



PLANNING COMMISSION RESOLUTION

MOTION:

June 8, 2022

SECOND:

**Regular Meeting
RES. No. 22-xxx**

RE:

**SPECIAL USE PERMIT #SUP2022-00005, Sure Shot Gunsmithing LLC - RURAL
HOME BUSINESS
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a special use permit (SUP) to allow a rural home business for firearm manufacturing and gunsmithing with in-person customers by appointment only in a single-family dwelling; and

WHEREAS, the subject site is a 10 acre parcel located ± 0.331 miles north from the intersection of Aden Rd. and Fleetwood Dr. The property is identified on County maps as GPIN 7592-70-5695 and is addressed 14085 Fleetwood Drive; and

WHEREAS, the site is designated AE, Agricultural or Estate, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 8, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00005, Sure Shot Gunsmithing LLC - Rural Home Business, subject to the conditions dated May 5, 2022, on the Expedited Agenda.

ATTACHMENT: SUP Conditions, dated May 5, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission

SUP Conditions
Applicant/Owner: Gregory Anderson, Jr.
Zoning: A-1, Agricultural
Acreage: ±10 acres
GPIN: 7592-70-5695 ("Property")
District: Brentsville
#SUP2022-00005, Sure Shot Gunsmithing LLC, Rural Home Business
May 5, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit ("SUP") are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual ("DCSM"), the more restrictive standards shall apply, except as specifically allowed by this Special Use Permit. Prior to the commencement of the firearm manufacturing and gunsmithing home business, the Applicant shall obtain Zoning Approval for the home business within one (1) year of approval of this Special Use Permit by the Board of County Supervisors, and if the Applicant does not obtain said Zoning Approval within one (1) year of approval of this Special Use Permit, then the SUP shall be void.

1. Use Parameters:

- a. Use & Area Limitations – The home business shall be limited to firearm manufacturing (as defined in this condition) and gunsmithing with in-person customers by appointment only. Related to the firearm manufacturing use, the Applicant shall be permitted to provide firearm part fabrication and assembly only, in accordance with the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") regulations. The home business shall be limited to the home office area of the residence, as shown on Attachment C, which is the floor plan of the residence.
- b. Use & Storage Prohibitions – The sale, manufacturing, and reloading of ammunition, as well as the sale of large capacity firearms, shall be prohibited with this home business. The Applicant shall not discharge any firearms associated with the home business on the Property. Explosives used in ammunition, including smokeless propellant, black powder, and small arms primers, shall not be permitted to be stored on the Property, unless it is for personal use. Any smokeless propellant, black powder, and small arms primers that are stored on the Property for personal use shall adhere to all applicable County, State, and Federal regulations, laws, codes, ordinances, and requirements.
- c. Hours of Operation– The hours of operation for customers of this home business shall be limited to 10:00 AM – 5:00 PM Monday through Friday.
- d. Employee(s) – There shall be no non-resident employee(s) for the home business.
- e. Primary Residential Use – The Applicant shall continue to occupy the dwelling as their primary residence as long as the home business operation is active. The home business shall be clearly secondary to the primary residential use of the Property.

SUP Conditions

Applicant/Owner: Gregory Anderson, Jr.

Project Name: Sure Shot Gunsmithing LLC, Rural Home Business

Project Number: #SUP2022-00005

Page 2 of 2

- f. Customers – There shall be no more than one customer on the Property at one time. All customers shall be seen by “Appointment Only” and the appointment times shall be staggered to ensure that there is no more than one customer vehicle arriving or departing from the Property at a time.
- g. Customer Parking – The Applicant shall maintain one designated parking space, which shall be in the driveway, for customers to utilize during the hours of operation.
- h. Compliance – The Applicant shall maintain all County, State, and Federal permit(s) and licenses required for the service and repair of firearms, including, but not limited to any required by the federal Bureau of Alcohol, Tobacco, and Firearms (“ATF”). The Applicant shall provide the County with a copy of any required Federal or State permit or license promptly upon request for a copy. The Applicant shall abide by all County, State, and Federal laws, codes, ordinances, requirements, and regulations regarding the purchase, possession, carrying, use, storage, and service/repair of firearms.
- i. Building Code Requirements – Prior to Zoning Approval, the Applicant shall comply with the applicable Building Code requirements for the home business, unless modified by Building Development through the approval of waivers of Building Code requirements.

