



Sussex County Planning Commission Meeting
Monday, March 3, 2025 at 6:00 P.M.
General District Courtroom at Sussex Judicial Center
15098 Courthouse Road, Sussex, VA 23884

Agenda

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. APPROVAL OF MINUTES

- a. February 3, 2025

D. PUBLIC HEARING

- a. Conditional Use Permit 2025-01, Howell Godfrey, applicant
- b. Zoning Text Amendment 2025-01, Sussex County

E. OLD BUSINESS

- a. None

F. NEW BUSINESS

- a. None

G. ADJOURNMENT

**Minutes of the
SUSSEX COUNTY PLANNING COMMISSION MEETING**

**Monday, February 3, 2025 at 6:00 P. M.
General District Courtroom- Sussex Judicial Center
15098 Courthouse Road, Sussex, VA 23884**

PLANNING COMMISSIONERS PRESENT

Terry Massenburg, Chair
J. Lafayette Edmond, Vice Chair
Andrew Mayes
Kevin Bracy
Elena Grinstead
Rudolph Shands
Dennis Mason

PLANNING COMMISSIONERS ABSENT

Roger King

STAFF PRESENT

Beverly Walkup, Director of Planning
Michael Poarch, Sussex County Planner

CALL TO ORDER:

COMMISSIONER MASSENBURG, called the Planning Commission Meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

MOTION OF COMMISSIONER Edmond and seconded by COMMISSIONER Grinstead:
RESOLVED that the agenda be approved for the February 3, 2025 meeting as presented.

Voting aye: Commissioners Massenburg, Edmond, Mayes, Bracy, Grinstead, Shands and Mason

(7-0)

APPROVAL OF MINUTES:

None

NEW BUSINESS

- A. **Election of Chairman** – COMMISSIONER Bracy nominated Chairman Massenburg to remain as Chairman, seconded by COMMISSIONER Mason. The Commission voted unanimously for Chairman Massenburg to remain as Chairman of the Planning Commission.
- B. **Election of Vice-Chairman** – COMMISSIONER Mason nominated Vice Chairman Edmond to remain as Vice Chairman, seconded by COMMISSIONER Shands. The Commission voted unanimously for Chairman Massenburg to remain as Chairman of the Planning Commission.

OLD BUSINESS

A. Zoning Ordinance Revisions

- Beverly Walkup, Director of Planning, presented a brief summary of the comprehensive zoning ordinance revisions. COMMISSIONER Bracy questioned the nonconforming provisions that require approval of a variance by the Board of Zoning Appeals (BZA) to restore or replace an otherwise legal building or structure that does not conform to the yard, height, maximum density or other bulk regulations. Following discussion, COMMISSIONER Mayes recommended including a revision to allow a nonconforming structure to be restored or replaced 100% without the need for a variance.
- CHAIRMAN Massenburg questioned whether we had received a response to legal counsel being requested to attend meetings of the Planning Commission. Ms. Walkup advised that the request was forwarded to the County Administrator and legal counsel; however, she had not been made aware of a response.

Planning Commission Action: On the motion of COMMISSIONER Grinstead, seconded by COMMISSIONER Edmond, the Commission voted to advertise the zoning ordinance revisions for public hearing at the March 3, 2025 meeting to include the amendment to the nonconforming provisions as discussed.

ADJOURNMENT – The meeting adjourned at 7:30 P. M.

Submitted by: Beverly Walkup



STAFF REPORT

APPLICATION SUMMARY:

Project: The Blackwater Outdoor Shooting Range

Location: The property is located on the north side of Rt. 460 (General Mahone Highway), approximately 2 miles northwest from the Town of Waverly. The proposed location includes 20 acres out of a 167-acre parcel. To the north, there is mostly forested or agricultural lands. To the south, there is Butler’s Towing & Repair and a communication tower. To the west, there is Garrison Enterprise, John’s Auto Body, and two nearby residences. To the east, the property is adjacent to Sussex Shooting Sports, Emanuel Tires, and forested lands.

Tax Parcel Number(s): Portion of Tax Parcel 16-A-1

Applicant: Howell Godfrey Jr.
4076 Spring Grove
Claremont, VA 23899

APPLICATION:

The applicant, Howell Godfrey Jr. seeks a re-approval of conditional use permit (CUP) #2022-04 granted by the Board of Supervisors on January 19, 2023 for a shooting range on approximately 20 acres of land. The intent is to operate an outdoor shooting range that is available for public use. As part of the initial approval of CUP #2022-04, the project was subject to certain conditions to mitigate negative impacts such noise and lead remediation, ensuring safety measures are in place, and that the use would be constructed within a certain timeframe so as not to remain undeveloped well beyond the approval date. Specific reference is made to condition #24 below:

Condition #24:
The Blackwater Outdoor Shooting Range shall be in full operation within 2 years of obtaining the CUP or the CUP shall be null and void.

The applicant is seeking approval to reinstate the CUP in order to allow him to proceed with the construction of this project. The applicant has stated the following reasons as to why the project did not meet the 2-year deadline of January 19, 2025, as follows:



- Health issues of the civil engineer which delayed site plan submission.
- The timeframe to obtain site plan approval from DEQ which included a request for a conservation easement.
- The timeframe to meet final requirements in order to obtain final site plan and land disturbance approval.

At present, the applicant has accomplished site plan approval, posted surety, and was issued a land disturbing permit on November 20, 2024. However, the applicant has delayed beginning construction and has filed for re-approval of the CUP as required due to the 2 year time frame which recently expired on January 19, 2025. The following dates are specific to the project approval process:

1. Conditional site plan approval was granted on November 6, 2023 subject approval by DEQ for Stormwater Management.
2. DEQ approval was granted on June 27, 2024.
3. Final site plan approval was obtained on November 20, 2024 with the issuance of a land disturbance permit.

ELECTION DISTRICT:

Blackwater Election District

DESCRIPTION:

The applicant is requesting re-approval of CUP #2022-04 to construct and operate an outdoor shooting range as a commercial business to be available to the public. They will offer lane rentals for firearms such as handguns, rifles, and shotguns. The shooting range anticipates having 3 employees on staff which will be Certified Range Safety Officers. The hours of operation will vary depending on the amount of daylight. The hours of operation would be typically 10:00 am to 6:00 pm for Wednesday & Thursday and 9:00 am to 6:00 pm for Friday through Sunday.

COMPREHENSIVE PLAN REVIEW:

The current Comprehensive Plan future land use designation for this property is Industrial. Future industry and investment should build on existing industrial development along U.S. 460 and near Cabin Point Road north and west of the Town of Waverly. This area contains existing facilities (landfill, composting facility, and feed mill) and land being actively marketed for commercial and/or industrial investment (Sussex Green site and Cabin Point site).



ORDINANCE REVIEW:

The current zoning designation for this property is A-1. The district is established to protect land and property values, ground water and surface water quality, and other resources. The intent is to provide for the continued security of the county's agricultural sector by encouraging the orderly and responsible growth of its livestock, dairy, and poultry industry. Limited residential development is anticipated in these areas.

The zoning district only allows this use through a CUP.

STAFF CONCLUSIONS:

Strengths:

1. There are no residences immediately adjacent to the 20 acre site to be developed as part of the shooting range.
2. The use provides an opportunity to bring in a new commercial business.
3. Provides a recreational activity for public use in the form of shooting sports.
4. There are no known publicly available shooting ranges within a 30 miles radius.
5. The applicant has received site plan approval with the issuance of a land disturbance permit on November 20, 2024 and is ready to begin construction.

Weaknesses:

1. Located adjacent to a similar "private" use- Sussex Shooting Sports.
2. The use has the potential to create a noise impact as proposed with shooting to occur completely outdoors.
3. Potential lead exposure to the environment

Conditional Use Permit #2025-01 Recommended Conditions:

The staff recommends approval of the conditional use permit consistent with the following conditions of the original permit:

1. The hours of operation shall be 10:00 am to 6:00 pm for Wednesday & Thursday and 9:00 am to 6:00 pm for Friday through Sunday.
2. The shooting range itself shall have a minimum setback of 300 feet from Rt. 460.
3. The applicant shall maintain an undisturbed natural or man-made sound buffer/barrier a minimum distance of 200' around the entire perimeter of the shooting area. The buffer shall be enhanced and/or created where insufficient or non-existent, specifically along the front of the property parallel with Rt. 460 to add an additional safety measure and to lessen the noise impact.



4. Impact berms shall be installed at a minimum height of 20' for rifle and 16' for pistols as shown on the conceptual site plan dated 6/6/22, to stop any misdirected rounds that may tend to travel slightly to one side or the other either by accident or ricochet. A side berm shall be added on the east side of the rifle range to provide for additional safety. Side berms shall be a minimum of 15'.
5. All berms shall be free from rocks, stones or objects that may tend to increase the possibility of ricochets.
6. The surface of the entire range shall be relatively clear of any objects, stones, or excessive growth that may tend to enhance the possibility of ricochets, or create bad footing conditions. The entire range shooting area shall be relatively flat and level.
7. A line of target brackets or holders shall be placed on the target area. Materials shall be designed so as not to create any ricochet hazard.
8. The target line shall be placed no more than 20' in from of the impact berm. There shall be a space between each target bracket or holder, approximately equal to the width of one target. The top of the targets, when attached to the brackets or holder, should be approximately 6' off the ground and in a relatively straight and level line.
9. The firing line shall be clearly marked on the ground surface across the entire width of each firing range. The numbered distance shall be placed on both sides of each firing line to indicate the distance from the firing line to the target.
10. There shall be an audible sound system to amplify voice commands. The sound system shall enable the range officer to project loud and clear voice commands to all shooters during actual shooting exercises. An adequate communications system shall be established to allow all shooting officers, and other staff to communicate with one another, and should be conveniently located to minimize the loss of time between an emergency and the call for assistance. The system shall also be capable of contacting the appropriate assistance in case of injuries or other unforeseen emergencies.
11. A control tower shall be placed at the center point of the range, approximately 15 to 20 yards behind the farthest firing line, and provide the range office with a clear unobstructed view of all shooters and the range personnel. The floor decking shall be at least 6' higher than the ground. A flag pole, for displaying a red flag or banner whenever the range is in use, shall be installed close to or attached directly to the control tower. The top of this pole should be at least 26' higher than ground level. The flag or banner should be large enough to be conspicuously viewed from any location in the range area.
12. Adequate lighting shall be provided as determined by the Zoning Administrator.
13. A rest or break area shall be available in a location that is safe from any firing line.
14. A security fence shall be installed to keep other pedestrians and vehicles from entering the shooting area while in use.
15. Adequate parking shall be provided as determined by the Zoning Administrator.
16. The range shall contain some form of storage shed or field office. The structure shall be relatively secure for the storage of target materials.
17. Any future site or building improvements to the site will require site plan review.



18. The existing entrance that is proposed for use as the main entrance to the site shall be improved to accommodate 2-way traffic and shall meet the moderate volume commercial entrance design standard as shown in Figure 4-15 of Appendix F of the VDOT Road Design Manual.
19. The area around entrance shall be cleared of brush and small trees in order to make the entrance more visible and to provide increased sight distance to the satisfaction of VDOT.
20. A new commercial entrance permit shall be obtained by the applicant from the Department for the proposed site entrance.
21. The site shall provide a toilet facility for men and women, handwashing stations, and potable water available for its employees prior to full operation.
22. Suitable access to the range site shall be provided for emergency vehicles. Emergency personnel should be familiar with the access road(s) and location of the range site. Additionally, emergency personnel shall be notified of the hours of operation for the shooting range.
23. Follow EPA Best Management Practices regarding Lead Management and Reclamation.
24. The Blackwater Outdoor Shooting Range shall be in full operation within 2 years of obtaining the CUP or the CUP shall be null and void.

ATTACHMENTS:

- Application
- Statement of Reasons Letter
- Property Description
- Site Plan



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CONDITIONAL USE PERMITS

WHY DO I NEED A CONDITIONAL USE PERMIT?

Sussex County's Zoning Ordinance permits certain "by right" land uses in a district, and other uses, which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right. Such other uses, under the right set of circumstances and conditions, may be acceptable in certain specific locations only after review and recommendation of a Conditional Use Permit by the Planning Commission and approval by the Board of Supervisors.

WHAT IS THE PROCEDURE FOR OBTAINING A CONDITIONAL USE PERMIT?

1. Prior to submitting an application, we recommend scheduling a pre-application meeting to review the application and discuss any questions the applicant may have. Pre-application meetings may be scheduled by calling the Planning and Zoning Department at 434-246-1043.
2. Submit fifteen (15) copies of the completed application form, completed application checklist with all required documents (See Submittal Checklist for additional items that may be required), completed disclosure of real estate holdings, owner's affidavit, the filing fee and one (1) digital copy of all documents.

Conditional Use Permit

- Basic Fee: \$1,000 + \$50 per acre
- Cell Tower: \$5,000
- Renewable Energy Project: \$5,000

WHEN IS A CONDITIONAL USE PERMIT APPLICATION CONSIDERED BY THE PLANNING COMMISSION?

Once a completed application has been submitted to the County, the application is distributed for comment and review to all appropriate County and State agencies and departments. Once all comments are received and the application is deemed acceptable by all appropriate County and State agencies and departments, the application is scheduled for public hearing at the next Planning Commission meeting. Planning Commission meetings are held at 6:00 p.m. on the first Monday of each month in the General District Courtroom at the Sussex Judicial Center. The advertising deadline for an upcoming Planning Commission public hearing is the first Friday of the month; therefore, an application must be deemed acceptable by the Planning and Zoning Department prior to this deadline in order to be placed on the next month's agenda.

WHAT IS THE PUBLIC HEARING PROCEDURE FOR A CONDITIONAL USE PERMIT?

1. Once the application is scheduled for a public hearing by the Planning Commission, the applicant may be required to submit additional copies of the application deemed necessary by the Planning and Zoning Department for distribution to the Planning Commission. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.
2. The applicant will be given at least one sign to post on the property at least ten (10) days prior to the Planning Commission public hearing, indicating an application has been filed.



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Additional signs may be required based on linear road frontage. These signs are provided by the County and may be picked up in the Planning and Zoning Department at 21035 Princeton Road, Sussex, VA 23884.

3. The application is advertised for public hearing in the local newspaper(s) twice – no more than twenty-one (21) days and no less than five (5) days prior to the public hearing.
4. Notices are sent by the Planning Department to all property owners within a 200-foot radius of the property associated with the application at least five (5) days prior to the public hearing.
5. Staff will prepare a report on the application and the applicant will be sent a copy of the report and other comments made by County and State agencies and departments prior to the meeting date.
6. The applicant and/or a representative is required to attend the Planning Commission meeting to present the application and answer any questions from Commission members.
7. Following the Planning Commission's recommendation of approval or denial, the application will be placed on the Board of Supervisors' agenda for a public hearing. Board of Supervisors meetings are held on the third Thursday of each month and begin at 6:00 pm in the Sussex County General District Courtroom, 15098 Courthouse Road, Sussex, VA 23884. The same notification procedure as outlined above will be followed, and ten (10) additional copies of all application documents will be required to be submitted by the applicant for distribution to the Board of Supervisors. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.

8. The Board of Supervisors will hold the public hearing as scheduled, and make a determination to approve or deny the application. The applicant and or a representative is required to attend the Board of Supervisors meeting to present the application and answer any questions from Board of Supervisors members.
9. The applicant will be notified in writing of the Board of Supervisors' discussion. If denied, a period of at least one (1) year must elapse in order to resubmit the application, unless significant changes are made. Also, the applicant may appeal the Board's decision to the Sussex County Circuit Court within 30 days.

HOW LONG IS A CONDITIONAL USE PERMIT VALID?

Indefinitely, unless the Board of Supervisors places a time limit or other condition on the use permit that makes it not indefinite.

CAN A CONDITIONAL USE PERMIT BECOME VOID OR BE REVOKED?

Yes, unless otherwise specified by the conditions of the use permit, failure to establish the use within two (2) years from the date of approval shall cause the use permit to become void. When a use is discontinued for any reason for a continuous period of two (2) years or more, the use permit shall become void. The Board of Supervisors may revoke a use permit due to a change in conditions affecting the public, repeated violations of the Zoning Ordinance and/or the conditions of the use permit, or providing false information in order to obtain the use permit.

WHAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED PRIOR TO CONSTRUCTION?

- Zoning Permit
- Stormwater Permit
- Building Permit
- Health Department Permit
- Site Plan Approval
- Subdivision Plat Approval
- Landscaping Surety
- BMP Maintenance Agreement



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SUBMITTAL CHECKLIST FOR CONDITIONAL PERMIT APPLICATIONS

In conjunction with Article XV, *Administration and Enforcement* of the Sussex County Zoning Ordinance, as amended, the following information shall be submitted for a Conditional Use Permit Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for a Conditional Use shall be certified as complete unless the following information is provided, unless the Zoning Administrator reduces the number of required copies.

- 1. Fifteen (15) copies of the original, executed application and one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page No. 2 of the application.
- 2. The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Sussex County.
- 3. Fifteen (15) copies of a statement of the reasons for seeking such permit, and if applicable, a statement of conditions.
- 4. Fifteen (15) copies) of a narrative description of the property which shall include the Tax Parcel Identification Number.
- 5. One (1) copy of the most recent deed(s) for the property(s) associated with the application.
- 6. A concept plan of the property showing all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the Planning Commission and Board of Supervisors that adequate provisions shall be made for compliance with all standards for that particular use and the extent of the property to be so used on a given parcel or parcels. Such document shall be drawn to scale and shall include the following information:
 - 1. A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
 - 2. Title of drawing
 - 3. Date of drawing
 - 4. Existing wood line
 - 5. North arrow
 - 6. Scale bar
 - 7. Dimensions of property, location, size and elevation of existing buildings and proposed buildings, roadways, sidewalks, parking and loading spaces, and landscaping.
 - 8. Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)
 - 9. Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
 - 10. Street names including route number and width(s) of the right-of-way(s)
 - 11. Fifteen (15) full size copies, with one (1) reduced 11-inch X 17-inch copy shall be submitted
 - 12. Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process in order to more effectively review the application and prepare the staff reports for the Planning Commission and Board of Supervisors.



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- 7. Fifteen (15) copies of such supplemental material as may be necessitated by the proposal.
- 8. One (1) electronic copy of all application documents.
- 9. All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

Printed or Typed Name

Signature

Date



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- 8. One (1) electronic copy of all application documents.
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I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

Howell P. Godfrey Jr.

Printed or Typed Name

H. P. Godfrey Jr.

Signature

1/9/25

Date



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APPLICATION FOR CONDITIONAL USE PERMIT

This application should be used to petition for a permit for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. The following application requirements are consistent with the procedures set forth in Section 16-274, Public hearing on Conditional Use Permit, of the Sussex County Zoning Ordinance, as amended.

A. APPLICATION:

Conditional Use Permit (Are applicant proposed conditions attached?): [X] Yes [] No

The proposed use or activity is listed as a conditional use in the A-1 zoning district as per Section Sec. 34-193 in Article III of the Sussex County Zoning Ordinance.

