



**STAFF REPORT**

**APPLICATION SUMMARY:**

Project: ISP Shooting Range and Defensive Training Center

Location: The property is located on the north side of Nary Lane, approximately 0.2 miles from the end of Jolly Road (Rt. 659)

Tax Parcel Number(s): 12-A-2

Proposal: Outdoor Shooting Range as a commercial business

Applicant: Henry Hayes  
1206 Laskin Road Ste 140H  
Virginia Beach, VA 23451

**APPLICATION:**

The applicant, Henry Hayes under CUP #2024-05 seeks a conditional use permit for a shooting range on approximately 34 acres of land. The intent is to operate an outdoor shooting range/training facility as a commercial business to be available to the public, however, it will be membership based.

**ELECTION DISTRICT:**

Courthouse Election District

**LOCATION:**

The location for the proposed shooting range will be on Nary Lane (private road) which is accessed off of Jolly Road (Rt.659) in Prince George, Virginia. The subject parcel is located along the County line. To the north, there is mostly forested or timbered lands. To the south, there is the Joseph Pines Preserve and a small dense residential neighborhood to the far south off of Cabin Point Road. To the west, there is mostly forested areas. To the east, the property is adjacent to some residences off of Elms Lane.



**DESCRIPTION:**

The purpose of this project is to provide a firearms and defensive training facility for local, national military and law enforcement personnel, civilians, Sussex County and its residents to increase their knowledge and readiness for emergency preparedness.

The facility intends to have specific types of uses and activities to occur on-site such as rifle, pistol, shotgun, empty-hand defensive combat, dry-fire scenario training, medical training, and verbal de-escalation training. Along with those uses and activities, the facility will have ranges for a mid-range rifle, short-range rifle, and pistol which would be constructed in accordance to NRA outdoor range design criteria. They also intend to offer a dynamic shoot-house for simulation of dry-fire (no live ammo) training.

The facility will have a number of trained personnel for operations, safety oversight, customer service, and maintenance. The hours of operation will vary depending on the amount of daylight. The hours of operation would typically be 9:00 am to 6:00 pm for Monday through Sunday. The applicant anticipates at least 60 people to come to the facility on a regular basis from Monday through Friday for the first year of operation. However for Year 2 and 3, the expectation is for at least 120 people on a regular basis from Monday through Friday.

Access to the property is proposed from Jolly Road (Rt. 659) in Prince George County, which serves approximately 20 or more existing residences. An existing twenty-foot nonexclusive partially dirt/gravel easement provides access to the site from the terminus of Jolly Road approximately 1,100 feet to the subject property. As it currently exists, staff is of the opinion that the easement would need to be upgraded and weatherproofed to accommodate two-way traffic, as well as emergency vehicle access.

**COMPREHENSIVE PLAN REVIEW:**

The current Comprehensive Plan future land use designation for this property is Agricultural. The main purpose of this land use classification is to facilitate existing and future farming operations, allow for expansion of farm related activity, reduce the effects of soil erosion, and protect watersheds to promote the continuation of farming and forestry as among the most important sectors of the economy. Within the small area plan, there are also areas to the south and east of the property which have a future land use designation for residential.

**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. If the CUP is granted, the applicant will be required to submit a site plan for staff approval prior to construction of any new site improvements, including any future building expansion.

**STAFF CONCLUSIONS:**

**Strengths:**

1. The use provides an opportunity to bring a new business into the County.
2. Provides a recreational activity that can be consistent with the rural character of the County as well as offer safety courses and educational programs for the community, including specific sessions for children, teenagers, and adults.
3. Offers a well-trained expert staff with high level military experience
4. Provide a training facility for Sussex County Sheriff's Department to utilize as well as other law enforcement agencies and departments within the area. (See attached comment letter from Sheriff Giles)

**Weaknesses:**

1. The use has the potential to create a noise impact as proposed with shooting to occur completely outdoors.
2. Potential lead exposure to the environment.
3. The proposed location is less than 1 mile away from a cluster of residences.
4. The proposed facility will be accessed off an easement/private road not designed to accommodate 2-way traffic and emergency vehicle access.

**AGENCY/DEPARTMENT COMMENTS:**

The application was forwarded to the following agencies/departments: VDOT, DCR, DEQ, DWR, Sussex County Fire & Rescue, Sussex Sheriff's Department, Prince George County Administration, and Prince George County Planning Department. Comments received are noted below:

• **Virginia Department of Transportation (VDOT):**

- 1) A VDOT Land Use Permit would have to be obtained from the Richmond District for the entrance.
- 2) A new commercial entrance shall be constructed in accordance with VDOT Road Design Manual Appendix F.

• **Sussex Sheriff Department:**

Sheriff Giles is in favor of this proposal/plans. This will help Sussex be recognized with the right clientele and future potential business growth of individuals that are members and affiliates of this organization.





- **Department of Conservation and Recreation (DCR):**

In summary, DCR does not anticipate that this project will adversely impact the natural heritage resources and ecological cores.

- **Department of Wildlife Resources (DWR):**

In summary, DWR concerned about whether any in-stream work will take place. The recommendation to avoid and minimize impacts to undisturbed forest, wetlands, and streams to the fullest extent practicable.

- **Department of Environmental Quality (DEQ):**

In summary, DEQ provide a reference to the Environmental Protection Agency's guidelines for Best Management Practices for Lead Outdoor Shooting Range. They suggested that the new shooting range may consider establishing its own Environmental Management System (EMS).

- **Chief of Fire of Rescue**

In summary, the project is in Sussex and we would need access from within the county to provide services, as the alternative routes delay fire and EMS response. He suggested that the use of Elms Lane access point since it would likely require less easements and is already an established road in the system. The requirements of the road has at least 20 feet of unobstructed road surface, unobstructed height of 13' 6", and all weather access to any building would have to be a paved or concrete surface. If this facility will not be utilizing buildings now or any time in the future, we might be willing to discuss a variance for gravel as long as it is proven via geotechnical testing to be able to hold up to vehicular traffic of 75,000 pounds or greater in all weather conditions. This testing shall be done after the surface is laid so that the final product is proven to work.

- **Board of Supervisors -County of Prince George, VA**

Passed a resolution on December 10<sup>th</sup> unanimously in support of the denial of shooting range/Conditional Use Permit #2024-05 in Sussex County, VA.

**STAFF RECOMMENDATION:**

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

1. The hours of operation shall be 9:00 am to 6:00 pm for Monday through Sunday.
  - o Sunday (Opening-12 pm): Pistol use only; no big bore pistol rounds.
  - o All Days (Mon- Sun): Certain high-caliber rounds restricted except for special-use permits granted for military or law enforcement training.
  - o Evening Training will be suppressed or 22 mm cartridge use only.
2. The applicant shall maintain an undisturbed natural buffer along the perimeter of the property. The minimum width of undisturbed natural buffer shall be at least 150



- feet around the entire perimeter of the property. The buffer shall be enhanced and/or created where insufficient or non-existent.
3. The applicant shall install outdoor sound walls along the firing lines and boundaries of the range to reduce noise levels.
  4. Impact berms can be installed at a maximum height of 20 feet. The backstop shall be installed between 12 to 15 feet as shown on the conceptual site plan dated January 2024, 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 onto each range to provide for additional safety. Side berms shall be a minimum of 8 feet or higher.
  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 feet in front 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 feet 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. Each shooting range will have a designated Range Safety Officer (RSO) to oversee activity and ensure compliance with safety protocols. Each RSO will be equipped with a radio for communication to the main office and range control. Flags will be used to indicate when a range is in use, providing a clear visual cue for safety purposes.
  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 emergency vehicle access, 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. A new commercial entrance permit shall be obtained by the applicant from the Department of Transportation (Richmond District) for the entrance.
20. The applicant is required to provide an easement/road maintenance agreement with other property owner(s) involved in the easement. The purpose of the agreement would be to grant the applicant the right to make any necessary improvements in addition to the maintenance of the easement.
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. Implement best management practices for lead management and reclamation in accordance with EPA guidelines.
24. The access from the public road shall have an unobstructed road surface at least 20 feet in width that provides all weather access to the facility. There shall also be an unobstructed height requirement of 13' 6" so that apparatus can access the facility. These clear measurements shall be preserved at all times. All weather access to any building would be a paved or concrete surface.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission recommended denial of Conditional Use Permit 2024-05 to the Board of Supervisors on December 2, 2024 with a vote of 4-2 with the consideration of the above referenced conditions.

