

PHONE NUMBER: 757 650 9964

E-MAIL ADDRESS: Bobby@firstcallpaintball.com

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 23 day of August, 2016.

[Signature]
Notary Public

My Commission expires: November 30, 2019

CHARLES BROWN
NOTARY PUBLIC
REG. #7622986
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2019

AFFIDAVIT

CHARLES BROWN
NOTARY PUBLIC
REG. #7622986
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2019

RECEIVED
AUG 23 2016
BUILDING OFFICIAL

THE COMMONWEALTH OF MASSACHUSETTS
COMMISSIONER OF REVENUE
STATE STREET, ROOM 1000
BOSTON, MASSACHUSETTS 02126

CHARLES BROWN
MAY 15 2018
COMMISSIONER OF REVENUE
STATE STREET, ROOM 1000
BOSTON, MASSACHUSETTS 02126

Design / Build Construction by:
Design Management Services, Inc. /
Design Architectural Services
 8338 Riverside Drive, Suffolk, Virginia
 (757) 651-6502 Email - designms@charter.net

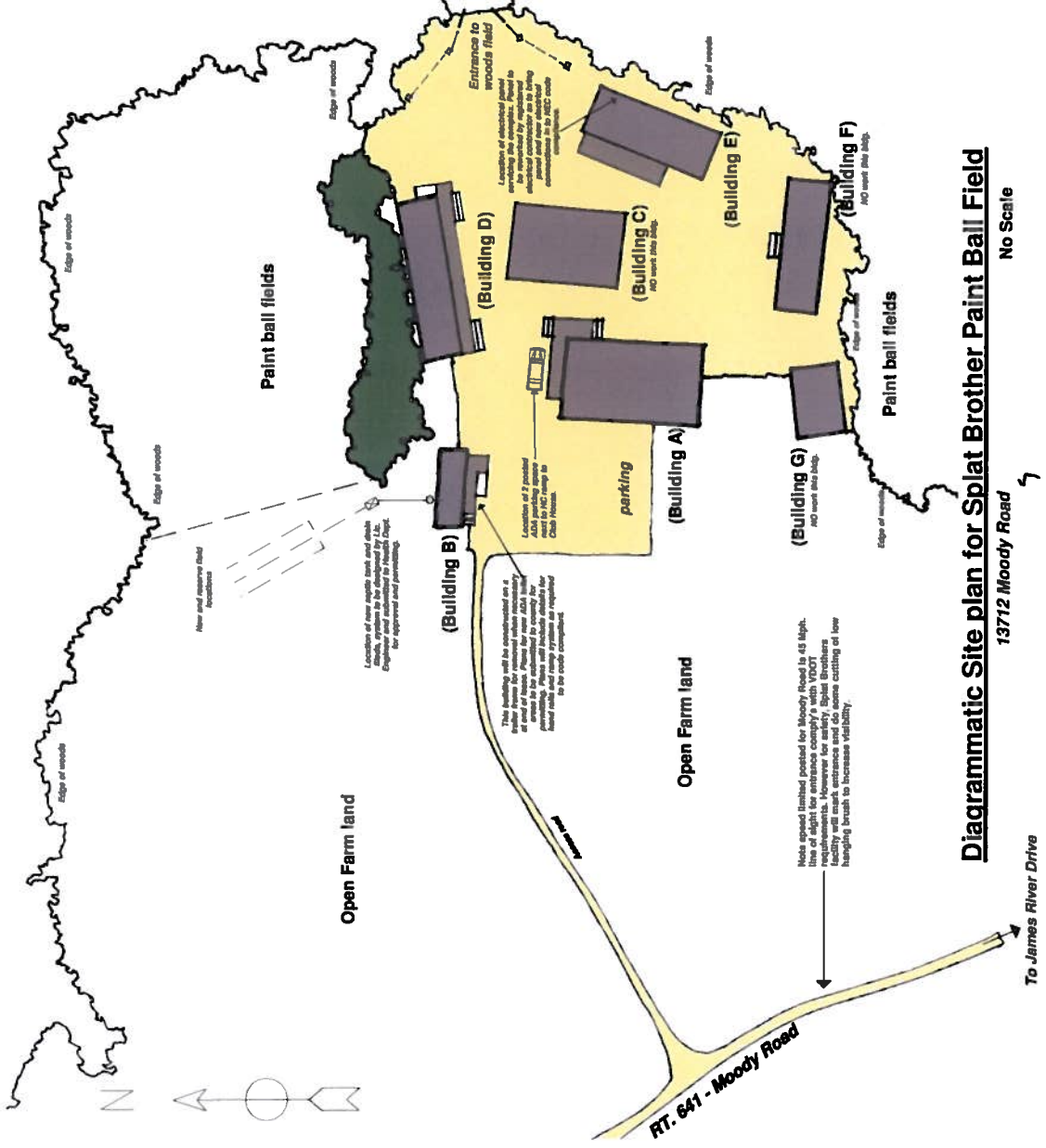
Plan revisions - Date:

As-Built's and proposed work to be done for :
Splat Brothers Paintball
 13712 Moody Road - Hopewell, VA 23860
 Diagrammatic site plan and notes for work to be done and building descriptions

General notes & building descriptions:

- Building (A) MAIN BUILDING CLUB HOUSE - 40' x 24' = 960 sf.**
 This building shall remain as is, front steps to be reworked as required to IBC 2012 code requirements. Installation of ADA approved ramp to be installed per code.
- Note:** next to this building will be 2 ADA marked Handicap parking spaces. See plan for location.
- Building (B) NEW BATHROOM FACILITIES, 8' x 18' = 144 sf.**
 This building to have a fully accessible ADA approved bathroom (Unisex) bathroom with 1 additional standard bathroom. This area to be fully ADA accessible, ramp to be installed complying with ADA code requirements.
- Electrical pedestal to be installed to service bathroom electrical min. 60amp box / trailer style water-proof panel. This panel to power new grinder pump and building lights.
- Note:** New septic tank and drain fields to be installed to accommodate new toilets and sinks. Soils tested by: Coastal Plains Environmental K.R. (Trapper) Davis P.O. Box 236 New Kent, VA 23124 - Phone # 804-966-9180
- New well system to be installed by land owner to accommodate new toilet facilities.
- Building (C) OPEN PAVILION - 24 X 24 = 576 sf.** No work this structure.
- Building (D) EQUIPMENT PICK UP - 10' X 42' = 420 sf.**
 This building shall remain as is, front steps to be reworked as required to IBC 2012 code requirements. Installation of ADA approved ramp to be installed per code.
- Building (E) EQUIPMENT REPAIR AND COMPRESSOR - 10' X 42' = 420 sf.**
 This building to remain basically as is, except for electrical.
- Note:** Electrical Contractor shall rework existing panel as required to service new electrical requirements and to bring existing panel up to NEC. Permit for work to be obtained through County.
- Building (F) OPEN PIC-NIK / PARTY PAVILION - 12' X 40' = 480 sf.**
 No work this structure.
- Building (G) GENERAL STORAGE FOR PAINT BALLS AND NETTING - 12' X 16' = 192 sf.** No work this structure.

NOTE: THIS SITE PLAN IS DIAGRAMMATIC, NO SCALE. HOWEVER ALL BUILDINGS AND CONDITION DESCRIBED IN NOTES ABOVE HAVE BEEN FIELD CHECKED AND VERIFIED. SITE WAS WALKED WITH COUNTY BUILDING INSPECTOR TO DETERMINE AREAS AND ITEMS TO BE ADDRESSED IN ADDITION TO THOSE ISSUES DISCUSSED IN FIRST MEETING WITH COUNTY OFFICIALS.

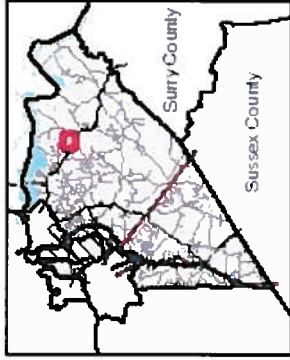
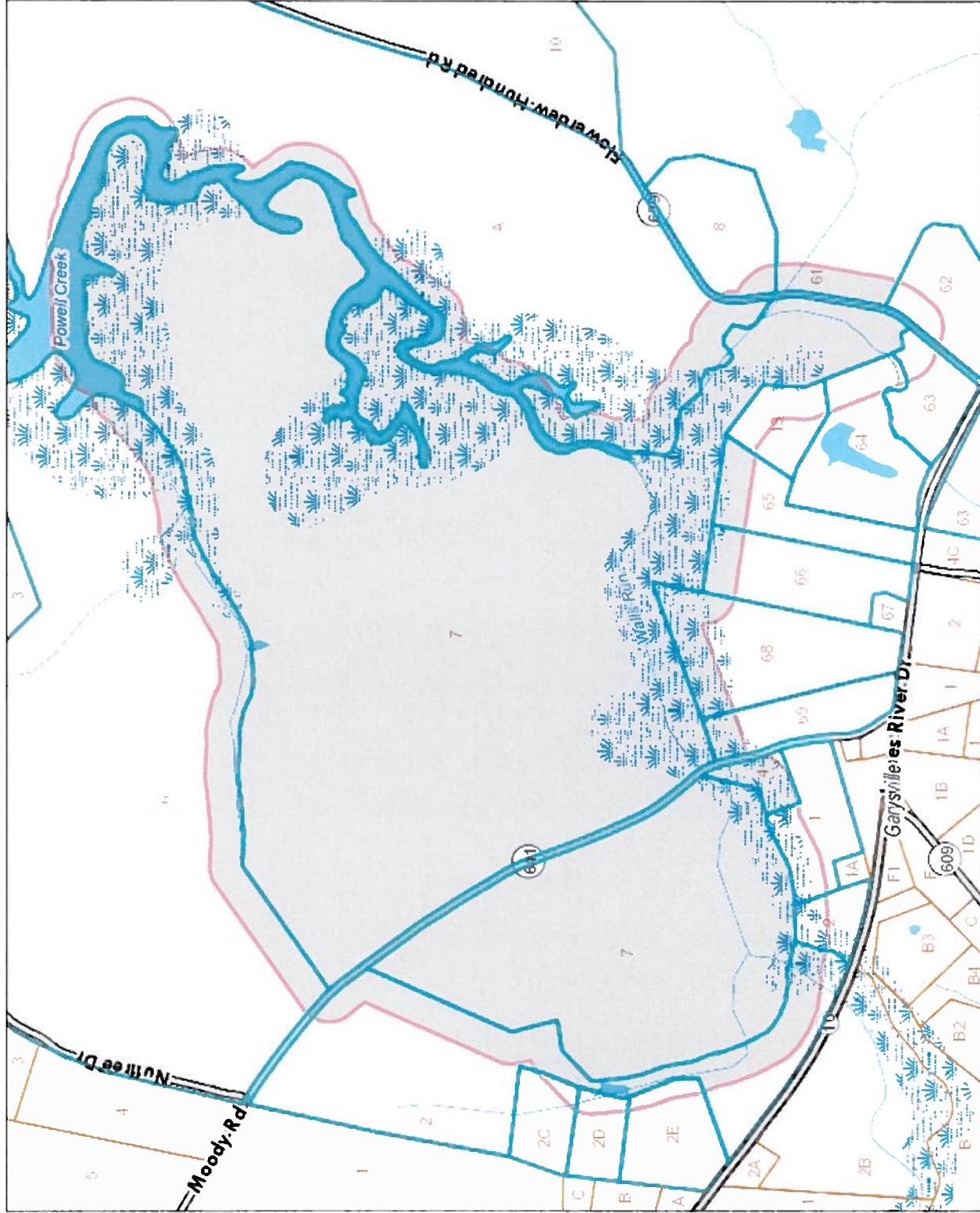