2. Community Design

- a. Signs – No signage related to this home business shall be allowed on the outside of the home or on the Property at any time.
- b. Outdoor Storage – Outdoor storage of any equipment or materials associated with this home business on the Property shall be prohibited. Said equipment and/or materials associated with this home business shall be stored inside the dwelling unit.



STAFF REPORT

PC Meeting Date:	June 8, 2022
Agenda Title:	Special Use Permit #SUP2022-00005, Sure Shot Gunsmithing LLC, Rural Home Business
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2022-00005, Sure Shot Gunsmithing LLC, Rural Home Business, subject to the conditions dated May 5, 2022
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

This is a request for a special use permit (SUP) to allow a rural home business for firearm manufacturing and gunsmithing with in-person customers by appointment only in a single-family dwelling.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2022-00005, Sure Shot Gunsmithing LLC, Rural Home Business, subject to the conditions, dated May 5, 2022.

BACKGROUND

- A. Request: This is a request for a special use permit (SUP) to allow a rural home business for firearm manufacturing and gunsmithing with in-person customers by appointment only in a single-family dwelling.
- B. Site Location: The 10-acre site is located ± 0.331 miles north of the intersection of Aden Road. and Fleetwood Drive. The property is identified on County maps as GPIN 7592-70-5695 and is addressed 14085 Fleetwood Drive.
- C. Comprehensive Plan: The site is designated AE, Agricultural or Estate, in the Comprehensive Plan and is located in the Domestic Fowl Overlay District.
- D. Zoning: The site is zoned A-1, Agricultural.
- E. Surrounding Land Uses: The subject site is surrounded by residential and agricultural uses to the north, south, east, and west. The area is characterized by lots ranging in size from 3 acres to 20 acres, some heavily wooded, others without trees.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2022-00005, Sure Shot Gunsmithing LLC, Rural Home Business, subject to the conditions dated May 5, 2022, for the following reasons:

- As conditioned, the Applicant shall maintain all local, state, and federal permits and/or licenses that are required for firearm service and repair. The appropriate federal firearms license (FFL) and all other applicable licenses or permits that are required from the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) shall be maintained by the Applicant for this proposed use.
- The conditions successfully mitigate the impacts of the proposed use. The conditions prohibit the discharge of any firearms associated with the home business. There will not be any selling or manufacturing of ammunition, and the only ammunition kept at the residence will be for personal use. Additionally, the Applicant will not be keeping a stock of firearms as he will not be selling retail firearms.
- There will be no more than one customer allowed on site at one time, and every customer shall have a set appointment time. As conditioned, the customer times will be staggered to ensure that there is only one customer vehicle arriving or departing from the site at a time.

Comprehensive Plan Consistency Analysis

- Long-Range Land Use: The scope of this project is limited to the request for a home-based firearm manufacturing and gunsmithing business. The site is designated as AE, Agricultural

or Estate, in the Comprehensive Plan, and the site has a residential use. The home business will not change the primary residential use or impact the long-range land use.

- **Strategic Plan:** Resilient Economy - The proposed special use permit is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The special use permit will result in an opportunity to provide a home business as a secondary use to the primary residential use of the Property.
- **Level of Service (LOS):** The proposed SUP for the home-based firearm manufacturing and gunsmithing business will not have an impact on the existing levels of service. Outdoor storage for a home business is prohibited on a single-family residential lot.

Community Input

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this report, staff received a single phone call from a citizen who wanted to ensure there was no outdoor shooting associated with the business and that the business owner would be licensed. The resident had no other concerns at that time. The property is not associated with a homeowner's association.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any other jurisdiction.

Legal Issues

If the special use permit is approved, the home-based firearm manufacturing and gunsmithing business would be allowed pursuant to the SUP. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