Proposed Use, Activity, or Type of Improvement: Commercial business - outdoor shooting range

Fair Market Value of Improvements? \$ 150,000

B. PROJECT DESCRIPTION:

Project Name: The Blackwater Outdoor Shooting Range

Property Address (if any): 4401 General Mahone Hwy Waverly, VA 23890

Election District: Blackwater

Comprehensive Plan Designation: Recreational

The use permit will apply to 20 acres out of 151 total acres

Tax Parcel Identification # 16-A-1 Number of acres to be effected: 20

Tax Parcel Identification # Number of acres to be effected:

Tax Parcel Identification # Number of acres to be effected:

Proposed Utilities (check all that apply): Public Water [] Private Well []

Public Sewer [] Private Septic []

Are there any deed restrictions on the property? [] Yes [X] No (If yes, please attach a copy of the deed restrictions.)



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C. APPLICATION INFORMATION:

Applicant(s) Name(s): Howell Godfrey Jr.

Address: 4076 Spring Grove Ave

City, State, Zip Code: Claremont, VA 23899

Phone No.: 7579456285 Email: howellgodfrey43@gmail.com Fax No.: _____

Property Owner(s) Name(s): The Town of Waverly

Address: 119 Bank St

City, State, Zip Code: Waverly, VA 23890

Phone No.: (804) 834-2330 Email: amcphaul@town.waverlyva.us Fax No.: _____

Applicants/Owners Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this use permit application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

Applicant: Howell Percell Godfrey Jr.
Printed or Typed Name

Owner: _____
Printed or Typed Name

Applicant: _____ Date: _____
Signature

Owner: _____ Date: _____
Signature

County of Sussex, Commonwealth of Virginia

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me _____
_____, A Notary Public in and for
the County of Sussex, Commonwealth of Virginia,
this ___ day of _____, 20___

Subscribed and sworn to before me _____
_____, A Notary Public in and for
the County of Sussex, Commonwealth of Virginia,
this ___ day of _____, 20___

Notary Public

Notary Public

My Commission Expires _____

My Commission Expires _____



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C. APPLICATION INFORMATION:

Applicant(s) Name(s): Howell Godfrey Jr.
 Address: 4076 Spring Grove Ave
 City, State, Zip Code: Claremont, VA 23899
 Phone No.: 7579456285 Email: howellgodfrey43@gmail.com Fax No.: _____
 Property Owner(s) Name(s): The Town of Waverly
 Address: 119 Bank St
 City, State, Zip Code: Waverly, VA 23890
 Phone No.: (804) 834-2330 Email: amcphaul@town.waverlyva.us Fax No.: _____

Applicants/Owners Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this use permit application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

Applicant: Howell Percell Godfrey Jr. Owner: _____
 Printed or Typed Name Printed or Typed Name

Applicant: H. P. Godfrey Jr Date: 1/8/25 Owner: _____ Date: _____
 Signature Signature

County of Sussex, Commonwealth of Virginia County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me Howell Percell Godfrey Jr, A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this 8th day of January, 2025
 Subscribed and sworn to before me _____, A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this _____ day of _____, 20____

Jean Anne Crank Notary Public _____ Notary Public

My Commission Expires 12/31/2027 My Commission Expires _____



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Owner: _____
Printed or Typed Name

Owner: _____
Printed or Typed Name

Owner: _____ Date: _____
Signature

Owner: _____ Date: _____
Signature

County of Sussex, Commonwealth of Virginia

County of Sussex, Commonwealth of Virginia

Subscribed and sworn to before me _____
_____, A Notary Public in and for
the County of Sussex, Commonwealth of Virginia,
this ____ day of _____, 20 ____

Subscribed and sworn to before me _____
_____, A Notary Public in and for
the County of Sussex, Commonwealth of Virginia,
this ____ day of _____, 20 ____

Notary Public

Notary Public

My Commission Expires _____

My Commission Expires _____



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NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Sussex County Planning Department, 20135 Princeton Road, P. O. Box 1397, Sussex, Virginia 23884

FOR OFFICE USE ONLY:

Complete Application Received On: _____ Fees Paid: _____
Tax Query: [] Current [] Delinquent Distribution Date: _____
Posted/Date to Post: _____

AGENCIES REFERRALS:

- | | |
|---|----------------------------|
| _____ Department of Environmental Quality | _____ Building Inspections |
| _____ Finance | _____ Sheriff's Office |
| _____ Industrial Development Authority | _____ Town of Jarratt |
| _____ County Administration | _____ Town of Waverly |
| _____ Public Safety | _____ Town of Stony Creek |
| _____ Health Department | _____ Town of Wakefield |
| _____ VDOT | _____ Schools |
| _____ Commissioner of the Revenue | _____ County Attorney |
| _____ Sussex Service Authority | _____ Other _____ |

Verified By: _____ Date: _____



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COUNTY OF SUSSEX

DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Howell Percell Godfrey Jr.

Address 4076 Spring Grove Ave

Claremont	Street	23899
City	VA	Zip
	State	

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
4401 General Mahone Hwy Waverly, VA 23890	151 acres of woodlands

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address
The Town of Waverly, Inc	119 Bank St, Waverly, VA 23890

Does any member of the Sussex County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes No

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: Howell Percell Godfrey Jr. Applicant: _____ Date: _____

Printed or Typed Name

Signature

Commonwealth of Virginia
County of Sussex

Subscribed and sworn to before me _____,

A Notary Public in and for the County of Sussex, Commonwealth of Virginia, this _____ day of _____, 20_____.

Notary Public

My Commission Expires _____



"Good Things Are Happening in Sussex County!"

Sussex County, Virginia
Planning and Zoning Department

COUNTY OF SUSSEX
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Howell Percell Godfrey Jr.

Address 4076 Spring Grove Ave

Claremont Street VA 23899
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
4401 General Mahone Hwy Waverly, VA 23890	151 acres of woodlands

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address
The Town of Waverly, Inc	119 Bank St, Waverly, VA 23890

Does any member of the Sussex County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes No

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachment(s), if any, are complete, correct and true.
Applicant: Howell Percell Godfrey Jr. Applicant: V. T. Godfrey Jr. Date: 1/8/25
Printed or Typed Name Signature

Commonwealth of Virginia
County of ~~Sussex~~ Surry

Subscribed and sworn to before me Howell Percell Godfrey, Jr.
A Notary Public in and for the County of ~~Sussex~~ Surry, Commonwealth of Virginia this 8 day of January, 2025.

Laura Anne Crowder
Notary Public

My Commission Expires 12/31/2027



AMENDMENT TO CONTRACT FOR SALE OF REAL ESTATE

THIS AMENDMENT is made this 10th day of December, 2024, by and between THE TOWN OF WAVERLY, Seller, and Howell Godfrey Jr.
_____, Buyer.

WITNESSETH:

WHEREAS, The Town of Waverly (Seller) and Buyer previously entered into a contract on or about June, 2022 for the sale of a certain undeveloped tract of real property which is a portion of that larger parcel formerly known as "Waverly Airport Property," and,

WHEREAS, Buyer has encountered certain delays in obtaining various regulatory approvals for the proposed development of a shooting range on said property, and,

WHEREAS, under the terms of the initial contract, Seller, at its option, could cancel the contract, and,

WHEREAS, Buyer has requested additional time which Seller is willing to allow and on which the Town Council has voted to approve,

NOW, THEREFORE, the parties hereto agree to amend the contract and impose the following terms relating to the timing of closing:

1. The Buyer has an additional 90 days from the date of the Town's execution of the amendment, to-wit: December 10, 2024, to close.

Time shall be of the essence, provided, however, that upon Buyer's request, Seller agrees to grant up to two (2) 45-day extensions before the contract is rendered null and void. To be more specific, time is of the essence with closing to occur no later than 180 days from December 10, 2024.

Other terms of the contract shall remain in full force and effect except as amended by this document.

WITNESS OUR HANDS THIS 10th day of December, 2024.

SELLER: THE TOWN OF WAVERLY, a Virginia
Municipal Corporation

By: Angela McPhaul
Angela McPhaul, Mayor

BUYER:

The Timberneck Corp.

By: H. T. Godfrey Jr.
Howell Godfrey Jr.

[NOTARY CLAUSES ON NEXT PAGE]

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Surry to wit:

I, the undersigned Notary Public in and for the aforesaid City/County and State, do hereby certify that The Timberneck Corporation / Howell Godfrey Jr whose name is signed to the foregoing document, has acknowledged the same before me this 11 day of December 2024. She/He is personally known to me or has produced identification.

Laura Anne Crowder
Notary Public

My Commission Expires: 12/31/2027

My Registration No.: 80-36123

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Surry to wit:



I, the undersigned Notary Public in and for the aforesaid City/County and State, do hereby certify that _____ whose name is signed to the foregoing document, has acknowledged the same before me this ____ day of _____, 2024. She/He is personally known to me or has produced identification.

Notary Public

My Commission Expires: _____

My Registration No.: _____

THIS DEED, made this 1st day of November, 1934, by and between H. A. Gray and Pearl Gray, his wife, Garland Gray and Agnes T. Gray, his wife, and Ella V. Gray, parties of the first part, and the Town of Waverly, Incorporated, of Virginia, party of the second part.

WITNESSETH: that for and in consideration of the sum of nine hundred six (\$906.00) dollars, cash in hand paid, receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey; with General Warranty, unto the said party of the second part, the following described property, to-wit:

All of that certain piece or parcel of land located in Waverly Magisterial District, Sussex County, Virginia, containing by estimation one hundred fifty one (151) acres, more or less, known as the "Waverly Airport", and described as follows: beginning at a point north of U. S. Route No. 460 where the western boundary of a tract of land belonging to the Virginia Portland Cement Company crosses said U. S. Route No. 460, running westwardly along the northern boundary of said U. S. Route No. 460 a distance of two thousand eight hundred (2800) feet; thence running northward by a line parallel with the western boundary of the said tract of land belonging to the Virginia Portland Cement Company to a point located two thousand seven hundred ninety eight (2798) feet from the Norfolk and Western right of way; thence eastward in a straight line to a point on the western boundary of the said tract of land belonging to the said Virginia Portland Cement Company located two thousand seven hundred ninety eight (2798) feet from the Norfolk and Western right of way; thence running southward along the western boundary of the said Portland Cement Company's land to the point of beginning. It is expressly understood and agreed, though the measurements of this deed are from the Norfolk and Western right of way, the land located between the Norfolk and Western right of way and the said U. S. Route No. 460, within the confines of these measurements, is not included in this conveyance and remains the property of the parties of the first part.

The said parties of the first part covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the said land; that the grantee shall have quiet possession of said land, free from all encumbrances, and they, the said parties of the first part will execute such other and further assurance of said land as may be requisite.

Witness the following signatures and seals.

H. A. Gray	(SEAL)
Pearl F. Gray	(SEAL)
Garland Gray	(SEAL)
Agnes T. Gray	(SEAL)
Ella V. Gray	(SEAL)

State of Virginia, County of Sussex, to-wit:

I, H. E. Herbert, a notary public in and for the County of Sussex, State of Virginia, do hereby certify that H. A. Gray and Pearl Gray, his wife, Garland Gray and Agnes T. Gray, his wife, and Ella V. Gray, whose names are signed to the foregoing deed dated the 1st day of November, 1934, have each acknowledged the same before me in my county and state aforesaid. My commission expires September 24, 1935.

Given under my hand this 2nd day of November, 1934.

H. E. Herbert Notary Public.

Virginia: In the Clerk's Office of Sussex Circuit Court December 15, 1934.

This Deed of Sale from H. A. Gray et als to Town of Waverly, Inc. was this day lodged in the said office, and with the certificate annexed, admitted to record at 11 o'clock A. M. and indexed as required by law.

End Tests: *James Hargrave*, Clerk.

August 20, 1935 - Mailed to H. W. D. Gray, Waverly, Va.

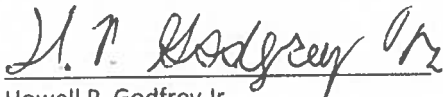
AL 16 P 9 174 * SEE P. 16 174 *

Property Narrative Description

The Timberneck Corporation
The Blackwater Outdoor Shooting Range Project

Tax Parcel Identification Number: 16-A-1

All of that certain piece or parcel of land located in Waverly Magisterial District, Sussex County, Virginia, containing by estimation one hundred fifty-one (151) acres, more or less, known as the "Waverly Airport", and described as follows: beginning at a point north of U.S. Route No. 450 where the western boundary of a tract or land belonging to the Grayland Company LP crosses said U.S. Route No. 460, running westwardly along the northern boundary of said U.S. Route No. 460 a distance of two thousand eight hundred (2800) feet; thence running northward by a line parallel with the western boundary of the said tract of land belonging to the Grayland Company LP to a point located two thousand seven hundred ninety eight (2798) feet from the Norfolk and Western right of way; thence eastward in a straight line to a point on the western boundary of the said tract of land belonging to the said Grayland Company LP located two thousand seven hundred ninety eight (2798) feet from the Norfolk and Western right of way; thence running southward along the western boundary of the said Grayland Company's land to the point or beginning. It is expressly understood and agreed, though the measurements of this deed are from the Norfolk and Western right of way, the land located between the Norfolk and Western right of way and the said U. s. Route No. 460, within the confines of these measurements, is not included in this conveyance and remain the property of the parties of the first part.



Howell P. Godfrey Jr.
President, The Timberneck Corporation

1/14/2025

Date

Statement of Reasons

The Timberneck Corporation

The Blackwater Outdoor Shooting Range Project

The Timberneck Corporation has entered into a purchase agreement to purchase 40 acres of tax ID: 16-A-1, which is currently zoned for General Agriculture (A-1). The corporation plans to utilize this site to open a publicly available outdoor shooting range, The Blackwater Outdoor Shooting Range (BOSR). As such we are required by Sussex County to obtain a conditional use permit to operate this business on the aforementioned property.

All operations will adhere and not deviate from the established Standard Operation Procedure (SOP). This also includes how patrons will enter/exit the range and occupy lanes. BOSR's operation hours will be 10AM – 6PM for Wednesday & Thursday and 9AM – 6PM for Friday - Sunday. These hours will be applicable as daylight permits and may be extended during the summer months. The staff will initially consist of 3 employees, not including ownership. All employees will be 'Range Safety Officer' certified by the National Rifle Association.

- 1 – General Manager
- 2 – Range Safety Officer

We will offer lane rentals for firearms use for handguns, rifles, and shotguns. We will have age restrictions such as listed below. More information can be found in our SOP.

- Individuals under age 18 are prohibited from entering all range facilities. (Does not include special events and sponsored programs)
- Individuals ages 18 - 20 will be permitted to use the range for shotguns or rifles only if not accompanied by an adult 21 or older.
- Individuals under the age of 21 who possess a handgun will not be allowed on the range and will be asked to leave the property unless accompanied by someone 21 or older.

BOSR will have a positive impact on the following areas:

1. Community
 - a. The facilities will be utilized by the Sussex Sheriff Department.
 - b. The business will be a place of recreation for the citizens of the surrounding areas.
 - c. We will offer hunter and youth safety classes.
 - d. This business complements the rural culture of the county.
2. Exclusivity
 - a. This will be the only publicly available outdoor shooting range within a 45-mile radius of the site.
 - b. This will be the only minority and veteran owned shooting range in the state of Virginia.
3. Economic Activity
 - a. Through our exclusivity, the business will increase tourism throughout the area.

We are requesting a 1-year extension to the previously approved conditional use permit as we were not able to complete construction and open for operation within the allotted time due to the following events. These events and their impact on our timeline were outside of our control and influence.

- Our civil engineer had some heart problems that delayed the site plan submission by 3-4 months
- The site plan approval was dependent on approval from DEQ, which requested that the conversation easement be on the plat. This took 4 months to complete and get their approval for this particular item.
- In all it took 1 year and 2 months from the first submission to be approved by DEQ
- We also had to secure a surety bond and meet the final requirements to get the land disturbance permit. This took about an additional 90 days to complete.

Timeline

- Conditional use permit issued – 1/2023
- Civil engineer out on medical leave – 1/2023 – 4/2023
- Initial site plans submitted – 5/2023
- DEQ requires easement on plat – 11/2023
- Easement requirement met and resubmitted to DEQ – 4/2024
- DEQ approval received – 7/2024
- Met final requirements – 7/2024 – 10/2024
- Site plan and land disturbance permit approval received – 11/2024

Howell P. Godfrey Jr.

Howell P. Godfrey Jr.

President, The Timberneck Corporation

1/27/2024

Date

PLAN SUBMISSION CHECKLIST

(SEE DEQ OFFICE MAP NO. 33-037 FOR ADDITIONAL INSTRUCTIONS)

Form with sections A through K containing various checklist items, tables for data entry, and checkboxes for compliance with regulations.



Table for 'REVISIONS' with columns for DATE, DESCRIPTION, and COUNTY REVIEW COMMENTS.

PROJECT INFORMATION: BLACKWATER OUTDOOR SHOOTING RANGE, SUSSEX COUNTY, VA. DEQ PROJECT INFORMATION.

PROJECT NO: 212, DATE: 04/10/2023, DRAWN BY: ACHUA, DESIGN BY: ACHUA, REVIEW BY: SHEET NO., CO-1.

