# DEPARTMENT OF PLANNING Beverly Walkup, Director of Planning Phone (434) 246-1043 Fax (434) 246-2175



COUNTY OF SUSSEX, VIRGINIA
P. O. BOX 1397 ~ 20135 PRINCETON ROAD
SUSSEX, VIRGINIA 23884-0397
www.sussexcountyva.gov

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

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# **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. DEO 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



# **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?

- 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?

- 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.



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



# SUBMITTAL CHECKLIST FOR CONDITIONAL PERMITAPPLICATIONS

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, astatement 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.
  - 3. 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.



	7. Fifteen (15) copies of such supplemental material as may be necessary	essitated 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 will be refused at the counter. Proof of the most recent must accompany the application.	
requibest the com	e undersigned, certify that this application is complete, accurate a ested information, documents and other submittals, and that all state of my knowledge, true and correct. I further certify that I have exemost recent, complete and correct information available. I under pleted in its entirety may delay processing of this application a mission public hearing and that the submittal of a complete application will be placed on the next available Planning Commission as	ments made herein are, to the reised due diligence to obtain erstand that any section no and the date of the Planning cation does not guarantee the
	Printed or Typed Name	
	Signature	Date



- 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.

Howell P. Godfrey Jr.

Printed or Typed Name

J. 1. Dodgey 11

Signature



### 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. <u>APPLICATION:</u> Conditional Use Permit (Are applicant properties)	roposed conditions attached?):YesNo
The proposed use or activity is listed as a Section Sec. 34-193 in Article III of the	a conditional use in the A-1zoning district as per e Sussex County Zoning Ordinance.
Proposed Use, Activity, or Type of Impro	ovement: Commercial business - outdoor shooting range
Fair Market Value of Improvements? \$_1	50,000
B. PROJECT DESCRIPTION:	
Project Name: The Blackwater Outdo	oor Shooting Range
Property Address (if any): 4401 Gener	al Mahone Hwy Waverly, VA 23890
Election District: Blackwater	
Comprehensive Plan Designation: Recre	eational
	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 WaterPrivate Well
	Public Sewer Private Septic
Are there any deed restrictions on the prop (If yes, please attach a copy of the deed res	



C. <u>APPLICATION INFORMATION:</u>	
Applicant(s) Name(s): Howell Godfrey Jr.	and the sale of th
Address: 4076 Spring Grove Ave	
City, State, Zip Code: Claremont, VA 23899	
Phone No.: 7579456285 Email: how	wellgodfrey43@gmail.com Fax No.:
Property Owner(s) Name(s): The Town of Wa	verly
Address: 119 Bank St	
City, State, Zip Code: Waverly, VA 23890	
	cphaul@town.waverlyva.usFax No.:
this use permit application. Signing this application	ation to act with full authority on the owner(s) behalf in filing shall certify the owner's compliance with all deed restrictions
of conducting site analyses and compliance with Federal Applicant: Howell Percell Godfrey Jr.	eral, State and County regulations.
and covenants, and shall constitute the granting of au of conducting site analyses and compliance with Federal Conducting Site analyses and compliance Site analyses and compliance Site analyses and Conducting Sit	eral, State and County regulations.
of conducting site analyses and compliance with Federal Applicant: Howell Percell Godfrey Jr.  Printed or Typed Name	eral, State and County regulations.
of conducting site analyses and compliance with Federal Applicant: Howell Percell Godfrey Jr.  Printed or Typed Name	Owner:Printed or Typed Name
Applicant: Howell Percell Godfrey Jr.  Printed or Typed Name  Applicant:Date:	Owner: Date:
Applicant: Howell Percell Godfrey Jr.  Printed or Typed Name  Applicant: Date: Date: Signature  County of Sussex, Commonwealth of Virginia  Subscribed and sworn to before me	Owner: Date: Signature  County of Sussex, Commonwealth of Virginia  Subscribed and sworn to before me
Applicant: Howell Percell Godfrey Jr. Printed or Typed Name  Applicant: Date:	Owner: Date: Signature  County of Sussex, Commonwealth of Virginia  Subscribed and sworn to before me
Applicant: Howell Percell Godfrey Jr. Printed or Typed Name  Applicant: Date:	Owner:  Printed or Typed Name  Owner:  Signature  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,
Applicant: Howell Percell Godfrey Jr.  Printed or Typed Name  Applicant: Date: Date: Signature  County of Sussex, Commonwealth of Virginia  Subscribed and sworn to before me	Owner:  Printed or Typed Name  Owner:  Signature  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,



C. <u>APPLICATION INFORMATION:</u>	
Applicant(s) Name(s): Howell Godfrey Jr.	
Address: 4076 Spring Grove Ave	
City, State, Zip Code: Claremont, VA 23899	
	lgodfrey43@gmail.com Fax No.:
Property Owner(s) Name(s): The Town of Waver	rly
Address: 119 Bank St	
City, State, Zip Code: Waverly, VA 23890	
	aul@town.waverlyva.usFax_No.:
his use permit application. Signing this application sha	n to act with full authority on the owner(s) behalf in filing all certify the owner's compliance with all deed restriction rity of the County to enter onto the property for the purpos
f conducting site analyses and compliance with Federal	, State and County regulations.
f conducting site analyses and compliance with Federal	Owner:Printed or Typed Name
pplicant: Howell Percell Godfrey Jr.  Printed or Typed Name	Owner:Printed or Typed Name
f conducting site analyses and compliance with Federal pplicant: Howell Percell Godfrey Jr. Printed or Typed Name	Owner:Printed or Typed Name
pplicant: Howell Percell Godfrey Jr.  Printed or Typed Name  pplicant: 1. 1. Lodger Date: 1/8/4	Owner:  Printed or Typed Name
pplicant: Howell Percell Godfrey Jr.  Printed or Typed Name  pplicant: 1. 1. Lodger Date: 1/8/4	Owner:  Printed or Typed Name
f conducting site analyses and compliance with Federal pplicant: Howell Percell Godfrey Jr.	Owner:  Printed or Typed Name  Owner:  Date:  Signature  County of Sussex, Commonwealth of Virginia



Owner:		Owner:	
Printed or Typed Name		Printed or Typed Name	
Owner:	Date:	Owner:	Date:
Signature		Signatu	re
County of Sussex, Comm	onwealth of Virginia	County of Sussex, Co	ommonwealth of Virginia
	before me		n to before me
	, A Notary Public in and for mmonwealth of Virginia,		, A Notary Public in and for , Commonwealth of Virginia,
this day of			, 20
Nota	ry Public	Ne	otary Public
My Commission Expires	s	My Commission Exp	ires



# "Good Things Are Happening in Sussex County!" Sussex County, Virginia

# Planning and Zoning Department

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 Sussex, Virginia 23884		Princeton Road, P. O. Box 1397,	
FOR OFFICE USE ONLY:			
Complete Application Received On Tax Query: [ ] Current [ Posted/Date to Post:  AGENCIES REFERRALS:	:	Distribution Date:	Fees Paid:
Department of Environment Finance Industrial Development Aut County Administration Public Safety Health Department VDOT Commissioner of the Reven Sussex Service Authority	hority		Town of Waverly Town of Stony Creek
Verified By:			Date:



# **COUNTY OF SUSSEX** DISCLOSURE OF REAL ESTATE HOLDINGS

Notary Public

My Commission Expires

Applicant Howell Percell Godfrey Jr.		
Address 4076 Spring Grove Ave		
Clausers at	Street	20202
Claremont City	VA State	
	HOLDINGS TO BE AFFECTE	· · · · · · · · · · · · · · · · · · ·
	TODDINGS TO BE ATTECTE	
Location or Address		Description
4401 General Mahone Hwy Waverly, VA 23890	151 8	acres of woodlands
Not Required for Corporation whose stock is traded on hareholders.)		
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 Comrindividually, by ownership of stock in a corporation own settlor of a revocable trust, or whether a member of the governing body has any such interest?Yes	ning such land, partnership, as thimmediate household of any men	e beneficiary of a trust, or the
do solemnly swear that the foregoing statement(s) and Applicant: Howell Percell Godfrey Jr. Ap		lete, correct and true.  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, Comn Virginia, this day of		
VICUITUS INIC MAVAT		



# COUNTY OF SUSSEX DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Howell Percell Godfrey Jr.	
Address 4076 Spring Grove Ave	
	reet
Claremont VA City Sta	
City	Zip Zip
REAL ESTATE HOLDI	NGS TO BE AFFECTED
Location or Address	Description
4401 General Mahone Hwy Waverly, VA 23890	151 acres of woodlands
OTHER OWNERS OF AI (Not Required for Corporation whose stock is traded on a natio shareholders.)  Name of Individuals Corporation/Partnership	FFECTED REAL ESTATE nal or local stock exchange or having more than 500  Address
Business Association	
The Town of Waverly, Inc	119 Bank St, Waverly, VA 23890
Does any member of the Sussex County Planning Commission individually, by ownership of stock in a corporation owning succepture of a revocable trust, or whether a member of the immediagoverning body has any such interest?  Yes	th land, partnership, as the beneficiary of a trust, or the ate household of any member of the Planning Commission or
If yes, names of members:	
I do solemnly swear that the foregoing statement(s) and attachm Applicant:    Howell Percell Godfrey Jr.   Applicant:   Printed or Typed Name	nents(s), if any are complete, obrreet and true.  Date: 1/9/25
Commonwealth of Virginia County of Sussex Succes	, attitu-

# **AMENDMENT TO CONTRACT FOR SALE OF REAL ESTATE**

THIS AMENDMENT is made this 10 %			
between THE TOWN OF WAVERLY, Seller, and	Howell	godfrey	Jv.
, 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:

 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

BUYER:

The Timbergeck Corp.

By M. T. Sodyren T

Howell Godfrey Jr.

[NOTARY CLAUSES ON NEXT PAGE]

COMMONWEALTH OF VIRGINIA	
CITY/COUNTY OF Sucry	, to wit:
I, the undersigned Notary Public and State, do hereby certify that The His whose name is signed to the foregoing obefore me this 11 day of December 2 or has produced identification.	document, has acknowledged the same
	Notary Public
My Commission Expires: 12 31 202	7
My Registration No.: 3036123	ANNE COO
COMMONWEALTH OF VIRGINIA	REG. NO. 0006123 EXPIRES 12-31-27
CITY/COUNTY OF Surcy	, to wit: VINGINITY PUBLISHED
I, the undersigned Notary Public and State, do hereby certify that whose name is signed to the foregoing obefore me this day of, 2	document, has acknowledged the same
or has produced identification.	one, it personally known to me
My Commission Expires:	Notary Public
My Registration No	

(ugus 20, 1935. Mailed to

47

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

WETNESSETH: 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 morth of U. S. Route No. 460 where the western boundary of a tract of land belonging to the Virginia Portland Cement Company corsses said U. S. Route Bo. 460, running westwardl 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 bounds ry of the said tract of land belonging to the Virginia Portland Cement Company to a poin 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 hunared 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 remain 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	(SKAL)

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

I, H. E. Herbert, a motary 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 Bovember, 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. Mand indexed as required by law.

Test

Jesse I Largeaux,

Clerk.

# **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 Weslern 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

M. P. Godgrey dr.

Howell P. Godfrey Jr.

