



Douglas Miles, AICP, CZA
Planning Manager / Zoning Adm.

Planning Division: 804.722.8678
dmiles@princegeorgecountyva.gov

PLANNING COMMISSION

James A. Easter, Chairman
Joseph E. Simmons, Vice-Chairman
Alex W. Bresko, Jr.
R. Steven Brockwell
Floyd M. Brown, Sr.
Imogene S. Elder
V. Clarence Joyner, Jr.

PLANNING COMMISSION REGULAR MEETING

Thursday, August 23, 2018
6:30 p.m. in Board Room

- I. Call to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance to the U.S. Flag
- V. Approval of Meeting Minutes – July 26, 2018
- VI. Citizen Comments Period
- VII. Old Business – None
- VIII. New Business – Public Hearings

SPECIAL EXCEPTION SE-18-02 Request of Prince George Ruritan Club LLC, pursuant to § 90-103 (9) to permit an assembly hall use to be located west of 4620 Melfore Drive and along Ruffin Road and is known as Tax Map 240(0A)00-114-N in an R-A, Residential – Agricultural District. The Comprehensive Plan calls for village center uses.

SPECIAL EXCEPTION SE-18-03 Request of Living Well LLC, pursuant to § 90-103 (9) to permit an assembly hall use located at 5503 Ruffin Road and is known as Tax Map 240(0A)00-115-A in an R-A, Residential – Agricultural District. The Comprehensive Plan calls for village center uses.

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.

IX. 2020 Comprehensive Plan Subcommittees Discussion

X. Planning Manager Communications to the Commission

a. Actions of the Board of Zoning Appeals

b. Actions of the Board of Supervisors

c. General Comments to the Commission

XI. Adjournment

The next regularly scheduled meeting will be **Thursday, September 27, 2018**



Planning Commission
County of Prince George, Virginia

Regular Meeting
July 26, 2018
6:30 p.m.

I. CALL TO ORDER

Vice Chairman Simmons called to order the July 26, 2018 meeting of the Prince George County Planning Commission at 6:30 p.m. in the Board Room of the County Administration Building, 6602 Courts Drive, Prince George, Virginia.

II. ATTENDANCE

The following members responded to Roll Call:

Chairman James A. Easter - Absent
Vice Chairman Joseph E. Simmons - Present
Mrs. Imogene S. Elder - Present
Mr. R. Stephen Brockwell - Present
Mr. V. Clarence Joyner, Jr. - Present
Mr. Alex W. Bresko, Jr. - Present
Mr. Floyd M. Brown, Sr. - Present

Planning Staff present: Douglas Miles, Planning Manager and Missy Greaves-Smith, Office Associate II.

III. INVOCATION

Mr. Joyner provided the Planning Commission's Invocation.

IV. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG

Mr. Bresko led in the Pledge of Allegiance to the United States Flag.

V. APPROVAL OF MINUTES

Vice Chairman Simmons asked for the review and approval of the June 28, 2018 meeting minutes. A motion was made by Mr. Bresko and seconded by Mr. Brown and the minutes were adopted as written. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (4) Elder, Bresko, Brown, Simmons

Opposed: (0) Absent: (1) Easter Abstain: (2) Brockwell, Joyner

VI. CITIZENS COMMENTS PERIOD

At 6:32 p.m. Vice Chairman Simmons opened the citizen comments period to anyone who wished to speak on any subject not on the agenda. He asked that persons limit their remarks to three (3) minutes. With no one coming forward, Vice Chairman Simmons closed the citizen comments period at 6:33 p.m.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

None

IX: COMMUNICATIONS:

Mr. Miles provided the following updates to the Planning Commission members:

He indicated that the BZA meeting for August 27, 2018 had been cancelled.

The Planning Commission will have three (3) Special Exception cases at their next meeting on August 23, 2018. These requests will be for the Prince George Ruritan Club Assembly Hall on Ruffin Road, The Barns of Kanak Assembly Hall for a change of ownership and hours of operation on Ruffin Road, and the Tree Time Adventures recreational use Special Exception request in the back of Scott Park.

The Planning Division is reviewing a new rezoning case request that was filed by Derrick Johnson of Timmons Group, for the developer, James R. Jones. Mr. Jones is proposing to expand his townhouse-style apartment project on Brandywine Road.

X. ADJOURNMENT

A motion was made by Mrs. Elder, seconded by Mr. Bresko, to adjourn the Planning Commission meeting at 6:45 pm until Thursday, August 23, 2018 at 6:30 p.m. Roll was called on the motion.

Roll call vote on the motion:

In Favor: (6) Bresko, Brown, Elder, Simmons, Brockwell, Joyner

Opposed: (0) Absent: (1) Easter Abstain: (0)

**SPECIAL EXCEPTION REQUEST
PLANNING COMMISSION SUMMARY REPORT**

CASE NUMBER: SE-18-02

APPLICANTS: Prince George Ruritan Club, LLC

LOCATION: West of 4620 Melfore Drive and along Ruffin Road
Prince George, VA 23875

TAX MAP: 240(0A)00-114-N

REQUEST: Special Exception to permit an Assembly Hall

EXISTING ZONING: R-A, Residential Agricultural Zoning District (hall)
R-2, Limited Residential Zoning District (corridor)

EXISTING USE: Vacant

PROPOSED USE: Assembly Hall use

UTILITIES: Well and Septic

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

MEETING INFORMATION:

Planning Commission: Thursday, August 23, 2018 at 6:30 p.m.

Board of Supervisors: Tuesday, September 25, 2018 at 7:30 p.m.

ATTACHMENTS:

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

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
SPECIAL EXCEPTION SE-18-02 PRINCE GEORGE RURITAN CLUB LLC
PUBLIC HEARING DATE: AUGUST 23, 2018

Request:

A Special Exception to permit an Assembly Hall use in a R-A, Residential – Agricultural District.

Case Summary:

The applicant, Prince George Ruritan Club, LLC, is a 501(c)3 nonprofit community organization that is proposing to operate an assembly hall use for annual fundraisers, club and board meetings, public event rental, and community oriented events for use on the 6.04 acre parcel. The proposed days and hours of operation on site are Monday through Sunday 8:00 am until 11:00 pm. The Prince George Ruritan Club, LLC have proposed the addition to the site of a 6,000 sq ft open pavilion, a 2,724 sq ft social hall, and a 1,344 sq ft restroom/kitchen, which will require site plan approval.

Comprehensive Plan:

The Comprehensive Plan identifies this area as appropriate for village center land uses located along Ruffin Road (SR 106).

Existing Use and Surrounding Zoning:

The subject property is zoned R-A, Residential Agricultural (with R-2 corridor zoning) and is vacant. The properties to the north and east are zoned R-A and contain single family dwellings. The properties to the south contain an assembly hall and a convenience store in the B-1, General Business Zoning District. The property to the south is zoned B-1 and M-2, General Industrial for a new truck terminal use.

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

The Inspections Division has reviewed this assembly hall request with respect to the 2012 Virginia Uniform Statewide Building Code (VUSBC) and the 2012 Virginia Statewide Fire Prevention Code and has no comments.

Contact: (804) 722-8659 or via e-mail dsimmons@princegeorgecountyva.gov

VDOT – Petersburg Residency: Paul Hinson, PE, LEED AP

The Virginia Department of Transportation (VDOT) has indicated that the proposed use will require a VDOT commercial entrance. VDOT participated in the review of a site plan submitted for the proposed assembly hall. The site plan included the construction of the required commercial entrance and has been found acceptable by VDOT.

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

Recommendation:

Staff recommends Approval of the proposed assembly hall use provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Exception is granted for an Assembly Hall use to Prince George Ruritan Club, LLC and is not transferable and it does not run with the land on Tax Map 240(0A)00-114-N.
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 Assembly Hall event.
3. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
4. The Assembly Hall days and hours of operation shall be Monday through Sundays 8:00 am until 11:00 pm.
5. 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.
6. 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.
7. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.

8. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
9. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.
10. 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"

TO: Chief Keith Early, Police Department
Angela Blount, Environmental Program Coordinator
Dean Simmons, Building Official and Fire Official
Paul Hinson, VDOT – Petersburg Residency

FROM: Horace Wade III, Planner

DATE: August 7, 2018

RE: SE-18-02 Prince George Ruritan Assembly Hall

Our office has received a Special Exception Application for an Assembly Hall located at 5503 Ruffin Road and is known as Tax Map 240(0A)00-114-N – located west of 4620 Melfore Drive and along Ruffin Road and is zoned Residential-Agricultural (R-A).

Please provide any comments to hwade@princegeorgecountyva.gov by Wednesday, August 15th or send an e-mail to indicate that you do not have any comments on this Special Exception 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 #:

RECEIVED
SE-18-02
DATE SUBMITTED:
BY: 7/20/18

ZONING ORDINANCE
SECTION:

(PLEASE FILL-IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

PRINCE GEORGE RUSTAN CLUB, LLC

ADDRESS:

P.O. Box 1325

CITY:

PRINCE GEORGE

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

804-892-0532

E-MAIL ADDRESS:

KEVIN. ENGLISH@GMAIL.COM

TAX MAP OF SUBJECT PARCEL:

240(0A)00-114-N

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK 12 PAGE 4157 Date 12/27/12 DEED RESTRICTIONS:

ACREAGE:

6.04

PARTIAL PARCEL:

☐ YES

☒ NO

SUBDIVISION:

PRESENT USE:

VACANT LAND

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

PRESENT ZONING:

R-1, R-2

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

NAME:

KEVIN W. WENFEE

ADDRESS:

19201 INDIAN RD.

CITY:

S. PRINCE GEORGE

STATE:

VA

ZIP CODE:

23805

PHONE NUMBER:

804-892-0532

E-MAIL:

KEVIN. ENGLISH@GMAIL.COM

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

SEE ATTACHED -

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: 7-20-18
 MAILING ADDRESS: 19201 INDIAN RD
 CITY/STATE/ZIP: S. PRINCE GEORGE VA 23805
 PHONE NUMBER: 804-892-0532
 E-MAIL ADDRESS: KEVIN.ENCLISMAN@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):

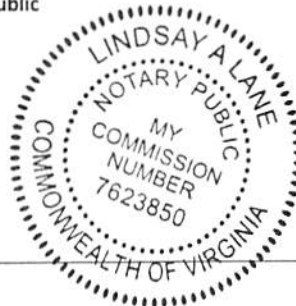
NAME: _____
 MAILING ADDRESS: _____
 CITY/STATE/ZIP: _____
 PHONE NUMBER: _____
 E-MAIL ADDRESS: _____

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 20th day of July, 20 18.

My Commission expires: May 31, 20 22 Lindsay A Lane Notary Public



AFFIDAVIT

Uses:

To build a facility that will become the home of the Prince George Ruritan Club.

We expect to use the facility for our 3-4 annual fundraisers, monthly club & board meetings, occasionally rented to the public for events, Christmas tree sales, bingo, stews, yard sales, and other community oriented events to promote fellowship and community involvement serving the mission of the Prince George Ruritan Club, to serve the County, as restricted by Prince George County officials. Currently, we hold annually a Seafood and BBQ Feast, Steak Feast, and Shrimp and Oyster feast at Scott Park as our annual fundraisers. In addition, we provide concessions for the annual Hometown Heroes event at Scott Park. We have other club fund raisers, such as an annual golf tournament at Prince George Golf Course. We would enjoy the option of additional, similar, fund raisers on this location as permitted.

We foresee eventually moving the majority of the Ruritan events, currently held at Scott Park, to this location. We also foresee allowing meetings of the local Fraternal Order of Police chapter (approximately 9 meetings per year and 2 fund raisers) to be held at this location. Further, upon completion, this facility shall be used as a County disaster shelter (per further discussion and compliance with any regulations imposed by County Officials) if so needed by the County.

Our goal, as a 501-C-3, nonprofit, community service organization, is to further community service and promote community involvement in Prince George County and provide a safe and secure meeting place for community organizations, groups, entities, and individuals to further community relations and fellowship. We have contributed countless dollars to the Prince George Emergency Crew, Prince George Police K-9 program, Super Kids organization, College scholarships to County youth, P. G. Triad, and many other worthy, County organizations over our years of existence. We expect that the construction of this facility will allow our organization to further and expand these contributions.

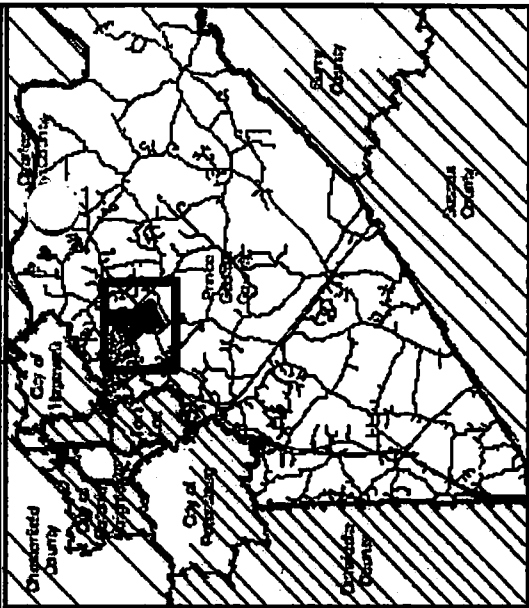
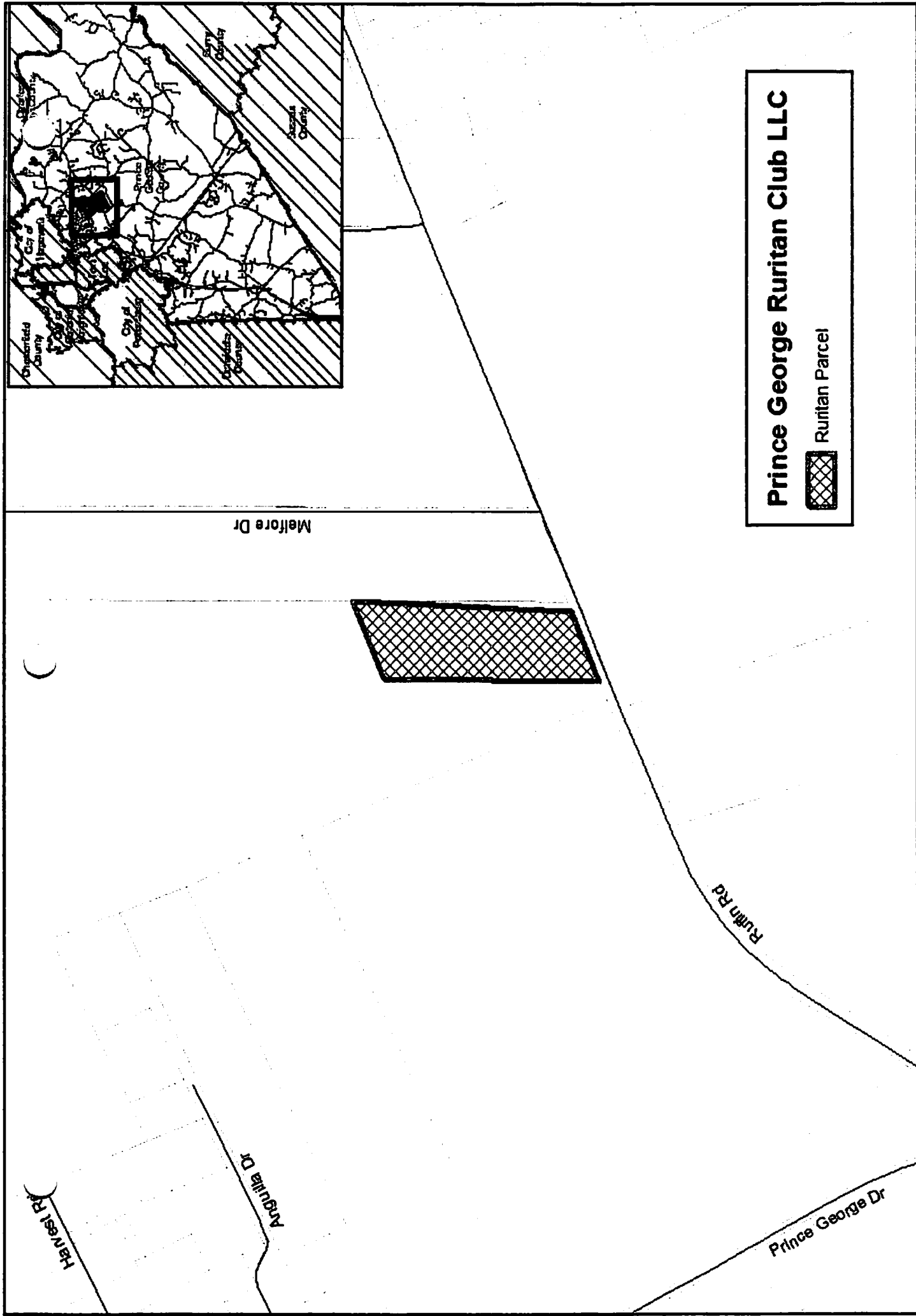
We do not expect any meetings or events to extend beyond the normal hours of 8am- 11pm as respect for neighboring properties is considered. We do not expect any event or meeting to cause extreme traffic issues or noise problems as these would be counterproductive to our mission of community.