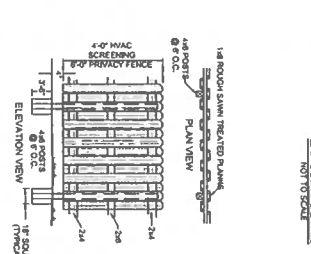
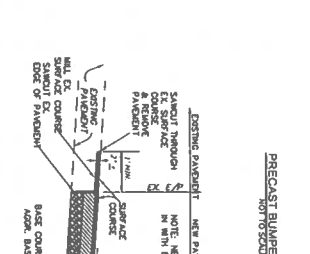
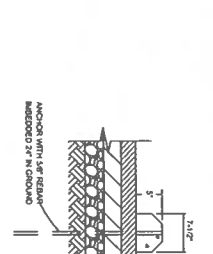
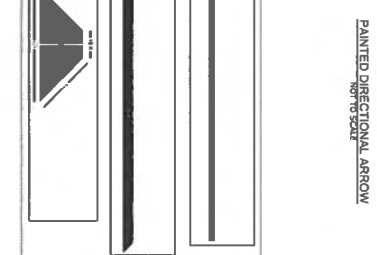
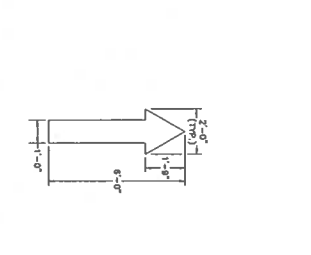
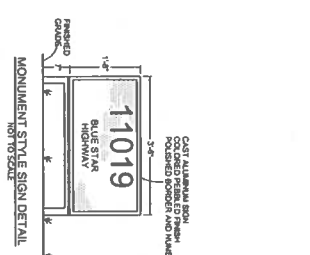
NOT FOR CONSTRUCTION

GENERAL NOTES

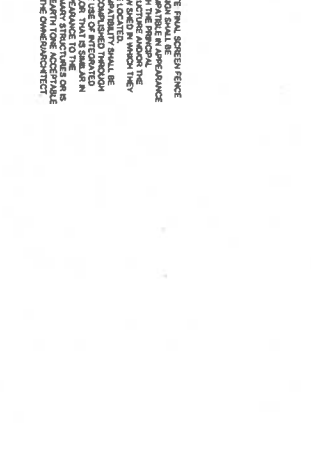
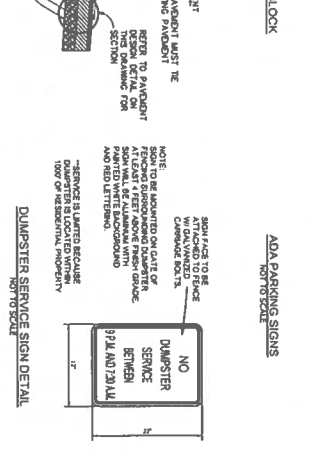
- EXISTING UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS AND SPECIFICATIONS: A. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SEVENTH EDITION, MICHIGAN DEPARTMENT OF TRANSPORTATION. B. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS, SEVENTH EDITION, MICHIGAN DEPARTMENT OF BUILDING. C. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES, SEVENTH EDITION, MICHIGAN DEPARTMENT OF TRANSPORTATION.
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PAVING AND PAINTING NOTES

- PAVING: ALL PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS AND SPECIFICATIONS: A. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SEVENTH EDITION, MICHIGAN DEPARTMENT OF TRANSPORTATION. B. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS, SEVENTH EDITION, MICHIGAN DEPARTMENT OF BUILDING. C. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES, SEVENTH EDITION, MICHIGAN DEPARTMENT OF TRANSPORTATION.
- PAINTING: ALL PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS AND SPECIFICATIONS: A. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SEVENTH EDITION, MICHIGAN DEPARTMENT OF TRANSPORTATION. B. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS, SEVENTH EDITION, MICHIGAN DEPARTMENT OF BUILDING. C. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITIES, SEVENTH EDITION, MICHIGAN DEPARTMENT OF TRANSPORTATION.
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Area	81	82	H	L	Volume (Cubed)
Ridge Beam	10	62	26	410	383,760
Ridge Beam	10	42	26	410	370,580
Ridge Beam	10	10	10	10	3,000
Front Slope	16	16	10		5,000
Right Slope					1,280
Total Cubic Feet					559,480



Area	81	82	H	L	Volume (Cubed)
Ridge Beam	10	62	26	410	383,760
Ridge Beam	10	42	26	410	370,580
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Front Slope	16	16	10		5,000
Right Slope					1,280
Total Cubic Feet					559,480

RATCHER DESIGNS
 7118 MILLER BLVD., SUITE 200
 ANN ARBOR, MI 48106
 PHONE: (734) 769-2222
 FAX: (734) 769-2223
 WWW.RATCHERDESIGNS.COM

CITY OF ANN ARBOR
 U.S. ROAD & BLDG. DEPT.
 1000 S. ZEEB RD.
 ANN ARBOR, MI 48106
 10/27/23

REVISIONS	
DATE	DESCRIPTION
08/23/23	COUNTY REVIEW COMMENTS
08/27/23	COUNTY REVIEW COMMENTS

BLACKWATER OUTDOOR SHOOTING RANGE
 SUSSEX COUNTY, VA
 STANDARD SITE DETAILS

PROJECT NO. 23121
 DATE: 05/10/2023
 DRAWN BY: DCUW
 CHECKED BY: DCUW
 DESIGN BY: DCUW
 REVIEW BY: DCUW

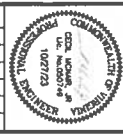
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SHEET NO.

NOT FOR CONSTRUCTION



RATCHER DESIGNS
 7118 SADDLE CREEK RD
 SUITE 100
 FARMINGTON, VA 22932
 PHONE: (540) 334-2222
 WWW.RATCHERDESIGNS.COM

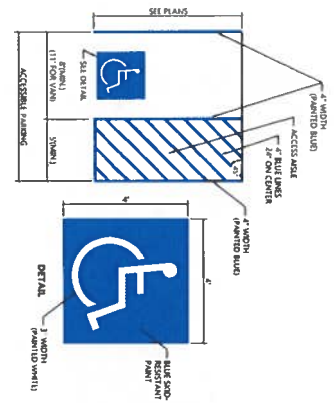


REVISIONS	
DATE	DESCRIPTION
08/27/23	COUNTY REVIEW COMMENTS
08/27/23	COUNTY REVIEW COMMENTS

**BLACKWATER
 OUTDOOR SHOOTING RANGE**
 SUSSEX COUNTY, VA
 STANDARD SITE DETAILS II

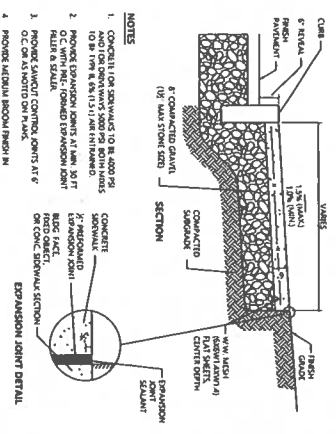
PROJECT NO. 23121
 DATE: 05/10/23
 DRAWN BY: MICHAEL
 DESIGN BY: MICHAEL
 REVIEW BY:
 SHEET NO. **C1.1**

Accessible Parking Space
 N.T.S. Source: VHS



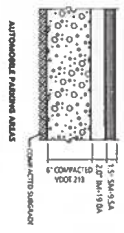
- NOTES**
1. ALL DIMENSIONS TO CENTER OF PARALLEL STRIPES.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 3. SEE PLANS FOR ACCESSIBLE PARKING AND ADA COMPLIANCE INFORMATION.

Concrete Sidewalk
 N.T.S. Source: VHS



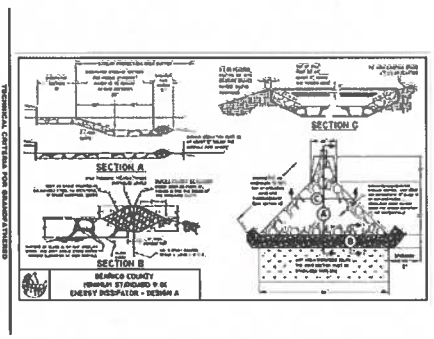
- NOTES**
1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR CURBS TO BE 5000 PSI.
 2. PROVIDE EXPANSION JOINTS AT MAX. 50 FT.
 3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. ON ALL NOTED ON PLANS.
 4. PROVIDE METAL REINFORCING IN ALL EXPANSION JOINTS.
 5. ALL EXPANSION JOINTS SHALL BE PROTECTED WITH A SAWCUT PROTECTANT.

Bimultinous Concrete Pavement Section - Parking Lot
 N.T.S. Source: Project Conceptual Report



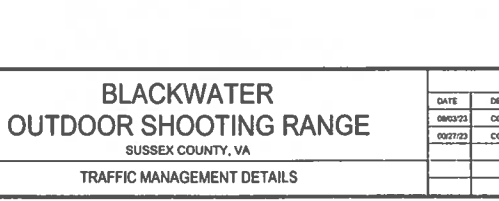
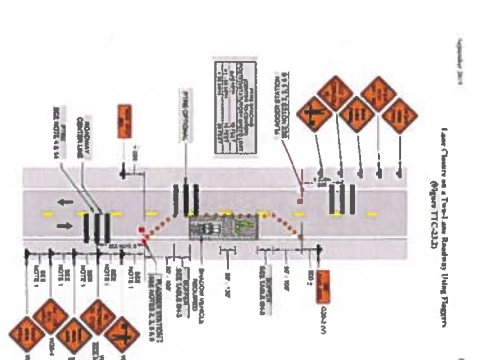
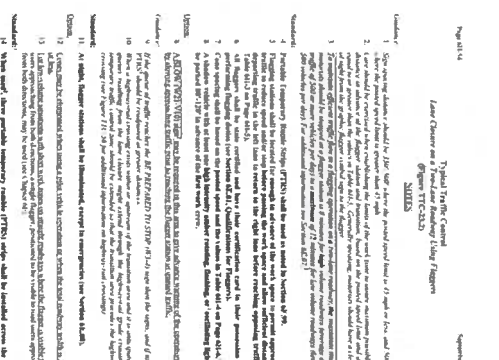
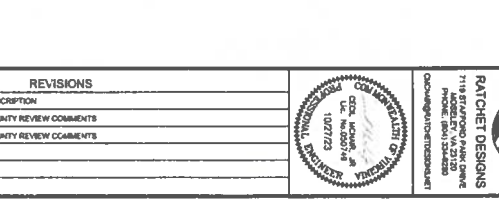
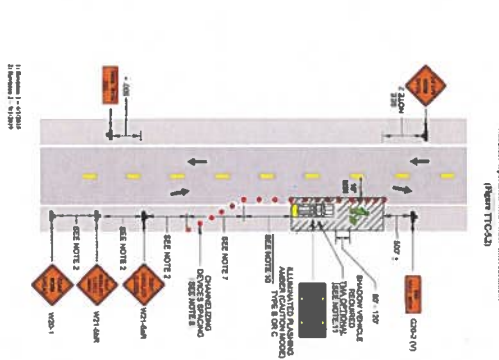
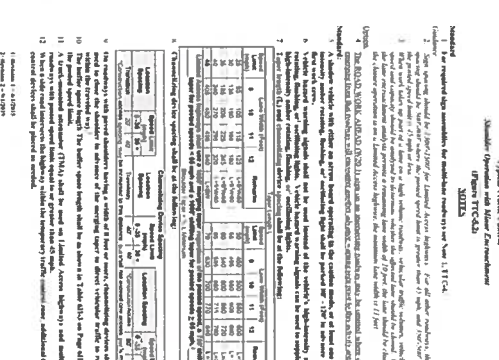
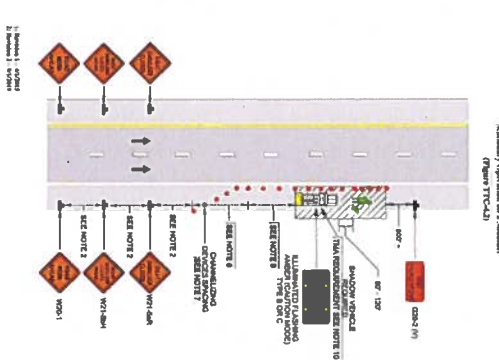
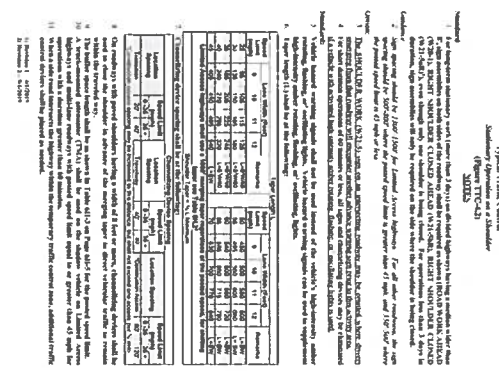
- NOTES**
1. ALL DIMENSIONS TO CENTER OF PARALLEL STRIPES.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 3. SEE PLANS FOR ACCESSIBLE PARKING AND ADA COMPLIANCE INFORMATION.

Level Spreader Type A
 N.T.S. Source: Project Conceptual Report



REVISIONS COUNTY ENVIRONMENTAL COMPLIANCE MANUAL

NOT FOR CONSTRUCTION



BLACKWATER
OUTDOOR SHOOTING RANGE
 SUSSEX COUNTY, VA

TRAFFIC MANAGEMENT DETAILS

REVISIONS	
DATE	DESCRIPTION
06/23/23	COUNTY REVIEW COMMENTS
02/27/23	COUNTY REVIEW COMMENTS

PROJECT NO: 23121
 DATE: 05/10/23
 DRAWN BY: DCMBR
 DESIGN BY: DCMBR
 REVIEW BY: *

SHEET NO:
C14

PATCHER DESIGNS
 7119 AUSTIN BLVD, SUITE 200
 CHARLOTTE, NC 28210
 PHONE: (704) 534-2222
 CDR@PATCHERDESIGNS.COM

NOT FOR CONSTRUCTION

TABLE 3.15-A: EROSION CONTROL MATERIALS AND APPLICATION RATES

MATERIAL	TYPE	APPLICATION RATE	NOTES
Grass Seed	1 lb/1000 sq ft	1 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	2 lb/1000 sq ft	2 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	3 lb/1000 sq ft	3 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	4 lb/1000 sq ft	4 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	5 lb/1000 sq ft	5 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	6 lb/1000 sq ft	6 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	7 lb/1000 sq ft	7 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	8 lb/1000 sq ft	8 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	9 lb/1000 sq ft	9 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.
Grass Seed	10 lb/1000 sq ft	10 lb/1000 sq ft	Apply immediately after construction. Use high quality seed.

MULCHING RATE REQUIREMENTS
NO SCALE

PERMANENT SEEDING REQUIREMENTS
NO SCALE

TABLE 3.15-B: ACCEPTABLE, TEMPORARY PLANT MATERIALS

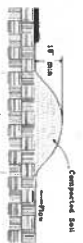
DATE	DESCRIPTION	APPROVED BY
12/10/2023	COUNTY REVIEW COMMENTS	
12/10/2023	COUNTY REVIEW COMMENTS	

TEMPORARY SEEDING REQUIREMENTS
NO SCALE

TABLE 3.15-C: ACCEPTABLE, TEMPORARY PLANT MATERIALS

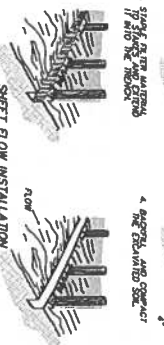
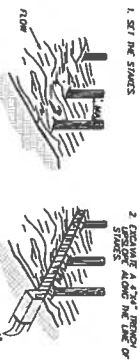
DATE	DESCRIPTION	APPROVED BY
12/10/2023	COUNTY REVIEW COMMENTS	
12/10/2023	COUNTY REVIEW COMMENTS	

TEMPORARY DIVERSION DIKE
NO SCALE



DIVERSION DIKE DETAIL
NO SCALE

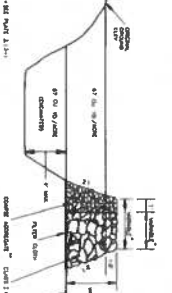
3.09-1



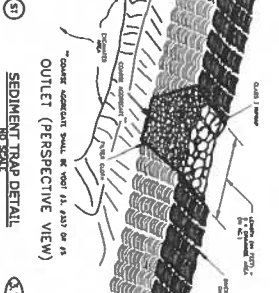
SILT FENCE DETAIL
NO SCALE

3.05-2

TEMPORARY SEDIMENT TRAP
NO SCALE

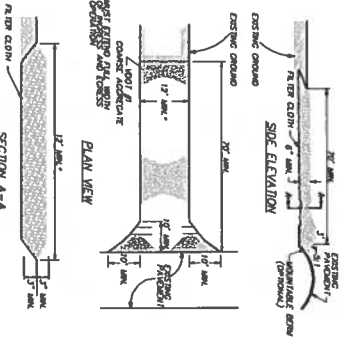


CROSS SECTION OF OUTLET
NO SCALE



SEDIMENT TRAP DETAIL
NO SCALE

3.13-2

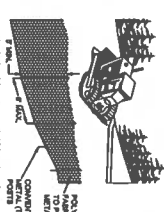


CONSTRUCTION ENTRANCE DETAIL
NO SCALE

3.02-1

TABLE 3.16: PHYSICAL PROPERTIES OF PLASTIC SAFETY FENCE

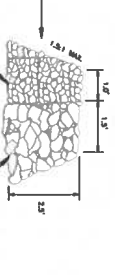
PROPERTY	VALUE
Material	HDPE
Thickness	1/8 inch
Color	Orange
Weight	1.2 lbs/100 sq ft
Strength	1500 lbs/ft
UV Resistance	5 years
Temperature Range	-40 to 120 degrees F
Installation	See details



SAFETY FENCE DETAIL
NO SCALE

3.01

OPTIONAL STONE COMBINATION
NO SCALE



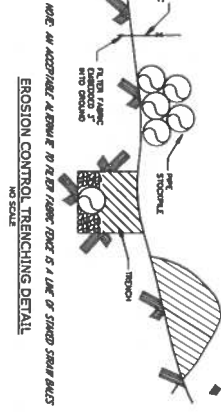
CUVERT INLET PROTECTION DETAIL
NO SCALE

3.08-1

SYMBOLS LEGEND AND QUANTITIES

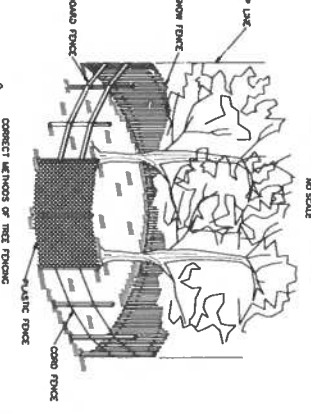
SYMBOL	TITLE	VELOCITY (ft/s)	UNIT	QUANTITY
(1)	SAFETY FENCE	3.01	LF	###
(2)	CONSTRUCTION ENTRANCE	3.02	EA	###
(3)	SILT FENCE	3.05	LF	###
(4)	CUVERT INLET PROTECTION	3.08	EA	###
(5)	PROVISION ONE	3.09	LF	###
(6)	SEDIMENT TRAP	3.13	EA	###
(7)	TEMPORARY SEEDING	3.15	SF	###
(8)	PERMANENT SEEDING	3.15	SF	###
(9)	TREE PROTECTION	3.19	LF	###