President, The Timberneck Corporation

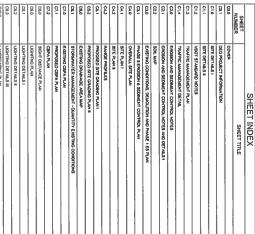
1/27/2024

Date

# BLACKWATER OUTDOOR SHOOTING RANGE

# SUSSEX COUNTY, VIRGINIA **AUGUST 2023**





1021123

7119 STAFFORD PARK DIRVE MOSELEY, VA 23120 PHONE: (804) X34-3280

RATCHET DESIGNS

SITE DATA

L. PLAND DEVELOPED BY: RATCHET DESIGNAL LLC 7119 8TA/PGIDD PARK DRIVE MOBELEY, VINCAMA, 20170 TEL: 604.354.9280 CONTACT: CECKL MOUARL, JR, PE

ZONING & DISTRICTS. ZONING. A-1 BLACKWATER DISTRICT

PARCEL AREA 40.0 ACRES DISTURBED AREA 14.01 ACRES

LEGAL REFERENCE ACORESS. NAP ID: TAX PARCEL 16-A-1, PARCEL "A" SCURICE OF TITLE DB 34, PG 73; DB 34, PG 203, PB 4, PG 34, PB 19, PG 174

SOUNCE OF THROGUMPHY AND SUPPRY:
HOMTONE OF THE SITE TOWOGRAPHY B ANDED ON STATE LIDAR
THE AREA, ANDUMD THE PROPOSED ENTUNCE WAS SURVEYED BY
CANDINAL CHR. RESOUNCES
7.19 WHETTEME ROAD.
7.19 WHETTEME ROAD.
7.19 WHETTEME ROAD.
7.10 WHETTEME ROAD.
7 DATUM REFERENCE: WAS WILLUDED AS PART OF THE SURVEY

THE PROPERTY SURVEYINGLIDED WITH THIS PLAN IS BASED ON A PLAT THE PROPERTY LINE SURVEY WAS COMPLETED.

APPROVAL BLOCK DEQ PLAN # 20\_\_\_-0\_\_

**BLACKWATER OUTDOOR SHOOTING RANGE** 

DESCRIPTION

Constanted Use Permit applications 2022 64 for Hernell Godfrey, Jr. for a shaping resign on approximately 20 nets of land sorted by the Event of Verselly, loagues on the sent and self 16, 46,00 approximately 25 meles notificated from the Towns of Westelly approximately 25 meles notificated from the Towns of Westelly as Neuron County Version (gradum of E.P. 1864-04.)

1, EDISTING LAND USE SCHEDULE:
AREA
FOREST SALS AC
TUBE
TOTAL
TOTAL
40 ACRES

% (BASED ON 40 ACRES) 86.15 12.76 1.07

AREA 14, (BASED ON 40 ACRES) 24,29 AC 90,73 15,19 AC 37,97 0,52 AC 1,3 40 ACRES

BUILDING INFO
BUILDING
BUIL

tis repular marking held on Jamany 19, 2023, the Sovers County Based of Supervisors roads approve the above-referenced Combinistal Use Permit (CVP) application indipote to the ferring combibious.

WATER AND SANTARY SERVICES: NOVE PAGED WITH THIS HITTAL PHASE OF THE PROJECT, PROVIDED.

1. SPACE PER 200 SO FT X 1,500 SO FT RODING = 8 SPACES
PROVIDED.

25 SPACES = 2 ADA COMPLIANT SPACES = 27 SPACES

MECHANIZA, ECURPIERT, WEETHER ROCK-TOP OR GROUND LEYEL, SHALL BE DRELDED AND DECEMBER PROM PUBLIC VIEW AND DESIGNED TO BE PERCENED N. AN INTEGRAL PART OF THE BUILDING. TRAIN WILL BE STORED INTERNAL TO THE BUILDING AND CONTAINED WITHIN KOLL-OUT "SUPER CAMS".

NCTION AND ACCESS BOXES SHALL BE PARITED TO MATCH BUILDING. IUTDOOR MUSIC OR PUBLIC ADDRESS SYSTEM IS PROPOSED.

22. LATACHG NG7.0805", W77.1278" SE, HUC CODE: CUSS

Downson

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APPROVAL STAMPS

PROJECT NO: 23121

DATE: 05/10/2023

DRAWN BY: MCHAR

ALB MOUNT

NOT FOR CONSTRUCTION

0.00 SHEET NO. BLVO

SUSSEX COUNTY, VA

**COVER SHEET** 

COUNTY REVIEW COMMENTS

DESIGN PROPESSIONAL
RATCHET DESIGNS, LLC
71 IS STAFFORD PAUX DRIVE
MOSELLEY, VRIGNNA 23120
TEL 804,334,5239
CONTACT CECK, MONAR, JR, PE

C. PROJECT DEVELOPER
HOWELL P., OCOPREY JR.,
4078 SPRING GROVE
CLAREMONT, VA. 25890
PHONE: (787)M-5-4280
EMAL: howelpodiny/3/8g/me

PROPERTY OWNER
SAME AS DEVELOPER

WHE D. TAN SHEEL 14-14 SHEEL 14-1 SHEEL 14-1

OFFERT SUPPORT ACTIVITY INFORMATION

# 

CSJ	7. PRE-DEV, DRAWAGE AREAS (ACREAGE, DIVIDES & FLOW PATHS)
AUA	IL EXSTING EASEMENTS (DEED BOOKPAGE REF. OR INSTRUMENT 8)
67.0	15. EXISTING LAND COVER / USE TABULATION
COLO	14. EXISTING VEGETATIVE AREAS (FOREST, OPEN SPACE & TURF)
COLO	13. EXISTING IMPROVEMENTS (BUILDINGS, ROADS, PARIGING & UTILITIES)
0,00	12. RESOURCE PROTECTION AREAS
cao	11, EXISTING 100-YEAR FEMA FLOODPLAIN
03.0	10. EXISTING KARST FEATURES
CSLO	EXISTING STREAMS, PONDS, DITCHES, WETLANDS & OTHER WATERS
03,0	EDISTING TOPOGRAPHY (EXISTING CONTOURS)
88	, EXISTING PROPERTY BOUNDARIES (INC., LEASE BOUNDARIES)

1. MANDATINE OF PREST ORDITORIAL PROTECTION   DEPET NO.	CALC BOOK, OLD, OL1	33, HYDROLOGIC & HYDRAULIC COMPUTATIONS
8) TRCES) TRES) F) F)	ū	32. EROSION & SEDBLENT CONTROL DETAIL DRAWINGS
	C3.1	31, PROP, EROSION & SEDIMENT CONTROLS (VESCH, CHAPTER 3)
9 9 9	626	30. CRITICAL EROSION AREAS (VESCH, CHAPTER 6)
9 9	62.0	
9 9	CL CL	28. NARRATIVE OF PROP. EROSION & SEDBIENT CONTROLS
	SHEET NO.	EROSION & SEDIMENT CONTROL INFORMATION
3 3 3		
<del> - - - - - - - - -</del>	CAD	27. POST-DEV, DRASHAGE AREAS (ACREAGE, DIVIDES & FLOW PATHS)
<del></del>	NJA	25. PROPOSED EASEMENTS
<del></del>	C7.1	25. PROPOSED LAND COVER / USE TABULATION
	CALD	24. PROPOSED VEGETATIVE AREAS (FOREST, OPEN SPACE & TURF)
<del>                                     </del>	CA.0, CA.1, CA.2	23. PROPOSED IMPROVEMENTS (BLDGS, ROADS, PANIGNO & UTILITIES)
	24.0	22. PROPOSED 100-YEAR FLOODPLAIN
+++	CAD	21. PROPOSED GRADING (PROPOSED CONTOURS INC. SWM PRACTICES)
OARES)	caa	20. PROPOSED LIMITS OF LAND DISTURBANCE (CLEARING & GRADING)
	CA.D	19, PROPOSED PROPERTY BOUNDARIES (INC. LEASE BOUNDARIES)
	026	18. NARRATIVE OF POST-DEVELOPMENT SITE CONDITIONS
	SHEET NO.	POST-DEVELOPMENT SITE INFORMATION

GENERAL PLAN INFORMATION	SHEET NO.
CHITY HAM	caa
DRITH SCALE	cau
LAN LEGENO	con
CAN BCALE	COLO
HEET MORX	COLO

IL STORBWATER MANAGEMENT "YES", PLEASE PROVIDE JUSTIFICATION FOR THE VARIANCE REQUEST ESC PLAN VARIANCE REQUEST: 123 ×

IF YES", PLEASE DESCRIBE THE OFFSITE COMPLIANCE DIFTION(S): MUTRIENT CREDITS OFFSITE COMPLIANCE OPTION(8)? HISCHARGE TO A KARST FEATURE(S)? 7 \_\_YES X 452 1

IF "YES", PLEASE DESCRIBE THE KARST FEATURE(S):

f "Yes", please describe any known natural Heritage resources in the Karst Feature(6):

F "YES", PLEASE PROVIDE THE JUSTIFICATION FOR THE EXCEPTION REQUEST: SWM PLAN EXCEPTION REQUEST? 1 ×

# PLAN SUBMISSION CHECKLIST

G. PLAN BIFORMATION (CONT.)

SHOLLY LIGHTON AND LAURED OF RESERVE LINE SHOLLY MISSION NUMBER OF SHORTEST	THE TYPE OF CONVEYANCE SYSTEM AT EACH POINT OF DISCHARGE	DISCHARGE PATES USED FOR QUARTITY ASSESSMENT; IDENTIFY	38. OUTFALL SUMMARY TABLE WITH PRE, POST, AND ALLOWABLE	38. LONG-TERM INSP., OPERATION & MAINTENANCE REQUIREMENTS	37. HYDROLOGIC & HYDRAULIC COMPUTATIONS *	30, PROP, SWILI FACILITIES / PRACTICES	35. NARRATIVE OF PROP. SWM FACILITIES / PRACTICES	POST-DEVELOPMENT WATER QUANTITY & WATER DUALITY INFO.
SHOTATUR	CALC BOOK, CB.1			02.0	CALC BOOK	O8.1	C2.0	SHEET NO.

cao	43. BOUNDARY BURVEY (18VAC10-20-370)
SHEET NO.	OTHER SUPPORTING INFORMATION
N/A	42. GEOTECHOSCAL INVESTIGATION / REPORT
C7,0, C7.1, C7	41. BOILS TABULATION
022,07.0,07.	40, SOILS MAP (INC. NRCS SOIL TYPES)

F	\$		ŝ	Г
H. LAND COVER TABILATION	45. TOPOGRAPHIC SURVEY (18VAC10-20-382)	PHYBICAL IMPROVEMENT SURVEY (18VAC10-20-380)	43. BOUNDARY SURVEY (18VAC10-20-370)	CURSE SUPPORTING SALVONS NOW
	cza	0,00	CCLO	97251

1. BAPERVIOUS COVER (1 SAIPERVIOUS COVER (1) 2. MANAGED TURF	1. BAPERVIOUS COVER (	1. AMPERVIOUS COVER		SACO CINYT GESCHOOLS	6. PROME FARMLAND (NRCS	4. FOREST COVER	3. OPEN SPACE	2. MANAGED TURU	IMPERVIOUS COVER (1	1. IMPERVIOUS COVER	
		INERVIOUS COVER (% OF TOTAL LAND AREA OF DEVELOPMENT)		OSED LAND COVER / USE ("SITE" TAB OF VRIAM SPREADSHEET)	DS FARMLAND CLASSIFICATION)				INCINE COVER (% OF TOTAL LAND AREA OF DEVELOPMENT)		
3	13.3	3.0%	0.50	ACRES	0.00	10.05	0.00	3,15	4.2%	0.58	

		WAP UNIT STUBOL	L SOILS TABULATION	4. FOREST COVER	3. OPEN SPACE	2. MANAGED TURN
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			SALVISCOVIE	SHAMP	REC. WATER
			2.85 AC	8.39 AC	TOT. ACRES TREATED
			0.07 AC	0.07 AC	ACRES TREATED
			8	B	NO. SPEED

S HEE

I hereby certly that all evelends perinds required by law will be obtained, if required, prior to commencing land desurabing activities. I hereby certify their coverage under the General VPDES F Construction Activities will be obtained, if required, prior to

I hemby cently that permassion to construct any cittine inconventants, if proposed, will be obtained prior to commencing land disturbing echiliass.

by certify that a brig-bern material-ance appearment(s) for all permanent abstractions and other instructions appearlment in manage the quality used substractions and other instructions appearlment on manage the quality used for the permanent of the permanent o