Our organization constructed the current pavilion facility at Scott Park and would continue to use this new facility in a similar manner. Our chapter of Ruritan National has been in existence for approximately 80 years and take pride in our stellar reputation in the community. We intend to use our new facility, upon completion, in a way that is responsible, pleasing to the community and County Officials, and promotes our overall mission of Community Service in Prince George County.

Thank you in advance for considering this application and we look forward to working to build a strong community that is Prince George County!

Kevin W. Winfree

2018 President, Prince George Ruritan Club



Prince George Ruritan Club LLC



Ruritan Parcel



Adjacents for Special Exception SE-18-02

[illegible]



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

August 7, 2018

PLANNING COMMISSION - 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 Planning Commission will hold a public hearing on **Thursday, August 23, 2018 beginning at 6:30 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-18-02 Request of Prince George Ruritan Club LLC, pursuant to § 90-103 (9) to permit an assembly hall use to be located west of 4620 Melfore Drive and along Ruffin Road and is known as Tax Map 240(0A)00-114-N 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 attached 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 recent community meeting for approval purposes.

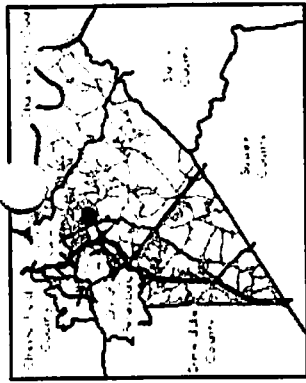
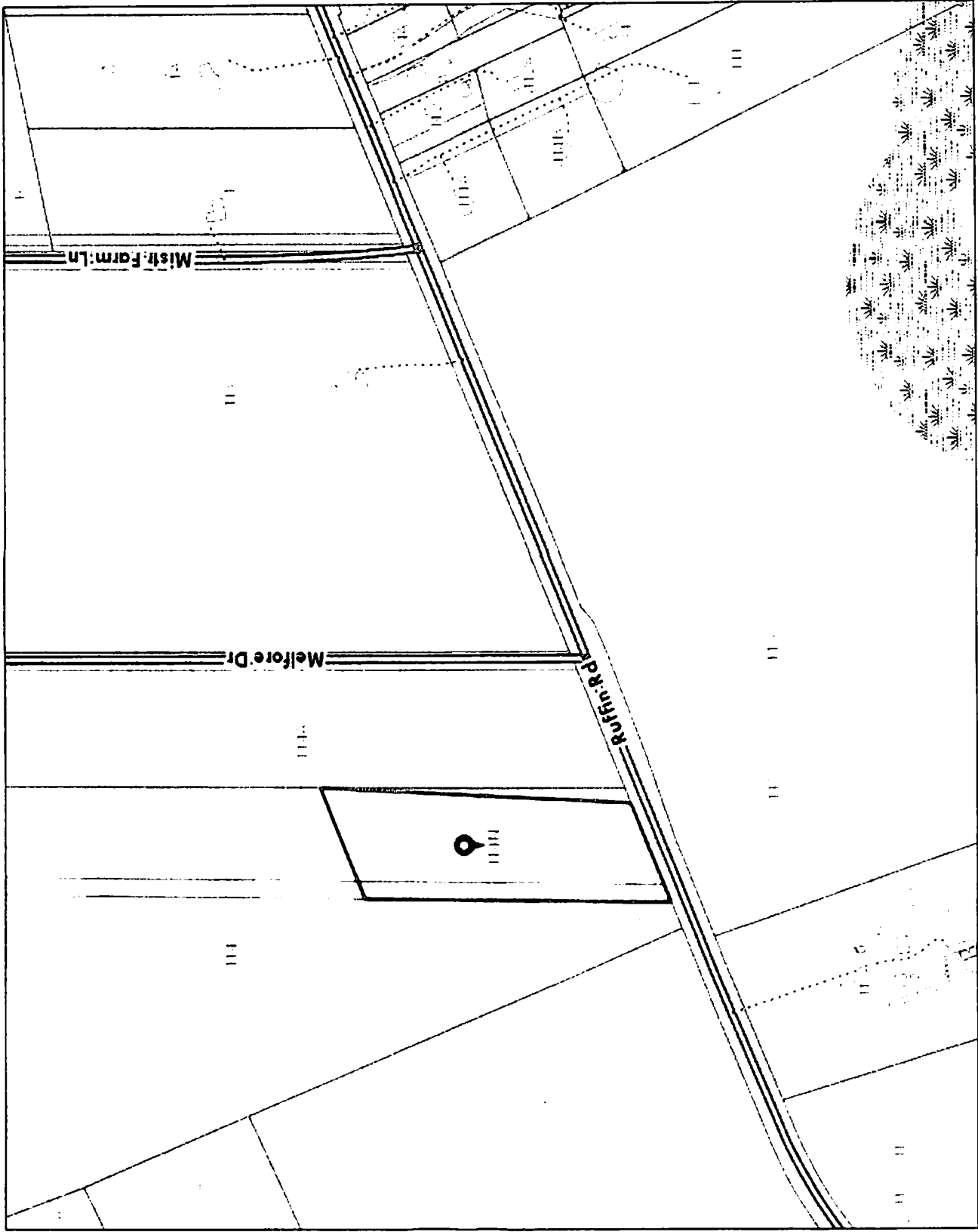
Sincerely,

Horace Wade III

Horace H. Wade III, CFM
Planner

Attachment

County of Prince George



Legend

- Schools
- Firestations
- Political Boundaries
- Taxparcels
- ▨ Access Easements
- ▧ Swamps

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.

Copyright, 2014 County of Prince George, VA



Map Scale 1:5,018

8/7/2018

Feet



**SPECIAL EXCEPTION REQUEST
PLANNING COMMISSION SUMMARY REPORT**

CASE NUMBER: SE-18-03

APPLICANTS: Living Well, LLC (Diane and Tom McCormick)

LOCATION: 5503 Ruffin Road Prince George, VA 23875

TAX MAP: 240(0A)00-115-A (Barns of Kanak improvements)

REQUEST: Special Exception to permit an Assembly Hall

EXISTING ZONING: R-A, Residential Agricultural Zoning District

EXISTING USE: Single family dwelling use and agricultural buildings

PROPOSED USE: Single family dwelling use and Assembly Hall use

UTILITIES: Well and Septic

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

MEETING INFORMATION:

Planning Commission: Thursday, August 23, 2018 at 6:30 pm

Board of Supervisors: Tuesday, September 25, 2018 at 7:30 p.m.

ATTACHMENTS:

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

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
SPECIAL EXCEPTION SE-18-03 LIVING WELL LLC
PUBLIC HEARING DATE: AUGUST 23, 2018

Request:

A Special Exception to permit an Assembly Hall use in a R-A, Residential – Agricultural District. A Special Exception was issued to Ambrusta Development, LLC by the Board on May 23, 2017.