SYMBOLS LEGEND AND QUANTITIES
NO SCALE



EROSION CONTROL TRENCHING DETAIL
NO SCALE

SILT FENCE BREAK DETAIL
NO SCALE



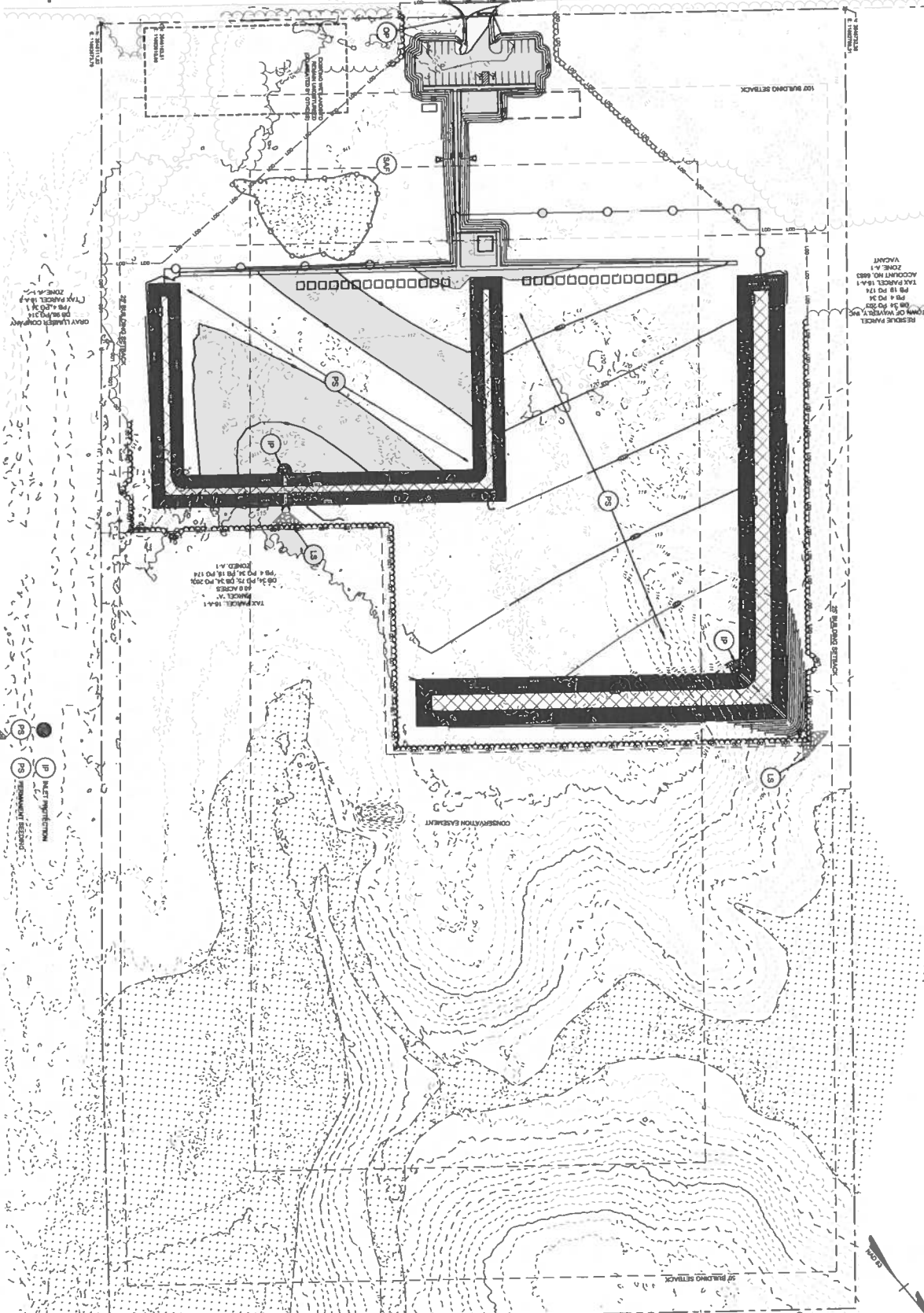
TREE PROTECTION FENCING
NO SCALE

3.18-2

3.18-2

3.18-2

GENERAL MAHONES HIGHWAY
US ROUTE 460
PO BOX 184799



RESERVE PAVEMENT
107' BUILDING SETBACK
PO BOX 184
PO BOX 184
TAKE PAVEMENT 184-1
ACCOUNT NO. 1883
ZONE A-1
VACANT

TAKE PAVEMENT 184-1
PO BOX 184
PO BOX 184
TAKE PAVEMENT 184-1
ZONE A-1
VACANT

GOVY TRACTS COMPANY
PO BOX 184
PO BOX 184
TAKE PAVEMENT 184-1
ZONE A-1
VACANT

- EROSION & SEDIMENT CONTROL LEGEND**
- (1) Silt Fence
 - (2) Sediment Basin
 - (3) Erosion Control Blanket
 - (4) Mulch Application
 - (5) Temporary Sealing
 - (6) Land Revealer

SCALE 1"=40'
0 20 40

BLACKWATER OUTDOOR SHOOTING RANGE

SUSSEX COUNTY, VA

PHASE II EROSION & SEDIMENT CONTROL PLAN

REVISIONS	
DATE	DESCRIPTION
08/27/23	COUNTY REVIEW COMMENTS
09/11/23	COUNTY REVIEW COMMENTS

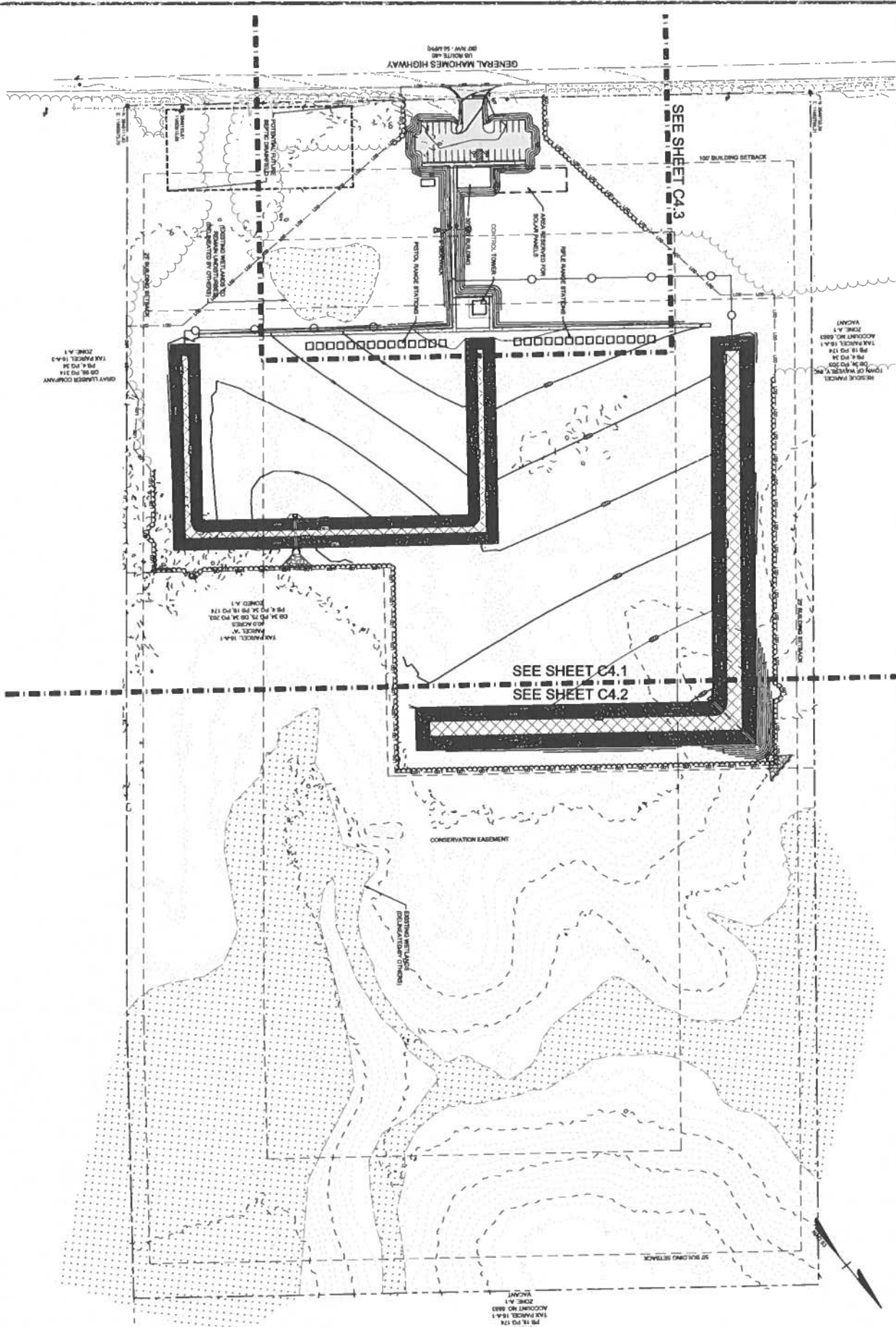
RATCHETT DESIGNS
1717 MARKET ST., SUITE 200
FARMINGTON, VA 22804
PHONE (800) 743-2289

COMMONWEALTH OF VIRGINIA
OFFICE OF PROFESSIONAL REGULATION
CONSULTING ENGINEER
NO. 102773

NOT FOR CONSTRUCTION

C3.1
SHEET NO.

PROJECT NO. 2312
DATE: 08/08/23
DRAWN BY: JACOB
CHECKED BY: JACOB
REVIEW BY:



GRAY LAGER COMPANY
 08.08.00.014
 PG. 4. PG. 24
 TAX PARCEL 18-A-1
 ZONE A-1

TAX PARCEL 18-A-1
 PG. 4. PG. 24
 PG. 18. PG. 19. PG. 20. PG. 21
 PG. 22. PG. 23. PG. 24
 ZONE A-1

TOWN OF WARRENTON
 PG. 4. PG. 24
 PG. 18. PG. 19. PG. 20. PG. 21
 PG. 22. PG. 23. PG. 24
 TAX PARCEL 18-A-1
 ACCOUNT NO. 6881
 ZONE A-1
 VACANT

SEE SHEET C4.1
 SEE SHEET C4.2

SEE SHEET C4.3

CONSERVATION EASEMENT

EXISTING WITH VACANT
 REDEVELOPMENT (TERRACE)



NOT FOR CONSTRUCTION

C4.0
 SHEET NO.

PROJECT NO. 23127
 DATE: 05/12/2023
 DRAWN BY: ADAM
 DESIGN BY: ADAM
 REVIEW BY: ADAM

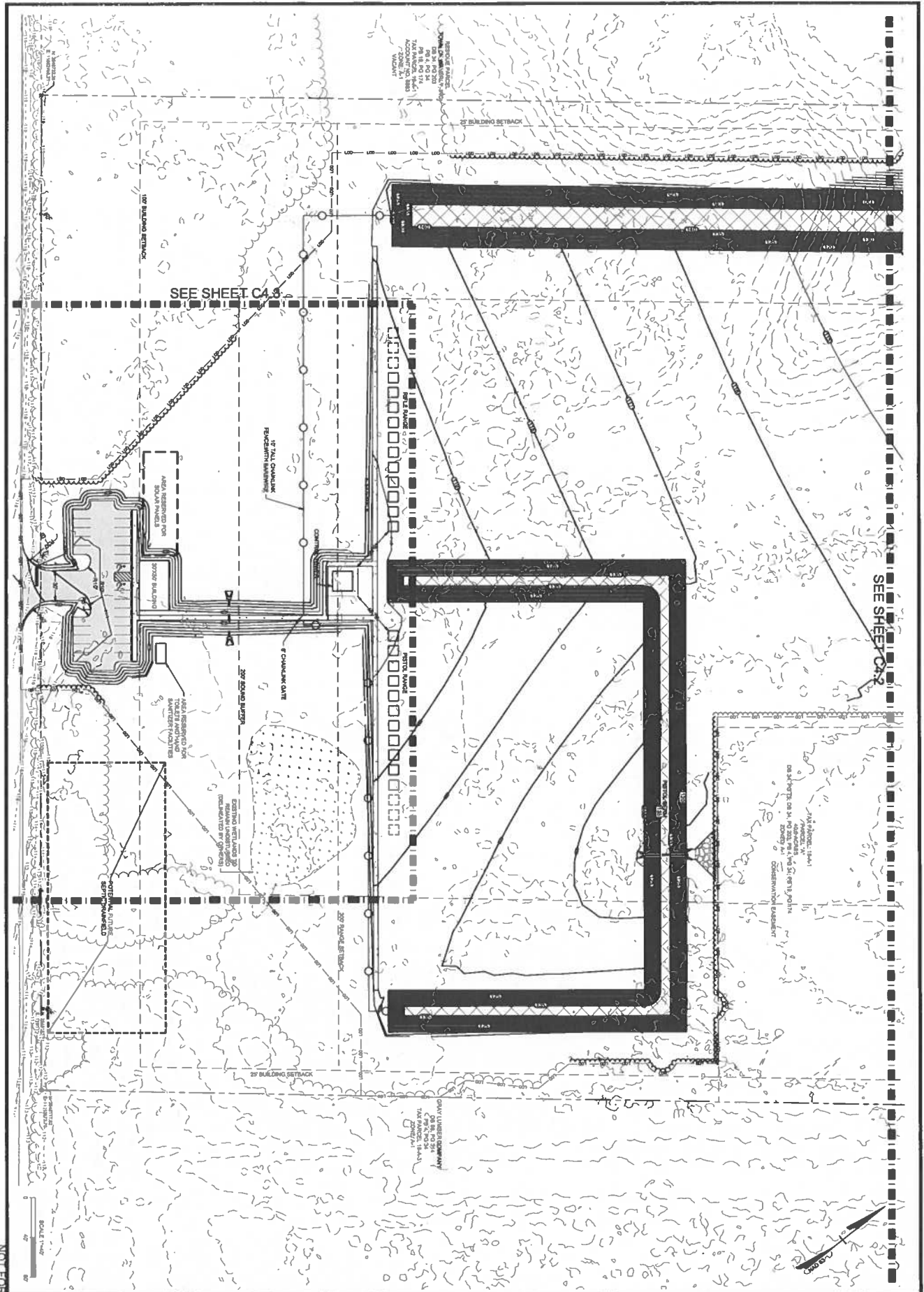
**BLACKWATER
 OUTDOOR SHOOTING RANGE**
 SUSSEX COUNTY, VA
 OVERALL SITE PLAN

REVISIONS	
DATE	DESCRIPTION
05/12/23	COUNTY REVIEW COMMENTS
05/17/23	COUNTY REVIEW COMMENTS



RATCHET DESIGNS
 1714 W. MAIN ST. SUITE 100
 WARRENTON, OR 97146
 PHONE: (503) 862-8228
 CDR@RATCHETDESIGNS.COM





SEE SHEET C4.3

SEE SHEET C4.2

1118 RICHMOND ROAD
 RICHMOND, VA 23220
 804-770-7000
 20000 W. ZIONSVILLE AVENUE
 ZIONSVILLE, IN 46088
 CONSERVATION PLANNING



**BLACKWATER
 OUTDOOR SHOOTING RANGE**
 SUSSEX COUNTY, VA

SITE PLAN

REVISIONS	
DATE	DESCRIPTION
08/02/23	COUNTY REVIEW COMMENTS
08/27/23	COUNTY REVIEW COMMENTS

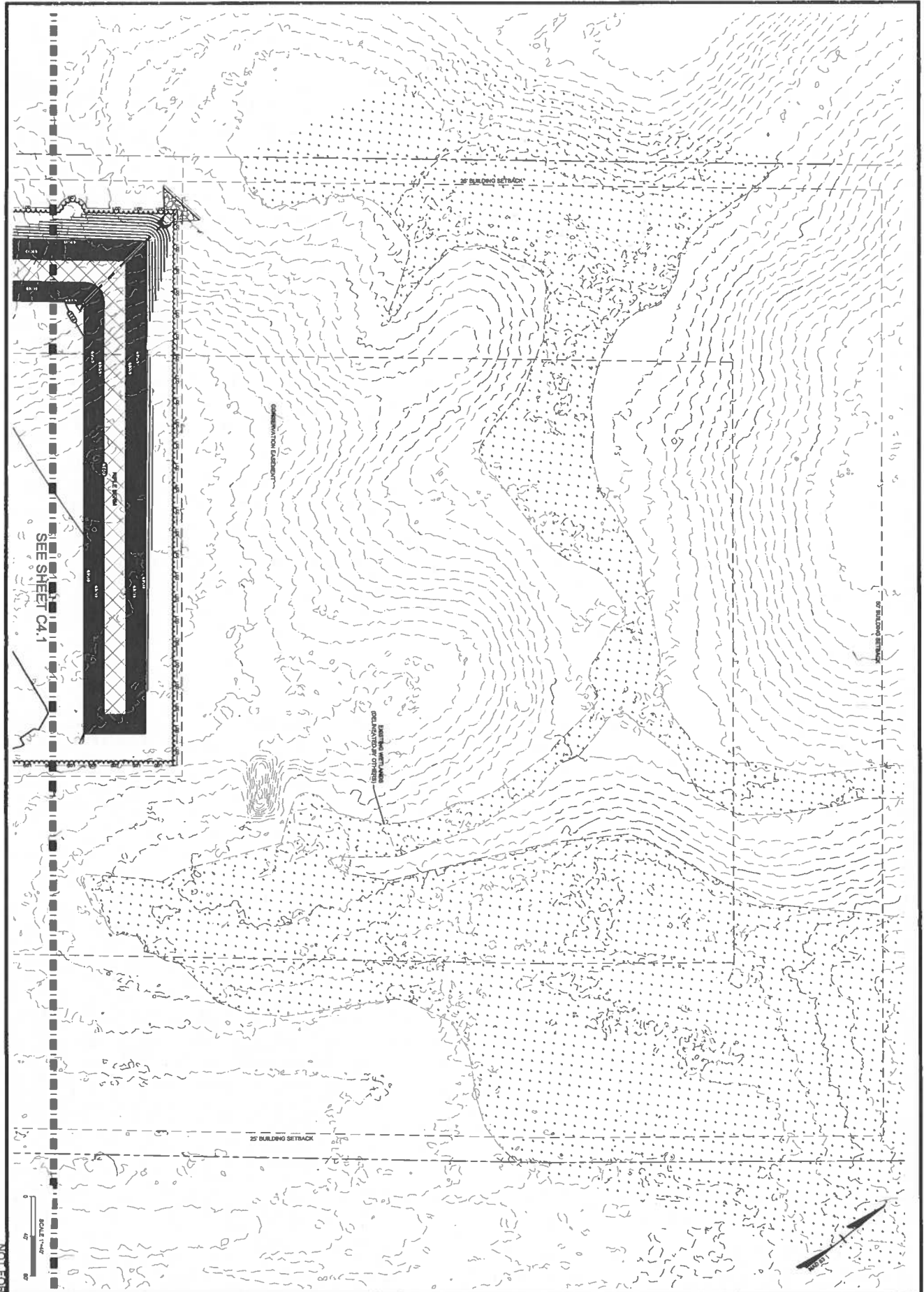
RATCHET DESIGNS
 7116 ROUTE 29, SUITE 200
 FARMINGTON, VA 24005
 PHONE: (804) 328-2228
 CONSERVATION@RATCHETDESIGNS.COM

1118 RICHMOND ROAD
 RICHMOND, VA 23220
 804-770-7000
 20000 W. ZIONSVILLE AVENUE
 ZIONSVILLE, IN 46088
 CONSERVATION PLANNING

NOT FOR CONSTRUCTION

C4.1
 SHEET NO.