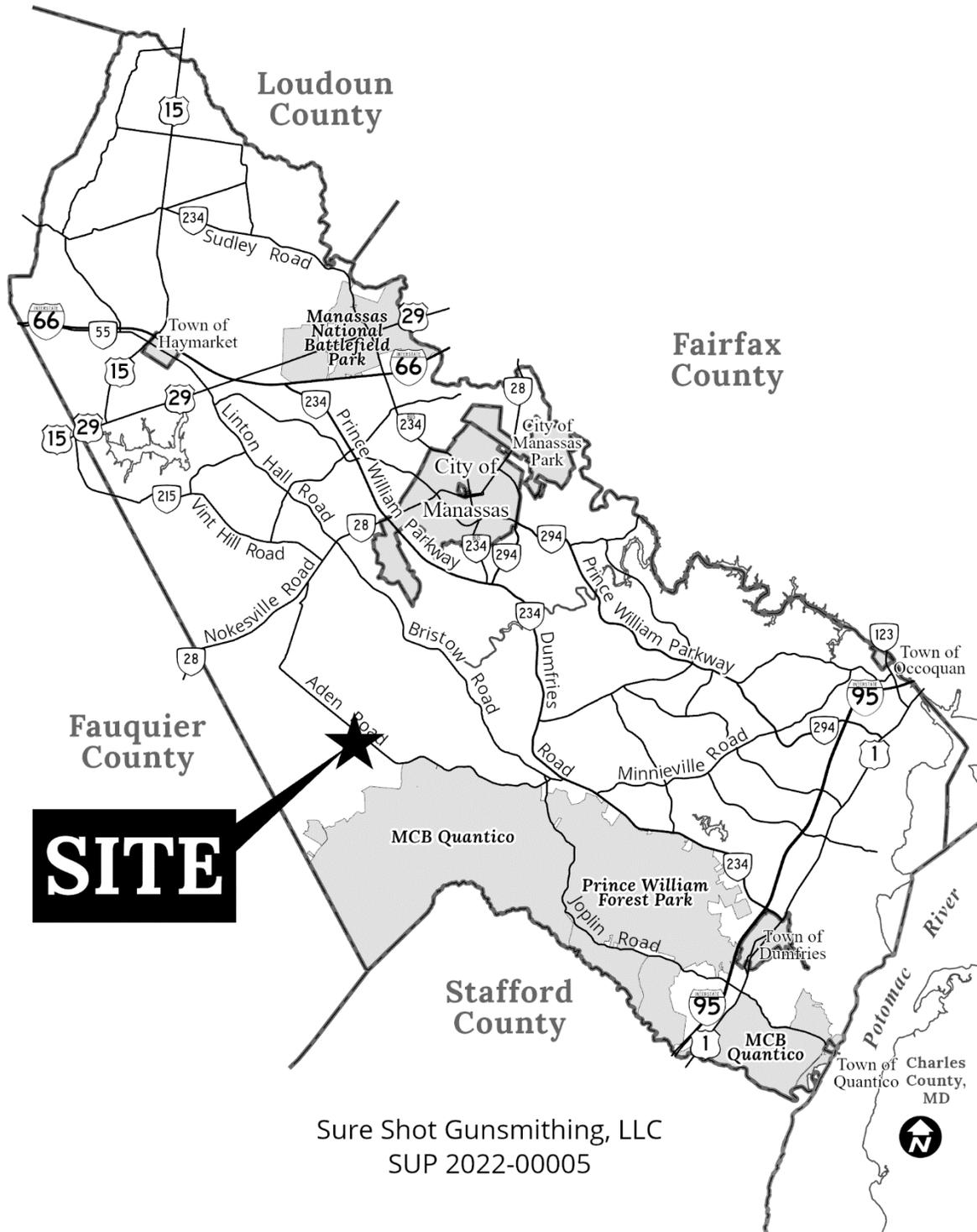
The Planning Commission has until September 6, 2022, which is 90 days from the first public hearing date, to take action on special use permit proposal. A recommendation to approve or deny the special use permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Christopher Perez | (703) 792-8050
cperez@pwcgov.org