Since the December 2 Planning Commission Meeting, the applicant has made some changes to the hours of operation in an effort to alleviate some concerns in relation to noise and traffic impact. In addition, they have placed an emphasis on the topic of noise, safety, and security (Noted in a letter dated December 23, 2024 under Tab 14).

“The range will be closed on Mondays and Tuesdays. Our normal operating hours will be 9 am – 6 pm. On Sundays, we will be open from 12:30- 6 pm. We will be closed on the following 10 holidays: New Year's Day, Martin Luther King Jr Day, Easter, Mother's Day, Memorial Day, July 4th, Labor Day, Columbus Day, Thanksgiving Day, and Christmas Day. This represents a 35.5% decrease in open hours from what was originally planned. These changes were made out of respect and concern for our neighbors and in the interest of reducing noise and traffic. The shareholders and I were concerned about such a significant revenue reduction but I made it clear we have to demonstrate sizeable





movement to illustrate that we hear you and that we want to address your needs. Out of 365 calendar days, we will be closed 130 of those days. Please know opening hours and go-live times will actually be about 9:30 am, and range cold times will be about 5:30 pm; I'm just giving you a better sense of the reality of when shooting will start and stop."

**Revised Set of Conditions for Consideration:**

1. The Applicant shall develop, construct, operate, and maintain an Outdoor Shooting Range on parcel 12-A-2, in substantial conformance with the conceptual plans (titled "ISP NAVY LANE RANGE-Proposed Site Concept," dated January 2024, (the "Concept Plan", with the area shown thereon referred to herein as the "Site"), and these CUP Conditions.
2. The hours of operation shall be 9:00 am to 6:00 pm Wednesday through Saturday dependent upon daylight.
  - o Sunday hours of operation shall be 12:30 pm to 6:00 pm dependent upon daylight.
  - o All Days (Wednesday-Sunday): Certain high-caliber rounds restricted except for special-use permits granted for military or law enforcement training.
  - o Evening Training shall be suppressed or 22 caliber cartridge use only.
3. Prior to construction, a Final Site Plan shall be submitted by Applicant in accordance with the Sussex County Zoning Ordinance. The site and associated facilities shall be designed and constructed to meet relevant, federal, state, and local laws as applicable.
4. "The Applicant shall maintain a permanent undisturbed natural buffer along the perimeter of the property. The minimum width of undisturbed natural buffer shall be at least 150 feet around the entire perimeter of the property. The Zoning Administrator may, in connection with site plan review and approval, require buffers to be supplemented with additional plantings or structures. Supplemental plantings of evergreen broadleaf trees and shrubs may be installed as required by the Zoning Administrator. Other perimeter plantings that effectuate sufficient visual screening and/or noise buffer may be approved by the Zoning Administrator, including, but not limited to other similar foliage or structures which serve the same purpose of diffusing sound and providing visual screening of the range. Buffer plantings, both existing and supplemental planting, shall be maintained in good health to ensure sufficiency of the screening and noise reduction, as determined by the Zoning Administrator; damaged or deceased plant materials shall be replaced within a reasonable time, dictated by best practices, as determined by the Zoning Administrator.
5. Noise shall be in compliance with all ordinances related to noise in effect as of August 1, 2024 (the date application was submitted). Applicant shall install outdoor sound walls along the firing lines and boundaries of the range to reduce noise levels.
6. Applicant will install/construct all safety structures, including berms, backstops, overhead cover, ground baffles, bullet traps and shooting position surrounds in order to substantially reduce a projectile to escape the designated range containment area, including but not limited to:



- Impact berms shall be installed and shall not exceed a maximum height of 20 feet. The backstop shall be installed between 12 to 15 feet as shown on the conceptual site plan dated January 2024, 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 onto each range to provide for additional safety. Side berms shall be a minimum of 8 feet or higher.
  - All berms shall be free from rocks, stones or objects that may tend to increase the possibility of ricochets.
  - The surface of the entire range shall be 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.
  - 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.
  - The target line shall be placed no more than 20 feet from 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 feet off the ground and in a relatively straight and level line.
7. 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.
  8. There shall be an audible sound system to amplify voice commands. The sound system shall enable the range safety officer to project loud and clear voice commands to all shooters during shooting exercises. An adequate communications system shall be established to allow all range safety officers, and other staff to communicate with one another, and shall 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.
  9. No range, or combination of ranges, shall be used at any time unless a Range Safety Officer (“RSO”), as designated by the Applicant of such range, is present. Each shooting range shall have a trained designated Range Safety Officer during operating hours to oversee activity to ensure compliance with safety protocols and enforce rules and regulations for the safe use of such range.
  10. Each RSO shall be equipped with a radio for communication to the main office and range control.
  11. Flags shall be displayed at firing line to indicate when a range is in use to provide a clear visual cue for safety purposes. Additional signage may be required at the discretion of the Zoning Administrator.
  12. All outdoor lighting shall be directed downward and inward to the Site to preserve the night sky and shall not directly cast light onto the adjoining properties.
  13. A rest or break area shall be available and shall be located in a safe area away from any firing line.
  14. A security fence of at least 6 feet in height shall be installed to keep pedestrians and vehicles from entering the shooting area. Except at the entrance, signs shall be mounted





- along the fence separated by not more than 100 feet, with the words "Firing Range" and "Do Not Enter" on each sign. Signs shall be a minimum of 18 inches by 24 inches and shall be bright or fluorescent red or orange.
15. Adequate parking shall be provided as determined by the Zoning Administrator.
  16. The range shall contain a storage shed or field office and the structure shall be 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 emergency vehicle access, 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. A new commercial entrance permit shall be obtained by the Applicant from the Department of Transportation (Petersburg Residency) for the entrance prior to operation.
  20. The Applicant is required to provide to the Zoning Administrator an easement and road maintenance agreement with other property owner(s) involved in the easement prior to operation.
  21. The site shall be equipped with a toilet facility for men and women, handwashing stations, and potable water available for its customers and employees prior to operation.
  22. Suitable access to the Site shall be provided for emergency vehicles. Prior to the end of construction and before operation, the Applicant shall hold training for County emergency response staff covering onsite emergency response, as well as information on how the Site and related facilities will be designed, constructed, operated, and maintained to allow for access by County emergency response staff in the event of an emergency. Additionally, emergency personnel shall be notified of the hours of operation for the shooting range.
  23. Implement best management practices for lead management and reclamation in accordance with EPA guidelines, and any other applicable federal, state, or local laws.
  24. Access path from the entrance shall have an unobstructed road surface at least 20 feet in width that provides all weather access to the site. There shall be an unobstructed height requirement of 13' 6" so that emergency vehicle apparatus can access the facility. These clear measurements shall be preserved at all times. The type of all-weather road surface for the access road shall be approved by the Zoning Administrator.

