



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-7615 FAX (703) 792-4401

Internet www.pwcgov.org

PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

March 21, 2014

STAFF REPORT

Special Use Permit #PLN2014-00167, Elite Shooting Sports Indoor Range
(Gainesville Magisterial District)

Planning Commission Public Hearing Date: April 2, 2014
Staff Recommendation: Approval

I. Background is as follows:

- A. Request - This is a request for a special use permit to allow construction of a 65,000 sq. ft. indoor shooting range in the M-1, Heavy Industrial zoning district.

Elite Shooting Sports	Allowed per Zoning Ordinance	Proposed
Lot Coverage	85% or 162,980 SF	65% or 123,285 SF
Building Height	75 feet	45 feet (maximum)
Floor Area Ratio (FAR)	0.50 FAR	0.34 FAR
Tree Cover	14,381 SF	19,200 SF

- B. Site Location - The site is located at 7751 Doane Dr., approx. 1,475 feet south of the intersection of Doane Dr. and Balls Ford Rd. (see maps in Attachment A). The site is identified on county maps as GPIN 7597-41-8354.
- C. Comprehensive Plan - The site is designated EI, Industrial Employment in the Comprehensive Plan.
- D. Zoning/Acreage - The +/-4.4 acre property is zoned M-1, Heavy Industrial and is not subject to proffers.
- E. Surrounding Land Uses - The site is surrounded by various industrial uses in the Balls Ford Rd. industrial area. The site is located in an industrial complex with railroad access that serves multiple sites with wholesale distribution and storage warehousing facilities. The property to the immediate north of the site has a light

manufacturing/warehouse use and the properties to the west and south are vacant but planned EI, Industrial Employment and zoned M-1, Heavy Industrial.

II. Current Situation is as follows:

- A. Planning Office Recommendation - The Planning Office recommends approval of SUP #PLN2014-00167, Elite Shooting Sports Indoor Range, subject to the conditions dated March 19, 2014. See Attachment B for the staff analysis and Attachment C for the proposed conditions. Staff recommends approval for the following reasons:
- The proposed indoor shooting range is located in the interior of an existing industrial area that is planned and zoned for heavy industrial uses. The impacts associated with the indoor shooting range are appropriately mitigated by the proposed conditions.
 - The applicant has developed a security plan that outlines the operational safety measures for managing and operating the facility. The security plan is referenced in the conditions; however, it may be amended subject to approval by the Prince William County Police Department and/or Prince William County Fire & Rescue.
- B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for April 2, 2014.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the EI designation?
 2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- B. Community Input - Have members of the community raised any issues?
- C. Other Jurisdictional Comments - Have other jurisdictions raised any issues?
- D. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- E. Timing - When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend approval of SUP #PLN2014-00167, Elite Shooting Sports Indoor Range, subject to the conditions dated March 19, 2014, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use - The site is designated EI, Industrial Employment on the Long Range Land Use Map. The property is zoned M-1, Heavy Industrial, and the use is only allowed subject to approval of a special use permit.
- b) Level of Service (LOS) - The level of service impacts related to the request would be mitigated by the conditions of the special use permit as follows:

Fire and Rescue	\$0.61/sq. ft.	Approximate area of building - 65,000 sq. ft	Contribution amount \$39,650.00
Water Quality	\$75 per acre	±4.4 acres	\$330.00
Total			\$39,980.00

- 2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
- 3. Other Jurisdictional Comments - The site is outside of the required notification area.
- 4. Legal Uses of the Property – In addition to by-right M-1 uses, this site could be used for an indoor shooting range pursuant to the conditions of an approved SUP. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
- 5. Timing - The Planning Commission has until July 1, 2014, 90 days from the first public hearing date, to take action on this proposal. Approval of the special use permit would meet the 90-day requirement.

B. Recommend denial of SUP #PLN2014-00167, Elite Shooting Sports Indoor Range.

1. Comprehensive Plan

- a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain EI, Industrial Employment, and the zoning classification would remain M-1, Heavy Industrial.
- b) Level of Service - Denial would not have any impact on the existing level of service.
- 2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

3. Other Jurisdictional Comments - The site is outside of the required notification area.
4. Legal Uses of the Property – The site could be developed with uses permitted in the M-1 zoning district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
5. Timing - The Planning Commission has until July 1, 2014, 90 days from the first public hearing date, to take action on this proposal. Approval of the special use permit would meet the 90-day requirement.