OWNER I DEVELOPER NAME HOWELL GOOFREY OWNER I DEVELOPER TITLE MANAGING MEMBER SIGNATURE: H. P. Godfuy Charle 10/24/2023

N. DESIGN PROFESSIONAL CERTIFICATION

DESIGN PROFESSIONAL NAME: CECIL MCHAIR, JT LICENSE NO., 060748 8IGNATURE: DATE: 0874/73

REVISIONS DATE DESCRIPTION COUNTY REVIEW COMMENTS

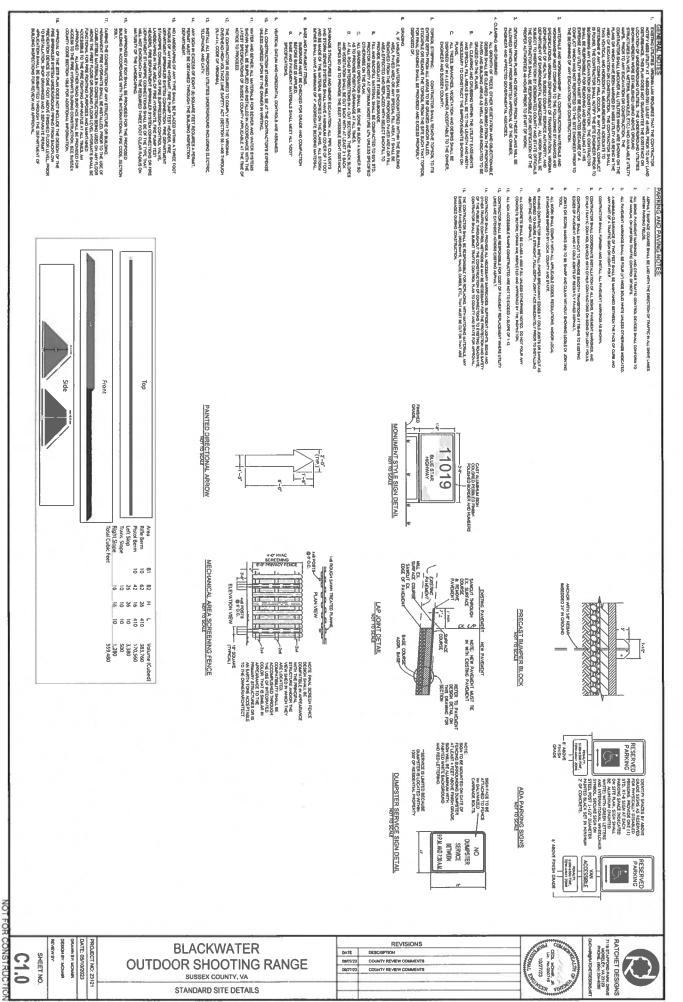
**BLACKWATER OUTDOOR SHOOTING RANGE** SUSSEX COUNTY, VA

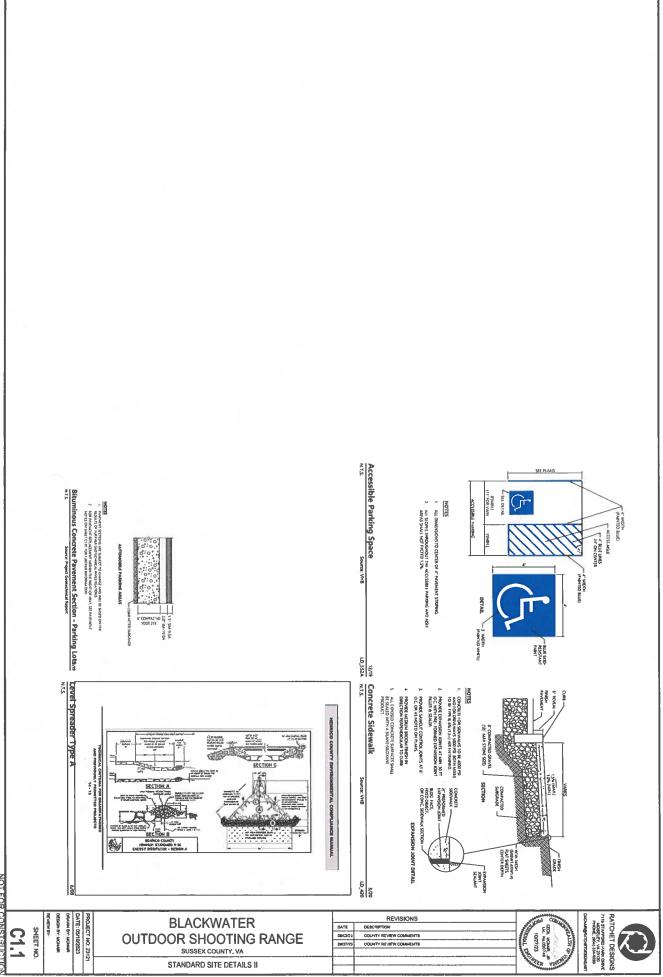
DEQ PROJECT INFORMATION



NOT FOR CONSTRUCTION

PROJECT NO: 23121
DATE: 05/10/2023
DRAWN 8Y- MCHAR
DERIGN BY MCHAR





NOT FOR CONSTRUCTION





# VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD NOTES: HAMPTON ROADS DISTRICT

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Top Governmen Date

RECREATIONAL COMMUNITY CENTER

IN Froit: 495

Int Froit: 495

Int All May Trape: 44

All Rad House Trape: 44

PM Post Hour Trape: 4

PM Post Hour Trape: 4

PM Post Hour Trape: 4

PM Post Hour Trape: 4 8000 pprovid Exceptions (refect one)
Access Management
SSAR
Other

A Load Use Permai must be obtained from VDOT bydger any construction in started within State materiared right of vory limits. Contact the local VDOT Residency for the parent fee and band arecure.

Scornac Residency (757) 787-5932 (crymark and Northampton counter)

All Land Use Permit applications must have use (1) set of approved plans, a lette; a check for the processing to made payable to Tecametr of Vargous required amount

Applications for Lord Use Permis can be made on-lane at http://www.lond/sePermis-casp

Suffolk District Office (757) 956-3110 Surry Cumer and Limited Access Franklin Revolency (757) 346-3067 Life of Fight, Santhampton, and Susta James City and York country

REGIT OF WAY & UTILITIES

For safety concerns in resolutation shades include the measurems integral of an entrance cultered should be then returned a which plan if for example, a 10° while returned a which require a 24° others. The bright may be (executed a form and walls are used.)

All fixed objects such as stality cabinets, pedentals, and utreoflights shall be located in accordance uters note requirements, as exect in the stand librugin Manaul or AASH1D Rosakide Ibraign G librar shall not be any cabinets, podestals, or fire hydratic located on the shander.

Divers, boths, and two shall not pipe, at white stice mentioned right of wey limits whom an approved for injustment for regional (prinklet) regions, and approved prinklet injustment that the state mentioned by the shall be constructed as provided in white State mentioned by the shall be constructed as provided in the State mentioned by the shall be constructed as printless which are printless than printless that printless the printless shall be printless and it constructed as all the mentioned as the formation of the printless and it constructed as all constructed as all constructed as all constructed as all constructed as a state of the printless and its first than the state of the printless and the state of the printless and the printless

The contractor shall be responsible for locating and protecting all malerpoints and overhead withins, we find that one they are shown on the plant, prior to contractors. The contractor will be represented, for contractors will be represented for represented for the state of the plant. SIGN IT IN the representation of the plant is the plant in the contractor at the plant is the prior to the contractors at of constitution.

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Premete cross drains (CP-L2) are to be localled at sup and on-fill transaction point. Prevenest understance or edge drains are to be installed where required by VEDH specifications, with use of £110 appropriate (UP-L), with action finally and where called for un plant. Phases of playment prote to backfill should be in importance reports substanted to VEOT.

All page passes are to be scaled by gasken or hands per naturification; specifications to prevent solution, and to be comprol as generally finer on the custom of such gasts. Mans halos or exists are to be required prior to placement. Pept as the behavior and or travenal reach, better to break must be replaced. Process of prep placement upon to be, full should be in important reports well-maded to VDOT.

MATERIALS

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am of 36 methos of cover.

When anoutable materials are discountered during construction, such materials shall be undersal and tou Kritical with VIDIT potiest Material Type II Manmann CIR-20 occurring as VIDIT potentials with VIDIT potiest Material Type II Manmann CIR-20 occurring as VIDIT potent for the propriate of the

shall conform to the current VIXIT Standard WP-2

lessel processes design provision is beque as an assession state. Fast processes design shall be unknown as accentate or size the frament Design of each face with between and Secondary Each state (Secondary Secondary Secondary

Overhood utility installations within tentical excess and non-limited access right of way shall be installed in accordance with VOVT Land Over Permit Regulations.

All readway (aghting shall be designed to accordance with IESNA lighting criteria and simulated in accordance with VEOT Road and Bridge 'specifications. All readway lighting shall adhere to the Vegatus Lighting Lew.

7.3

Per custineer in reprinable (is the replacement of any personnel makings delambed by construction. The comments is repossible for custilling personnel mackangs on final personnel configure which if days other completes of surface treatment. Personnel Makings shall be unsated and embraned in accretioner with VDOT Sundates and Specializations.

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The VIDT Readmany is to receive written municipation of those prior to the next of any work hard to sub-tified videous and the state of the property of the state of the stat

The decidage is represented for any damage to crising routh, edition, and any other installations which as place the course as notation diproport constitution without contragation to Mate, right of any tenth. Plantage which could prove to abortion growth water to photo decembered.

Do Commonwealth Interpretation bloath, members of the Board, the Commonwealth, and all Commonwealth employees, agents, and offices, shall be absolved from all reportuibilities, damages and landwises, as a crush of work among from the exercise of the privileges granted by plan and or permit-

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112 Provate aptruits Througe creations, located as expos, with opin and perior (C.G. C/C.) require scalablance of only press (C.C.<sup>24</sup>) (C.C.<sup>24</sup>) require scalablance of only press (C.C.<sup>24</sup>) (C.C.

The developer is empressed for larger a profited organizar to content all required interaction concentrate. The attention between the attention between the attention of the content in emploised to VDDT for.

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2.7

When working within VDIT right of way, all traftix control, whether partnament or tocoporary, shall be in accordance with the current edition of VDOT's Work Area Prosection Manual

(clumbrate a repensible for the anisotromote of all culturg upon and peak in the work near. This sorbide, but is not instanced to, step, jirkle street nears; and speak limit upon. Any upon of peak diamage during commission or mining shall be replaced by the commissor at the express.

The permitter shall submit at su-boals diversely of the completed improvements within and edjurced to the policy right of two unless saved by VDOT. The school driving information shall be prepared the policy right of the school of the policy right of the school of the policy right of the school driving unit prepared to the school driving that the set of a Professional Lagoner or Lond Surveyor registered in Virginia.

All construction methods and meterials within State manufacted right of way shall country with its current standards and specifications of the Vergonia Department of Transportation.

The contractor shall have excitable a copy of the Land Use Potential, final approved plans, approved revisions, and a copy of the approved letter untide.

Any sente, softhat, or theregoeses found on the appeared plates shall be reported to the developer's requester. The VENT Standardy should be prooffed for resolution before proceeding further with the note if the Sate measured right of any in afforms.

For more information regarding impervious, piezae see the Land Development impervious informational front Prantons Information analysis on the VEOI website. Please cannot the VEOI residency at that a form an advance of touck depths or proof not important will be required of VOIO1 said, which will be deprendent on said a suitability.

DRAINAGE & EROSION CONTROL

VIXI) shall not be requessible for the minimentative of any stortim and management facility introduce housed nativale of State maintained right of way funds and shall be absolved representability, damages and liabilities as a result of such.