**ATTACHMENTS:**

- Application and Supplement Materials
- State agencies/ Department Comments
- Written Public Comments

COUNTY OF PRINCE GEORGE, VIRGINIA

Jeffrey D. Stoke  
County Administrator  
Phone: (804) 722-8600  
Facsimile: (804) 732-3604



**BOARD OF SUPERVISORS**  
T. J. Webb, Chairman  
Floyd M. Brown, Jr., Vice-Chair  
R. E. "Bobby" Cox, Jr.  
Philip T. Pugh  
Marlene J. Waymack

December 11, 2024

The Honorable Wayne O. Jones, Chairman  
Sussex County Board of Supervisors  
509 E. North Street  
Wakefield, VA 23888

Dear Chairman Jones:

As a result of the December 11, 2024 meeting of the Prince George County Board of Supervisors (the "Board"), the Board unanimously passed a resolution requesting that the Sussex County Board of Supervisors deny a request for a Conditional Use Permit (#2024-05) to allow a Shooting/Paramilitary Training Range on the border between Prince George County and Sussex County. Please see the enclosed resolution from the Prince George County Board of Supervisors.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey D. Stoke".

Jeffrey D. Stoke  
County Administrator

RECEIVED

DEC 13 2024

Board of Supervisors  
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 10<sup>th</sup> day of December, 2024.

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<u>Present:</u>	<u>Vote:</u>
T. J. Webb, Chairman	Aye
Floyd M. Brown, Jr., Vice-Chairman	Aye
R. E. "Bobby" Cox, Jr.	Aye
Philip T. Pugh	Aye
Marlene J. Waymack	Aye

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On motion of Mr. Cox, seconded by Mrs. Waymack, which carried unanimously, the following Resolution was adopted:

RESOLUTION IN SUPPORT OF THE DENIAL OF SHOOTING RANGE /  
CONDITIONAL USE PERMIT #2024-05 IN SUSSEX COUNTY, VIRGINIA

WHEREAS, on December 2, 2024, the Sussex County Planning Commission recommended denial of Shooting Range / Conditional Use Permit #2024-05 on Tax Parcel 12-A-2 (approximately 34 acres) located in Sussex County, Virginia; and

WHEREAS, the Sussex County Board of Supervisors will hold a public hearing on this case on January 16, 2025 to determine the outcome of Shooting Range / Conditional Use Permit #2024-05; and

WHEREAS, the subject property would be located on the north side of Nary Lane in Sussex County, Virginia, approximately 0.2 miles from the end of Jolly Road (State Route 659). Jolly Road is located in Prince George County, Virginia and would be the main entrance to the facility with an estimated 60 customers in year one and 120 customers in years two and three according to the applicant; and

WHEREAS, the applicant, ISP Shooting Range and Defense Training Center, stated the shooting range would be available to the public but, would be a membership only facility in Sussex County; and

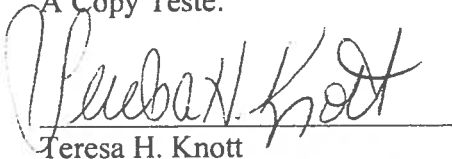
WHEREAS, several Prince George County residents on Jolly Road (State Route 659) oppose the subject facility due to the increased traffic that would occur on their road; and



WHEREAS, Shooting Range / Conditional Use Permit #2024-05 in Sussex County was reviewed by the Hampton Roads VDOT district. VDOT comment letter dated September 24, 2024, included the following: Due to the proposed entrance being located on Jolly Road [State Route 659] in Prince George County, entrance design and permitting shall be handled through the Petersburg [VDOT] Residency.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Prince George this 10<sup>th</sup> day of December 2024, hereby supports the denial of Shooting Range / Conditional Use Permit #2024-05 in Sussex County, Virginia, and requests that record of this denial on behalf of Prince George County, Virginia be entered into the official minutes of the public hearing determining this case. The Board of Supervisors direct the County Administrator to send a signed copy of this resolution to the County of Sussex Board of Supervisors.

A Copy Teste:

A handwritten signature in black ink, appearing to read "Teresa H. Knott", written over a horizontal line.

Teresa H. Knott

Clerk to the Board of Supervisors

## Michael Poarch

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**From:** Nick Sheffield <nsheffield@sussexcountyva.gov>  
**Sent:** Thursday, November 14, 2024 4:18 PM  
**To:** Michael Poarch  
**Cc:** Beverly Walkup  
**Subject:** Re: Questions: Access for EMS to proposed ISP Shooting Range and Defensive Training Facility

Michael,

For this particular project, we would access the property via Elms Lane. The project is in Sussex and we would need access from within the county to provide services, as the alternative routes delay fire and EMS response. There appear to be two points of access. One is off of Elms Lane and one is an unnamed access road that runs through 12-A-4. I would suggest the Elms Lane access point since it would likely require less easements and is already an established road in the system.

We do require an unobstructed road surface at least 20 feet wide that provides all weather access to the facility. Furthermore, there would be an unobstructed height requirement of 13' 6" so that apparatus can access the facility. These clear measurements shall be preserved at all times. All-weather access to any building would be a paved or concrete surface. If this facility will not be utilizing buildings now or any time in the future, we might be willing to discuss a variance for gravel as long as it is proven via geotechnical testing to be able to hold up to vehicular traffic of 75,000 pounds or greater in all weather conditions. This testing shall be done after the surface is laid so that the final product is proven to work.

I will ride out to the facility tomorrow and take a look at the access points. I will follow up with you after doing so.

Thanks,



**Nick Sheffield**  
**Chief of Fire & Rescue**  
**Phone:** 434-632-1135  
**Mobile:** 804-691-2582  
**Email:** nsheffield@sussexcountyva.gov  
PO Box 1397  
Sussex, VA 23884

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**From:** Michael Poarch <mpoarch@sussexcountyva.gov>  
**Sent:** Wednesday, November 6, 2024 5:13 PM  
**To:** Nick Sheffield <nsheffield@sussexcountyva.gov>  
**Cc:** Beverly Walkup <bwalkup@sussexcountyva.gov>  
**Subject:** Questions: Access for EMS to proposed ISP Shooting Range and Defensive Training Facility

Good Afternoon,

I hope you are doing well. We had our Planning Commission meeting on Monday for ISP shooting range CUP application. The application was deferred for further information and/or changes. However, I had some questions for you:

- How much road width you will be needed to accommodate access for EMS vehicles? Please note that Nary Lane is approximately 20 feet or less in width.
- There was concern about EMS having to access Elms Lane in order to get to the project in the case of an emergency. Based on your experience, how would EMS access this property? Would it be from Elms Lane or Jolly Road. Please note that the property has only one legal access from Jolly Road onto Nary Lane.

Please see the attached map for your reference. The red pinpoint is the end of the Jolly Road (state maintained road). The red dot line is the access along Nary Ln (private road/easement) to the property. The solid red line outlines the boundaries of the property. If you have any questions, please let me know.