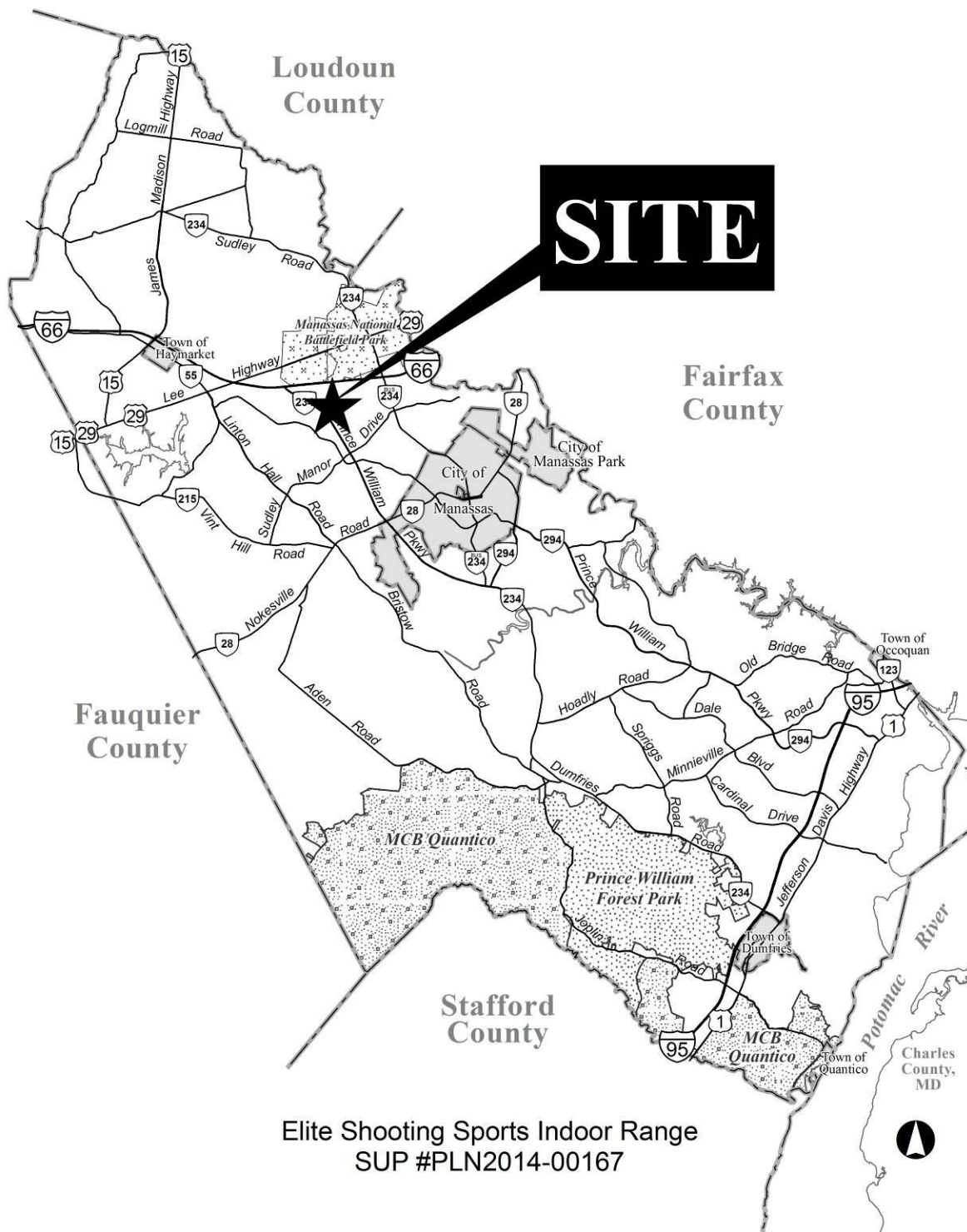
V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of SUP #PLN2014-00167, Elite Shooting Sports Indoor Range, subject to the proposed conditions dated March 19, 2014.