Temporary drainago measures shall be isotalled daring consistent laded water. All endors and splanned control measures shall be the responsibility of the construct an accordance with the Vergials Excess, at 8 valement (constal landshock and Vergials Scensers et Hanappenness Pergians. An adolesial certified by the Vergials Department of Environmental Undity, hability a Pergian As and the Associated Vergials, hability as Report of the West Conference in the 1st of the First of the 1st of the 1

1,3 All disturbed arons shall be subblised interestantly upon the end of each sky's work and resembed in succeeding, on the VDOT Road and Stratge Specifications. All necess' pressures shall be taken to move against statutes of adjacent propriess, doken, uterons, and construction vehicles tracking of oness adjacent nonlawys. Adultocal dark lamps or statution and revision course measures shall be provided as determined necessary by \$150f sade or county-to-m sharing field review. All costs shall be assumed by the developer.

Structure coversing  $\mathcal{X}$  in signit require manifestors of steps in accordance with standard  $S(\cdot)$ . Structure recording  $(1^{\infty}$  signit require safety takes in accordance with standard  $S(\cdot)$ . (N-1) is required on all depenting structures.

Roof dram connections are not permitted in structures within the VIMIT right of way.

REVISIONS DESCRIPTION

Created Lawson Rights Transportation Operations (Center of (731) 361-703) or (737) 361-7038 or immediant of all branes in advance in better transportation in uniform 1000 form of a ratific signal, or based within a model Access Highlary is with intense and a few models. Enterse to the united Access Highlary is with intense and a few models for the operation of the disorderies. Sight distances at eminator and interrections shall be maintained at all traye during and after constructions. Any object or behaviously that observed where even shall be relocated at the developer's expense or the eminator may be closed at VIDOF's that entered.

The permitor is impressible, for pressing and obtaining our and all minimum elements and our permits including, but an intuitial to, save opening the street and collegated species, beautists on research, and otheral research, required to press the prepared solving being the presentables in seriest voices have presented as the permit of the presentable of the companion of the collegate of the co

PROJECT CLOSEOUT

Importion decomentation for streets to be accepted for state maintenance will be required in societables with the Land Development Importion Decimentation Heat Practices Variable see Note 1.13. Additional testing may be required as develocil by the Area Land Use, Engineer or other representatives.

**BLACKWATER OUTDOOR SHOOTING RANGE** 

**VDOT STANDARD NOTES** 

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NOT FOR CONSTRUCTION

SUSSEX COUNTY, VA

SHEET NO.

PROJECT NO: 23121 DATE: 05/10/2022 DRAWN BY: MCHARR

RESIGN BY: NOVAR

# TRANSPORTATION MANAGEMENT PLAN

Target Audience	Contact Method	Phone Number, E-mail or Address	Responsible Charge
Motories	News Ralesse, weekly traffic information (Rossiwatch) and the TOC	See Public Affairs reprint intense charbuston list (e-mail and fax)	Diserce Public Affaira Office: Brittany McBride 787-866-3002
Virginia State Police	Phone/fax	(804) 333-3800	Transportation Land
Suggest County Fire & EMS	Phone/fax	(504) 834-1305 ect. 22	757-346-3072
Sussex County Sharriffs Office	Phone/fax	(434) 507-4400	
Sussex County Schools	Phone/lax	434-246-1089	
* Hampton Roads District	Phonetics	757-856-3000	

dosurse at the beginning and end of each work day

NCY CONTACT FOR THIS PROJECT SHALL BE 911.

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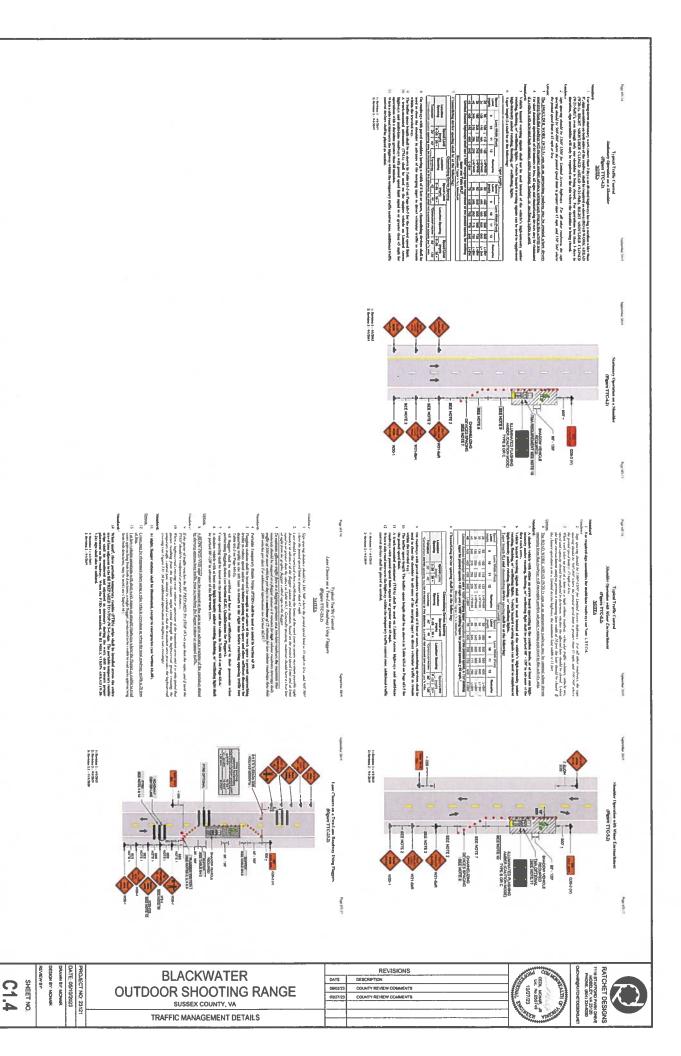
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PROJECTICO 2312\*
DATE: 05/10/2025
DRAWN BY VICIGIA

**BLACKWATER OUTDOOR SHOOTING RANGE** 

TRAFFIC MANAGEMENT PLAN

SUSSEX COUNTY, VA



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THER POTENTIAL POLLUTION BOUNCES NOLUDE BOUPMENT
THEORYPY AND PERMANEUT BEEDING. <u>ACHETE AND AN</u> PAINE AND NO OPERATE ANDAS APPECTED BY THE CONSTRUCTION, оворгатива примыта коли в падыватить меньод промыта сонитный притига при град и кора, на кактам вад отна пробег тили том воды падывати немень, косо притига соничной верей и техной передати падыватить притига падыватить по 1 и два тили на утим недородиватиться, косо наста том притига образовательная притига падыватиться притига пады ERIDAL METOSIZISI METANA DEN KANTIN DECINIO EL ANGELTO AN MELLA DEM KANDO DE L'AMPLAN COMMO COMMO, DETANCIA LACRITILACO, THE MACARIT CE TH METANAS DE VISACITÀ DE COMMENCIA METANAS AND THE CHROCHAGO DE VINGE ARRACADO DE COMMENCIA DESTRUCTURES AND ARRACADO DE MACARITICA DE MACARITICA DE COMPANION DE COMPA SWALLY, BOILS WITHOUTHER THE CONSTRUCTION AREA CONSIST OF SOIL TYPE 8 (12) <u>ASKI ARIOA</u> CONTRACTION AVEA IS SONDOWD TO THE MONTAL BAST AND WEST OF POREST AND SOUTH OF DELEVAL WAYDINGS HEIMAN, THEIRE ARE WETLANDS - en curvando 10 propososo dessos Palásis Calvadas. I de regordias Juvados Distrutadavida Activatiga Copulais? Of SARTHANDISK ASSOCIATED WITH O VIII.A TED TO THE CONSTITUCTION IS APPROCISIANTELY 14.6 44 ACRESI. . ВГВ МА АЛАLYZED FOR COMPLANCE WITH ETDRAMATER CHANTITY RECURRENEDIT BYACCHAINAE, CHANKE, AND PLOCE PROTECTION, THE FOLLOWING IS A EMPT OF COMPLANCE WITH CHANKE, AND PLOCE PROTECTION REQUIRED/FOR FOR THE PROPOSED DEVELOPMENT, NACORALAS DE MINUSMA. In Land Principal Designation of the Colora And Espacial Common, Plant, 1984 Alba Settledos 10 St. usbs first introduce Treats, secural the In Land Settle Colora Designation of the Colora and Account on Settledos (In E. 17 of Sett <u>IGOS PROM NOJETRAL ACTATIZ</u> CHANGES PROM NOJETRAL ACTATIES ARE ANTICIPATED ON THIS PROJECT OTHER THAN NORMAL CONSTRUCTION PRACTICES. PANTA BENDALCOMBECAVIDAR & WE'LL COMMITTEE ASE 2 STICKEN AND SEDENDAT CONTROL NEARLINES CONSIST OF PERMANDAT SEEDING FOR STABLEATION OF THE SITE. <u>Alichimaticae</u> Cent accedull other than those guidelines provided in the Velach descriptions for Vedetaine practices will be used for telegown Transistificae delarice. THE WALL MANTEN A RECORD OF ALL MACE GROUND SCHOOL, THE PRESENT OF REPROMENT CHARMACTERS ACTIVITIES, ACCORDING THE PRESENT THE AL MACTICE DWAD ISARREY MALEURO TO CONTROL EPORION AND SEDMENT-LACEN RUNOTF ON THIS PROJECT, SEE THE ENGROW & SEDMENT CONTROL PLAN TOMS OF EPICETIC EPORION CONTROL MEMBURES. <u>МЕНДИЛИМИ</u> ВЕЛУ МОКИ ДО НО ВЕЗВЕТ ПРИСЕД ТОТИ ДИСЕЛ ТОКА ДО ВЕЗВЕТАНИЕ В ДО ВРЕЖЕНИЕ НЕ ВИДЕ В ВЕЗВЕТАНИЕ В ДО <u>ПОСИТИТЕТИИ В ВЕЗВЕТАНИЕ В ВЕЗВЕТ АБО ДО В В ВОЗЛІДЕ ОВ ВЕЗВЕТАНО ТИКИРОТЕТЕ ТО АВЕЗВЕТ ОЗГИТА, ОВРЕМЬ АБО, ВТЕЕТ МЕВИН ВИДЕ В ДОМЕТО МУ АГВЕ</u> A REMINISTRATINA MAMERIA MARI PERPENA, MELATRIA METALIA, MEDIANTINDO MACCOMINATI METALIA MAMARIAMENTA AND METALIA META I TAX PARCEL 18-1; PARCEL "1; THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT AN OUTDOOK SHOCTING RAVIOE SIGHTS ASSICIATED WITH THE PROJECT PICLICIE (DRACING, PAYRIG, AND RETALLATION OF STORM SERVE). THE ISS OF REPURPOSE ANDS. EN MANICANISMA SANDA MENDACIDAD

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PROJECT NO. 23121 DATE: 05/10/7023 DRAWN: BY INCHUA