Case Summary:

The applicants are proposing to purchase and to operate an Assembly Hall use for weddings, special events, corporate functions and similar indoor assembly hall receptions. The proposed days and hours of operation on site are Monday through Thursday 9:00 am to 9:00 pm; Fridays and Saturdays from 9:00 am to 11:00 pm and Sundays 9:00 am to 10:00 pm. The contract purchasers plan to operate the Assembly Hall use in a similar fashion as the current operators who are Terri and Mark Perkinson. The remaining farm acreage around the barns will remain in crop production and is not a part of this Special Exception request. All planned events to include site parking will occur on Parcel 115-A and crop production land use will be done on Parcel 115.

Comprehensive Plan:

The 2014 Comprehensive Plan identifies this area as appropriate for village center land uses. This use complies with the designation in order to make the transition to other commercial uses.

Existing Use and Surrounding Zoning:

The subject property is zoned R-A, Residential Agricultural (with R-2 corridor zoning) and it contains a single family dwelling and agricultural buildings. The properties to the north and east are zoned R-A and they contain single family dwellings or are vacant. The property to the west is also requesting a Special Exception for an Assembly Hall use for the Prince George Ruritan Club as a non-profit service use and this request will be for-profit as a commercial business use.

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

The Building Official / Fire Official has reviewed this Assembly Hall request with respect to the Virginia Uniform Statewide Building Code (VUSBC) and the 2017 Special Exception conditions:

Please have the applicants verify the intended use of the facility, occupant loads, and structures associated with the proposed use at the venue. A review of the current Barns of Kanak website seems to indicate that additional services and facilities are being offered that may or may not be a part of the approved 2017 Special Exception conditions. This information would assist in completing the Inspections review of this Special Exception application and the applicants can contact him by phone at 804.722.8659 and/or via e-mail dsimmons@princegeorgecountyva.gov

VDH – Prince George: Charles Leonard, AOSE, Environmental Health Supervisor:

The application lists the venue may serve up to 250 persons and Health Department records indicate the on-site sewage disposal system is designed to serve a maximum of 150 persons once a week with other days serving less. The drinking water supply is not on the non-community water supply program which it probably should be looked at again with the change of ownership and a proposed increase of use by the applicants for this Assembly Hall use request.

The Virginia Department of Health (VDH) – Prince George Office indicated that if the water system at the facility would serve more than 25 people for 60 days per year then the existing well water system will fall under the jurisdiction of the Office of Drinking Water. The applicants need to get in contact with Mr. Terry Dettmer at the VDH – Office of Drinking Water (ODW) in Norfolk, Virginia to make application with the ODW for approval at (757) 683-2000 Ext. 106 or terry.dettmer@vdh.virginia.gov and may require an on-site appointment be scheduled with him.

VDOT – Petersburg Residency: Paul Hinson, PE, LEED AP

The Virginia Department of Transportation, Southern Region Land Development Office has no further comments on this Special Exception request. As VDOT previously determined that the existing entrance meets our criteria for a commercial entrance. Paul Hinson can be contacted at 804.863.4012 or via e-mail at paul.hinson@VDOT.virginia.gov with any further VDOT questions.

Staff Recommendation:

Staff recommends Approval of the proposed assembly hall use provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements. **Text indicates a change from the 2017 Special Exception approved conditions for this use:**

1. This Special Exception is granted for an Assembly Hall use to **Living Well, LLC (Diane and Tom McCormick) dba The Barns of Kanak** and is not transferable and it does not run with the land on Tax Map 240(0A)00-115-A.
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 Assembly Hall event **expected to exceed 150 event attendees.**
3. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
4. **Assembly Hall land use days and hours of operation shall be Monday through Thursday from 9:00 am to 11:00 pm; Friday through Saturday from 9:00 am to 11:00 pm and Sundays from 9:00 am to 10:00 pm.**
5. **One (1) internally illuminated, freestanding sign no greater than sixty (60) square feet should be placed for directional purposes near the main entrance located outside of the VDOT right-of-way and meeting a twenty (20) foot setback. It may be of a monument type base or shall include lattice screening and plantings**

around it 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 premises.

- 6. 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.**
- 7. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.**
- 8. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.**
- 9. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.**
- 10. 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.**

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 23th day of May, 2017:

<u>Present:</u>	<u>Vote:</u>
William A. Robertson, Jr., Chairman	Aye
Donald Hunter, Vice Chairman	Aye
Jerry J. Skalsky	Aye
Alan C. Carmichael	Absent
T. J. Webb	Aye

SPECIAL EXCEPTION SE-17-03 Request of Ambrusta Development LLC pursuant to § 90-103 (9) to permit an assembly hall use located at 5503 Ruffin Road and is known as Tax Map 240(0A)00-115-0 in an R-A, Residential – Agricultural District. The Comprehensive Plan calls for both commercial and village center land uses.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Special Exception Application identified as SE-17-03 is granted as an amendment to the official zoning map with the following conditions:

1. This Special Exception is granted for an Assembly Hall use to Ambrusta Development LLC (Mark and Terri Perkinson) and is not transferable and it does not run with the land on Tax Map 240(0A)00-115-0.
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 Assembly Hall event.
3. Any temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
4. The Assembly Hall days and hours of operation shall be Tuesday through Thursday from Noon to 9:00 pm; Fridays from 2:00 pm to 11:00 pm and Saturdays and Sundays 9:00 am until 11:00 pm.

5. One (1) non-illuminated sign no greater than four (4) square feet may be placed for directional purposes near the driveway entrance and outside of the VDOT right-of-way.
6. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
7. The applicants shall have all required State permit approvals that may include a VDOT Commercial Entrance Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
8. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.
9. 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 May 23, 2017 and becoming effective immediately.

***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"

TO: Chief Keith Early, Police Department
Charles Leonard, VDH – Prince George Office
Paul Hinson, VDOT – Petersburg Residency

FROM: Douglas Miles, Planning Manager **DM**

DATE: August 3, 2018

RE: **SE-18-03 Living Well LLC / The Barns of Kanak Assembly Hall Use**

Our office has received a Special Exception Application for an Assembly Hall located at 5503 Ruffin Road and is known as Tax Map 240(0A)00-115-0 at the existing Barns of Kanak Farm.

The applicants are purchasing the existing assembly hall business and making minor changes such as: 1. placing the Special Exception in their names; 4. Amending the days and the hours of operation; 5. Increasing the non-illuminated sign area for better site identification purposes.

Please provide any comments to dmiles@princegeorgecountyva.gov by **Monday, August 13th** or send an e-mail to indicate that you do not have comments on this Special Exception 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-18-03

DATE SUBMITTED:

JUL 24 2018

ZONING ORDINANCE

BY: SECTION:

(PLEASE FILL IN ALL BLANKS)

LEGAL OWNER(S) OF PROPERTY REQUESTED FOR PERMIT:

ABRUSTA DEVELOPMENT LLC

ADDRESS:

5503 RUFFIN ROAD

CITY:

PRINCE GEORGE

STATE:

VA

ZIP CODE:

23875

PHONE NUMBER:

E-MAIL ADDRESS:

TAX MAP OF SUBJECT PARCEL:

240(OA)00-115-A

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK _____ PAGE _____ Date _____ DEED RESTRICTIONS:

ACREAGE:

13.468

PARTIAL PARCEL:

☐ YES ☒ NO

SUBDIVISION:

PRESENT USE:

ASSEMBLY HALL

ZONING CLASSIFICATION

LAND USE CLASSIFICATION:

PRESENT ZONING:

R-2 / R-A

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

NAME:

DIANE AND TOM MCCORMICK

ADDRESS:

12601 INVERNESS DR.

CITY:

CHESTER

STATE:

VA

ZIP CODE:

23836

PHONE NUMBER:

804-263-3404

E-MAIL:

MCCORMICK.TOM@COMCAST.NET

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

ASSEMBLY HALL FOR WEDDINGS, SPECIAL EVENTS AND
CORPORATE FUNCTIONS.

SEE ATTACHED DATED JULY 21, 2018

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: Diane McCormick DATE: 7-24-18

MAILING ADDRESS: 12601 INVERNESS DR.

CITY/STATE/ZIP: CROFTON, VA 23836

PHONE NUMBER: 804-263-3404

E-MAIL ADDRESS: MCCORMICK.TOM@COMCAST.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: [Signature]

MAILING ADDRESS: 12601 INVERNESS DR.