Staff: Stephen L. Donohoe, X5282

Attachments

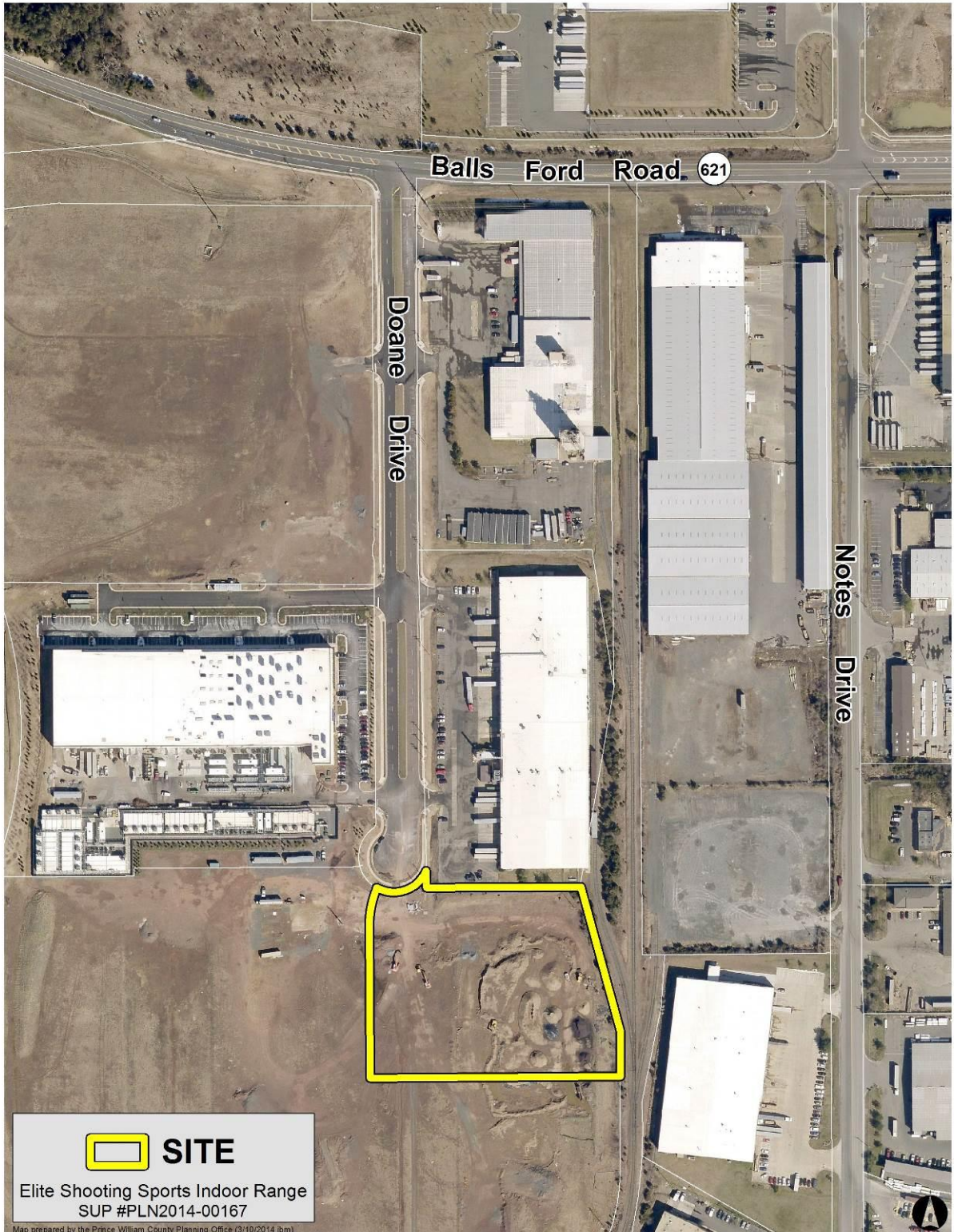
- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions, SUP Plan & Landscape Plan
- D. Environmental Constraints Analysis
- E. Historical Commission Resolution