Sincerely,

**M. Poarch**  
County Planner  
Sussex County Planning & Zoning Department



## Michael Poarch

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**From:** Ernest Giles <egiles@susova.us>  
**Sent:** Thursday, August 8, 2024 6:11 PM  
**To:** Michael Poarch  
**Subject:** Re: ISP Shooting Range and Defensive Center - Conditional Use Permit Application Review

**CAUTION:** This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

I have reviewed this and spoke with the group in person. I'm in favor of this proposal/plans. This will help Sussex be recognized with the right clientele and future potential business growth of individuals that are members and affiliates of this organization.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Michael Poarch <mpoarch@sussexcountyva.gov>  
**Sent:** Thursday, August 1, 2024 12:45:10 PM  
**To:** Fowler, Jason <jason.fowler@vdot.virginia.gov>; joshua.norris@vdot.virginia.gov <joshua.norris@vdot.virginia.gov>; Hypes, Rene (DCR) <rene.hypes@dcr.virginia.gov>; Schul, Hannah (DWR) <Hannah.Schul@dwr.virginia.gov>; Nick Sheffield <nshellfield@sussexcountyva.gov>; Ernest Giles <egiles@susova.us>; planning@princegeorgecountyva.gov <planning@princegeorgecountyva.gov>; administration@princegeorgecountyva.gov <administration@princegeorgecountyva.gov>  
**Cc:** Beverly Walkup <bwalkup@sussexcountyva.gov>; Richard Douglas <rdouglas@sussexcountyva.gov>; David Conmy <dconmy@sussexcountyva.gov>  
**Subject:** ISP Shooting Range and Defensive Center - Conditional Use Permit Application Review

Good Afternoon,

I hope everyone is doing well. We received a conditional use permit application for ISP Shooting Range and Defensive Training Center . As part of the review, we wanted to gather initial feedback or comments from each respective agency and/or department.

### **Brief Description**

The Conditional Use Permit application is for a shooting range and defensive training center which proposes to be developed on 33.6 acres off of Nary Lane. The project is located within the Newville area approximately .9 northwest of the intersection of Cabin Point Road and Elms Lane.

Please see forward link below to access the documents for your review and reference. We would like all comments or feedbacks prior to August 29 if possible. If you have any issues accessing the link below, please let us know.

[📎 CUP Application Materials for ISP Shooting Range and Defensive Training Center.zip](#)

Sincerely,

**M. Poarch**  
County Planner  
Sussex County Planning & Zoning Department

## Michael Poarch

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**From:** Boisvert, Keith (DEQ) <Keith.Boisvert@deq.virginia.gov>  
**Sent:** Friday, October 4, 2024 9:11 AM  
**To:** mpoarch@sussexcountyva.gov  
**Subject:** Outdoor Shooting Range Environmental Guidance

You don't often get email from keith.boisvert@deq.virginia.gov. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Mr. Poarch,

I am responding to your request to the Virginia Department of Environmental Quality (DEQ) for recommendations or general guidelines in regard to mitigating lead contamination from an outdoor shooting range (ISP Shooting Range and Defensive Training Center). Please see the Environmental Protection Agency's guidance [Best Management Practices for Lead Outdoor Shooting Ranges | US EPA](#).

Another resource is the Arlington-Fairfax Chapter of the Izaak Walton League. They maintain an Environmental Management System (EMS) [Environmental Management System \(EMS\) – The Arlington-Fairfax Chapter Inc. \(arlingtonfairfax-iwla.org\)](#) with many techniques for reducing the environmental impact of their operations. These may be applicable to the new facility on a case-by-case situation.

Lastly, the new shooting range may want to consider establishing its own EMS. DEQ would be available to assist with such an endeavor. We also maintain a recognition program for facilities that have an EMS called the [Virginia Environmental Excellence Program | Virginia DEQ](#)

The Virginia Environmental Excellence Program (VEEP) is a voluntary, non-regulatory program that promotes the use of Environmental Management Systems in Virginia. DEQ believes maintaining an EMS is a valuable step toward managing environmental impacts for any facility.

If you have questions or need further assistance, please don't hesitate to contact me. Thanks



**Keith A. Boisvert**  
Environmental Specialist II, Office of Pollution  
Prevention  
[Virginia Department of Environmental Quality](#)  
1111 E. Main St., Suite 1400  
Richmond, VA 23219  
804-774-8261



## Michael Poarch

---

**From:** Brann, Lee (DWR) <Lee.Brann@dwr.virginia.gov>  
**Sent:** Friday, August 30, 2024 3:18 PM  
**To:** Michael Poarch  
**Cc:** nhreview (DCR); Strawderman, Nicole (DWR); Schul, Hannah (DWR); Pinder, Michael (DWR)  
**Subject:** ESSLog# 45468\_ISP Shooting Range and Defensive Training Center\_DWR\_HLB20240830

**CAUTION:** This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Mr. Poarch,

We have reviewed the subject project that proposes the develop an ISP Shooting Range and Defensive Training Center in Sussex County. We document state endangered Blackbanded Sunfish and state threatened Loggerhead Shrikes from the project area. Joseph Swamp in the project area is designated a Threatened and Endangered Species Water due to the presence of Blackbanded Sunfish.

It is difficult to determine, from the information provided, whether any instream work is proposed as part of this project. If any work is proposed in any perennial tributaries to Joseph Swamp within one river mile of Joseph Swamp, we recommend a time of year restriction (TOYR) on such work from May 1 through June 30 of any year, protective of Blackbanded Sunfish. If work in intermittent or ephemeral tributaries can be completed entirely in the dry, when there is no water in the channel, a TOYR on work in those streams will not be necessary. However, if any such work cannot be completed entirely in the dry, we recommend a TOYR on such work from May 1 through June 30 of any year, protective of Blackbanded Sunfish.

We recommend conducting any in-stream activities during low or no-flow conditions, using non-erodible cofferdams or turbidity curtains to isolate the construction area, blocking no more than 50% of the streamflow at any given time (minimal overlap of construction footprint notwithstanding), stockpiling excavated material in a manner that prevents reentry into the stream, restoring original streambed and streambank contours, revegetating barren areas with native vegetation, and implementing strict erosion and sediment control measures. We recommend that instream work be designed and performed in a manner that minimizes impacts upon natural streamflow and movement of resident aquatic species. If a dam and pump-around must be used, we recommend it be used for as limited a time as possible and that water returned to the stream be free of sediment and excess turbidity. To minimize potential wildlife entanglements resulting from use of synthetic/plastic erosion and sediment control matting, we recommend use of matting made from natural/organic materials such as coir fiber, jute, and/or burlap. To minimize harm to the aquatic environment and its residents resulting from use of the Tremie method to install concrete, installation of grout bags, and traditional pouring of concrete, we recommend that such activities occur only in the dry, allowing all concrete to harden prior to contact with open water. Due to future maintenance costs associated with culverts, and the loss of riparian and aquatic habitat, we prefer stream crossings to be constructed via clear-span bridges. However, if this is not possible, we recommend countersinking any culverts below the streambed at least 6 inches, or the use of bottomless culverts, to allow passage of aquatic organisms. We also recommend the installation of floodplain culverts to carry bankfull discharges.

The project site is located in an area of the Commonwealth known to have a year-round presence of federally endangered state endangered Northern Long-Eared Bat (NLEB). If your project has a federal connection (nexus), the U.S. Fish and Wildlife Service in Virginia has developed a website that provides the steps and information necessary to allow any individual or entity requiring review/approval of their project to complete a review and come to the appropriate conclusion regarding potential project impacts on Northern Long-Eared Bats. This site can be accessed at <https://www.fws.gov/office/virginia-ecological->

[services/virginia-field-office-online-review-process](#). You may also need to coordinate with the appropriate federal agency that is authorizing, funding, or carrying out the proposed activity.