CITY/STATE/ZIP: CROFTON, VA 23836

PHONE NUMBER: 804-263-3404

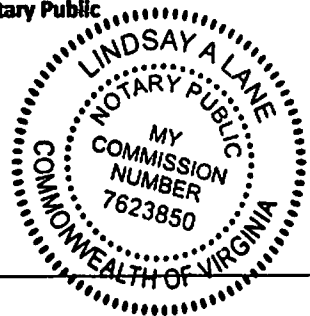
E-MAIL ADDRESS: MCCORMICK.TOM@COMCAST.NET

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 24th day of July, 2018.

My Commission expires: May 31, 2022 Lindsay A Lane Notary Public



AFFIDAVIT

To: Prince George County Board of Supervisors
From: Diane and Tom McCormick; Living Well LLC. DBA Barns of Kanak
Subject: Zoning/Special Exception Request; Barns of Kanak/Assembly Hall
Date: June 21st, 2018

JULY
21.

Conditions Requested:

1. This Special Exception is granted for an Assembly Hall use to Living Well LLC; DBA The Barns of Kanak (Diane and Tom McCormick) and is not transferrable.
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 Assembly Hall event expected to exceed 250 attendees.
3. Any Temporary food service carts, portable toilets and hand washing stations that may be used for events shall be approved by the State Health Department for the assembly hall events. Proper litter control measures shall be put in place at the assembly hall events with the use of both trash containers and recycling bins.
4. Assembly Hall days and hours of operation shall be Monday through ~~Tuesday~~ ^{THURSDAY T.M.} from 9am to 9pm; Friday through Saturday from 9am to 11pm and Sunday from 9am to 10pm.
5. One (1) non-illuminated sign no greater than sixty (60) square feet may be placed for directional purposes near the driveway entrance and outside of the VDOT right-of-way.
6. The applicants shall take the appropriate measures to ensure compliance with the County Noise Ordinance of the Code of the County of Prince George, as adopted, and as enforced by the Police Department.
7. The applicants shall have all required State permit approvals that may include VDOT Commercial Entry Permit, a Virginia Department of Health – Office of Drinking Water (ODW) permit and all local permits before the use of the assembly hall building.
8. This Special Exception shall become null and void if the use of an assembly hall is abandoned for a period of twenty-four (24) consecutive months.
9. 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 provisions of federal, state and local regulations.



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

August 7, 2018

PLANNING COMMISSION - 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 Planning Commission will hold a public hearing on **Thursday, August 23, 2018 beginning at 6:30 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-18-03 Request of Living Well LLC, pursuant to § 90-103 (9) to permit an assembly hall use located at 5503 Ruffin Road and is known as Tax Map 240(0A)00-115-A 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 attached 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 recent community meeting for approval purposes.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Planning Manager / Zoning Administrator

Attachment



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

August 7, 2018

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

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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 attached 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 recent community meeting for approval purposes.

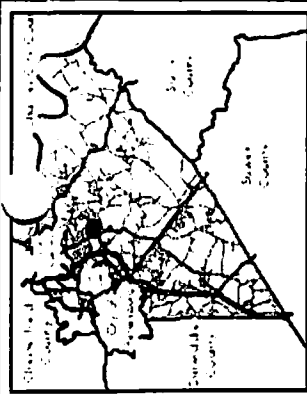
Sincerely,

Douglas Miles

Douglas Miles, CZA
Planning Manager / Zoning Administrator

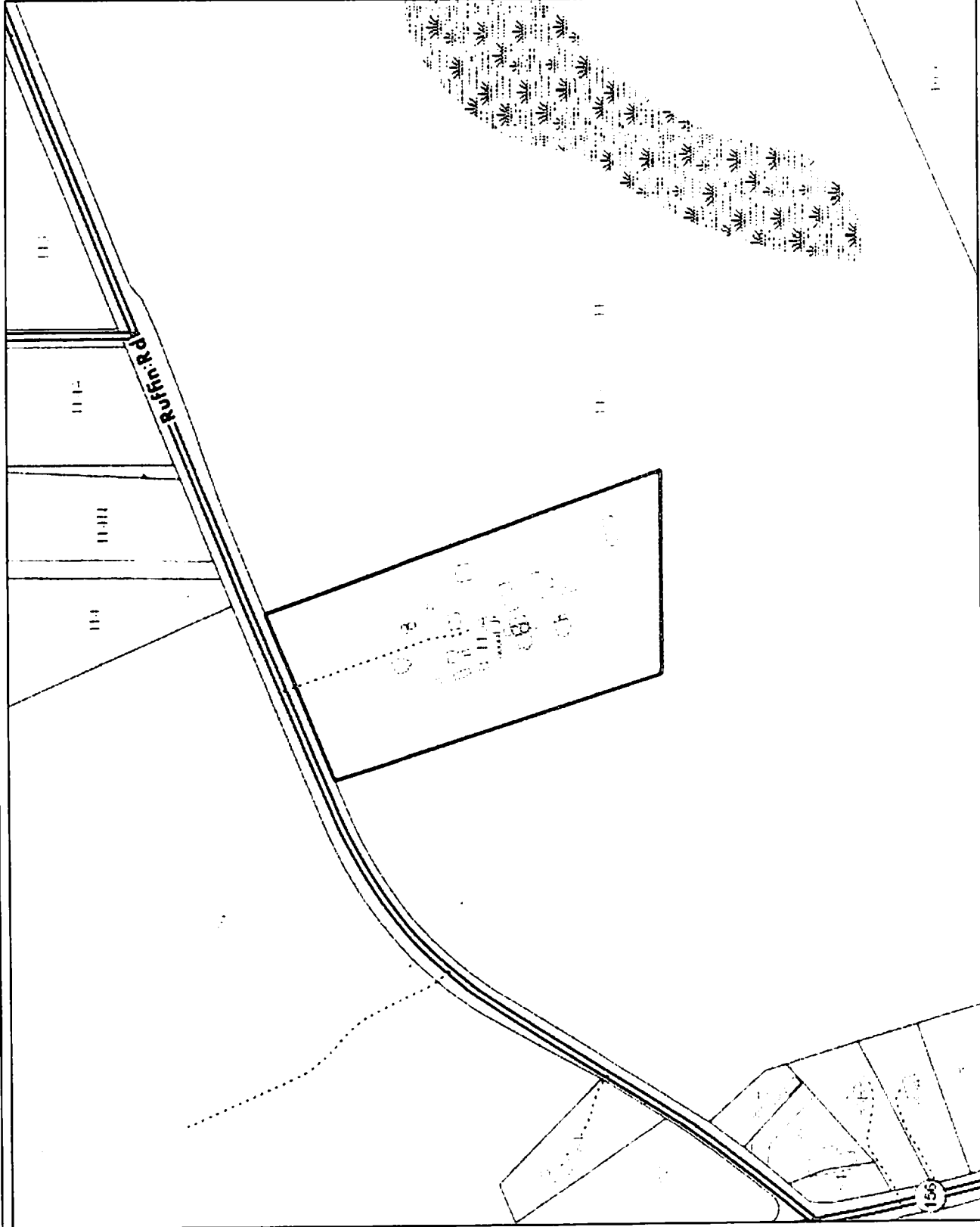
Attachment

County of Prince George

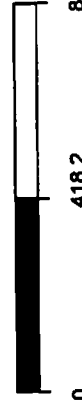


- Legend**
- Schools
 - Firestations
 - Political Boundaries
 - Taxparcels
 - Access Easements
 - Swamps

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.
Copyright, 2014 County of Prince George, VA



Map Scale 1: 5,018
8/7/2018



**SPECIAL EXCEPTION REQUEST
PLANNING COMMISSION 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

Board of Supervisors: Tuesday, September 25, 2018 at 7:30 p.m.

ATTACHMENTS:

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

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
SPECIAL EXCEPTION SE-18-04 TREE TIME ADVENTURES INC.
PUBLIC MEETING DATE: AUGUST 23, 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 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 Rotzell, 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 krotzell@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:

Staff recommends approval of the proposed use of recreation structures and outdoor recreation uses provided the impact upon the surrounding property owners is minimal. Staff has 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. 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.
3. Hours of operation shall be limited to sunrise to sunset 7 days a week.
4. A detailed site plan will be required to show all improvements.
5. 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.

