

# Issue Analysis Form (rev. July 2013)



**Date:** October 23, 2018  
**Item:** Tree Time Adventures lease @ Scott Park  
**Lead Department(s):** County Administration  
**Contact Person(s):** Jeffrey Stoke, Deputy County Administrator

## Current Status

Mr. John Bogue, of Tree Time Adventures, Inc., is requesting to lease County property at Scott Park for an outdoor adventure park. The park would require 130 acres identified within the Scott Park boundaries. The lease originally approved by the Board on September 25 has been revised and, as such, requires a new public hearing. Details of the new terms are contained within the lease for Board of Supervisor consideration. One major change is expanding the lease area from 30 acres to 130 acres. A public hearing is required for the County to consider leasing County property to a private entity. The public hearing with proper notice could take place on Wednesday, November 14 at the next Board meeting.

## Government Path

<b>Does this require IDA action?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Does this require BZA action?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Does this require Planning Commission action?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	passed August 23
<b>Does this require Board of Supervisors action?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Does this require a public hearing?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	November 14
<b>If so, before what date?</b>	No time deadline.		

The project will request County Board approval of the lease terms through a public hearing process. The project was approved for a special exception through the Planning Commission on August 23. Special exception for Board of Supervisors consideration may be tabled until the November 14 lease public hearing.

## Fiscal Impact Statement

The draft lease indicates that the County would receive 6% of the annual gross revenue from the project as a lease payment after the first year. Tree Time Adventures, Inc. would pay for all improvements (road, parking, electric, office) at the site.

## County Impact

The project is aligned with Scott Park master plan. Proposed property to be leased is property the County cannot use for ball fields due to water features and topography. Staff sees potential adventure park as complimentary use to sports tourism. County trails and ancillary features could be co-mingled with the private project.

## Notes

"Go Ape" business in James City County has a similar business agreement with private entity leasing County property for outdoor adventure park.

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 23<sup>rd</sup> day of October, 2018:

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Present:

Vote:

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

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A-2

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

AUTHORIZATION TO HOLD A PUBLIC HEARING ON  
NOVEMBER 14, 2018 TO CONSIDER A LEASE AGREEMENT  
FOR USE OF COUNTY PROPERTY AT NEW SCOTT PARK FOR  
AN ADVENTURE PARK

NOW, THEREFORE, BE IT RESOLVED That the Board of Supervisors of the County of Prince George this 23<sup>rd</sup> day of October, 2018, does hereby authorize the advertisement of a public hearing to consider a lease agreement for use of County property at New Scott Park for an Adventure Park.

A Copy Teste:

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Percy C. Ashcraft  
County Administrator