RESIDIN BY INCHASE

# **BLACKWATER OUTDOOR SHOOTING RANGE**

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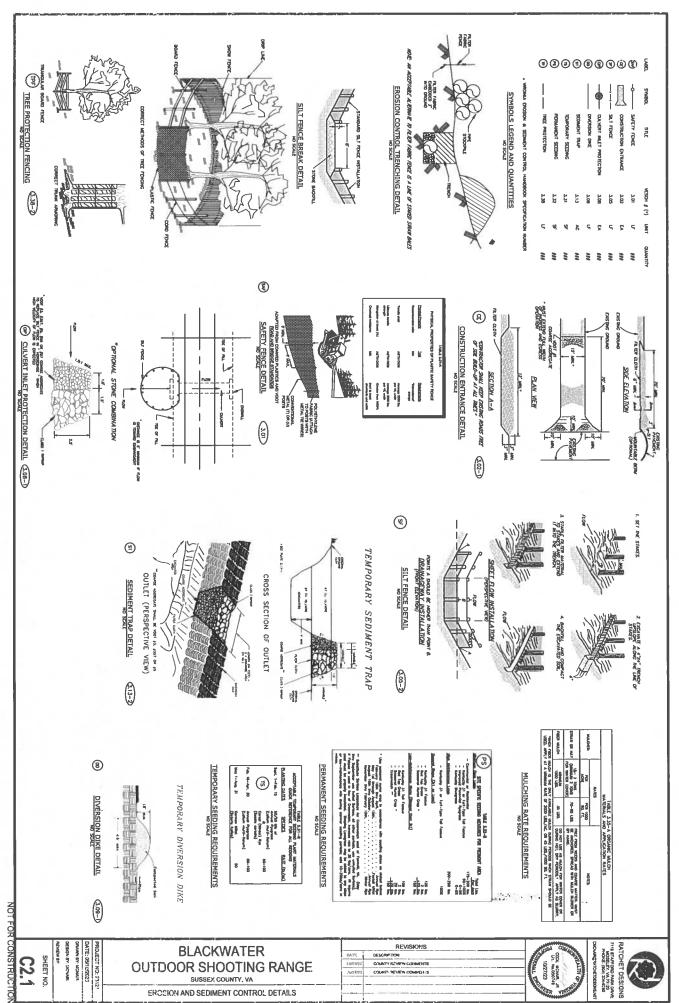
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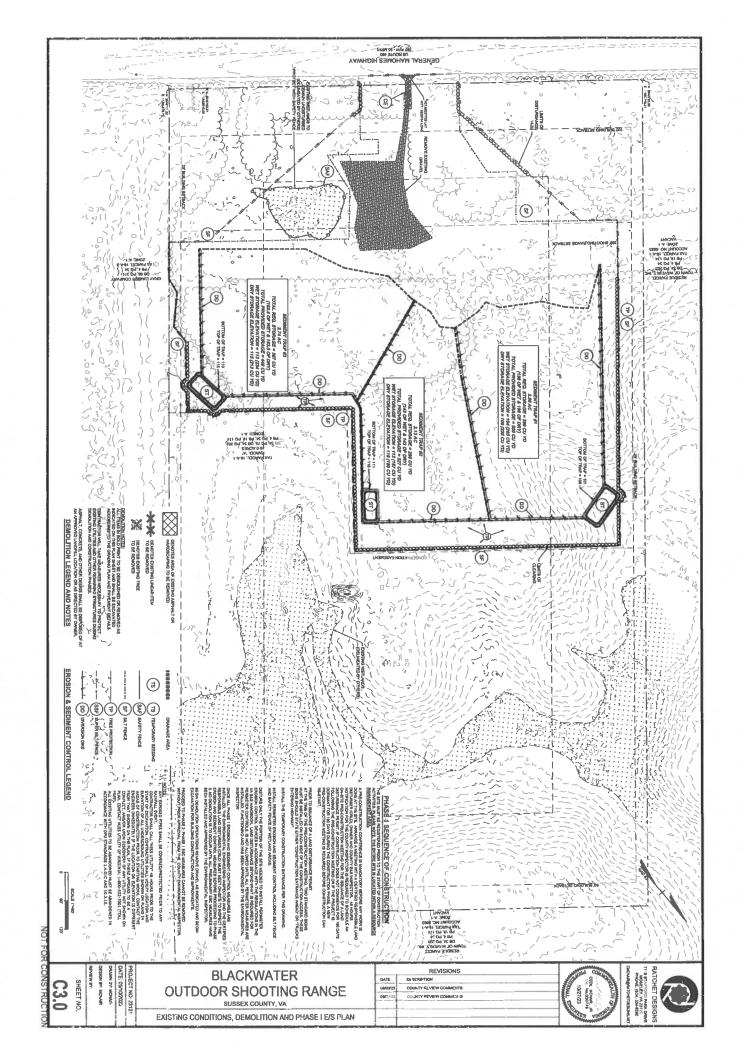
5 - 10 SUMPLY FINE SAVEY LOAM, 0 TO 2 PERCENT SUPPES SOIL DATA: EMPORA-SLAGLE COMPLEX, 2 TO 8 PERCENT SLOPES EPTH TO WATER ABOUT 18 TO 30 INCHES

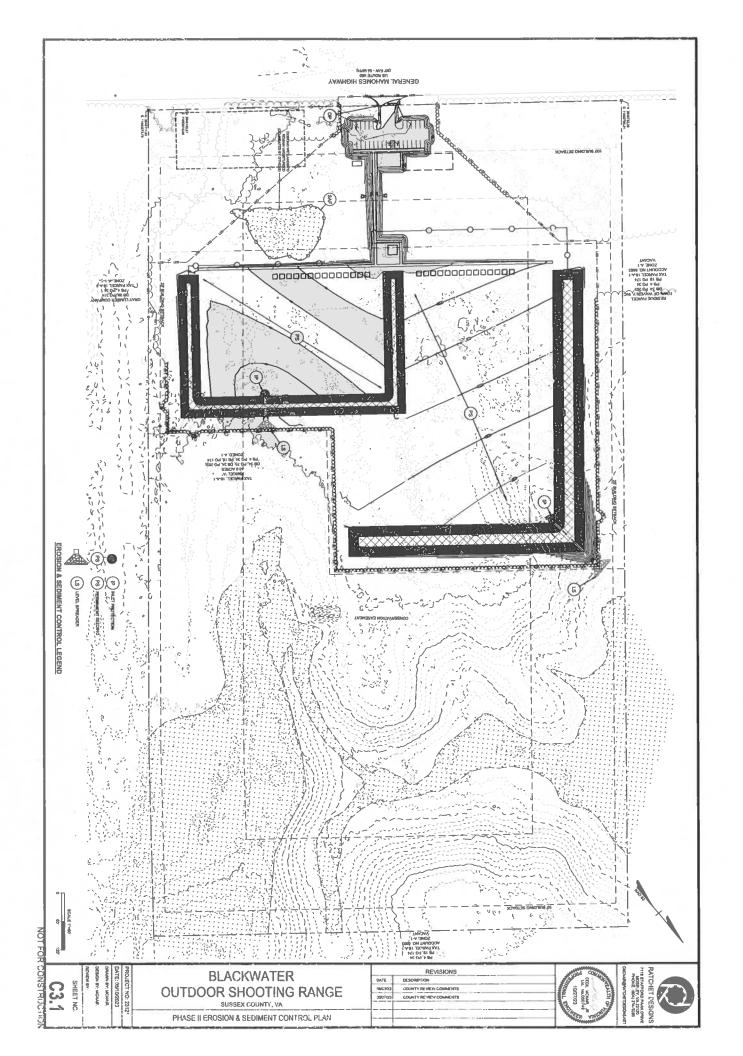
**BLACKWATER OUTDOOR SHOOTING RANGE** SUSSEX COUNTY, VA

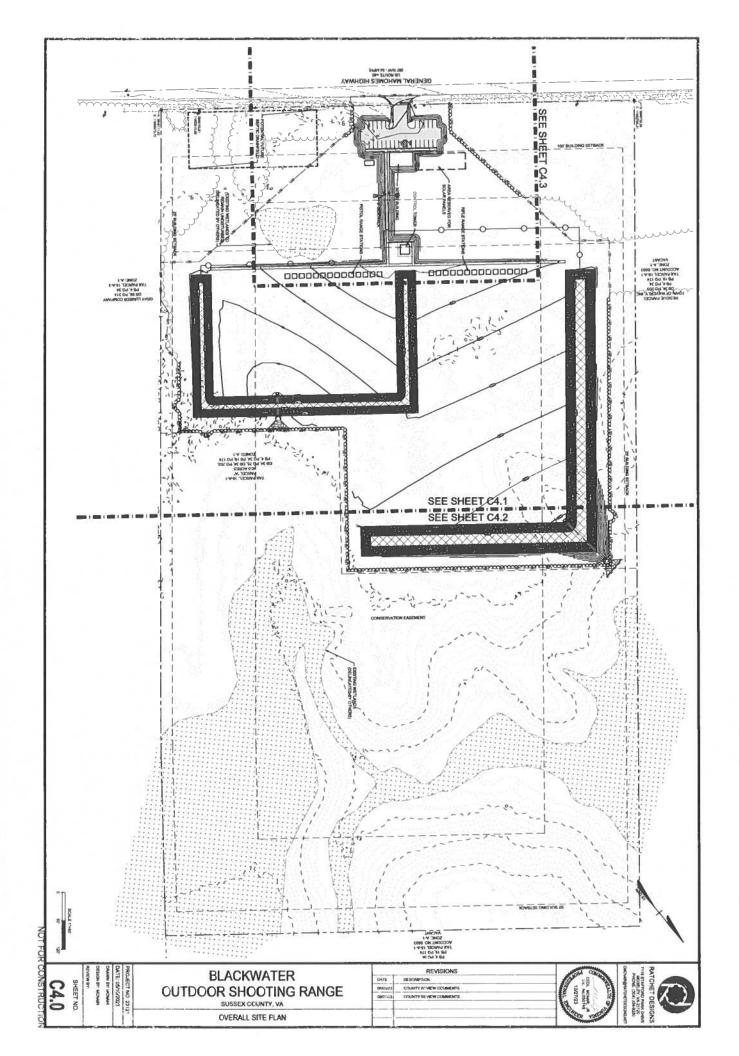
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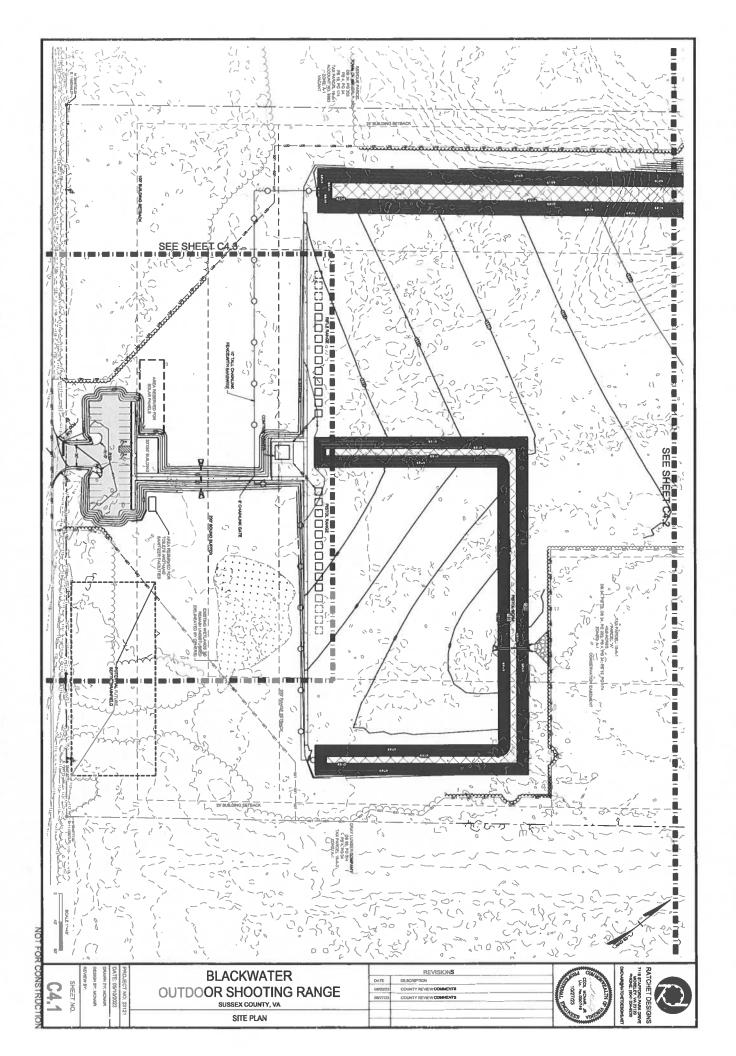
REVISIONS