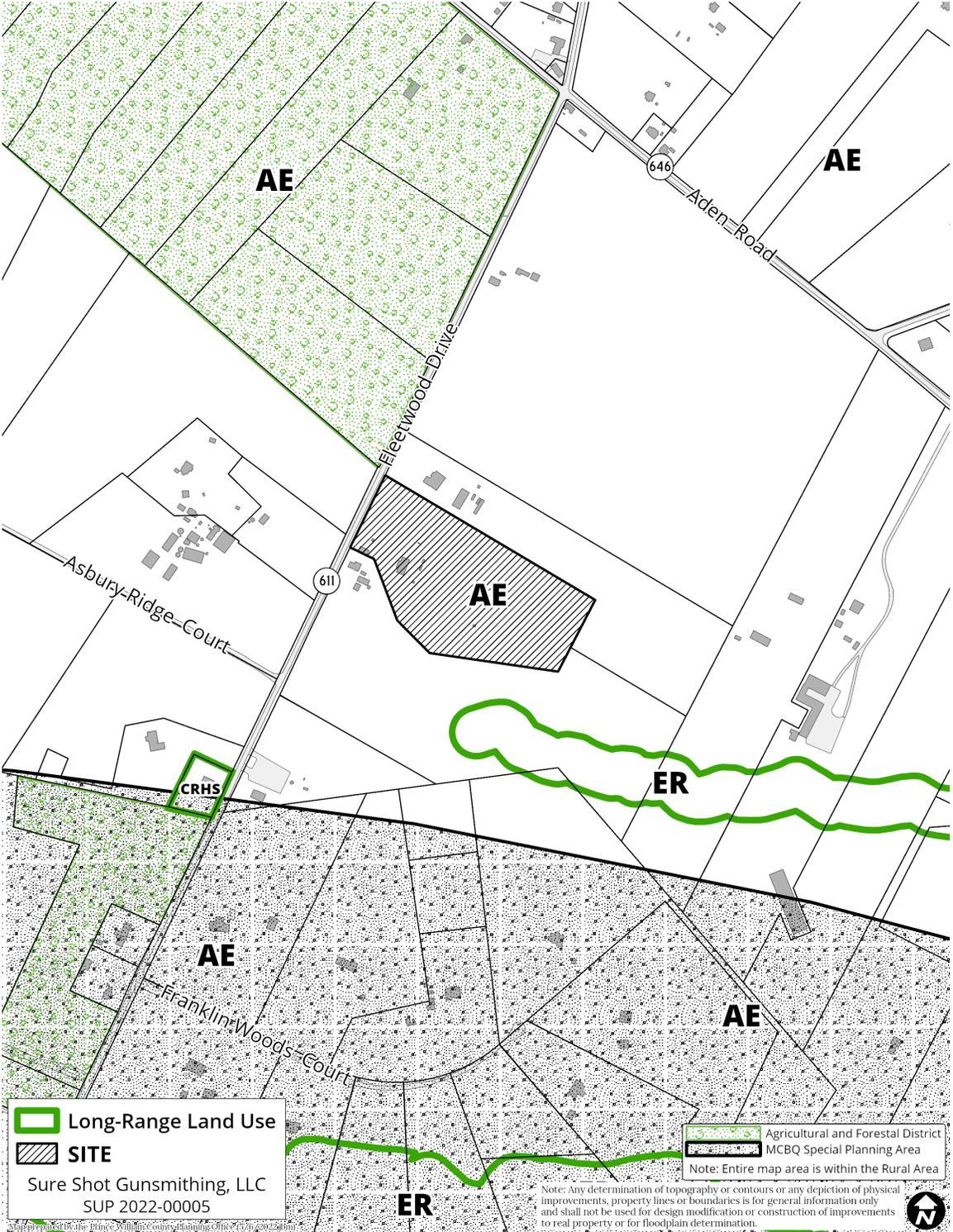
ATTACHMENTS

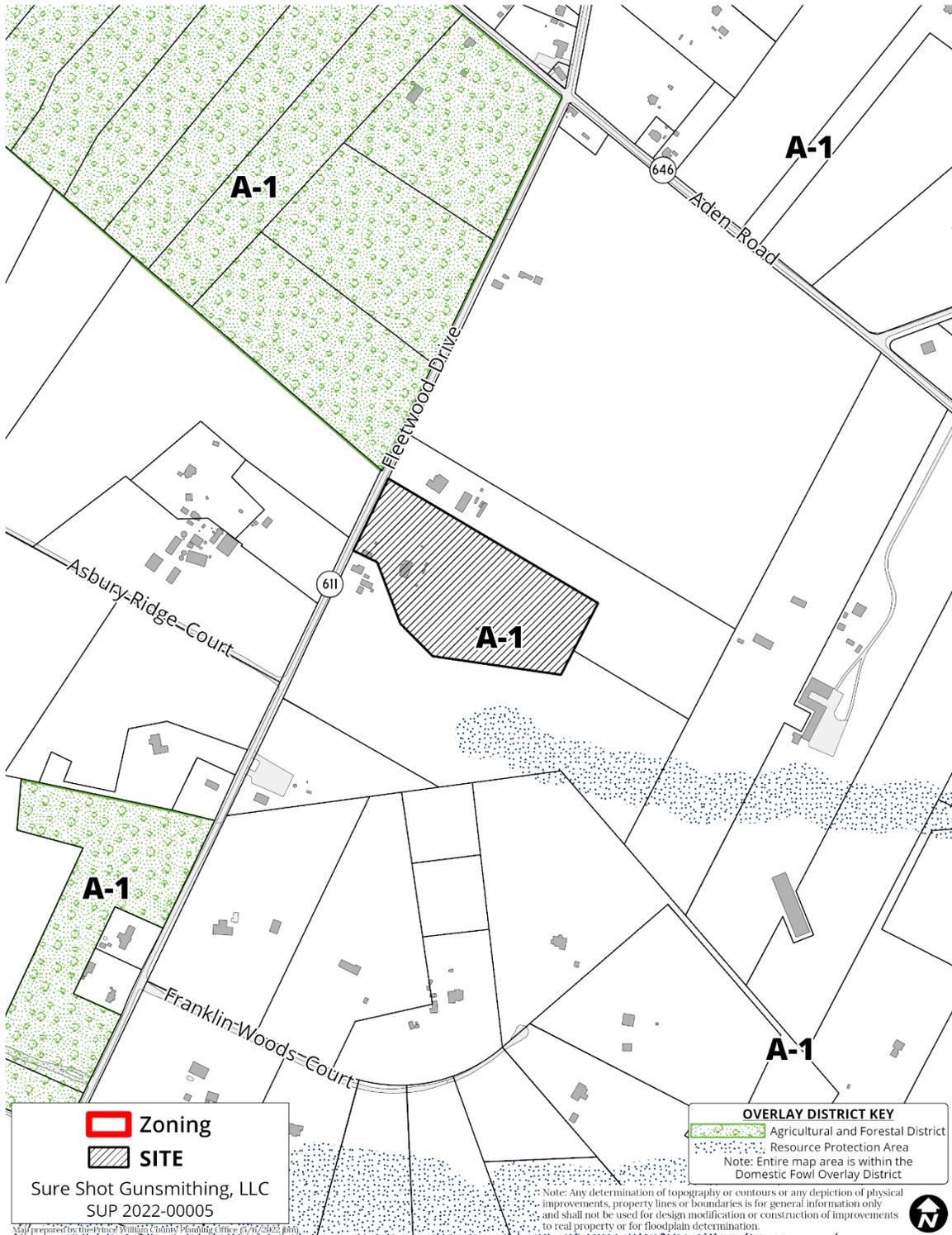
Attachment A: SUP Conditions (redline)
Attachment B: Parcel Survey/Plat
Attachment C: Floor Plan of the Residence
Attachment D: Pictures of the driveway and property



Sure Shot Gunsmithing, LLC
SUP 2022-00005







Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Fire and Rescue	Yes
Police	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use	Zoning
North	Single-family home (residential)	AE	A-1
South	Single-family home (residential)	AE and ER	A-1
East	Wooded areas (part of residential lots)	AE	A-1
West	Single-family home and agricultural uses	AE	A-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long-Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The site is designated AE, Agricultural or Estate, in the Comprehensive Plan and is located within the Rural Area of the County. The following table summarizes the land use patterns/densities intended within the AE designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Agricultural or Estate (AE)	The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.

Proposal’s Strengths

- Zoning/Long-Range Land Use Compatibility – The property is designated AE, Agricultural or Estate, in the Comprehensive Plan, and zoned A-1, Agricultural. The proposed “Rural Home Business” is permitted by SUP in the district as an accessory use to the principal residential use.
- Proper Mitigation of Impacts – As conditioned, the proposed home-based firearm manufacturing and gunsmithing business mitigates the impacts associated with this use.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County’s goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal’s Strengths

- Visual Perception/Maintaining Residential Character – In order to maintain the residential character of the dwelling unit and the area, there should be no indication that the dwelling contains a home business use. As conditioned, there shall be no signage permitted on the exterior of the residential dwelling, thus the residential character of the dwelling unit and the