If your project has no federal nexus, and tree removal is proposed, we recommend the options below to avoid adverse impacts upon NLEB:

**Option 1:** Assume that NLEBs are present on site and adhere to a time of year restriction on any tree clearing within close proximity of NLEB from December 15 - February 15 and May 1 - July 15 of any year.

**Option 2:** Hire a consultant to perform a NLEB survey, in adherence to Service protocols, throughout the project/activity site and coordinate the results of that survey with DWR.

U.S. Fish & Wildlife Service Survey Protocols are available here: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>

Coordinate with DWR: Rick Reynolds, DWR Mammologist, at 540-248-9360 or [Rick.Reynolds@dwr.virginia.gov](mailto:Rick.Reynolds@dwr.virginia.gov) and with DWR's Environmental Services Section at 804-481-5296 or [ESSProjects@dwr.virginia.gov](mailto:ESSProjects@dwr.virginia.gov). Upon review of the survey results, the DWR will make final comments regarding the protection of Northern Long-Eared Bats associated with your project.

Given the scope and location of the proposed work, we do not anticipate it to result in significant adverse impacts upon Loggerhead Shrikes.

To minimize overall impacts to wildlife and our natural resources, we offer the following comments about development activities: we recommend that the applicant avoid and minimize impacts to undisturbed forest, wetlands, and streams to the fullest extent practicable. Avoidance and minimization of impact may include relocating stream channels as opposed to filling or channelizing as well as using, and incorporating into the development plan, a natural stream channel design and forested riparian buffers. We recommend maintaining undisturbed naturally vegetated buffers of at least 100 feet in width around all on-site wetlands and on both sides of all perennial and intermittent streams. We recommend maintaining wooded lots to the fullest extent possible. We generally do not support proposals to mitigate wetland impacts through the construction of stormwater management ponds, nor do we support the creation of in-stream stormwater management ponds.

We recommend that the stormwater controls for this project be designed to replicate and maintain the hydrographic condition of the site prior to the change in landscape. This should include, but not be limited to, utilizing bioretention areas, and minimizing the use of curb and gutter in favor of grassed swales. Bioretention areas (also called rain gardens) and grass swales are components of Low Impact Development (LID). They are designed to capture stormwater runoff as close to the source as possible and allow it to slowly infiltrate into the surrounding soil. They benefit natural resources by filtering pollutants and decreasing downstream runoff volumes.

We recommend that all tree removal and ground clearing adhere to a time of year restriction (TOYR) protective of resident and migratory songbird nesting from March 15 through August 15 of any year. We recommend adherence to erosion and sediment controls during ground disturbance.

The U.S. Fish and Wildlife Service (in Virginia) utilizes an online project review process (<https://www.fws.gov/office/virginia-ecological-services/virginia-field-office-online-review-process>) to facilitate compliance with the Endangered Species Act (16 U.S.C. 1531-1544, 87 Stat. 884) (ESA), as amended. The process enables users to 1) follow step-by-step guidance; 2) access information that will allow them to identify threatened and endangered species, designated critical habitat, and other Federal trust resources that may be affected by their project; and 3) accurately reach determinations regarding the potential effects of their project on these resources as required under the ESA. If you have questions regarding the online review process, please contact Rachel Case at [rachel\\_case@fws.gov](mailto:rachel_case@fws.gov).

This project is located within 2 miles of a documented occurrence of a state or federal threatened or endangered plant or insect species and/or other Natural Heritage coordination species. Therefore, we recommend coordination with VDCR-DNH regarding protection of these resources.

Thank you,



**Lee Brann**

Environmental Services Biologist  
Wildlife Information and Environmental Services

**P** 804.367.1295

**C** 804.481.1934

**Department of Wildlife Resources**

*CONSERVE. CONNECT. PROTECT.*

**A** 7870 Villa Park Drive, P.O. Box 90778, Henrico, VA 23228

[www.VirginiaWildlife.gov](http://www.VirginiaWildlife.gov)



Travis A. Voyles  
*Secretary of Natural and Historic Resources*

Matthew S. Wells  
*Director*

Andrew W. Smith  
*Chief Deputy Director*



**COMMONWEALTH of VIRGINIA**  
**DEPARTMENT OF CONSERVATION AND RECREATION**

Frank N. Stovall  
*Deputy Director  
for Operations*

Darryl Glover  
*Deputy Director for  
Dam Safety,  
Floodplain Management and  
Soil and Water Conservation*

Laura Ellis  
*Deputy Director for  
Administration and Finance*

August 22, 2024

Michael Poarch  
Sussex County  
20135 Princeton Road  
Sussex, VA 23884

Re: ISP Shooting Range and Defensive Center

Dear Mr. Poarch:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources within the project boundary including a 100ft buffer. However, due to the scope of the activity we do not anticipate that this project will adversely impact these natural heritage resources.

If tree removal is anticipated the proposed project will impact an Ecological Core (C1) as identified in the Virginia Natural Landscape Assessment (<https://www.dcr.virginia.gov/natural-heritage/vaconvisvnl>). Mapped cores in the project area can be viewed via the Virginia Natural Heritage Data Explorer, available here: <http://vanhde.org/content/map>.

Ecological Cores are areas of at least 100 acres of continuous interior, natural cover that provide habitat for a wide range of species, from interior-dependent forest species to habitat generalists, as well as species that utilize marsh, dune, and beach habitats. Interior core areas begin 100 meters inside core edges and continue to the deepest parts of cores. Cores also provide the natural, economic, and quality of life benefits of open space, recreation, thermal moderation, water quality (including drinking water recharge and protection, and erosion prevention), and air quality (including sequestration of carbon, absorption of gaseous pollutants, and production of oxygen). Cores are ranked from C1 to C5 (C5 being the least significant) using nine prioritization criteria, including the habitats of natural heritage resources they contain.

Impacts to cores occur when their natural cover is partially or completely converted permanently to developed land uses. Habitat conversion to development causes reductions in ecosystem processes, native biodiversity, and habitat quality due to habitat loss; less viable plant and animal populations; increased predation; and increased introduction and establishment of invasive species.

DCR recommends avoidance of impacts to cores. When avoidance cannot be achieved, DCR recommends minimizing the area of impacts overall and concentrating the impacted area at the edges of cores, so that the most interior remains intact.

600 East Main Street, 24<sup>th</sup> Floor | Richmond, Virginia 23219 | 804-786-6124

***State Parks • Soil and Water Conservation • Outdoor Recreation Planning  
Natural Heritage • Dam Safety and Floodplain Management • Land Conservation***

The proposed project will impact a core with outstanding ecological integrity. If tree removal is proposed further investigation of these impacts is recommended and DCR-DNH can conduct a formal impact analysis upon request. This analysis would estimate direct impacts to cores and habitat fragments and indirect impacts to cores. The final products of this analysis would include an estimate of the total impact of the project in terms of acres. For more information about the analysis and service charges, please contact Joe Weber, DCR Chief of Biodiversity Information and Conservation Tools at [Joseph.Weber@dcr.virginia.gov](mailto:Joseph.Weber@dcr.virginia.gov).

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

New and updated information is continually added to Biotics. Please re-submit a completed order form and project map for an update on this natural heritage information if the scope of the project changes and/or six months has passed before it is utilized.

The Virginia Department of Wildlife Resources (VDWR) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed <https://services.dwr.virginia.gov/fwis/> or contact Hannah Schul at [Hannah.Schul@dwr.virginia.gov](mailto:Hannah.Schul@dwr.virginia.gov).