6. 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.
7. Buffers required adjacent to residential uses of 100 feet from all Residential lot lines.
8. As accessory an to the proposed use, a Concession stand will be permitted to sell related merchandise, equipment, and food and drinks to guests.
9. 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.
10. 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.

***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: Chief Keith Early, Police Department
Brad Owens, Fire & EMS Director
Angela Blount, Environmental Program Coordinator
Dean Simmons, Building Official and Fire Official
Paul Hinson, VDOT – Petersburg Residency

FROM: Horace Wade III, Planner

DATE: August 7, 2018

RE: SE-18-04 Tree Time Adventures Inc./Outdoor Recreation

Our office has received a Special Exception Application for Outdoor Recreation uses located at 6000 Scott Memorial Park Road and is known as Tax Map 240(0A)00-011-0 –and is zoned Residential-Agricultural (R-A).

Please provide any comments to hwade@princegeorgecountyva.gov by Wednesday, August 15th or send an e-mail to indicate that you do not have any comments on this Special Exception 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-18-04

DATE SUBMITTED:

JUL 26 2018

ZONING ORDINANCE

BY: SECTION:

890-103(22)

(PLEASE FILL-IN ALL BLANKS)

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(0A)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

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

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: _____

DATE: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

6602 Courts Drive

Prince George, VA 23875

(804) 722-8600

jstoke@princegeorgecountyva.gov

Jeffrey D. Stoke
for

Percy C. Ashcraft,
County Administrator

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

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

Percy C. Ashcraft, County Administrator

6602 Courts Drive

Prince George, VA 23875

(804) 722-8600

pashcraft@princegeorgecountyva.gov

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 16th day of August, 2018.

My Commission expires: Dec. 31, 2022



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: _____

DATE: 7/26/18

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

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

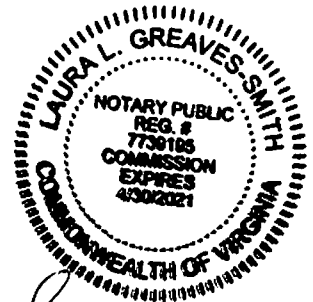
STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

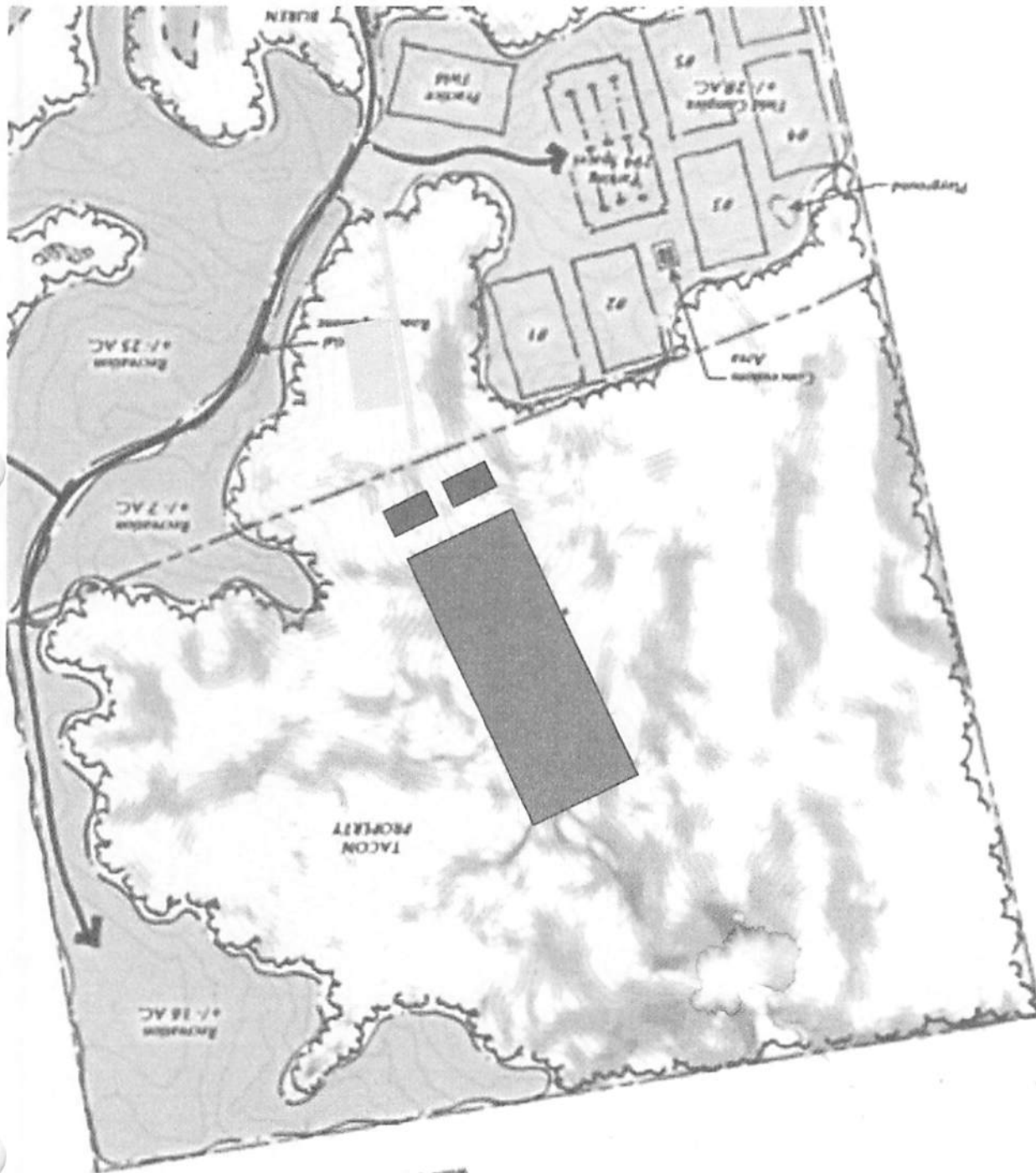
Subscribed and sworn before me this 26 day of July, 2018.

My Commission expires: April 30, 2021

Notary Public



AFFIDAVIT



- 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 CON-
STRUCTION

ALL CONSTRUCTION TO MEET
CURRENT IBC REQUIREMENTS

TREE TIME WILL ADHERE TO
ALL SAFETY AND CONSTRU-
TION STANDARDS FOR COM-
MERCIAL ADVENTURE PARKS
AS RECOMMENDED BY ANSI/
PRCA 1.0-3-2014

TREE TIME ADVENTURES INC.