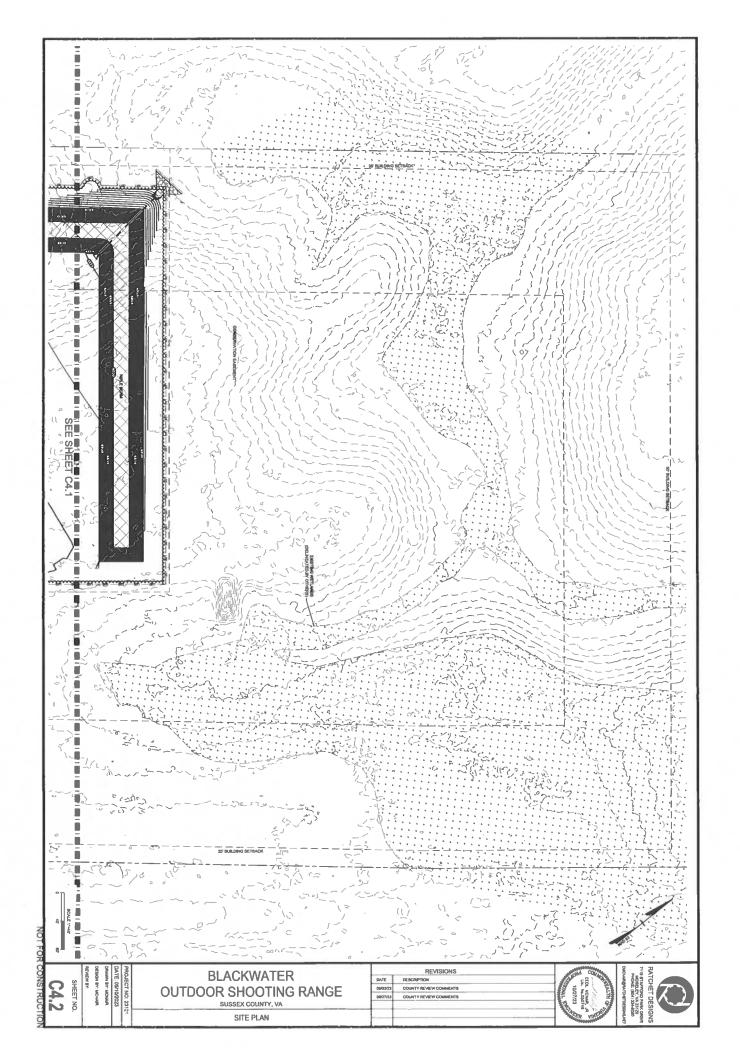


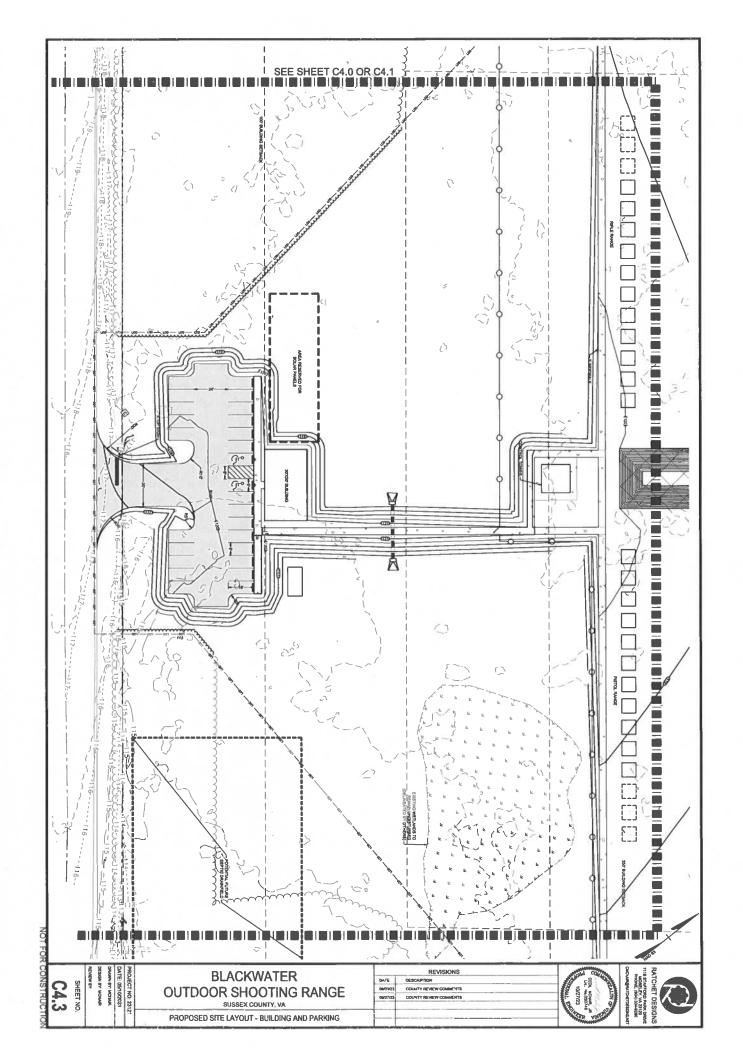


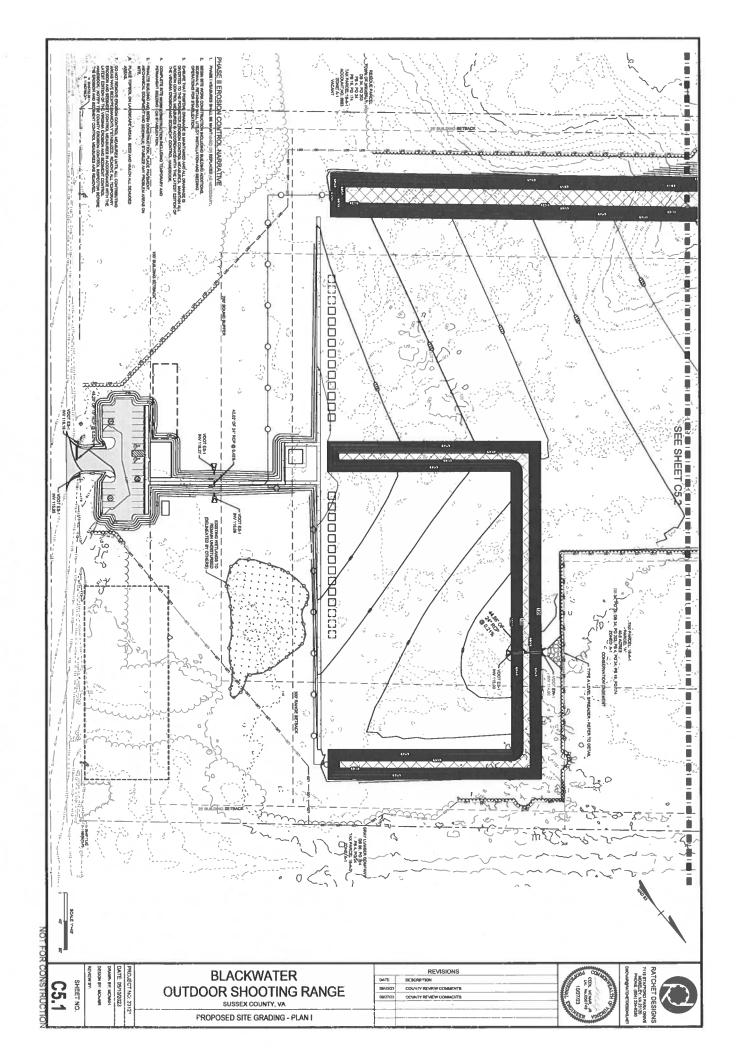


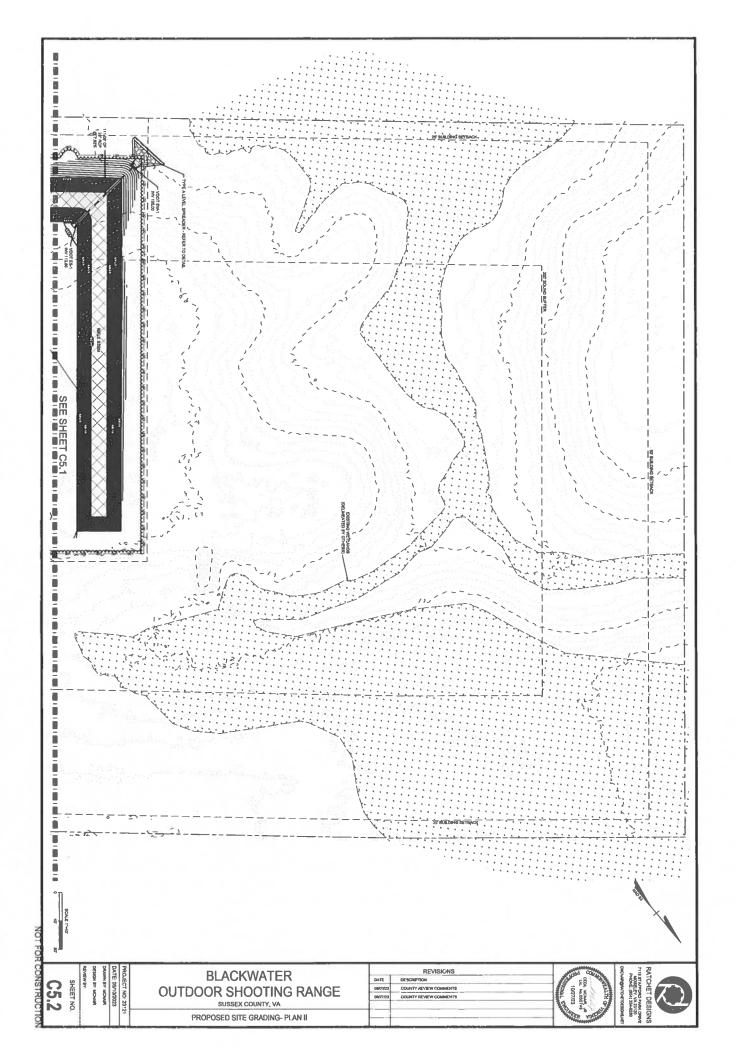


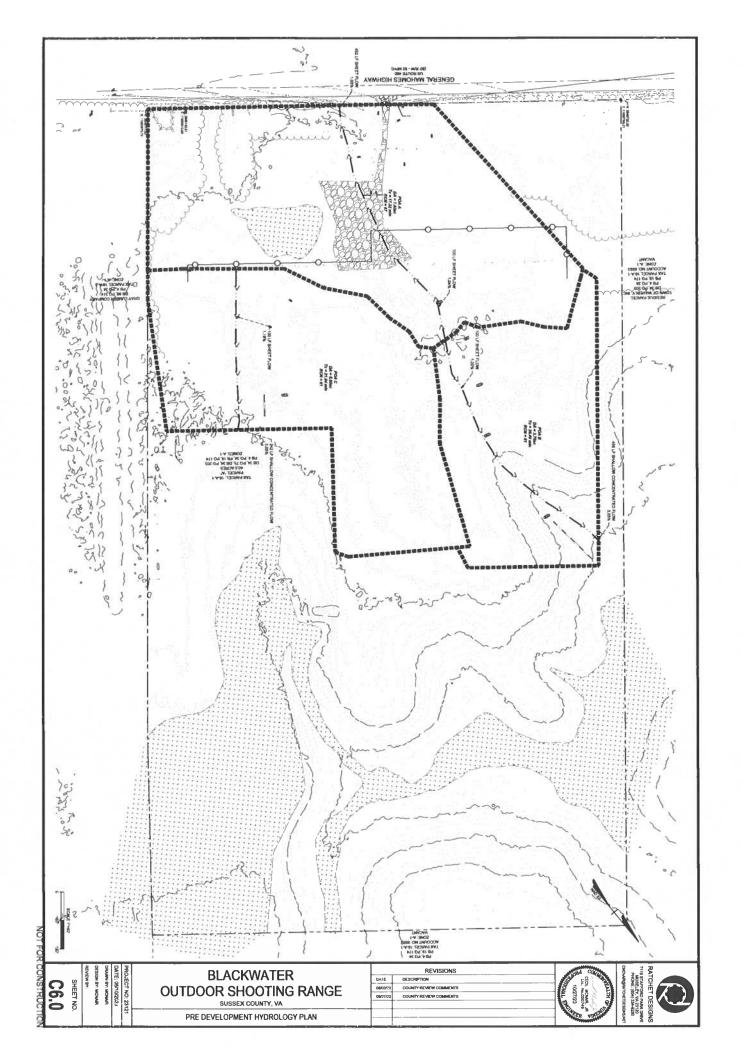


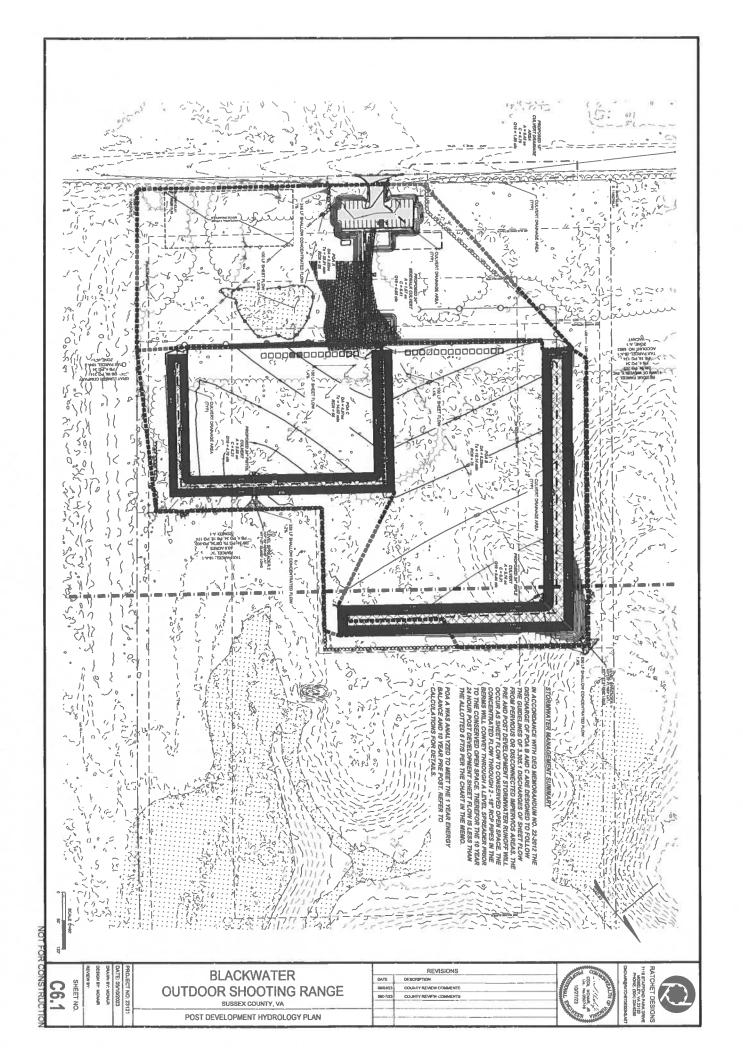


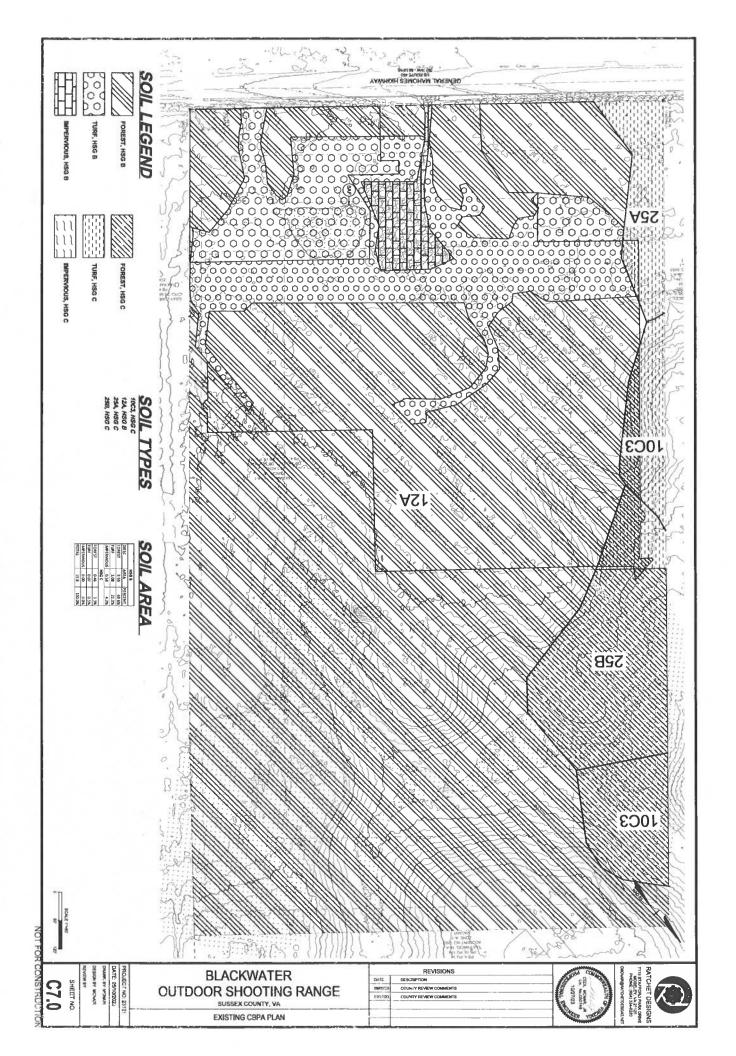


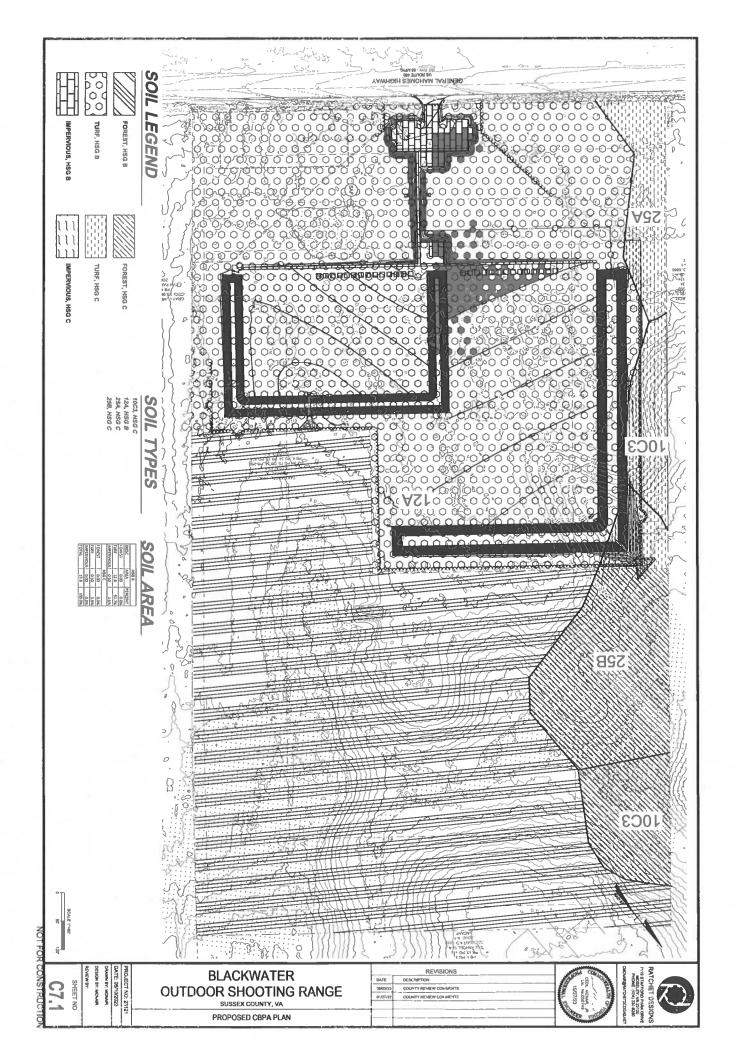


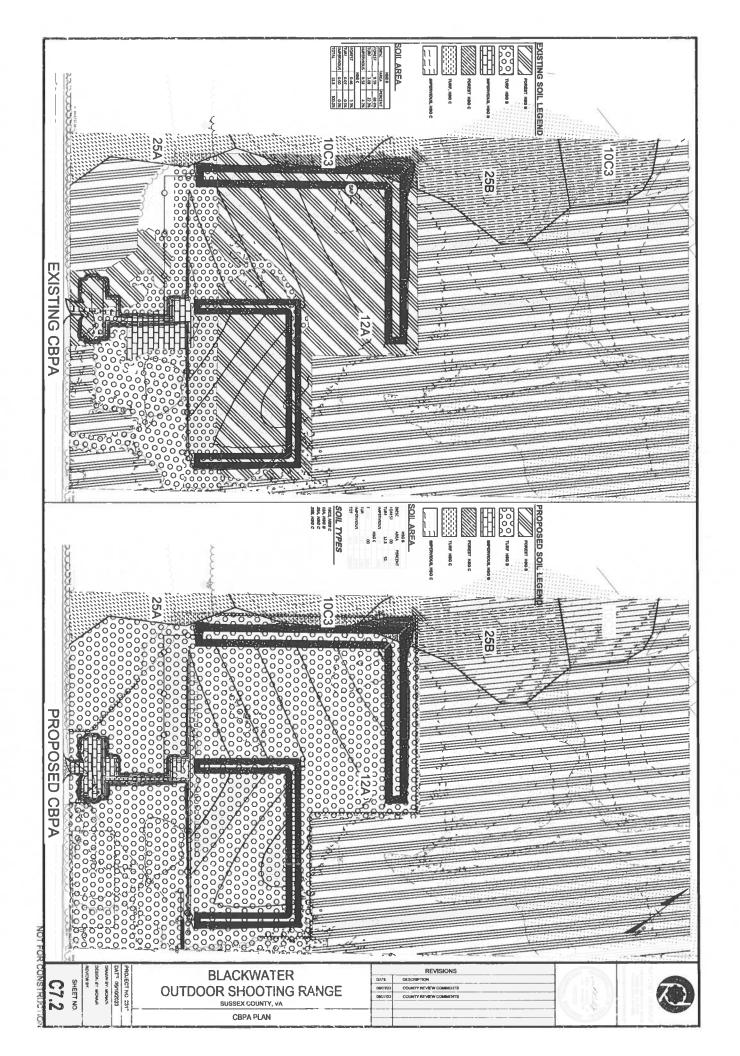


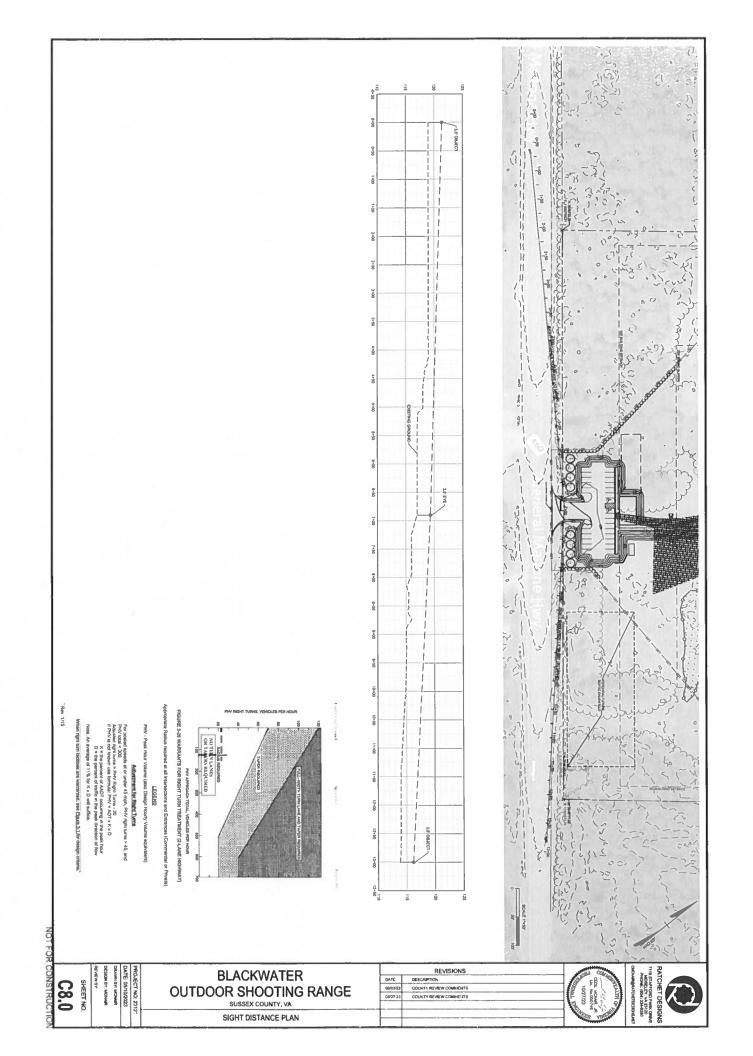


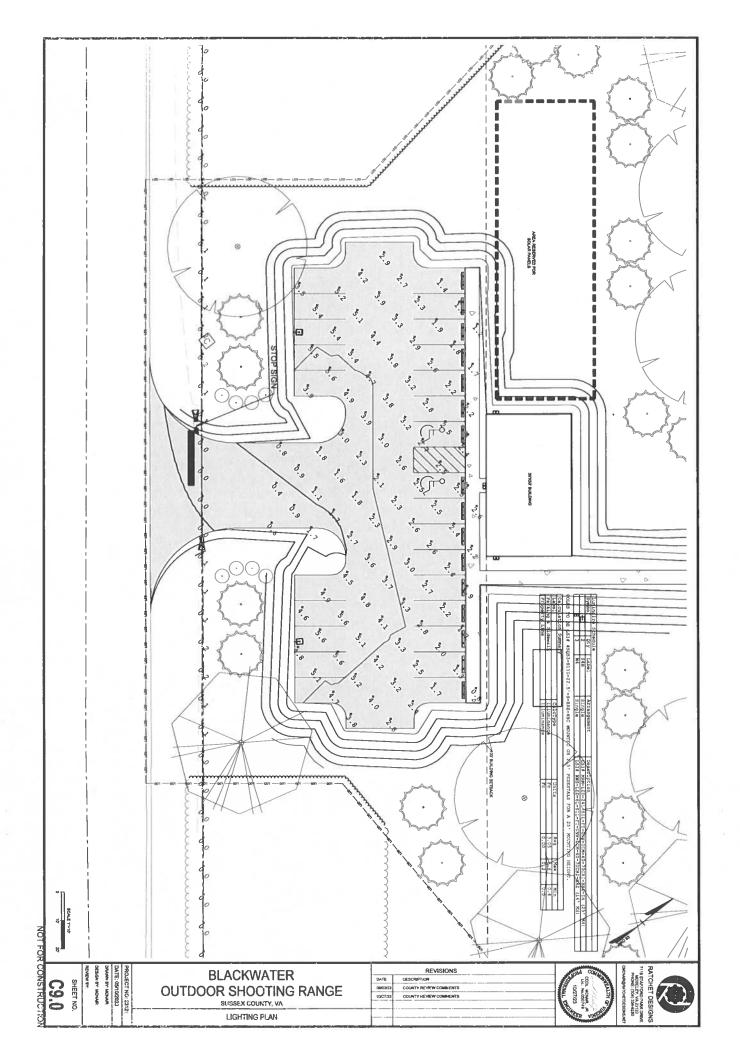














**C9.1** 

PROJECT NO: 23/24

DATE: 05/10/2023