PROJECT NO. 23121
 DATE: 05/10/2022
 DRAWN BY: MOHAMMAD
 CHECKED BY: MOHAMMAD
 APPROVED BY:



NOT FOR CONSTRUCTION

PROJECT NO: 2312
 DATE: 09/10/2023
 DRAWN BY: MCKENNA
 DESIGN BY: MCKENNA
 REVIEW BY:

**BLACKWATER
 OUTDOOR SHOOTING RANGE**
 SUSSEX COUNTY, VA
 SITE PLAN

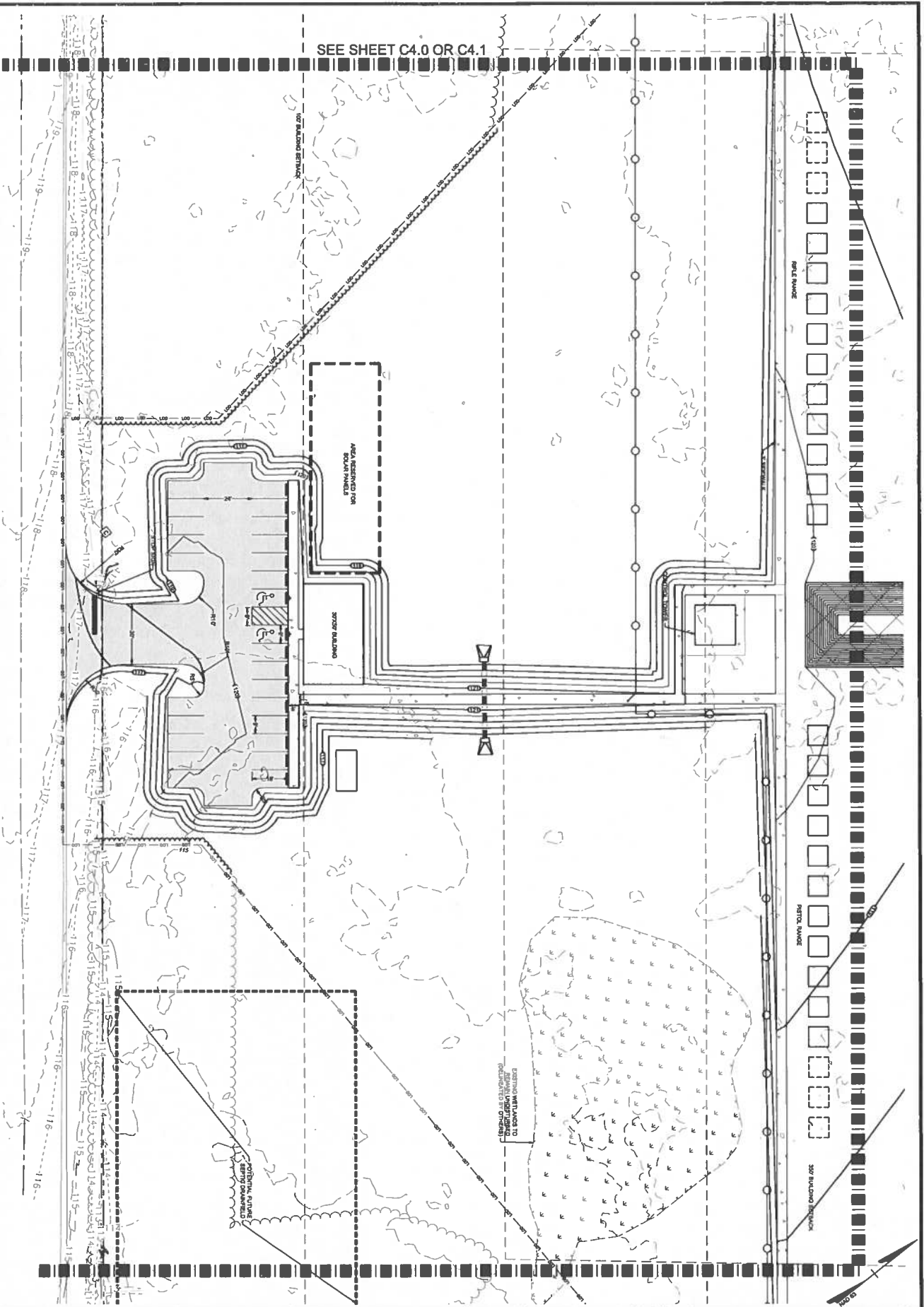
REVISIONS	
DATE	DESCRIPTION
09/03/23	COUNTY REVIEW COMMENTS
09/27/23	COUNTY REVIEW COMMENTS

RATCHET DESIGNS
 7716 MARKET ST., VA 23120
 PHONE: (800) 354-2229
 CONTACT@RATCHETDESIGNS.COM

C4.2

SHEET NO.

SEE SHEET C4.0 OR C4.1



NOT FOR CONSTRUCTION

PROJECT NO 2312
 DATE: 05/10/2023
 DRAWN BY: MOHAMMAD
 REVIEW BY: MOHAMMAD

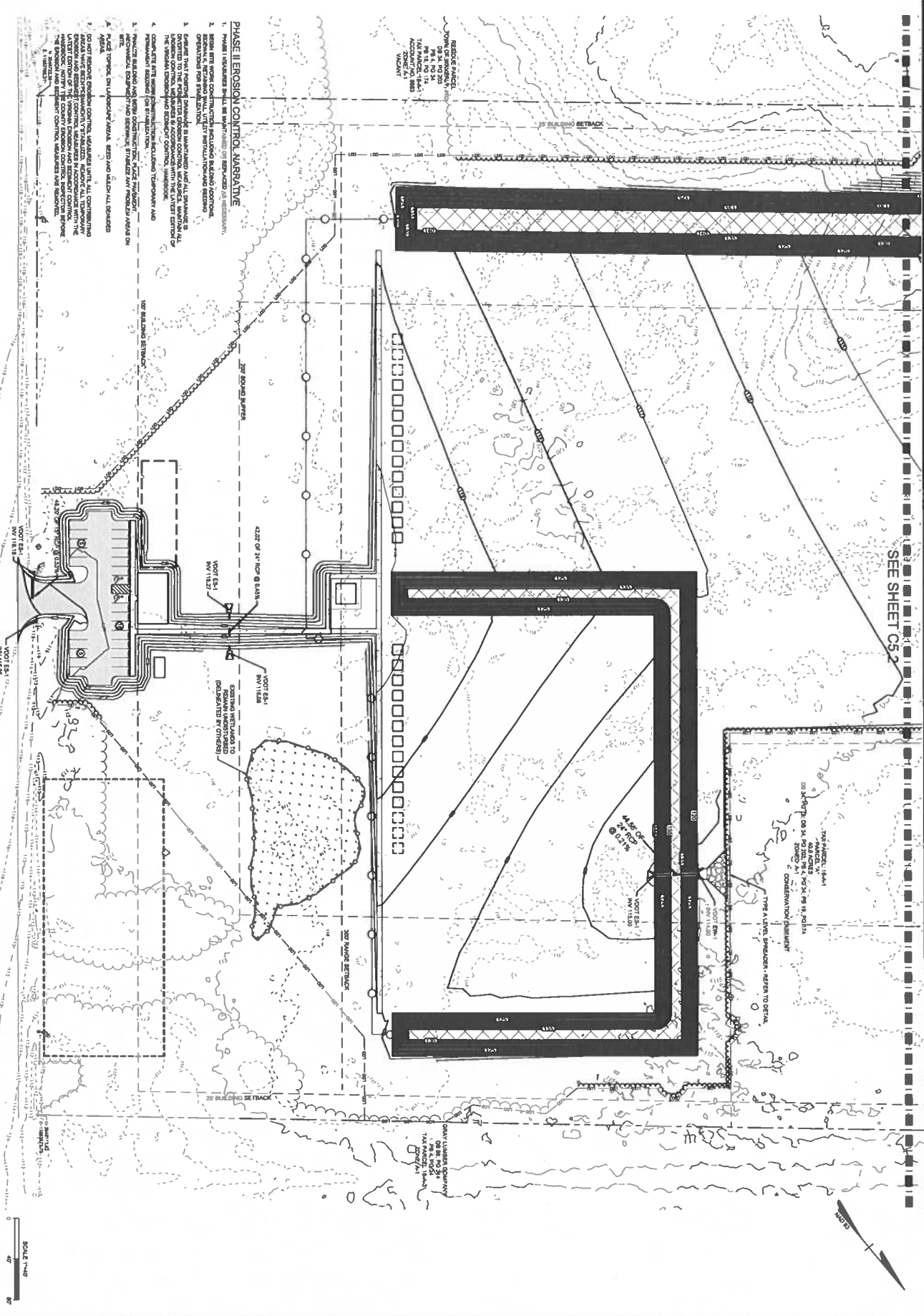
**BLACKWATER
 OUTDOOR SHOOTING RANGE**
 SUSSEX COUNTY, VA
 PROPOSED SITE LAYOUT - BUILDING AND PARKING

REVISIONS	
DATE	DESCRIPTION
08/17/23	COUNTY REVIEW COMMENTS
08/27/23	COUNTY REVIEW COMMENTS

RANCHER DESIGNS
 1115 FOREST DR. SUITE 200
 MODEL TOWN, VA 23120
 PHONE: (804) 328-2228
 COUNCILMAN@RANCHERDESIGNS.COM

C4.3
 SHEET NO.

SEE SHEET C5.2



- PHASE II EROSION CONTROL NARRATIVE**
1. Phase II measures shall be implemented on exposed soil surfaces.
 2. Erosion control measures shall include silt fences, sediment traps, and other measures to prevent sediment from leaving the site.
 3. Erosion control measures shall be installed and maintained until the site is stabilized and the erosion control measures are no longer needed.
 4. Erosion control measures shall be installed and maintained until the site is stabilized and the erosion control measures are no longer needed.

SCALE 1"=40'

NOT FOR CONSTRUCTION

**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA

PROPOSED SITE GRADING - PLAN I

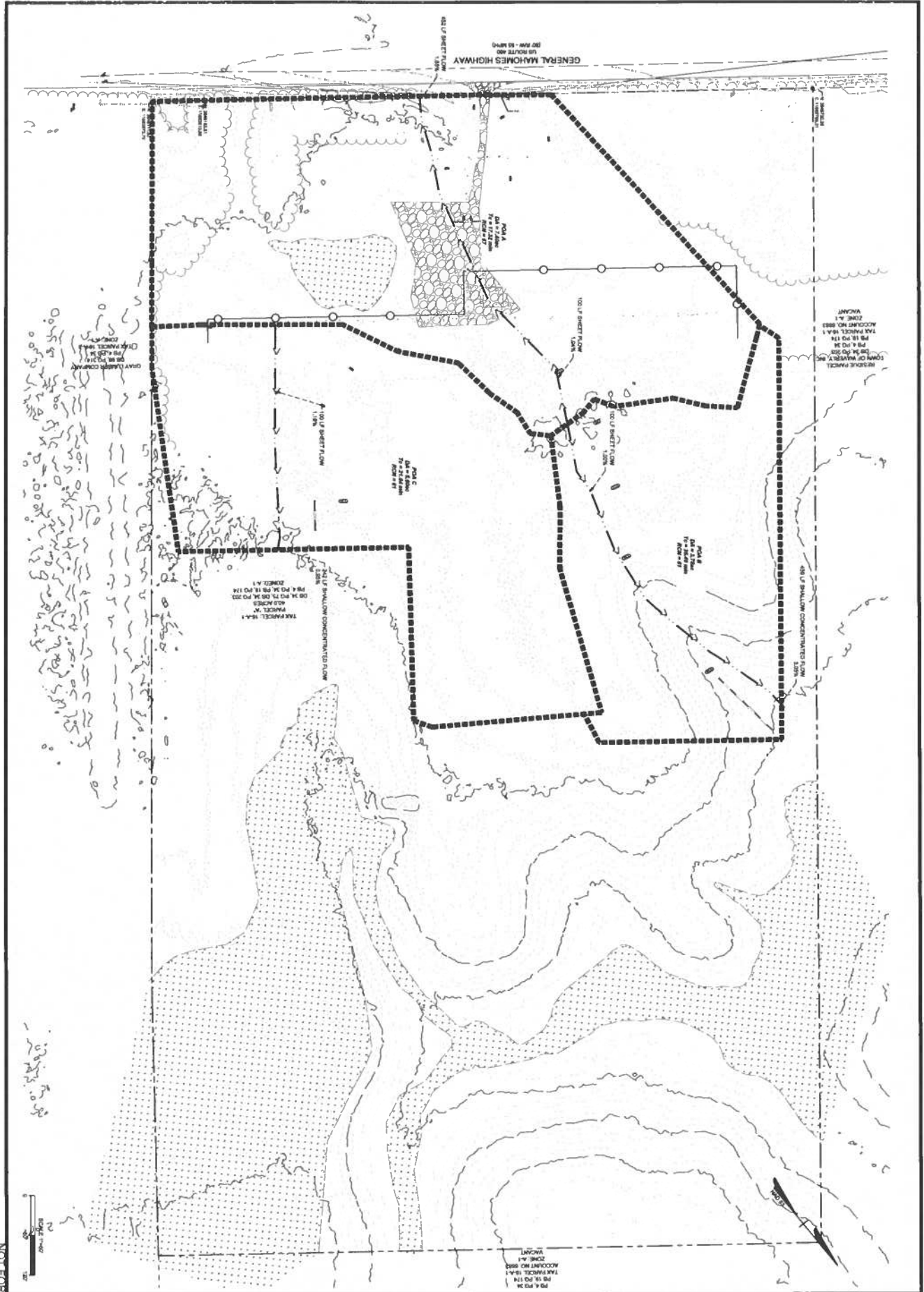
REVISIONS	
DATE	DESCRIPTION
08/13/23	COUNTY REVIEW COMMENTS
08/27/23	COUNTY REVIEW COMMENTS

RATCHET DESIGNS
7116 ROUTE 211, SUITE 202
PHONE: (866) 334-8228
CONTACT: INFO@RATCHETDESIGNS.COM

COMMONWEALTH OF VIRGINIA
REGISTERED PROFESSIONAL ENGINEER
CDS License # 1027723
LTC License # 1027723

PROJECT NO: 23121
DATE: 05/10/2023
DRAWN BY: MCKENNA
DESIGN BY: MCKENNA
REVIEW BY:

SHEET NO. **C5.1**



NOT FOR CONSTRUCTION

C6.0
SHEET NO.

DESIGN BY: BOGARD
DRAWN BY: BOGARD
DATE: 05/10/2023
PROJECT NO: 23121

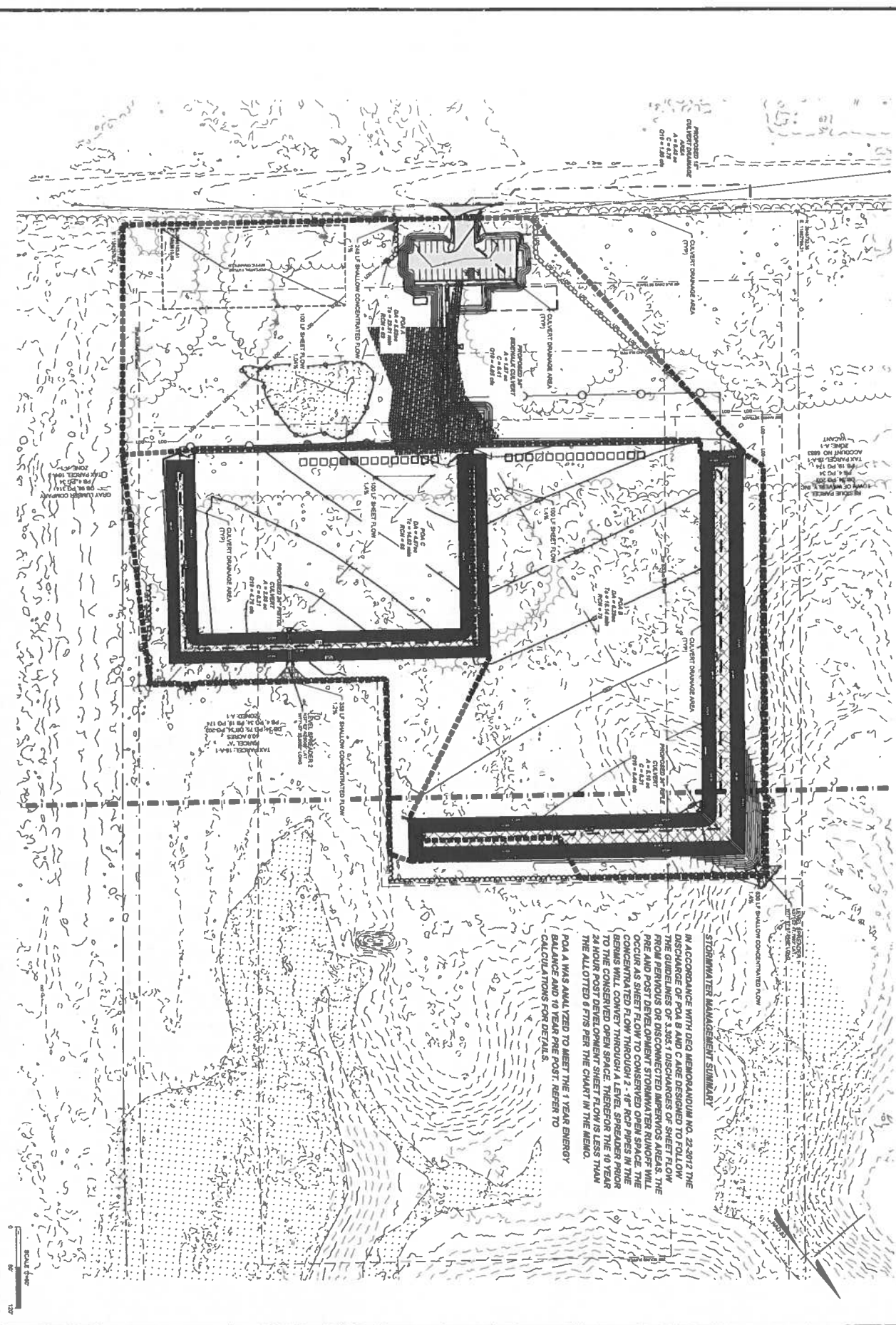
**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA

PRE DEVELOPMENT HYDROLOGY PLAN

REVISIONS	
DATE	DESCRIPTION
08/03/23	COUNTY REVIEW COMMENTS
08/22/23	COUNTY REVIEW COMMENTS

ROBERT L. BOGARD
LICENSE NO. 102773
STATE OF VIRGINIA

RATCHET DESIGNS
7119 ROUTE 111
WASHINGTON, VA 22788
PHONE: (540) 342-0200
CONSULTING ENGINEERS



STORMWATER MANAGEMENT SUMMARY

IN ACCORDANCE WITH DEQ MEMORANDUM NO. 22-2012 THE DISCHARGE OF POA B AND C ARE DESIGNED TO FOLLOW THE GUIDELINES OF 4.303.1 DISCHARGES OF SHEET FLOW FROM PERVIOUS OR DISCONNECTED IMPERVIOUS AREAS. THE PRE AND POST DEVELOPMENT STORMWATER RUNOFF WILL BE EQUAL. THE PRE AND POST DEVELOPMENT STORMWATER CONCENTRATED FLOW THROUGH 2" 40' RCP PIPES IN THE SERVIS WILL CONVEY THROUGH A LEVEL SPREADER PRIOR TO THE CONSERVED OPEN SPACE. THEREFOR THE 10 YEAR 24 HOUR POST DEVELOPMENT SHEET FLOW IS LESS THAN THE ALLOTTED 6 FTS PER THE CHART IN THE MEMO.

POA A WAS ANALYZED TO MEET THE 1 YEAR ENERGY BALANCE AND 10 YEAR PRE POST. REFER TO CALCULATIONS FOR DETAILS.

