



**Sussex County Planning Commission Meeting**  
**Monday, November 4, 2024 at 6:00 P.M.**  
**General District Courtroom at Sussex Judicial Center**  
**15098 Courthouse Road, Sussex, VA 23884**

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***Agenda***

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- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. APPROVAL OF MINUTES**
  - a. None
- D. PUBLIC HEARING (S)**
  - a. Conditional Use Permit #2024-05, Henry Hayes, applicant
- E. OLD BUSINESS**
  - i. None
- F. NEW BUSINESS**
  - i. None
- G. ADJOURNMENT**



## 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)

### **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.
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 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 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 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. 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 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 be constructed of a paved surface adequate for 2 lane traffic and accessible via emergency service vehicles.

**ATTACHMENTS:**

- Application
- Cover Letter
- Property Description
- Conceptual Plan
- Letters of Support
- Range Operations
- State agencies comments



## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
23116 Mehamin 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



## Michael Poarch

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**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 Tremle 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](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**

☎ 804.367.1295

☎ 804.481.1934

**Department of Wildlife Resources**

*CONSERVE CONNECT PROTECT*

▲ 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

Frank N. Stovall  
Deputy Director  
for Operations

Matthew S. Wells  
Director



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

Andrew W. Smith  
Chief Deputy Director

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

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.

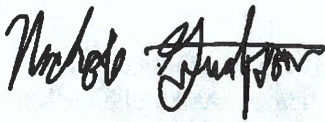
There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

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,



Nicki Gustafson  
Natural Heritage Project Review Assistant

## Michael Poarch

---

**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

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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 <nsheffield@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

---

**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





Steven P Lapp

22181 Elms Lane

Disputanta, VA 23842

lappsteven@gmail.com

Ph: 720-979-3636

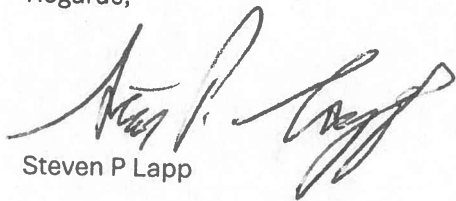
**Subject: Conditional Use Permit #2024-05**

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



## Beverly Walkup

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**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

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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



Bruce Powers

Owner of Nearby Property on Elms Lane (12-2-4)

Time of Phone Call: 10:35 am on October 28, 2024

804-317-1771

Mr. Powers wanted to state his opposition to the proposal of a shooting range on 34 acres. He noted that the acreage is not enough to content firing of high caliber weapons. In addition, he noted that it wouldn't be fair to other people who live in the area in regards to noise and peace within the area.