2482 MIRY RUN RD. SUTHERLAND, VA 23885

PROPOSED SITE PLAN

PAGE 1 OF 2

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,

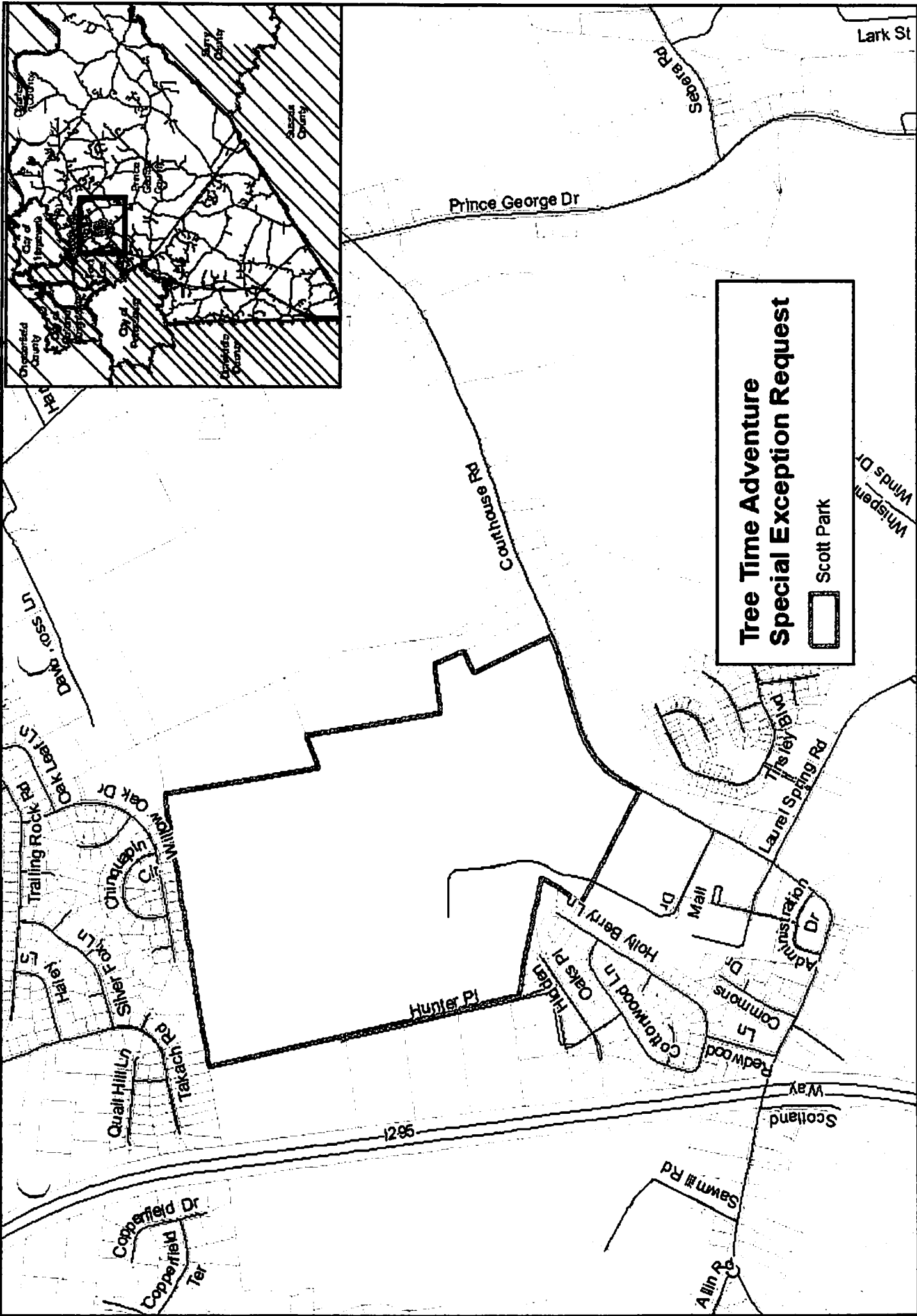
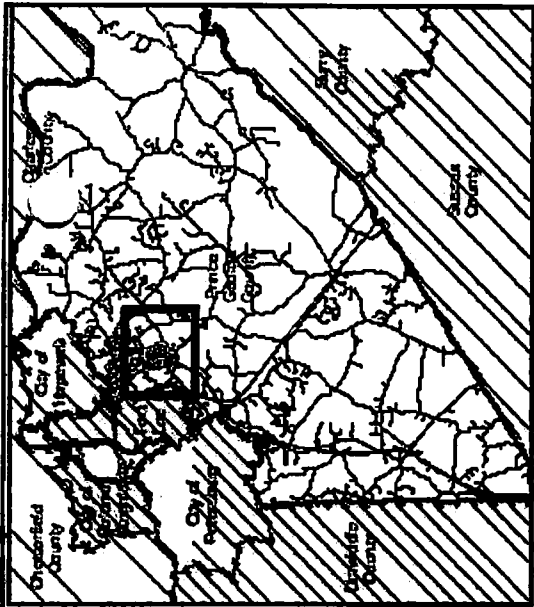
Tree Time Adventures Inc. has scheduled a community awareness meeting where a representative from Tree Time Adventures Inc., the developer, will discuss plans to construct a proposed Outdoor Adventure and Fitness Park located within the common border known as Scott Memorial Park.

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.

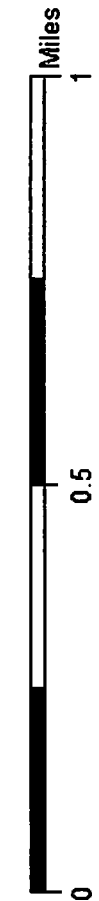
Sincerely,

John Bogue, President
Tree Time Adventures, Inc.



**Tree Time Adventure
Special Exception Request**

 Scott Park





County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

August 7, 2018

PLANNING COMMISSION - NOTICE OF PUBLIC HEARING

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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 attached 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 recent community meeting for approval purposes.

Sincerely,

Horace Wade III

Horace H. Wade III, CFM
Planner

Attachment

County of Prince George



Legend

- Schools
- Firestations
- Political Boundaries
- Taxparcels
- Access Easements
- Swamps

Notes



Map Scale 1: 16,726

8/7/2018

2,787.7 Feet

1,393.9

0

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



Adjacents for Special Exception SE-18-04

ADAMS GLENN E & HEWITT-ADAMS TRACEY L 6325 HUNTER PL PRINCE GEORGE 23875	HUNTER DONALD R & SANDRA L 6255 HUNTER PL PRINCE GEORGE, VA 23875	JARRETT TODD ENTERPRISES LLC 10006 BRIGHTON DR NORTH PRINCE GEORGE 23860
ALLIN BARBARA C 5728 ALLIN RD PRINCE GEORGE 23875	CHANDLER AARON W 132 HOLLY BERRY LN PRINCE GEORGE, VA 23875	FLICKINGER LOWELL K & SUSAN R 134 HOLLY BERRY LN PRINCE GEORGE, VA 23875
THOMAS EARNEST R JR 136 HOLLY BERRY LN PRINCE GEORGE, VA 23875	FOSTER KEVIN S & TARA S 138 HOLLY BERRY LN PRINCE GEORGE, VA 23875	LENTZ LYNN A & EVA JEAN 135 HOLLY BERRY LN PRINCE GEORGE, VA 23875
BOWEN LEWIS F III & HEATHER P 618 HIDDEN OAKS PL PRINCE GEORGE, VA 23875	SIMMONS JOANNE J 617 HIDDEN OAKS PL PRINCE GEORGE, VA 23875	DYER ROSE M 615 HIDDEN OAKS PL PRINCE GEORGE, VA 23875
IONES ASHLEY M HIDDEN OAKS PL PRINCE GEORGE, VA 23875	MILES DOUGLAS C & CHRISTINE S 611 HIDDEN OAKS PL PRINCE GEORGE, VA 23875	HUNTER SANDRA L H 609 HIDDEN OAKS PL PRINCE GEORGE, VA 23875
PENNINGTON JAIME L 7106 COURTHOUSE RD PRINCE GEORGE, VA 23875	HANCOCK MICHAEL & NICOLE ATWOOD 6803 COURTHOUSE RD PRINCE GEORGE, VA 23875	ASH ROY J JR P O BOX 171 PRINCE GEORGE, VA 23875
CIBULA EMMETT W & KEVIN W CIBULA 7400 COURTHOUSE RD PRINCE GEORGE 23875	COOPER LESLIE B & JAMES T BUREN 7090 COURTHOUSE RD PRINCE GEORGE, VA 23875	SCHOOL BOARD OF PR GEO COUNTY P O BOX 400 PRINCE GEORGE, VA 23875
KRISAK ELIZABETH R C/O ELIZABETH REESE 3408 N RADFORD DR HOPEWELL, VA 23860	MINOR EDWARD C III & PEGGY H P O BOX 27 PRINCE GEORGE, VA 23875	STORY NANCY E 5710 COURTHOUSE RD PRINCE GEORGE, VA 23875
TATE RONDA 7055 COURTHOUSE RD PRINCE GEORGE 23875	MORGAN MELANIE J 7005 COURTHOUSE RD PRINCE GEORGE, VA 23875	YEATTS LINDA J 6907 COURTHOUSE RD PRINCE GEORGE, VA 23875