REVISIONS

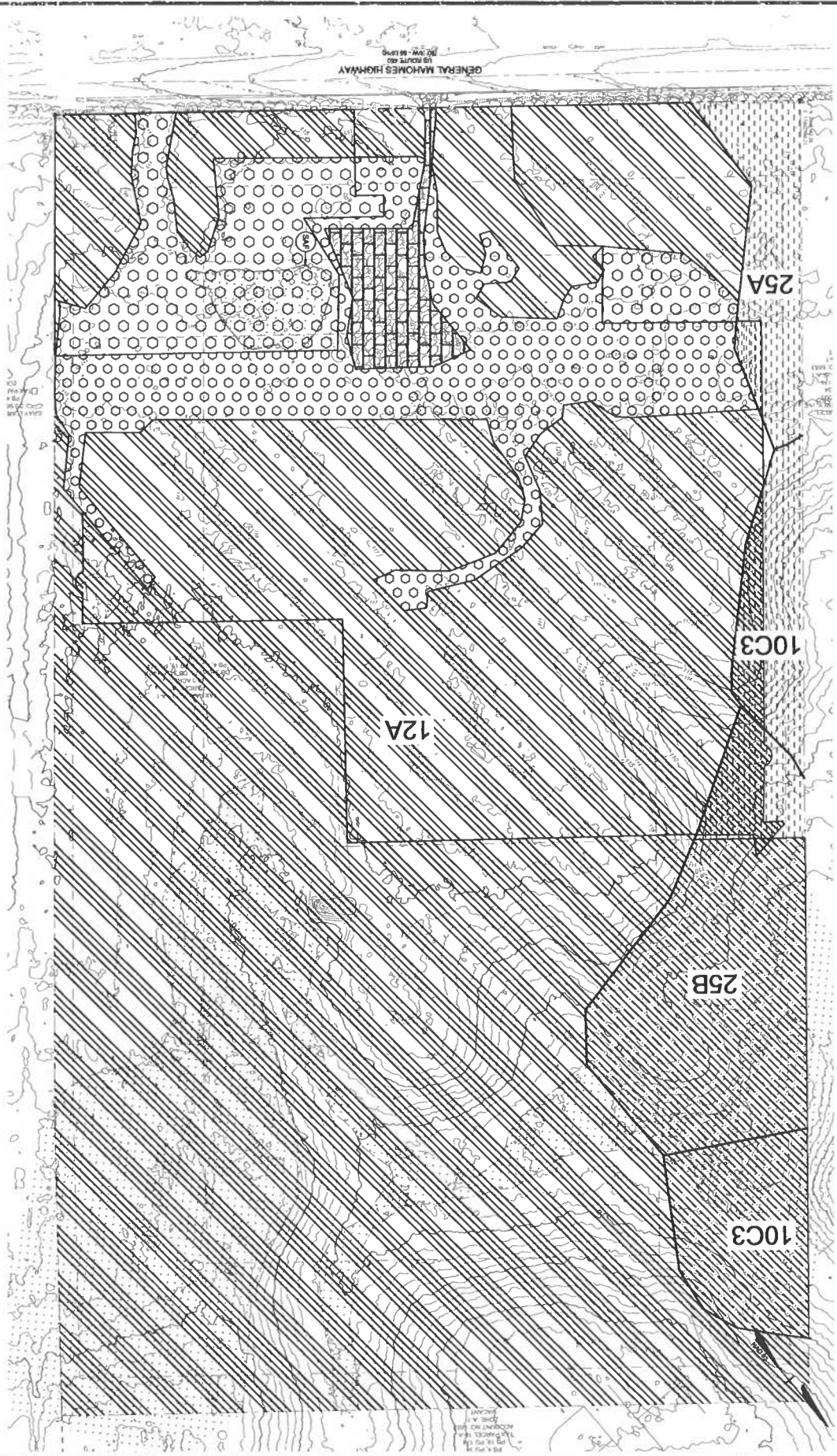
DATE	DESCRIPTION
08/03/23	COUNTY REVIEW COMMENTS
08/17/23	COUNTY REVIEW COMMENTS

**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA
POST DEVELOPMENT HYDROLOGY PLAN

PROJECT NO: 23121
DATE: 08/03/23
DRAWN BY: MCKENNA
DESIGN BY: MCKENNA
REVIEW BY:
SHEET NO. **C6.1**

RATCHET DESIGNS
7118 STANFORD AVE, SUITE 100
ROSELAND, VA 22152
PHONE: (541) 328-8888
RATCHETDESIGNS.COM

NOT FOR CONSTRUCTION



SOIL LEGEND

	FOREST, HSG B
	TURF, HSG B
	IMPERVIOUS, HSG B

	FOREST, HSG C
	TURF, HSG C
	IMPERVIOUS, HSG C

SOIL TYPES

10C3, HSG C
12A, HSG B
25A, HSG C
25B, HSG C

SOIL AREA

SOIL TYPE	AREA (ACRES)	PERCENT
10C3	1.58	91.5%
12A	0.14	7.5%
25A	0.14	7.5%
25B	0.14	7.5%
TOTAL	1.70	100.0%

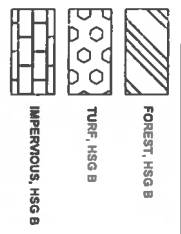
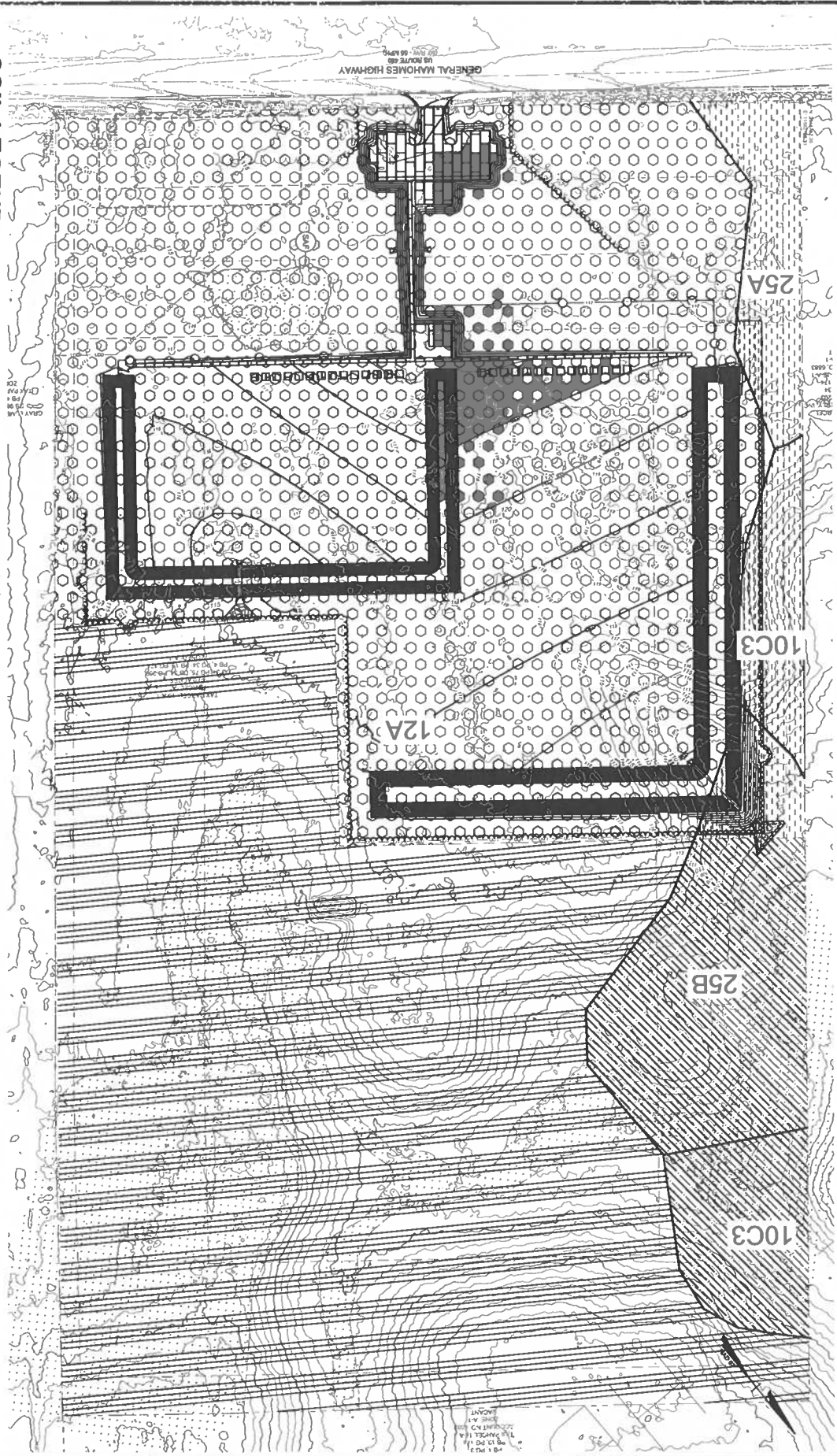
**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA
EXISTING CBPA PLAN

REVISIONS

DATE	DESCRIPTION
05/10/2022	COUNTY REVIEW COMMENTS
05/10/2022	COUNTY REVIEW COMMENTS

RANCHET DESIGNS
7714 MARKET ST., VA 22120
PHONE: (804) 324-2222
ORDERS@RANCHETDESIGNS.COM

NOT FOR CONSTRUCTION
SHEET NO. **C7.0**

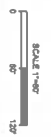


SOIL TYPES

10C3, HSG C
12A, HSG B
25A, HSG C
25B, HSG C

SOIL AREA

SOIL TYPE	AREA (ACRES)	PERCENT
10C3	0.00	0.0%
12A	0.00	0.0%
25A	0.00	0.0%
25B	0.00	0.0%
TOTAL	0.00	0.0%



**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA
PROPOSED CBPA PLAN

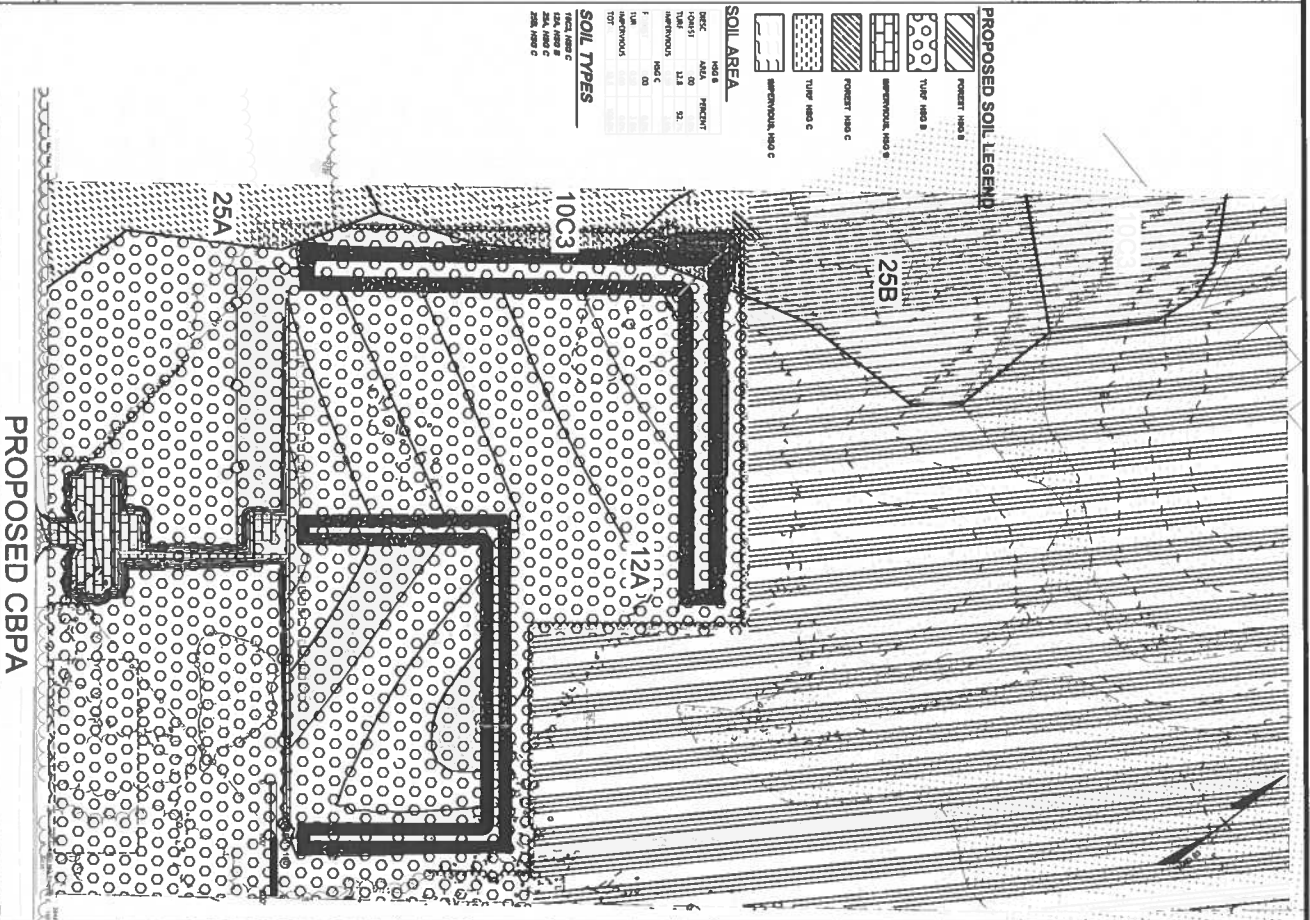
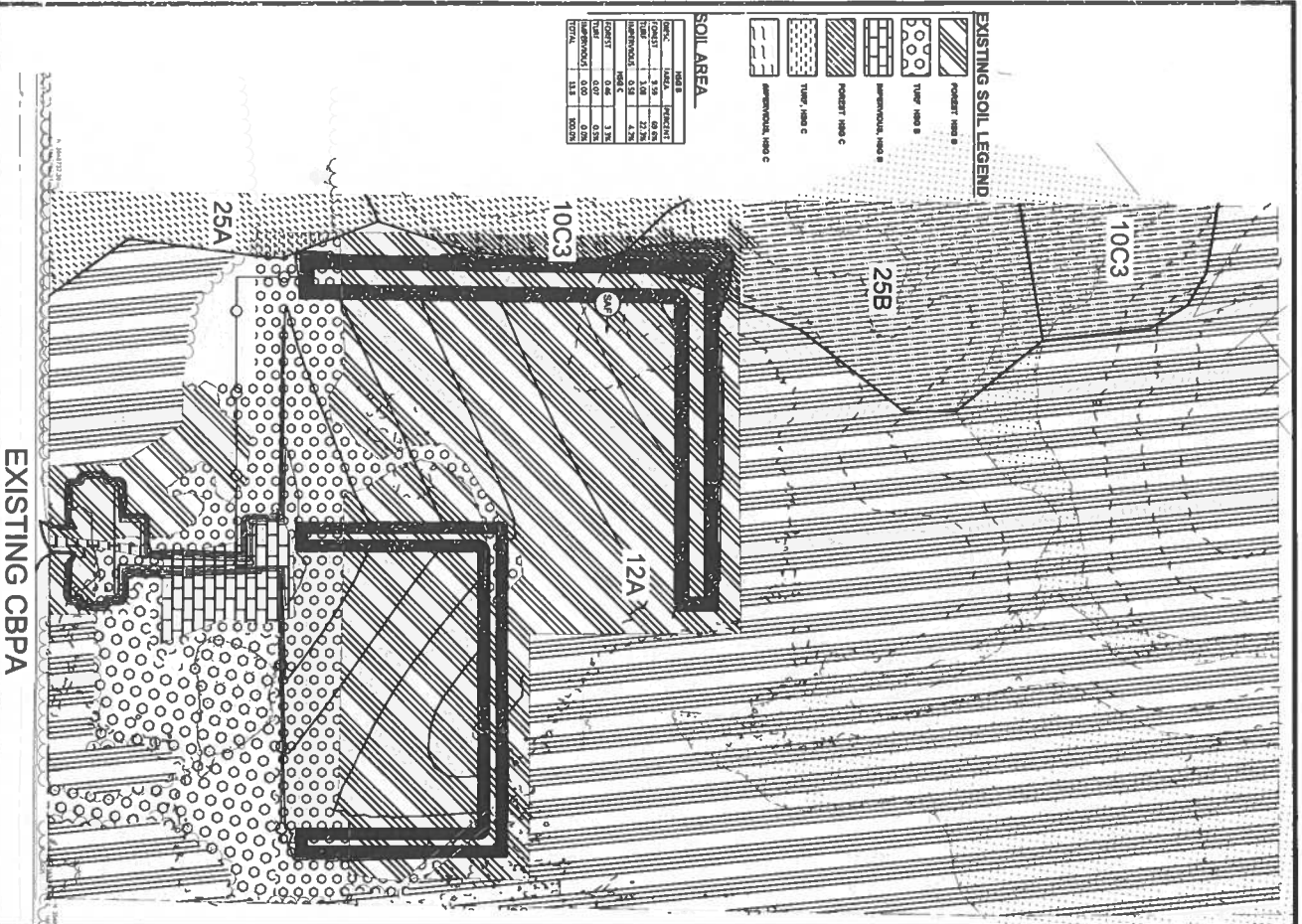
REVISIONS

DATE	DESCRIPTION
08/03/23	COUNTY REVIEW COMMENTS
07/27/23	COUNTY REVIEW COMMENTS

RATCHET DESIGNS
1711 PLEASANT HILL DRIVE
MIDDLETON, VA 22645
PHONE: (703) 552-4286
CONTACT@RATCHETDESIGN.COM

NOT FOR CONSTRUCTION

SHEET NO
C7.1



**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA
CBPA PLAN

REVISIONS	
DATE	DESCRIPTION
08/17/23	COUNTY REVIEW COMMENTS
08/17/23	COUNTY REVIEW COMMENTS

PROJECT NO. 211-
DATE: 05/10/2023
DRAWN BY: MCHEN
CHECKED BY: MCHEN
REVIEW BY:

SHEET NO.
C7.2

NOT FOR CONSTRUCTION

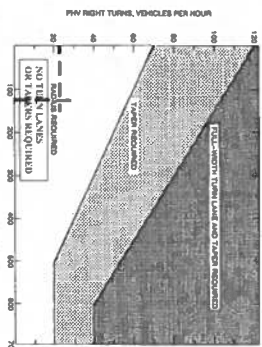
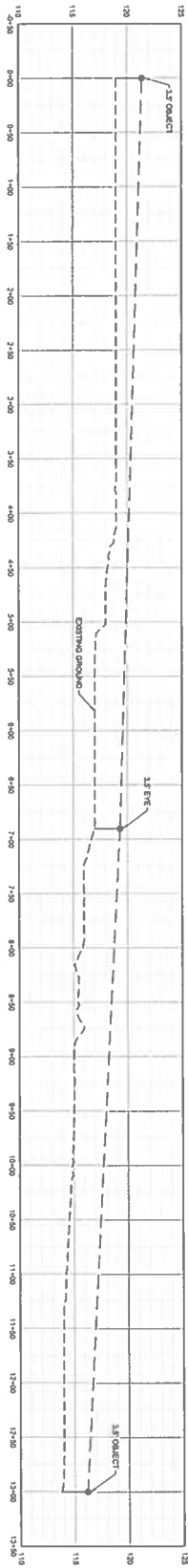
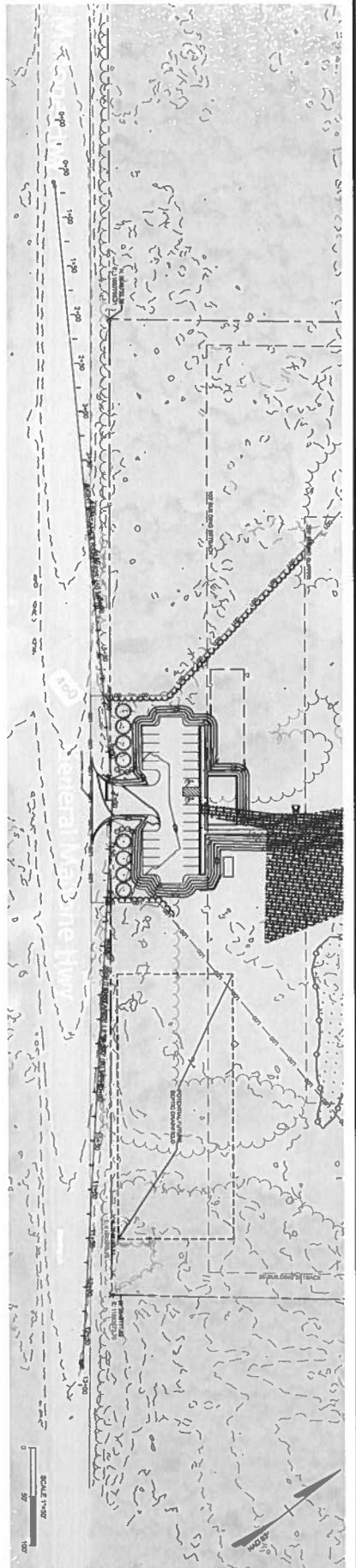


FIGURE 3-28 WISBARTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)
 Appropriate Reducers required at all Intersections and Entrances (Commercial or Private)

LEGEND

PRT - Peak Hour Volume (Volume reduction)
 Adjustment for Right Turn
 For posted speeds at or under 45 mph, PRT right turn = 40, and
 PRT total < 200
 For posted speeds at or under 45 mph, PRT right turn = 20
 if PRT is not known use formula PRT = ADT * K * D
 K = the percent of ADT occurring in the peak hour
 D = the percent of traffic in the peak direction of flow
 Note: All averages of 15% for K & D will suffice.
 When right turn volumes are unknown, see Exhibit 3.1 for design criteria.

Rev. 1115

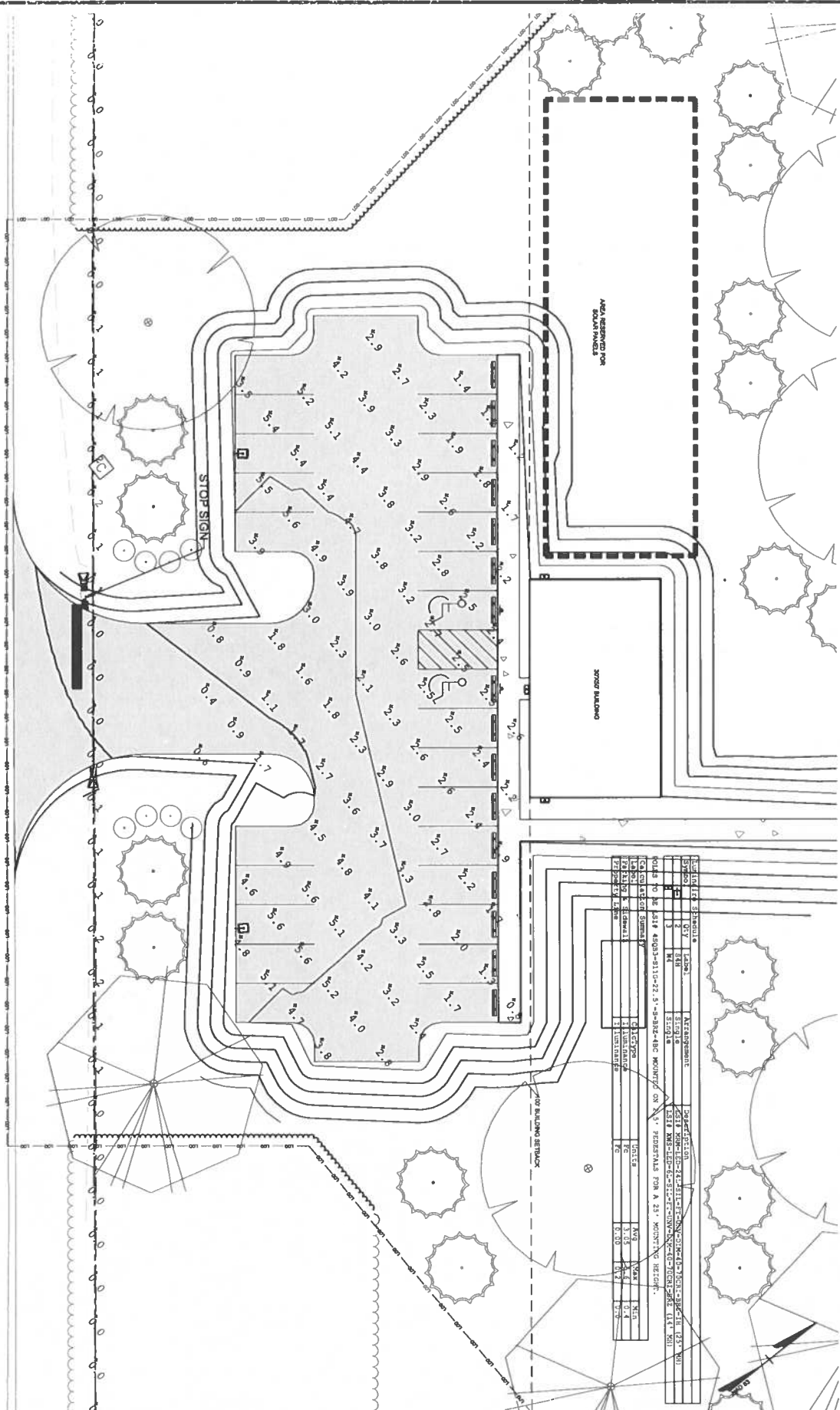
**BLACKWATER
 OUTDOOR SHOOTING RANGE**
 SUSSEX COUNTY, VA
 SIGHT DISTANCE PLAN

REVISIONS	
DATE	DESCRIPTION
09/03/23	COUNTY REVIEW COMMENTS
09/27/23	COUNTY REVIEW COMMENTS

RATCHET DESIGNS
 1719 STATION ROAD, SUITE 100
 FREDERICKSBURG, VA 22405
 PHONE: (800) 343-8282
 WWW.RATCHETDESIGNS.COM

REGISTERED PROFESSIONAL ENGINEER
 COMMONWEALTH OF VIRGINIA
 EXPIRES 12/31/23
 U.S. NO. 6202723
 1027723

NOT FOR CONSTRUCTION
C8.0
 SHEET NO.



SYMBOL	AREA	SYMBOL	DESCRIPTION
1	318	1	11' x 11' TARGET
2	318	2	11' x 11' TARGET
3	318	3	11' x 11' TARGET
4	318	4	11' x 11' TARGET
5	318	5	11' x 11' TARGET
6	318	6	11' x 11' TARGET
7	318	7	11' x 11' TARGET
8	318	8	11' x 11' TARGET
9	318	9	11' x 11' TARGET
10	318	10	11' x 11' TARGET
11	318	11	11' x 11' TARGET
12	318	12	11' x 11' TARGET
13	318	13	11' x 11' TARGET
14	318	14	11' x 11' TARGET
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17	318	17	11' x 11' TARGET
18	318	18	11' x 11' TARGET
19	318	19	11' x 11' TARGET
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78	318	78	11' x 11' TARGET
79	318	79	11' x 11' TARGET
80	318	80	11' x 11' TARGET
81	318	81	11' x 11' TARGET
82	318	82	11' x 11' TARGET
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89	318	89	11' x 11' TARGET
90	318	90	11' x 11' TARGET
91	318	91	11' x 11' TARGET
92	318	92	11' x 11' TARGET
93	318	93	11' x 11' TARGET
94	318	94	11' x 11' TARGET
95	318	95	11' x 11' TARGET
96	318	96	11' x 11' TARGET
97	318	97	11' x 11' TARGET
98	318	98	11' x 11' TARGET
99	318	99	11' x 11' TARGET
100	318	100	11' x 11' TARGET

SCALE 1"=10'

NOT FOR CONSTRUCTION

**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA
LIGHTING PLAN

DATE	DESCRIPTION
08/02/23	COUNTY REVIEW COMMENTS
08/27/23	COUNTY REVIEW COMMENTS

RATCHET DESIGNS
7118 ROUTE 17N, VA 22122
PHONE: (703) 364-6228
CAD@RATCHETDESIGNS.COM

COMMISSION OF PLANNING AND ZONING
CDD NUMBER
LIC. NO. 000176
10/27/23

SHEET NO.
C9.0

PROJECT NO: 23121
DATE: 08/10/23
DRAWN BY: ACHARR
DESIGN BY: ACHARR
REVIEW BY:



RATCHET DESIGNS
714 PATTISON AVE. SUITE 100
MILLERSVILLE, VA 22765
PHONE (800) 343-2828
DORCHESTER@RATCHETDESIGN.COM

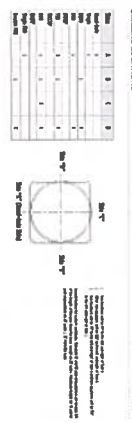


NO.	DATE	DESCRIPTION
01	02/23/23	DESIGN
02	08/27/23	REVISION

**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA
LIGHTING DETAILS II

PROJECT NO. 2121
DATE: 04/10/23
DRAWN BY: JCS/MS
DESIGN BY: JCS/MS
REVIEW BY:
SHEET NO. **C92**

Steel Poles Square Straight



Steel Poles Square Straight

DETAILS LOCATION

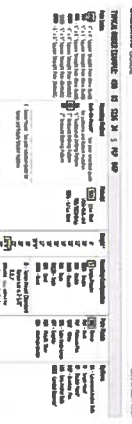
DETAILS CONNECTION

ANCHOR BOLT SET CONNECTION

ACCESSORY CONNECTION

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Steel Pole Square Straight	1	EA	
2	Anchor Bolt Set	1	EA	
3	Accessory Connection	1	EA	

Steel Poles Square Straight



Steel Poles Square Straight

DETAILS CONNECTION

ANCHOR BOLT SET CONNECTION

ACCESSORY CONNECTION

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Steel Pole Square Straight	1	EA	
2	Anchor Bolt Set	1	EA	
3	Accessory Connection	1	EA	

Midsize Medium Outdoor LED Area Light

CONTROL

DETAILS LOCATION

DETAILS CONNECTION

ANCHOR BOLT SET CONNECTION

ACCESSORY CONNECTION

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Midsize Medium Outdoor LED Area Light	1	EA	
2	Anchor Bolt Set	1	EA	
3	Accessory Connection	1	EA	

Steel Poles Square Straight



Steel Poles Square Straight

DETAILS CONNECTION

ANCHOR BOLT SET CONNECTION

ACCESSORY CONNECTION

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Steel Pole Square Straight	1	EA	
2	Anchor Bolt Set	1	EA	
3	Accessory Connection	1	EA	

Steel Poles Square Straight



Steel Poles Square Straight

DETAILS CONNECTION

ANCHOR BOLT SET CONNECTION

ACCESSORY CONNECTION

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Steel Pole Square Straight	1	EA	
2	Anchor Bolt Set	1	EA	
3	Accessory Connection	1	EA	


NOT FOR CONSTRUCTION

Steel Pole Square Stright

Item	Description	Quantity	Unit	Material	Notes
1	1" x 1" x 1/8" Steel Pole Square Stright	100	ft	A36	
2	2" x 2" x 1/8" Steel Pole Square Stright	100	ft	A36	
3	3" x 3" x 1/8" Steel Pole Square Stright	100	ft	A36	
4	4" x 4" x 1/8" Steel Pole Square Stright	100	ft	A36	
5	5" x 5" x 1/8" Steel Pole Square Stright	100	ft	A36	
6	6" x 6" x 1/8" Steel Pole Square Stright	100	ft	A36	
7	7" x 7" x 1/8" Steel Pole Square Stright	100	ft	A36	
8	8" x 8" x 1/8" Steel Pole Square Stright	100	ft	A36	
9	9" x 9" x 1/8" Steel Pole Square Stright	100	ft	A36	
10	10" x 10" x 1/8" Steel Pole Square Stright	100	ft	A36	

Mirada Small Wall Score Silicone (XWS SIL)

Outdoor LED Wall Light



FEATURES & SPECIFICATIONS

- 1. Outdoor rated LED wall light
- 2. 100% Dimmable (0-100%)
- 3. 1000lm (100W)
- 4. 1000lm (100W)
- 5. 1000lm (100W)
- 6. 1000lm (100W)
- 7. 1000lm (100W)
- 8. 1000lm (100W)
- 9. 1000lm (100W)
- 10. 1000lm (100W)

INSTALLATION

1. Mounting: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")

2. Voltage: 120V AC

3. Power: 100W

4. Lumens: 1000lm

5. Beam Angle: 120°

6. Color Temperature: 3000K

7. Dimming: 0-100%


8. Material: Silicone

9. Finish: Matte Black

10. Dimensions: 100mm x 100mm x 100mm

Mirada Small Wall Score Silicone (XWS SIL)

Outdoor LED Wall Light



FEATURES & SPECIFICATIONS

- 1. Outdoor rated LED wall light
- 2. 100% Dimmable (0-100%)
- 3. 1000lm (100W)
- 4. 1000lm (100W)
- 5. 1000lm (100W)
- 6. 1000lm (100W)
- 7. 1000lm (100W)
- 8. 1000lm (100W)
- 9. 1000lm (100W)
- 10. 1000lm (100W)

INSTALLATION

1. Mounting: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")

2. Voltage: 120V AC

3. Power: 100W

4. Lumens: 1000lm

5. Beam Angle: 120°

6. Color Temperature: 3000K

7. Dimming: 0-100%


8. Material: Silicone

9. Finish: Matte Black

10. Dimensions: 100mm x 100mm x 100mm

Mirada Small Wall Score Silicone (XWS SIL)

Outdoor LED Wall Light



FEATURES & SPECIFICATIONS

- 1. Outdoor rated LED wall light
- 2. 100% Dimmable (0-100%)
- 3. 1000lm (100W)
- 4. 1000lm (100W)
- 5. 1000lm (100W)
- 6. 1000lm (100W)
- 7. 1000lm (100W)
- 8. 1000lm (100W)
- 9. 1000lm (100W)
- 10. 1000lm (100W)

INSTALLATION

1. Mounting: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")

2. Voltage: 120V AC

3. Power: 100W

4. Lumens: 1000lm

5. Beam Angle: 120°

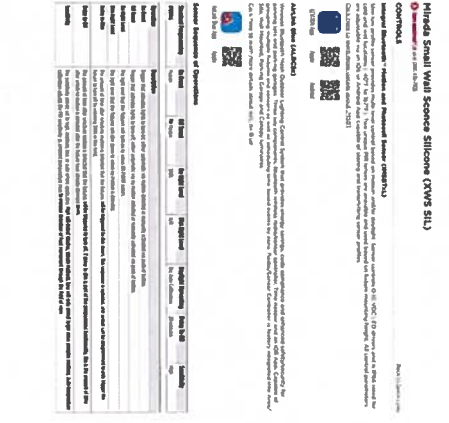
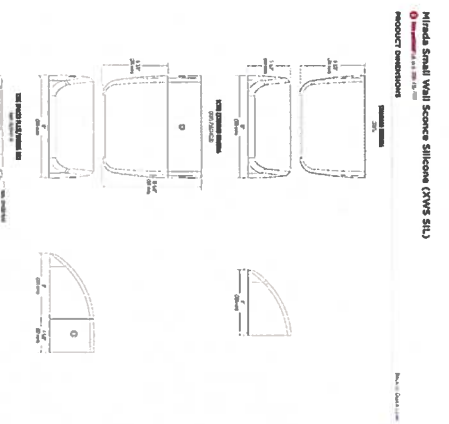
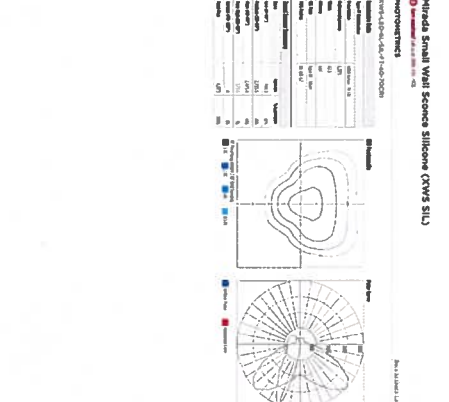
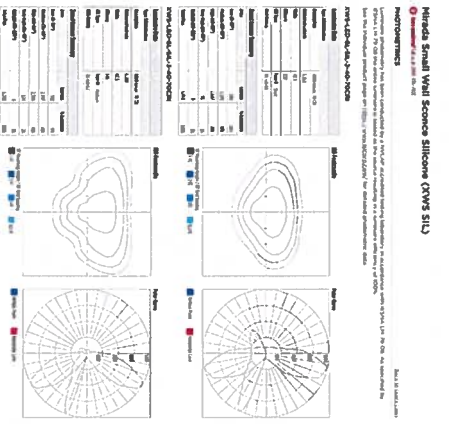
6. Color Temperature: 3000K