DRUMN BY: MCMAR

DESIGN BY: MCMAR

**OUTDOOR SHOOTING RANGE** 

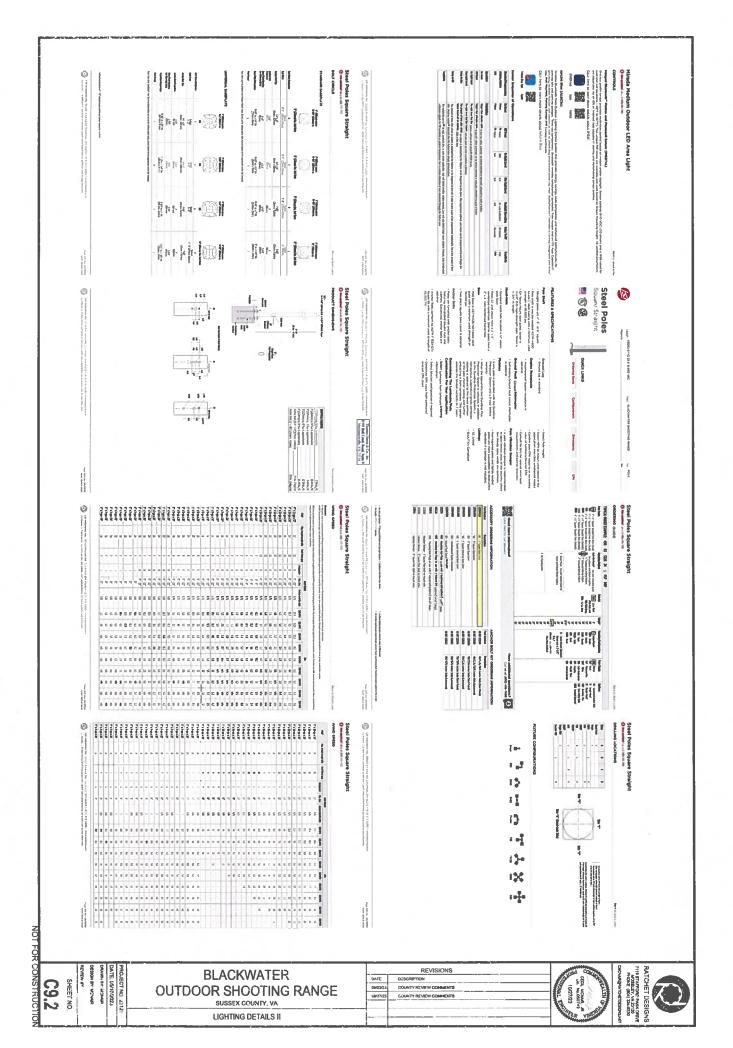
SUSSEX COUNTY, VA LIGHTING DETAILS I

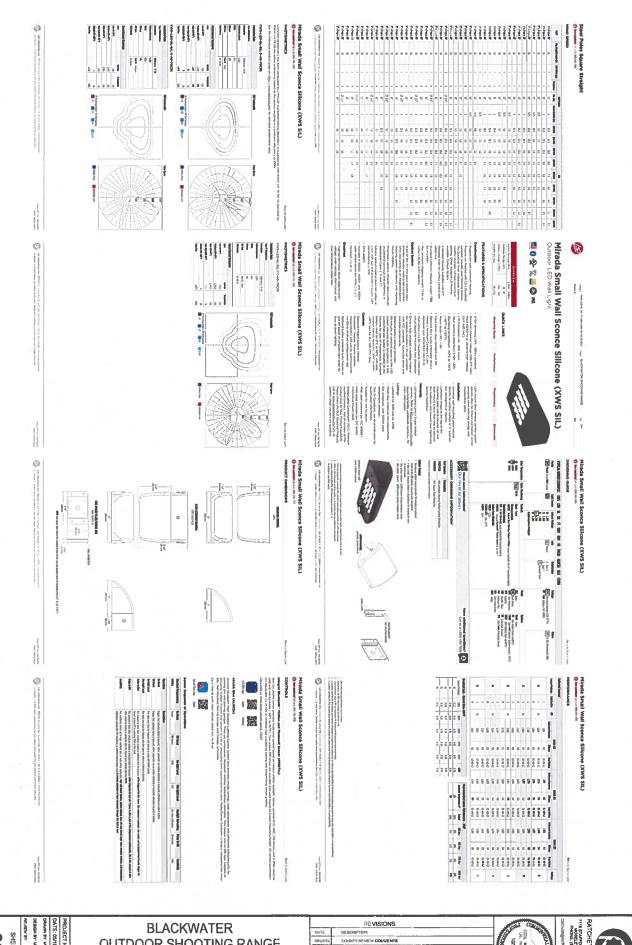












PROJECT NO. 2212: DATE: 05/10/2023 DRAWN BY INCHAR DESIGN BY INCHAR C9.3

**OUTDOOR SHOOTING RANGE** 

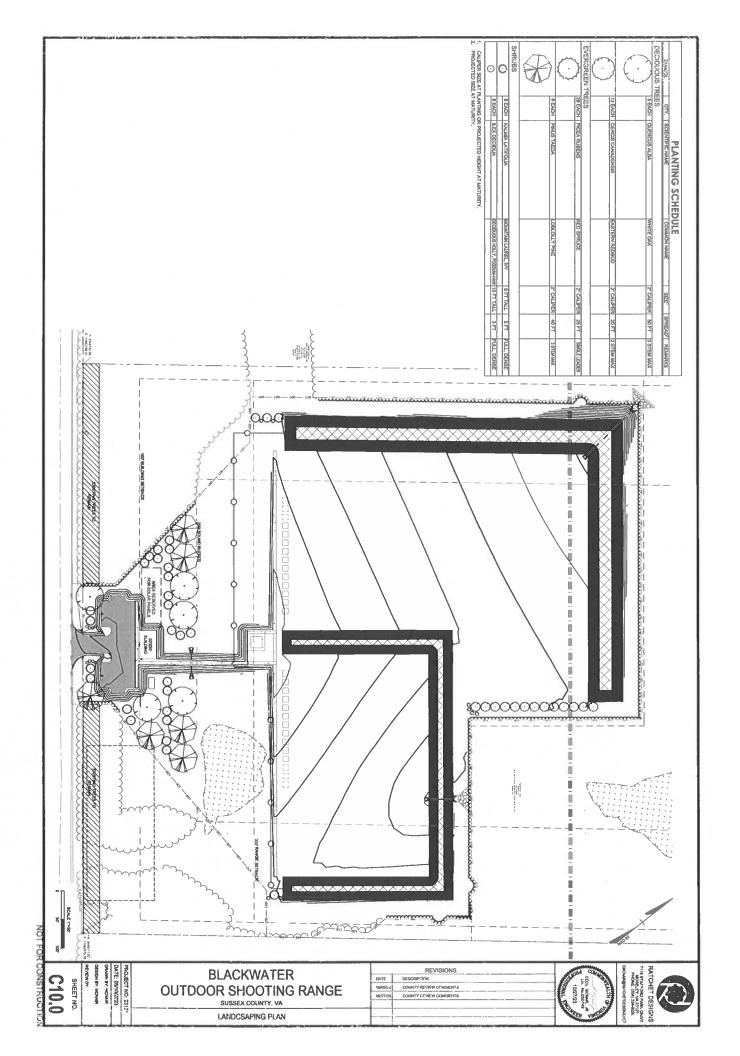
SUSSEX COUNTY, VA LIGHTING DETAILS III

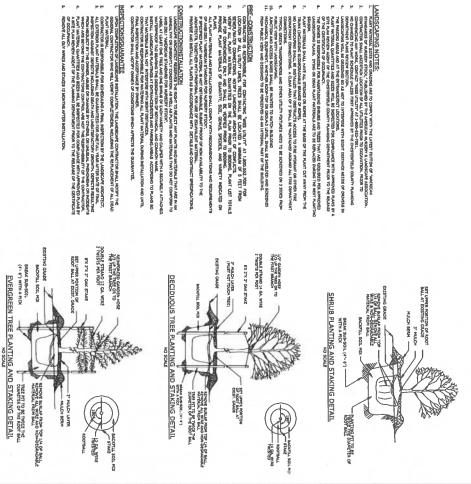












C10.1

ABMENEW BY

DESIGN BY INCHAR

DATE: DS/10/2023 DRAWN BY: MCMAR

NOT FOR CONSTRUCTION

BLACKWATER OUTDOOR SHOOTING RANGE

SUSSEX COUNTY, VA

LANDSCAPING NOTE AND DETAILS

REVISIONS
DATE DESCRIPTIVI
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## **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 we 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 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-l) 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



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Maxar

Tax Parcels

Roads



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