Should you have any questions or concerns, feel free to contact me at 804-625-3979. Thank you for the opportunity to comment on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicki Gustafson". The signature is written in a cursive, flowing style.

Nicki Gustafson  
Natural Heritage Project Review Assistant





## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
23116 Meherin Road  
COURTLAND, VIRGINIA 23837

September 24, 2024

Michael Poarch  
Community Development  
Sussex County  
P. O. Box 1397  
Sussex, VA 23884

**RE: ISP Shooting Range  
TM #12-A-2  
Cabin Point Road (Rt. 602)  
Sussex County**

The Residency has completed its review of the submitted Conditional Use Permit application received by the VDOT Land Development Office on September 18, 2024 for the ISP Shooting Range. We submit the following comments and recommendations:

- 1) A new commercial entrance shall be constructed in accordance with VDOT Road Design Manual Appendix F.
- 2) Due to the proposed entrance being located on Jolly Road in Prince George County, entrance design and permitting shall be handled through the Petersburg Residency.

If you have any questions, please contact me at (757) 346-3068 or [Joshua.Norris@vdot.virginia.gov](mailto:Joshua.Norris@vdot.virginia.gov).

Sincerely,

*Joshua R. Norris*

Joshua Norris  
Land Use Engineer  
Virginia Department of Transportation  
Franklin Residency



Steven P Lapp

22181 Elms Lane

Disputanta, VA 23842

[lappsteven@gmail.com](mailto:lappsteven@gmail.com)

Ph: 720-979-3636

**Subject: Conditional Use Permit #2024-05**

I am contacting you to voice my opposition to the construction of a Commercial Shooting Range on Tax Parcel 12-A-2, which would be open to the public.

I live within 0.2 miles as the crow flies from this location, and it would shatter any hope of peace and tranquility for my property. The property values would plummet for resale. The additional traffic on Elms Lane, which we are maintaining at our own expense, would destroy it.

I hope that my pleas meet your ears for denial of this application.

Regards,

A handwritten signature in black ink, appearing to read 'Steven P Lapp', written in a cursive style.

Steven P Lapp

## Michael Poarch

---

**From:** Mark Formella <markformella@gmail.com>  
**Sent:** Thursday, November 21, 2024 8:37 AM  
**To:** Michael Poarch  
**Cc:** Beverly Walkup  
**Subject:** Re: Request: ISP Shooting Range and Defensive Training Facility application and report

**CAUTION:** This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Good Morning Michael,

Thank you for forwarding the ISP shooting range application and additional correspondence from Hank Hayes.

In Mr Hayes written response to concerns raised at the public hearing on November 4, he stated Roy Osborne and I claimed to reside on our land beside the range. Neither of us made such a statement. To indicate that we did is either a careless error or outright dishonest attempt to discredit our statements. In either case, this is a not a positive reflection on Mr Hayes character or the way he intends to operate the ISP range. In Luke 16:10-14 it reads, "whoever is dishonest in little things will be dishonest in big things too".

In addition, several members of the planning commission expressed a desire for Mr Hayes to work with the surrounding land owners to come up with an amicable compromise. To date, Mr Hayes has not reached out to myself, Steve Lapp or Bruce Powers. Mr Osborne initiated contact with Mr Hayes. I do not know what they may have discussed.

I assume Mr Hayes letter will be sent to the planning commission for their consideration. I respectfully request my rebuttal be included as well.

Thank you again for your assistance.

Mark J. Formella  
102 Winchester Pl  
Smithfield, VA 23430  
(757) 239-9182

On Wed, Nov 20, 2024, 5:01 PM Michael Poarch <[mpoarch@sussexcountyva.gov](mailto:mpoarch@sussexcountyva.gov)> wrote:  
Good Afternoon,

Please see attached staff report and recommended conditions along with follow up letter that addressed comments from the November meeting. Please note that the some of the recommended conditions from the November will be revised or added on. If you need anything else, please let us know.

In addition, please see the most up-to-date electronic link to the CUP application for your reference.

 [Updated CUP application ISP shooting range 4.zip](#)

Sincerely,

**M. Poarch**  
County Planner  
Sussex County Planning & Zoning Department

Beverly Walkup

---

**From:** Mark Formella <markformella@protonmail.com>  
**Sent:** Thursday, October 24, 2024 2:45 PM  
**To:** Beverly Walkup; markformella  
**Subject:** Opposition to Conditional Use Permit #2024-05

You don't often get email from markformella@protonmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Good Afternoon Beverly,

My name is Mark Formella. I own two parcels within a .5 mile radius of the proposed shooting range on Jolly Road. Specifically these parcels are 12-3-C and 12-2-6 in the Elms subdivision. The latter property adjoins the intersection of Nary Lane and Jolly Road. The notice of public hearing for this conditional use permit specified the range would be located .2 miles, which is 1056 feet, from my property.

I purchased these parcels to have a place in the country to escape and enjoy nature and serenity. I understand and embrace the rural lifestyle. People shoot during hunting season and for target practice all the time. I myself enjoy hunting and never mind when a neighbor target practices, even if it is for several hours a day. I am sickened, however, at the prospect of listening to heavy gunfire all day, everyday. I believe issuance of this permit will devalue my property and others in our neighborhood. Furthermore, I believe daily gunfire will drive wildlife from the immediate vicinity, which will ruin any prospect of hunting. I have dreamed about building a retirement home on my property. I assure you that will not happen should this range be built. Issuance of this permit will effectively destroy my dream and favorite pastime.

As a matter of practicality and safety, I am also concerned as to the standards by which this range may be developed and operated. Will the range operator be subject to any random inspection by the county once the facility is developed? My grandchildren play on these properties. Accidents and negligence do occur. My family will literally be on the front line of this endeavor.

I intend to voice my opposition to this property in person at the public hearing on November 4th, but also wished to formally notify you with this email.

Please feel free to contact me if you have any questions or other pertinent information you feel may be useful to me.

Sincerely,  
Mark J. Formella  
757-239-9182

Sent from [Proton Mail](#) for iOS





---

**Fw: ISP Shooting range**

---

**From** Roy Orsborne <rorsborne@firetechva.com>

**Date** Fri 11/22/2024 12:15 PM

**To** Michael Poarch <mpoarch@sussexcountyva.gov>

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Sent from my Verizon, Samsung Galaxy smartphone

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---

**From:** Roy Orsborne <rorsborne@firetechva.com>

**Sent:** Thursday, November 21, 2024 1:19:49 PM

**To:** mpoarch@sussexcountyva.gov <mpoarch@sussexcountyva.gov>

**Subject:** Fw: ISP Shooting range

Sent from my Verizon, Samsung Galaxy smartphone

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---

**From:** Roy Orsborne

**Sent:** Thursday, November 21, 2024 12:56:06 PM

**To:** mpoarch@sussexcountyva.gov <mpoarch@sussexcountyva.gov>

**Subject:** ISP Shooting range

Mr Poarch

I want to start with Mr Hayes saying that Mr Foremella and I saying that we have houses on our properties, this a flat lie.

Secondly I don't understand how Mr Thompson can deed, an access across my land that he does not own.

My property is directly against the proposed gun range , and I have plans to build on this property, which will be vastly impacted if this gun range goes through.

Sussex County has already approved a gun range on route 460 near Sussex sporting club that is more conducive unless disruptive to everyone and give the sheriff's department, a place to shoot.

Bye, approving this property to be zoned commercial will heavily impact my ability to do anything with my property,as it's zoned agricultural.