neighborhood will be maintained.

- No Outdoor Activity – Outdoor storage is prohibited for a home business by the Zoning Ordinance.

Proposal's Weaknesses

- None Identified

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourages installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #5 (Nokesville) is the first due fire/rescue resource for the subject property. The site is outside the required 4.0-minute travel time for Basic Life Support and Fire and is inside the 8.0-minute travel time for Advanced Life Support. In FY 2021, Fire/Rescue Station #5 responded to 610 incidents, with a workload capacity of 4,000 incidents. There are currently no Capital Improvement Program (CIP) projects in this vicinity that would affect the capacity and response information.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time – The site is located within the recommended 8.0-minute travel time for advanced life support.
- No Storage or Sales of Ammunition – As conditioned, there will be no storage or sales of ammunition to the public at this location. The Prince William County Fire Prevention Code does not permit storage or reloading of ammunition except for “personal” use. This location is in a residential area, and the requirement is made for safety of the community.
- Station Workload – The most recent figures indicate that Fire/Rescue Station #5 (Nokesville) is currently operating below capacity.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time – The site is located outside the 4.0-minute travel time for fire suppression and basic life support.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>

Proposal's Strengths

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will create a significant impact on calls for service.
- Security: On January 27, 2022, a Home Security Assessment with the Crime Prevention Unit was performed onsite. Additionally, the Applicant has a registered home security system and cameras on the property for extra surveillance and security. The Applicant also has an existing gun safe internal to the home that will store firearms.