Adjacents for Special Exception SE-18-04

STEIN FRIEDRICH & LEONILA P 6905 COURTHOUSE RD PRINCE GEORGE, VA 23875	HOLMES JASPER L 5500 WILLOW OAK DR PRINCE GEORGE, VA 23875	FRANKLIN HARRY M & PATRICIA E 4 LEE CT STAFFORD, VA 22554
CHAMBLISS GEORGE E JR 5508 WILLOW OAK DR PRINCE GEORGE, VA 23875	TAYLOR MILTON L & LISA W 5512 WILLOW OAK DR PRINCE GEORGE, VA 23875	DOWNS CORNELL M & IN SUK 5405 TAKACH RD PRINCE GEORGE, VA 23875
WILSON SABRINA & RICKEY 5407 TAKACH RD PRINCE GEORGE, VA 23875	WEAVER KRAIG W & VANESSA A 5409 TAKACH RD PRINCE GEORGE, VA 23875	MOORE JUSTIN A & RHONDA 5411 TAKACH RD PRINCE GEORGE, VA 23875
AMIDEI JERE L SR 5516 WILLOW OAK DR PRINCE GEORGE, VA 23875	SUSSMAN PHILIP J & JANIS E 5524 WILLOW OAK DR PRINCE GEORGE, VA 23875	SYKES ERIC L & SHOYONNA 5528 WILLOW OAK DR PRINCE GEORGE, VA 23875
THORPETH THEODORE K & LISA E 30 BARN HOUSE PL LEESBURG, VA 20176	DENNIS DEMETRA M & GEORGE JAY K 5536 WILLOW OAK DR PRINCE GEORGE, VA 23875	MOON STEVEN L & KAREN M 403 RESERVATION DR HARKER HEIGHTS, VA 76548
GRANT DERRICK L 5544 WILLOW OAK DR PRINCE GEORGE, VA 23875	OWENS DWAYNE C 5548 WILLOW OAK DR PRINCE GEORGE, VA 23875	THOMPSON JAMES G JR & ROSEL E 5552 WILLOW OAK DR PRINCE GEORGE, VA 23875
MCLYMONT HOWARD G & CHANTA M 5556 WILLOW OAK DR PRINCE GEORGE, VA 23875	ANDERSON GERALD M & AE I 5560 WILLOW OAK DR PRINCE GEORGE, VA 23875	BAKEWELL LOUIS SR & TAMMY A 5563 WILLOW OAK DR PRINCE GEORGE, VA 23875
ADANA INVESTMENTS LLC 14301 JUSTICE RD MIDLOTHIAN, VA 23113		



Rendering of The

Lake District at Glen Allen's town square.

HANOVER COUNTY, Va. -- A massive mixed-use development in the works in Hanover is prompting county officials to request more time for review.

A public hearing is scheduled for the county planning commission's 7 p.m. meeting tonight on The Lake District at Glen Allen, a 323-acre mixed-use development proposed by Virginia Beach-based Boyd Homes.

County planning staff is requesting that the case be deferred to allow more time to review the project. But the hearing is still expected to be held.

The development, which would be the company's largest to date, is proposed for 2,820 new homes — a mix of apartments, townhomes, condos and single-family detached houses.

The property, on the east side of Mountain Road across from Cobblestones Park, also would be filled with about 313,000 square feet of retail and office space, as well as a 30-acre area that would be set aside for 10 years as a potential economic-development site.

If developed for a user that the county would identify, the site would take the place of 618 apartments, reducing the total number of residential units to 2,202.

[Click here to keep reading on RichmondBizSense.](#)

Scott Wise | August 16, 2018 at 9:28 am | Tags: [Hanover County](#), [Home and Real Estate](#) | Categories: [Local](#) | URL: <https://wp.me/p1ZRqd-4MNv>

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Douglas Miles

From: Percy Ashcraft
Sent: Thursday, August 16, 2018 9:48 AM
To: Douglas Miles; Jeff Stoke; Yoti Jabri
Subject: Fwd: ADV: [New post] Hanover discusses new 2,820-home neighborhood

For your information.

Percy C. Ashcraft
Prince George County Administrator
6602 Courts Drive
Prince George, VA 23875
Cell - (804) 892-6724
Office - (804) 722-8601

Begin forwarded message:

From: WTVR.com <donotreply@wordpress.com>
Date: August 16, 2018 at 9:28:22 AM EDT
To: <pashcraft@princegeorgecountyva.gov>
Subject: ADV: [New post] Hanover discusses new 2,820-home neighborhood

Scott Wise posted: " HANOVER COUNTY, Va. – A massive mixed-use development in the works in Hanover is prompting county officials to request more time for review. A public hearing is scheduled for the county planning commission's 7 p.m. meeting tonight on The Lake Dist"

New post on WTVR.com



Hanover discusses new 2,820-home neighborhood
by [Scott Wise](#)

August 14 Meeting Recap

BOS Approves Expansion Plan For South Forty Campground

The Board of Supervisors at its August 14 meeting narrowly approved an expansion plan for South Forty Campground.

Following a public hearing, the BOS approved the proposal by a 3-2 vote, with Chairman Alan Carmichael and Vice Chairman Donald Hunter dissenting.

In approving the proposal, the BOS allowed Worden Enterprises, LLC to rezone the property with a Special Exception to permit the campground use to a Planned Unit Development (PUD). This would permit the RV Park unit spaces to be rented longer than 30 days, but not to exceed 90 days.

The PUD is aimed at allowing transient guests/employees who will be required to have other permanent residences elsewhere to temporarily stay within the County. This could assist construction workers, military personnel and/or film crews in addition to regular campers.

South Forty has 114 camping unit spaces and five cabins. Visitors will be placed in three different locations depending on their length of stay.

A number of other conditions were included in the approval; most notably, it does not allow permanent mobile homes or children with residency that would have them attend Prince George County schools.

Other matters to come before the BOS at its Workession and Meeting:

- Discussed possible changes to the Utility Ordinance.
- Discussed a request to remove trees along Middle Road for EMF Broadcasting.
- Approved on the Consensus Agenda a resolution to abandon Routes 630 and 634 associated with a VDOT construction project.
- Approved on the Consensus Agenda an Award of Contract, Budget amendment and appropriation of PSAP grant funds in the amount of \$152,000; and an award of contract to Radio Communications of Virginia for E-911 Communications Equipment upgrade in the amount of \$146,887.

- Approved on the Consensus Agenda a Memorandum of Understanding between the Prince George County School Division and the Prince George County Police Department.
- Approved on the Consensus Agenda revisions to the personnel policy regarding intoxicants and drugs.
- Received from Delegate Emily Brewer a resolution adopted by the General Assembly regarding the Czech-Slovak Festival.
- Received an Achievement Award from the Virginia Association of Counties (VACo) for Prince George County's partnership with Prince George Electric Cooperative in providing broadband to underserved rural areas.
- Received the monthly VDOT report.
- Received an update on the Courthouse Basement Buildout Project.
- Tabled discussion of a new elementary school construction site by a 3-2 vote, with Supervisors Brown & Webb dissenting.
- Unanimously tabled a resolution concerning VDOT Access Management Entrance Spacing Requirements for 12200 South Crater Road.
- Unanimously tabled two resolutions that would begin the process of a Through Truck Restriction on the portion of Templeton Road between Courtland Road and the Prince George County line; and the portion of Lansing Road between Templeton Road and Lampe Lane.
- Unanimously approved a resolution changing the street name from 'Timber Road' between the Prince George County line and north of Interstate 295 to 'Hummingbird Way.'
- Unanimously approved a resolution awarding a contract, Budget amendment & appropriation of \$247,629 for software upgrades in the Assessor's Office.
- Unanimously approved a resolution appropriating \$400,000 for Police vehicles.
- Unanimously approved a resolution re-appropriating \$548,899.78 for encumbrances & purchase orders for FY '18.
- Unanimously approved a resolution awarding a contract for \$63,443.32 for furniture in the Lower Level of the Courthouse.

- Unanimously approved a resolution for a Budget amendment & appropriation of \$300,000 to perform the analysis required for permit applications for future water & wastewater treatment plants.
- Unanimously approved a resolution for a revision to the Position Control Chart for the Social Services Department.
- Unanimously approved a resolution authorizing the Police Department to complete and submit a grant application for three new School Resource Officers for Walton, South & Beazley elementary schools.
- Unanimously appointed Juanita Thorne to the Appomattox Regional Library Board.
- Unanimously appointed Jean Grim to the Social Services Advisory Board.