1/7/25, 2:47 PM

Mail - Michael Poarch - Outlook

I was never contacted till prior to the November 4th meeting. That is what's going to be an issue. If there is talk about expanding the easement through my property i will fight it to the full extent. My tax parcel is 600 - 0A - 013 - 0.

My full name is  
Roy A Orsborne  
757-647-2474  
rorsborne@firetechva.com

I was informed that there was a similar shooting. Club on route thirty five in sussex county that y'all had shut downSent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)



---

## Shooting club

---

**From** Roy Orsborne <rorsborne@firetechva.com>

**Date** Sat 11/23/2024 8:57 AM

**To** Michael Poarch <mpoarch@sussexcountyva.gov>

You don't often get email from rorsborne@firetechva.com. [Learn why this is important](#)

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I saw where Mr Hayes proposed the upgrade of nary lane.Tell future date. This goes against the county's requirement to have a 2 lane paved road.  
I hope the county won't cave to this request..

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)



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## Shooting club

---

From Roy Orsborne <rorsborne@firetechva.com>

Date Wed 11/27/2024 10:42 AM

To Michael Poarch <mpoarch@sussexcountyva.gov>

You don't often get email from rorsborne@firetechva.com. [Learn why this is important](#)

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I want to start with telling to have a happy and safe thanksgiving.

I was sent a recording of the November meeting and it proves the nether Mark or I stated that or alluded that we have residence on our properties.

This shows to the character a Mr. Hayes. As he stated to you.

I hope Mr Hayes if approved will offer to the surrounding county's free range time. If not, it makes it look like the sheriff of Sussex County did prit pro quo. ,for his endorsement.

Again I what to wish you and your family a happy thanksgiving, and we'll see y'all on december second

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

## Michael Poarch

---

**From:** Keith Early <kearly@princegeorgecountyva.gov>  
**Sent:** Monday, December 2, 2024 10:18 AM  
**To:** mpoarch@sussexcountyva.gov  
**Subject:** FW: Proposed Outdoor Shooting Range

You don't often get email from kearly@princegeorgecountyva.gov. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Mr. Poarch:

Thank you for your time. Please see below.

Keith Early

---

**From:** William Early <earlywk@gmail.com>  
**Sent:** Sunday, December 1, 2024 8:54 AM  
**To:** Keith Early <kearly@princegeorgecountyva.gov>  
**Subject:** Fwd: Proposed Outdoor Shooting Range

----- Forwarded message -----

**From:** William Early <[earlywk@gmail.com](mailto:earlywk@gmail.com)>  
**Date:** Sun, Dec 1, 2024 at 8:40 AM  
**Subject:** Proposed Outdoor Shooting Range  
**To:** <[jlebigfoot@gmail.com](mailto:jlebigfoot@gmail.com)>, <[bornajunker@hotmail.com](mailto:bornajunker@hotmail.com)>, <[amayes@commonwealthenvironmental.com](mailto:amayes@commonwealthenvironmental.com)>, <[bl721@aol.com](mailto:bl721@aol.com)>, <[firving@ssa-va.org](mailto:firving@ssa-va.org)>  
**Cc:** <[bwalkup@sussexcountyva.gov](mailto:bwalkup@sussexcountyva.gov)>

My apologies if you received a duplicate email.

Good morning members of the Planning Commission.

My name is W. Keith Early and I reside at 8303 Jolly Ct, Disputanta, VA 23842. My family and I moved to this location 21 years ago to enjoy peace and tranquility within a rural setting. Yesterday, I received notification of a proposed Conditional Use Permit application related to a commercial, outdoor shooting range 0.2 miles from the end of Jolly Road. My family's residence is located on Joseph Swamp across a cutover (open space) from the proposed range location. As it relates to Prince George County, my home is likely the closest to the proposed range.

This range, if approved, would decimate our quality of life. Folks in our area enjoy hunting, and some enjoy occasional recreational shooting, however a commercial range would be a drastic change from the peaceful life we are accustomed to.



I am confident that more Prince George residents living in the immediate area would vehemently oppose this range if they were aware of the proposal.

Currently, traffic from my drive to Nary Lane is almost non-existent; it can be days before I see a vehicle pass by my drive going towards Nary Lane. Since Jolly Road is the proposed ingress and egress to/from the range, we could expect an exponential increase in traffic as it relates to what we are accustomed to. Though secondary to the constant, nerve fraying noise an outdoor commercial shooting range generates, increased traffic is also a concern.

I ask for the Planning Commission to vote "no" for this Conditional Use Permit application. Many of us are in the business of maintaining and enhancing the quality of life for our citizens. This proposed commercial shooting range is not consistent with an enjoyable quality of life for it's neighbors.

Thank you for your time and consideration.

This email and any attachments with it are privileged and confidential and are intended solely for those individuals(s) to whom they are addressed. If you have received this email in error or are not the addressee, please immediately delete it and notify the sender.



**Dr. Tony Dice**

US Navy SEAL, CEO/Owner, Bishop & Dice Defense

07JAN2025

Subject: Support for CUP #2024-05

To Whom It May Concern:

I am writing to express my full support for CUP #2024-05, a submitted firearms range and defensive training center on Nary Lane in Sussex County.

Having served as a United States Navy SEAL and worked extensively in the private sector, I've had years of experience in combat operations and training environments. I have successfully managed the day-to-day operations of training facilities and ranges in Iraq, Afghanistan and on U.S. soil. These assignments have given me a deep understanding of what it takes to run safe, efficient, and professional training facilities.

I have known Mr. Hayes for over a decade and have worked closely with him on numerous contracts providing tier one services to tier one personnel. Mr. Hayes and NLB have provided some of the best training that I have seen to date, thanks to Mr. Hayes's meticulous attention to detail and his team's commitment to safety protocols. In my professional experience, safety and operational excellence are paramount, and Mr. Hank Hayes and his team embody these principles.

As a business owner in the defense space, I personally understand firsthand what it takes to succeed. What truly sets Mr. Hayes apart is his ability to thrive in a highly challenging business environment. The weapons training and range management industry is incredibly demanding, with most ventures struggling to survive long-term. Despite these challenges, Mr. Hayes has built and sustained a thriving business for over 26 years. This remarkable achievement reflects his integrity, leadership, and commitment to delivering exceptional quality.

From a community perspective, I understand that many concerns may arise with the establishment of a shooting range. However, based on my interactions with Mr. Hayes and his team, I am confident that they will operate this facility to the highest safety standards while providing significant value to the area. Their proven track record of success ensures they will manage this venture responsibly and effectively.

I wholeheartedly recommend Mr. Hayes and his team for this project. If you have any questions, please feel free to contact me at [contact information].

Sincerely,

A handwritten signature in black ink that reads "Dr. Dice".

**Dr. Tony Dice**

US Navy SEAL, CEO/Owner, Bishop & Dice Defense

Bishop & Dice Defense LLC  
1001 Camino Ct | Virginia Beach, VA 23456  
[www.BishopDiceDefense.com](http://www.BishopDiceDefense.com)  
P: 757-567-8077 | CAGE: 97ZG8 | DUNS: 020650358



Date: 8 January 2025

Daniel Spagone Sr.

Director, Intermediate Level Maintenance

Commander, Navy Regional Maintenance Center, Norfolk, VA

Subject: Positive Endorsement for CUP #2024-05

I am aware of ISP Global Companies' purchase of the Sussex County property to support a Dynamic Shooting Range and their Conditional Use Permit #2024-05.