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway, corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The proposed use will not generate significant traffic and will have minimal impacts to the surrounding road network.

Proposal's Strengths

- **Parking** – As conditioned, one on-site parking space must remain available for the customers to utilize during hours of operation. The designated parking space must be located in the Applicant's driveway.
- **Staggered Arrival & Departure Times** – Traffic to and from the site will be minimal. The operating hours for the home business are Monday through Friday, 10:00 AM - 5:00 PM. Only one "by appointment" customer is allowed at the business at one time, with an expected maximum of one customer a day.

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce

Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal applicable to the Strategic Plan are as follows:

Resilient Economy: The proposed special use permit is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The special use permit for a home business will result in an opportunity to provide a scalable business as a secondary use to the primary residential use of the Property.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

The Zoning Ordinance defines manufacturing as the processing and converting of raw, unfinished materials, or products into articles or substances of different character, or for a different purpose. While the Applicant is not forging raw materials, drilling of lower receivers will take place, which according to the ATF is classified as manufacturing. As such, Staff has used the term manufacturing within the use and area limitations of Condition #1.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance are being requested and are incorporated into this SUP request:

- None identified

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Building Official
- PWC Planning Office: Case Planner, Long Range Planning
- PWC Police - Crime Prevention
- PWC GIS
- PWC Fire Marshal's Office
- PWC Transportation
- Alcohol, Tobacco, and Firearm

SUP Conditions
Applicant/Owner: Gregory Anderson, Jr.
Zoning: A-1, Agricultural
Acreage: ±10 acres
GPIN: 7592-70-5695 ("Property")
District: Brentsville
#SUP2022-00005, Sure Shot Gunsmithing LLC, Rural Home Business
May 5, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit ("SUP") are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual ("DCSM"), the more restrictive standards shall apply, except as specifically allowed by this Special Use Permit. Prior to the commencement of the firearm manufacturing and gunsmithing home business, the Applicant shall obtain Zoning Approval for the home business within one (1) year of approval of this Special Use Permit by the Board of County Supervisors, and if the Applicant does not obtain said Zoning Approval within one (1) year of approval of this Special Use Permit, then the SUP shall be void.

1. Use Parameters:

- a. Use & Area Limitations – The home business shall be limited to firearm manufacturing (as defined in this condition) and gunsmithing with in-person customers by appointment only. Related to the firearm manufacturing use, the Applicant shall be permitted to provide firearm part fabrication and assembly only, in accordance with the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") regulations. The home business shall be limited to the home office area of the residence, as shown on Attachment C, which is the floor plan of the residence.
- b. Use & Storage Prohibitions – The sale, manufacturing, and reloading of ammunition, as well as the sale of large capacity firearms, shall be prohibited with this home business. The Applicant shall not discharge any firearms associated with the home business on the Property. Explosives used in ammunition, including smokeless propellant, black powder, and small arms primers, shall not be permitted to be stored on the Property, unless it is for personal use. Any smokeless propellant, black powder, and small arms primers that are stored on the Property for personal use shall adhere to all applicable County, State, and Federal regulations, laws, codes, ordinances, and requirements.
- c. Hours of Operation– The hours of operation for customers of this home business shall be limited to 10:00 AM – 5:00 PM Monday through Friday.
- d. Employee(s) – There shall be no non-resident employee(s) for the home business.
- e. Primary Residential Use – The Applicant shall continue to occupy the dwelling as their primary residence as long as the home business operation is active. The home business shall be clearly secondary to the primary residential use of the Property.

SUP Conditions

Applicant/Owner: Gregory Anderson, Jr.