7. Dimming: 0-100%

8. Material: Silicone

9. Finish: Matte Black

10. Dimensions: 100mm x 100mm x 100mm



RATCHET DESIGNS
7119 FARMGATE ROAD
ROSELAND, VA 22132
PHONE: (804) 243-8288
D:\CADD\PROJECTS\BLACKWATER\

NO.	DATE	DESCRIPTION
1	08/20/23	COUNTY REVIEW COMMENTS
2	08/22/23	COUNTY REVIEW COMMENTS

BLACKWATER OUTDOOR SHOOTING RANGE
SUSSEX COUNTY, VA
LIGHTING DETAILS III

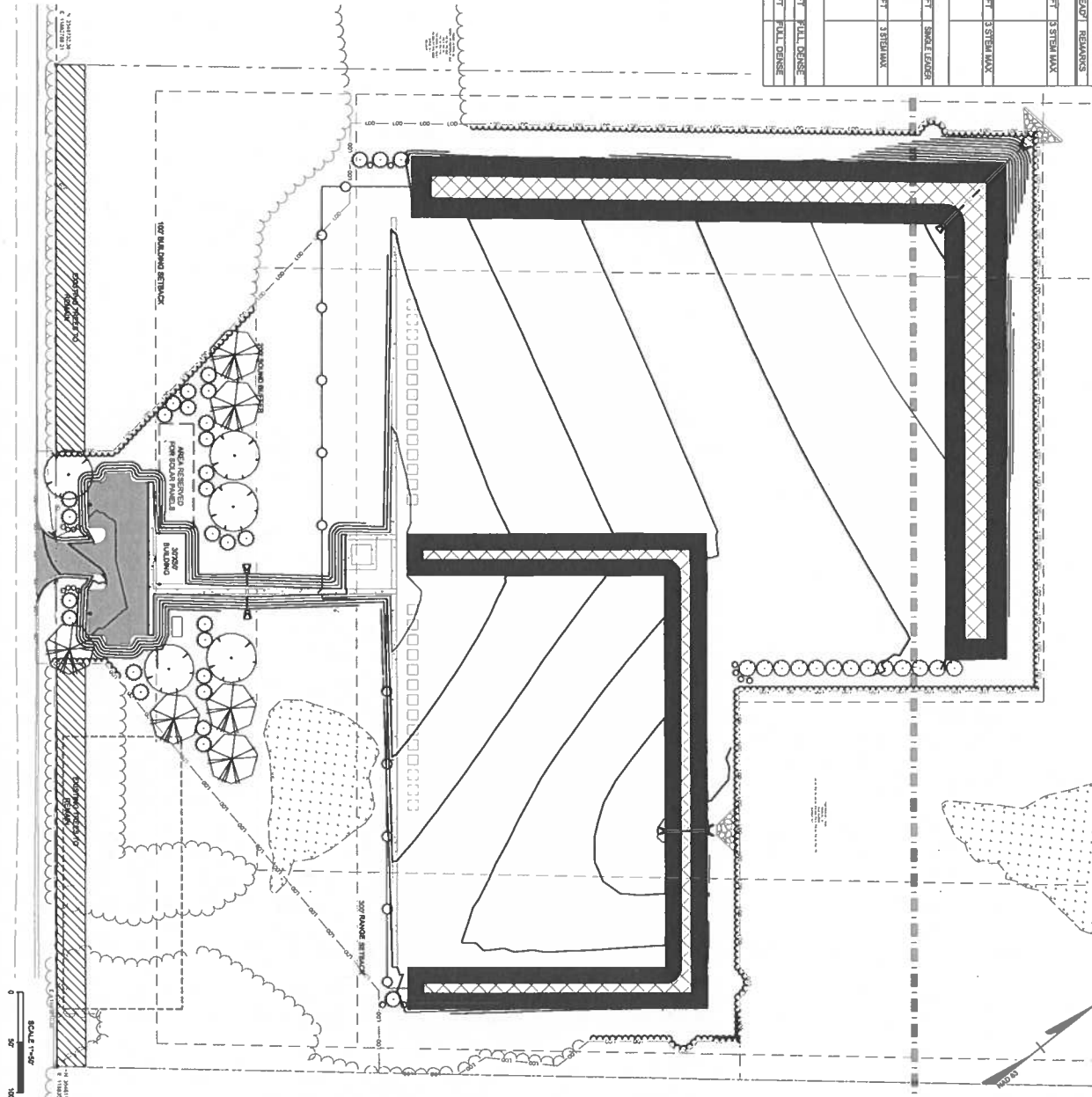
PROJECT NO. 2312
DATE: 08/20/23
DESIGN BY: NICHOLS
REVISED BY:
SHEET NO. **C9.3**

NOT FOR CONSTRUCTION

PLANTING SCHEDULE

SYMBOL	QTY.	RESPECTIVE NAME	COMMON NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES	8 EACH	QUERCUS ALBA	WHITE OAK	2" CALIPER	50 FT	3 STEMS MAX
	13 EACH	CERIS CANADENSIS	EASTERN REDBUD	2" CALIPER	30 FT	3 STEMS MAX
EVERGREEN TREES	30 EACH	PRUNUS ROBUSTA	RED SPRUCE	2" CALIPER	25 FT	3 STEMS MAX
	8 EACH	PRUNUS TAEDA	LOBLODY PINE	2" CALIPER	40 FT	1 STEMMAX
SHRUBS	8 EACH	KALMIA LATIFOLIA	HOOP PINE	1 1/2" CALIPER	5 FT	1 FULL GROWN
	8 EACH	LEPTOCORONIS	REDBUD	1 1/2" CALIPER	3 FT	1 FULL GROWN

1. CALIPER SIZE AT PLANTING OR PROJECTED HEIGHT AT MATURITY.
2. PROJECTED SIZE AT MATURITY.



**BLACKWATER
OUTDOOR SHOOTING RANGE**
SUSSEX COUNTY, VA
LANDSCAPING PLAN

REVISIONS	
DATE	DESCRIPTION
06/27/20	COUNTY REVIEW COMMENTS
08/27/20	COUNTY REVIEW COMMENTS

RATCHER DESIGNS
7111 WASHINGTON AVENUE
PHOENIX, AZ 85042
PH: 602.944.8888
WWW.RATCHERDESIGNS.COM

CITY OF SUSSEX COUNTY
PLANNING DEPARTMENT
10/27/23

PROJECT NO. 2312
DATE: 05/14/23
DRAWN BY: JACOB
DESIGN BY: JACOB
CHECK BY: JACOB
SCALE: 1"=40'
SHEET NO. **C10.0**
NOT FOR CONSTRUCTION



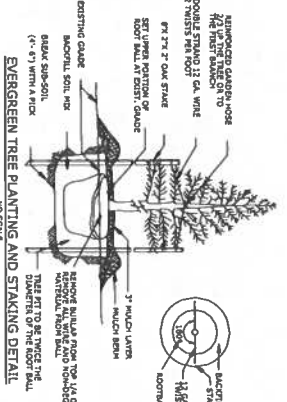
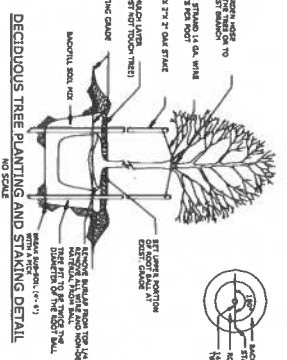
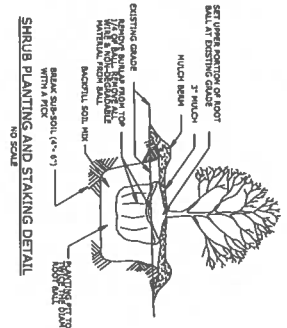
1118 E. PLYMOUTH, SUITE 200
 MODEL CITY, VA 22135
 PHONE (703) 526-8800
 WWW.PATCHETDESIGNS.COM



REVISIONS	
DATE	DESCRIPTION
08/27/22	COUNTY REVIEW COMMENTS
08/30/22	COUNTY REVIEW COMMENTS

**BLACKWATER
 OUTDOOR SHOOTING RANGE**
 SUSSEX COUNTY, VA
 LANDSCAPING NOTE AND DETAIL S

PROJECT NO. 23121
 DATE: 05/10/22
 DRAWN BY: MCKEAN
 DESIGN BY: MCKEAN
 REVIEW BY:
 SHEET NO. **C10.1**



- LANDSCAPING NOTES:**
- PLANT MATERIALS SHALL BE DELIVERED TO THE PROJECT WITH THE LATEST EDITION OF THE NATIONAL LANSCLAPING CODE.
 - CONTRACTOR SHALL VERIFY ALL PLANT MATERIALS ARE OF THE SPECIFIED QUALITY AND QUANTITY.
 - NO CHANGES TO PLANT SPECIFICATIONS SHALL BE ALLOWED BY THE CONTRACTOR UNLESS APPROVED BY THE ARCHITECT.
 - PLANT MATERIALS SHALL BE DELIVERED TO THE PROJECT WITH THE LATEST EDITION OF THE NATIONAL LANSCLAPING CODE.
 - THE PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - PLANT MATERIALS SHALL BE DELIVERED TO THE PROJECT WITH THE LATEST EDITION OF THE NATIONAL LANSCLAPING CODE.
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 - PLANT MATERIALS SHALL BE DELIVERED TO THE PROJECT WITH THE LATEST EDITION OF THE NATIONAL LANSCLAPING CODE.

- PRE-CONSTRUCTION:**
- VERIFY ALL UTILITY LINES, TRENCHES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ANY PLANTING MATERIALS.
 - VERIFY ALL CONSTRUCTION MATERIALS AND METHODS ARE AS SHOWN ON THE PLANS.
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 - VERIFY ALL CONSTRUCTION MATERIALS AND METHODS ARE AS SHOWN ON THE PLANS.
- CONSTRUCTION/INSTALLATION:**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE PROJECT WITH THE LATEST EDITION OF THE NATIONAL LANSCLAPING CODE.
 - PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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 - PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- REVISIONS/QUALITY CONTROL:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE PROJECT WITH THE LATEST EDITION OF THE NATIONAL LANSCLAPING CODE.
 - PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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NOT FOR CONSTRUCTION



STAFF REPORT

ZONING TEXT AMENDMENT #2025-01:

Comprehensive Amendment to the Sussex County Code, Chapter 34, Zoning, Article I (In General) to amend and add definitions as well as to amend the classification of districts and add new use types and to combine the Rural Residential (RR) and Rural Estate (RE) districts, to combine the General Business (B-2) and Shopping Center (B-3) districts, to combine the Residential Manufactured/Mobile Homes (R-2) and Residential Manufactured/Mobile Home Park, Residential (R-MHP) districts, to add Higher Density (R-2) district and to amend the provisions for the Planned Unit Development (PUD) district; Article II (Administrative and Enforcement) to clarify the types of permitted uses, and to establish criteria for approval of conditional and special use permits, to specify requirements for zoning and conditional zoning amendments, to modify area regulations, and width regulations, the nonconforming uses provisions, to clarify the duties of the Board of Zoning Appeals, and to specify site plan requirements, Article III (Zoning Districts) to amend and add new use types, to establish criteria for conditional use permits, to combine the Rural Residential (RR) and Rural Estate (RE) districts and amend the minimum acreage, width and frontage provisions from 2 acres to 1 acre, and from 300 feet of minimum width and frontage of 150 feet, and the setback requirement from 100 feet to 50 feet, to combine the Residential Manufactured/Mobile Homes (R-2) and Residential Manufactured/Mobile Home Park, Residential (R-MHP) districts, to amend use regulations, minimum frontage and width regulations in the R-1 district, to add Higher Density (R-2) district and to amend the provisions for the Planned Unit Development (PUD) district, to amend B-1 to add permitted uses amend yard regulations, to amend B-2 to add permitted uses and amend yard regulations, to amend I-1 to clarify use regulations, to amend I-2 to clarify use regulations and criteria for conditional use permits; to amend Article IV from "Planned Unit Development" to "Supplementary Regulations" to regulate and address supplementary regulations for specific use types; Article V (Signs) to amend the article number to VI and to amend the sign provisions to be consistent with state code changes; to establish a new article V (Vehicle Parking) to specify parking regulations by use type.

DESCRIPTION:

This public hearing is to consider the draft comprehensive amendment to the Zoning Ordinance. The last major update to the zoning ordinance was completed in 2007.

Proposed revisions include the following:

1. Added, amended and defined all uses for clarity and specificity.
2. Created a "use table" per the revised use regulations for simplicity and easy reference, including added and amended uses.



3. Expanded the supplemental use regulations to include minimum standards for "specific" and "added" uses.
4. Evaluated the residential districts which resulted in the following proposed revisions:
 - a. Combined the Rural Residential (R-R) and Residential Estate (R-E) zoning districts to require a 1 -acre minimum lot size with 150 feet of frontage and width for affordability, and to encourage that large agricultural parcels be preserved and maintained intact for the purpose of agricultural and rural preservation. (See enclosed map showing parcels currently zoned R-E, which will be rezoned to R-R via this process if this change is approved.)
 - b. Provide for flexibility in the General Residential (R-1) zone to allow the Board of Supervisors discretion to waive connection to the public water and sewer system where facilities are not reasonably available.
 - c. Combined both R-MH zones specific to manufactured home parks. One district regulated manufactured home parks with less than 10 units and the other regulated parks with 10 or more units.
 - d. Amended one of the R-MH zones to accommodate a higher density residential district designated as R-2. This is a proposed new zoning district that will permit a variety of residential uses, including single-family residential, duplexes, townhouses and multi-family. As a new district, it will require all new users to apply for rezoning to the R-2 district before the district is applied anywhere in the County.
 - e. Amended the PUD zone to allow flexibility via the master plan process.
5. Eliminated the B-3 zone specific to shopping centers and included the "shopping center" use in the B-2 zone. (See enclosed map showing parcels currently zoned B-3, which will be rezoned to B-2 via this process if this change is approved.)
6. Amended the administration and enforcement section, added standards for review of conditional and special use permits, clarified and updated nonconforming, BZA and site plan divisions.
7. Updated sign provisions in compliance with recent state code changes.
8. Updated vehicle parking regulations consistent with revised/added uses.



9. Amend nonconforming regulations to allow the 100% restoration and replacement of a nonconforming structure destroyed or damaged in any manner without obtaining a variance, subject to obtaining a zoning and building permit, and provided such building shall be in compliance with the provisions of the Uniform Statewide Building Code and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the local floodplain regulations adopted as a condition of participation in the National Flood Insurance Program.

At your February 3, 2025, the Commission voted to conduct a public hearing on the proposed amendments with a change to add #9 above.

Note: Please remember to bring your reference documents, including the final draft and any redlined amendments you desire.

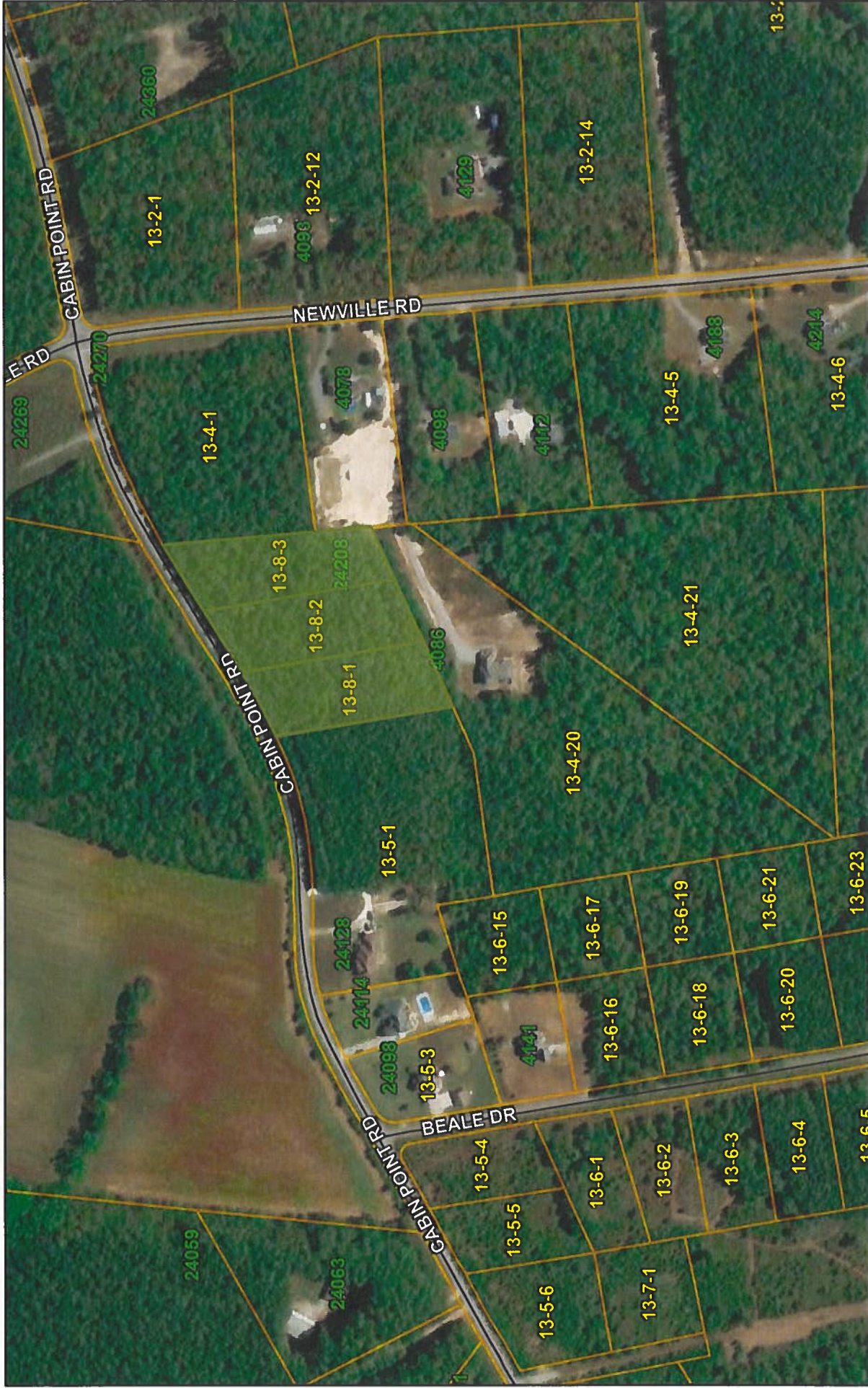
RECOMMENDED ACTION:

Receive public comments and set a date for further review and/or adoption of the comprehensive zoning ordinance amendments.

ATTACHMENTS:

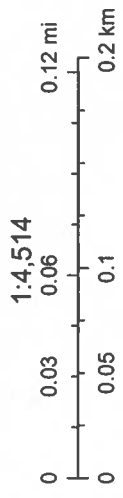
- Zoning Map Revisions

Zoning Map



12/13/2024, 10:50:28 AM

- R-E
- Roads
- Address
- Tax Parcels



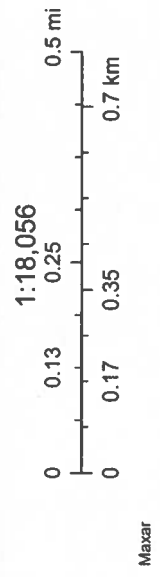
Maxar

Zoning Map



12/13/2024, 10:47:43 AM

-  B-3
-  Address
-  Roads
-  Tax Parcels

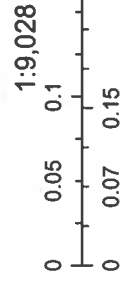


Zoning Map



2/24/2025, 4:35:54 PM

- R-2
- Address
- Roads
- Tax Parcels



Zoning Map



2/24/2025, 4:45:26 PM


- R-2
- Address
- Roads
- Tax Parcels



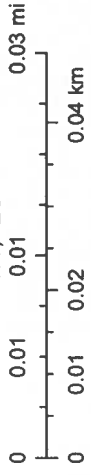
Zoning Map



2/24/2025, 4:46:06 PM

-  R-2
-  Address
-  Roads
-  Tax Parcels

1:1,128



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