In my thirty-two (32) years on active duty including: Submarine qualified Chief Electrician's Mate, Chief Engineer in USS Edenton (ATS 1), USS Nashville (LPD 13), & USS Peleliu (LHA 5); Director of Afloat Safety at the Naval Safety Center; Director of Material Readiness Training at Surface Warfare Officers School Command; Repair Officer of three Shore Intermediate Maintenance Activities (SIMA) Newport, RI, Ingleside, TX and Norfolk, VA; culminating in Command of Naval Consolidated Brig and Maximum Security Enemy Combatant Detention Facility in Charleston, SC. My current position for the last fifteen (15) years is Director of Navy Intermediate Level Maintenance consisting of over 6,000 Sailors and Government Civilians at the seven Regional Maintenance Centers including: Mid-Atlantic Regional Maintenance Center in Norfolk, VA, South-East Regional Maintenance Center in Mayport, FL, South-West Regional Maintenance Center in San Diego, CA, North-West Regional Maintenance Center in Everett, WA, Hawaii Regional Maintenance Center in Pearl Harbor, HI, Japan Regional Maintenance Center in Yokosuka, Japan and Sasebo, Japan and Singapore, Forward Deployed Regional Maintenance Center in Naples, Italy and Rota, Spain and Manama, Bahrain. During this time, (1978 to present), I have been fortunate to gain extensive experience in Workforce Development, Technical training, Weapons Training, Weapons Safety, Operational Risk Management and Environmental Safety.

Drawing on my extensive experience in these skill sets I have discussed with Mr. Hayes and evaluated mitigation of the significant concerns in operating a shooting range. These concerns include:

- Noise control
  - Noise will be controlled with Berms, Foliage, & Distance
- Safety Programs
  - Shooting Range Safety
  - Vision Safety
  - Hearing Conservation Safety
  - Weapons Laser Safety
  - Physical Standoff Safety
  - Land Stewardship for led mitigation in the ground and/or water supply
  - Distance Shooting Range will be from elevated platform into a berm

Following my discussions with Mr. Hayes and verification of his extensive knowledge, skill, and technical abilities as a highly qualified and admired combatant trainer. Not many companies in the civilian sector or providers of training and range services to the military function at the level of the ISP Global companies.

I am confident this shooting range will comply with residential concerns and Sussex County regulations and be the envy of the industry.

Very Sincerely,

**Daniel Spagone Sr.**



**Johnny Swan**  
(Ret) US Navy  
President, S&S Precision  
1/9/2025

**Subject:** Support for CUP #2024-05

To Whom It May Concern,

It is my privilege to write this letter in full support of CUP #2024-05.

I've had the opportunity to receive training from Mr. Hayes and his staff at Intuitive Self-Protection along with both of my young adult children. Coming from a 20-year military background, I can attest that safety is the foundation of every training event. I confidently endorse Mr. Hayes and his team and would like to share with you that their commitment to safety and operational excellence mirrors the highest levels of military standards.

In addition to my military experience, I own and operate a manufacturing facility with over 30 employees. Running a successful enterprise requires working seamlessly with a diverse range of people, including vendors, city officials, staff, contractors, and clients. This perspective has given me a deep appreciation for the leadership, professionalism, and collaborative skills needed to sustain long-term success. Mr. Hayes consistently demonstrates these qualities and integrity in his professional career.

I understand that new developments like this shooting range may raise questions within the community. I am confident that he and his team will address any concerns with diligence and transparency. Their history of running safe and responsible operations should reassure anyone with reservations.

The weapons training and range management industry is notoriously challenging, yet Mr. Hayes has excelled in it for over 25 years. His ability to thrive in such a demanding environment reflects his tenacity, integrity, and dedication to delivering exceptional results.

If you have any questions, I would be happy to discuss further. Please feel free to contact me at (757)373-6598.

Sincerely,  
**Johnny Swan**  
(Ret) US Navy  
President, S&S Precision



CDR Justin D. Vitalis  
1901 Vince Road  
Virginia Beach, VA 23464  
justin.vitalis@gmail.com  
571-237-9633

8 January 2025

**Subject: Letter in Support of CUP #2024-05**

**To Whom It May Concern:**

I am writing to express my strong support for the approval of CUP #2024-05 as a valuable resource for our community. As an active-duty helicopter pilot in the U.S. Navy with 17 years of service and as a dedicated student of Intuitive Self Protection (ISP) for the past two years, I can attest to the essential role this company plays in promoting firearm safety, education, and responsible usage.

Throughout my military career, I have maintained a steadfast commitment to safety, discipline, and skill proficiency. These principles are not only critical to aviation and national defense but also to the responsible ownership and handling of firearms. Hank Hayes and his company embody these values, offering a safe and professionally managed environment for individuals to hone their skills and deepen their understanding of firearm safety.

During my time as a student of ISP, I have personally benefited from their emphasis on structured training programs, knowledgeable instructors, and a culture that prioritizes safety above all else. This course of instruction has provided me with the opportunity to further develop my skills, ensuring I remain proficient in the safe and effective use of firearms. Additionally, ISP offers valuable educational opportunities for community members, fostering a responsible and respectful attitude toward firearms.

The approval of CUP #2024-05 is vital not only for its practical benefits but also for its potential to strengthen the community. The range supports local law enforcement training, facilitates educational initiatives, and encourages the responsible use of firearms among enthusiasts and professionals alike. Its operation will undoubtedly enhance public safety and contribute to the development of well-trained, responsible firearm users in the area.

I urge you to consider the significant value that Hank Hayes and his company, ISP, bring to the community. Its approval will ensure that individuals like myself, who value skill development and safety, have access to a reliable and professional facility. I am confident that Mr. Hayes will continue to uphold the highest standards of safety, education, and community engagement.

Thank you for your attention to this matter. Please feel free to contact me at 571-237-9633 or justin.vitalis@gmail.com if you would like to discuss this further or require additional information. I look forward to your favorable consideration of this important approval. Please note that these views are my own and do not express the opinion of the Department of Defense or any other government organization.

Sincerely,  
Justin D. Vitalis  
Commander, United States Navy

**Steve Fritton (Real Estate Land Specialist)**

<https://www.whitetailproperties.com/agents/steve-fritton>

Whitetail Properties Real Estate, LLC

January 10, 2025

**Re: Support for Conditional Use Permit #2024-05**

To Whom It May Concern,

As a licensed real estate agent who has had the pleasure of assisting Henry Hayes in purchasing their property and facilitating the sale of a neighboring parcel, I am writing to express my enthusiastic support for approving the conditional use permit for ISP Global Inc at 0 Nary Lane.

I have found Henry Hayes / ISP Global Inc and their plans for the shooting range to be thoughtfully developed, with a strong focus on safety, community relations, and environmental stewardship. I believe the range will provide a safe and regulated environment for firearm training and recreation and enhance the value and of the surrounding properties.

I live just 15 miles from the property and am a firearms enthusiast myself. The presence of a well-managed shooting range can attract responsible firearm owners, provide educational opportunities, and contribute to public safety awareness. Based on my professional knowledge of the rural area, I believe the range will be a positive addition that aligns with the community's character and needs.

I trust Henry Hayes and their team to operate ISP Shooting Range with the utmost professionalism, ensuring minimal disruption to the neighborhood while promoting community engagement and economic benefits. I respectfully encourage the approval of their conditional use permit application.

Should you have any questions about my experience or insights regarding this property and project, please feel free to contact me at 804.704.0163 or [steve.fritton@whitetailproperties.com](mailto:steve.fritton@whitetailproperties.com).

Sincerely,

Steve Fritton