Project Name: Sure Shot Gunsmithing LLC, Rural Home Business

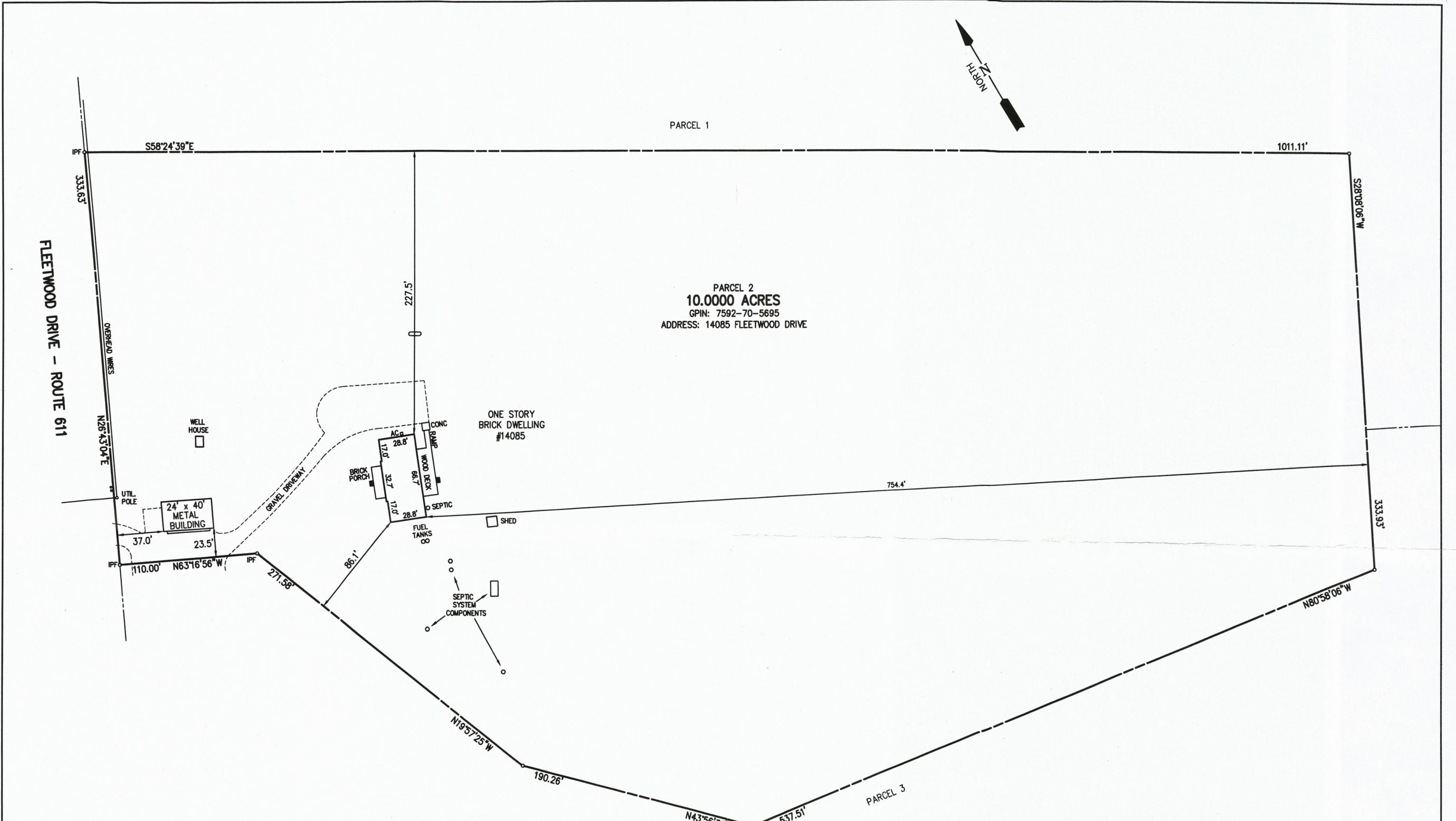
Project Number: #SUP2022-00005

Page 2 of 2

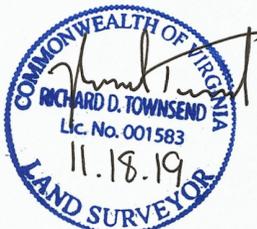
- f. Customers – There shall be no more than one customer on the Property at one time. All customers shall be seen by “Appointment Only” and the appointment times shall be staggered to ensure that there is no more than one customer vehicle arriving or departing from the Property at a time.
- g. Customer Parking – The Applicant shall maintain one designated parking space, which shall be in the driveway, for customers to utilize during the hours of operation.
- h. Compliance – The Applicant shall maintain all County, State, and Federal permit(s) and licenses required for the service and repair of firearms, including, but not limited to any required by the federal Bureau of Alcohol, Tobacco, and Firearms (“ATF”). The Applicant shall provide the County with a copy of any required Federal or State permit or license promptly upon request for a copy. The Applicant shall abide by all County, State, and Federal laws, codes, ordinances, requirements, and regulations regarding the purchase, possession, carrying, use, storage, and service/repair of firearms.
- i. Building Code Requirements – Prior to Zoning Approval, the Applicant shall comply with the applicable Building Code requirements for the home business, unless modified by Building Development through the approval of waivers of Building Code requirements.