Diagrammatic Site plan for Splat Brother Paint Ball Field
 No Scale

13712 Moody Road

To James River Drive

County of Prince George



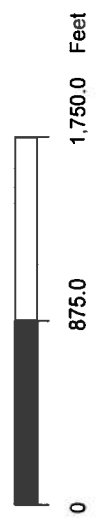
Legend

- Schools
- Firestations
- Political Boundaries
- Tax Parcels
- Swamps

Notes



Map Scale 1: 10,500
5/19/2016



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.
Copyright, 2014 County of Prince George, VA



**PUBLIC NOTICE
COUNTY OF PRINCE GEORGE**

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

The Prince George County Board of Supervisors will hold public hearings on Tuesday, October 25, 2016 beginning at 7:30 p.m. concerning the following requests:

SPECIAL EXCEPTION SE-16-02 Request of Hopewell PB, LLC dba Splat Brothers Paintball, pursuant to § 90-103 (22) to permit an outdoor recreational facility within an R-A, Residential Agricultural District. The Comprehensive Plan calls for Agricultural uses. The request property is located at 13712 Moody Road on the east line of Moody Road and is identified as part of Tax Map 160(0A)00-007-0.

CONDITIONAL REZONING RZ-16-03 Request of BPP Jefferson Pointe LLC to conditionally rezone 3.4 +/- acres from B-1, General Business District to R-3 General Residential District to permit apartments. The Comprehensive Plan calls for Commercial use. The subject properties are located at the intersection of Bailey's Ridge Boulevard and Jefferson Park Road, adjacent to Fort Lee, and are identified as Tax Maps 12D(03)00-003-0 & 004-0.

ZONING CASE AMENDMENT RZ-16-04 Request of BPP Jefferson Pointe LLC to amend Cases ZM-96-003 and ZM 86-7 relative to apartments and to recreational facilities. The Comprehensive Plan calls for Residential – multi-family use. The subject property is located near the intersection of Bailey's Ridge Boulevard and Jefferson Pointe Lane and is identified as Tax Map 12D(02)00-011-0.

CONDITIONAL REZONING RZ-16-05 Request of Love's Travel Stops and Country Stores, Inc. to conditionally rezone 72.4 +/- acres from R-A, Residential – Agricultural to B-1, General Business District and 9.1 +/- acres from B-1, General Business to B-1, General Business District to permit retail stores, restaurants and service station uses. The Comprehensive Plan calls for Commercial uses. The subject properties are located in the northeast quadrant of US 460 and SR 156 and they are identified as Tax Maps 450(0A)00-023-0 & 047-0.

The meeting will be held within the Board of Supervisors Meeting Room, third floor, County Administration Building, pursuant to §15.2-2204, §15.2-2225 and §15.2-2285, The Code of Virginia (1950, as amended). A copy of the related material may be examined in Planning and Zoning in the County Administration Building, first floor, open from 8:30 a.m. to 5:00 p.m., Monday – Friday, or 804.722.8678. All interested persons shall have the opportunity to be heard at said public hearings.

Percy C. Ashcraft
County Administrator