2. Community Design

- a. Signs – No signage related to this home business shall be allowed on the outside of the home or on the Property at any time.
- b. Outdoor Storage – Outdoor storage of any equipment or materials associated with this home business on the Property shall be prohibited. Said equipment and/or materials associated with this home business shall be stored inside the dwelling unit.



- NOTES:
1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 2. FENCE LOCATIONS, IF SHOWN ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
 3. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS FLOOD INSURANCE RATE MAPS THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE "X".
 4. THE METES AND BOUNDS AND MERIDIAN SHOWN HEREON WERE TAKEN FROM DEEDS OF RECORD
 5. THE PROPERTY SHOWN CURRENTLY STANDS IN THE NAME OF THE HEIRS OF BETTY JOYCE WHITFIELD SMITH AS PER INSTR.# 201810110074315.
 6. IPF = IRON PIPE FOUND.

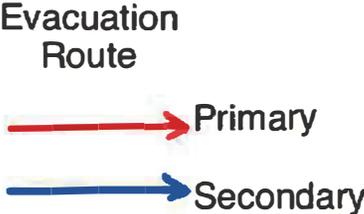
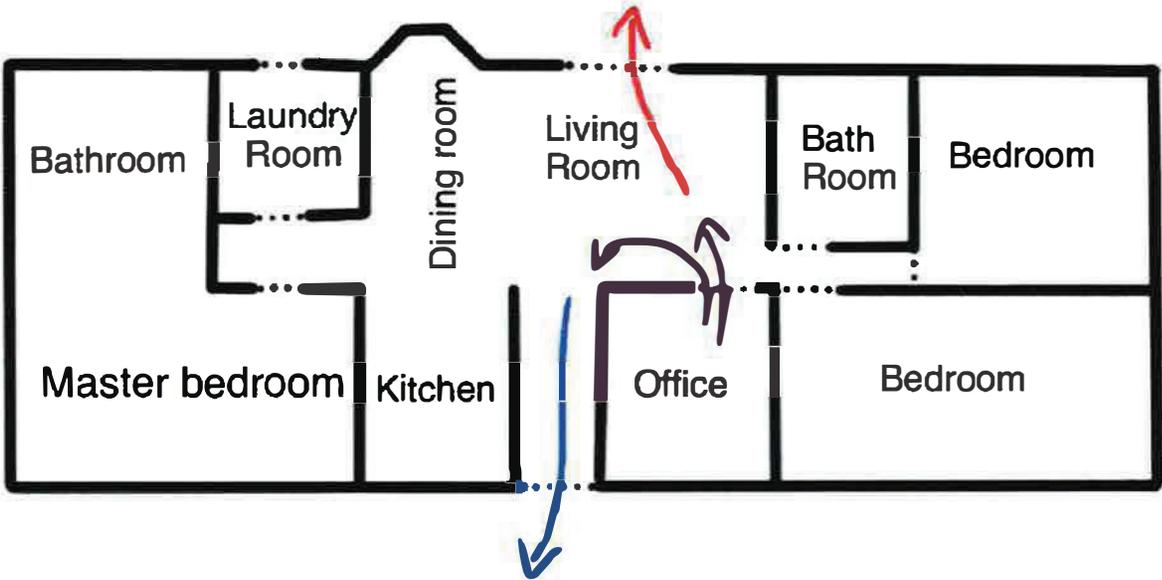


SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

HOUSE LOCATION SURVEY		
PARCEL 2		
SMITH PROPERTY DIVISION (DEED BOOK 2773 PAGE 1276)		
BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA		
 SCHOOLS & TOWNSEND, P.C.		
ENGINEERS · SURVEYORS		
9252 MOSBY STREET · MANASSAS, VIRGINIA 20110 703-368-8001 · 631-2995 · FAX 703-368-9950		
DATE: 11-18-2019	SCALE: 1" = 50'	W.O.# 4-19-1187
DRAWN BY: RT	CHECKED BY: AC	FB: 703 PG: 54

Fire escape/ Managment plan

- 1. Two escape routes
- 2. Smoke detectors located in every room
- 3. Portable fire extinguisher in kitchen and office



Pictures of the Driveway and Residence