Attachment A – Maps
VICINITY MAP

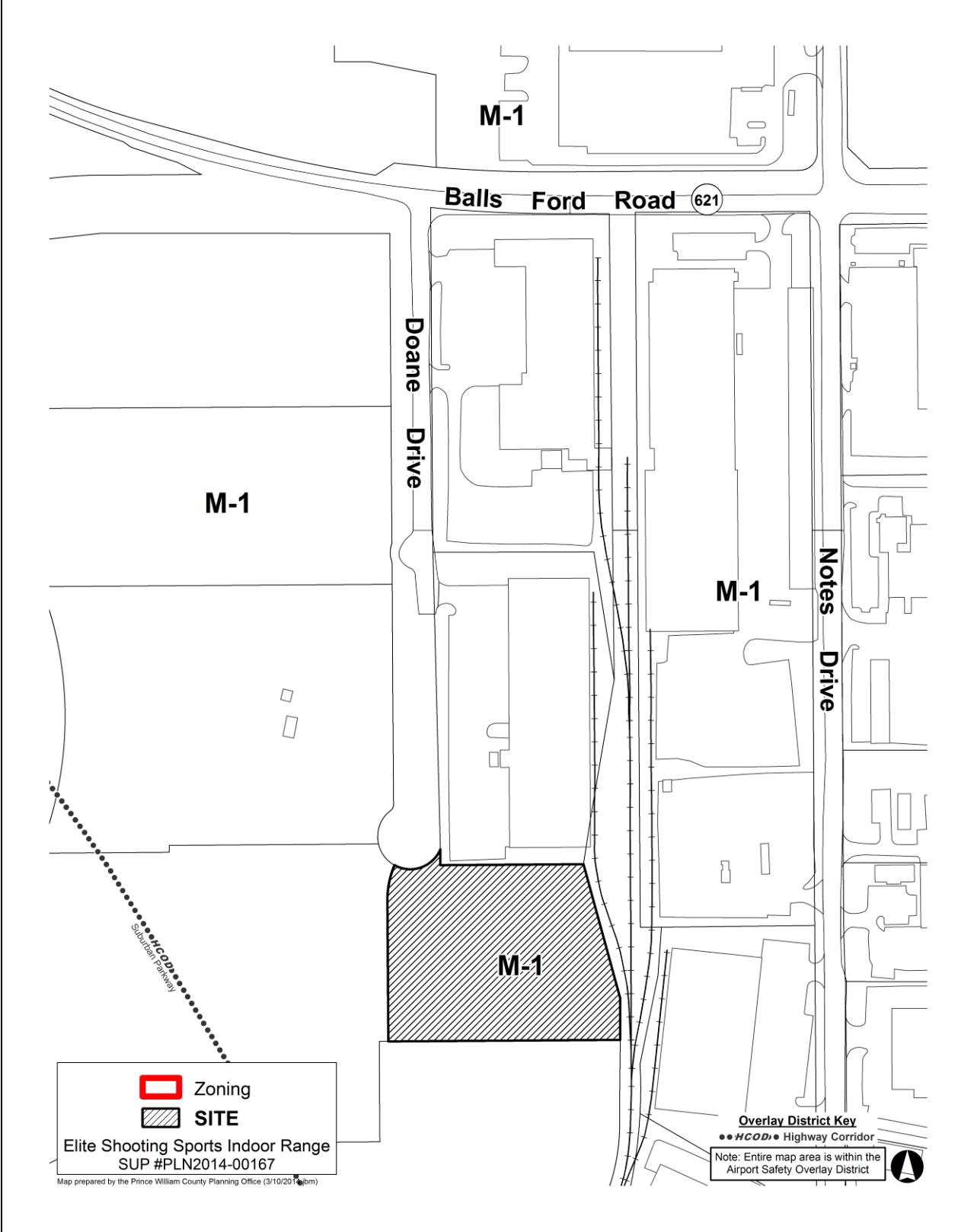


Elite Shooting Sports Indoor Range
SUP #PLN2014-00167

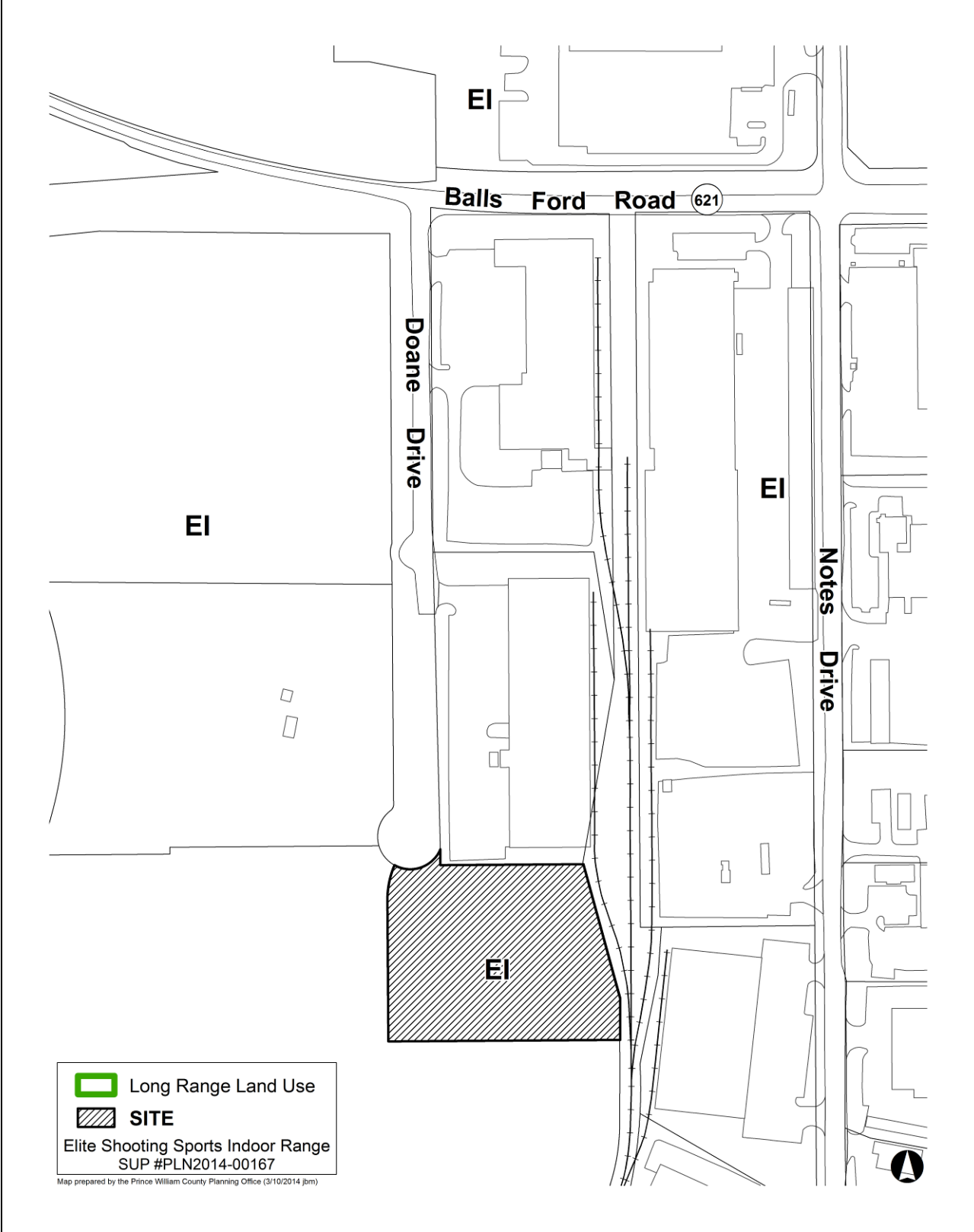
Attachment A – Maps
AERIAL MAP



**Attachment A – Maps
ZONING MAP**



**Attachment A – Maps
LONG-RANGE LAND USE MAP**



Part I. Summary of Comprehensive Plan Consistency
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Staff Recommendation: Approval

The following is a summary of staff’s analysis of this special use permit request to allow an indoor shooting range in the M-1, Heavy Industrial zoning district. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The site is designated EI, Industrial Employment on the Long Range Land Use Map. The property is zoned M-1, Heavy Industrial, and the use is only allowed subject to the conditions of an approved SUP. The site is located in the interior of an existing industrial area that is planned and zoned for heavy industrial uses. The impacts associated with the indoor shooting range are appropriately mitigated in the attached conditions.
Community Design	Yes	The SUP and Landscape plans show the building layout, landscaping, internal circulation and overall site design. The proposed building elevations are provided showing a building comparable to existing building development within the business park. Freestanding and security lighting is conditioned. The freestanding signage provided shall be monument style and generally conform to the building elevations provided. Landscaping associated with the freestanding sign shall be provided.
Cultural Resources	Yes	The site has no known cultural resources.
Environment	Yes	An ECA narrative was submitted with the application and no environmental features are present. Stormwater management for the site is being addressed in an off-site facility that serves the entire Patriot Business Park. A water quality contribution has been conditioned.
Fire and Rescue	Yes	A monetary contribution of \$ 0.61 per square foot based on building area and canopy has been conditioned. The site is outside the 4-minute response area but is within the 8-minute response area for advanced life support. Stonewall Jackson Fire & Rescue station is operating over capacity. The range will have a fire suppression system and a separate ammunition storage magazine with a separate fire suppression system.

Attachment B - Staff Analysis

Police	Yes	No significant impact to police services is anticipated.
Potable Water	Yes	As conditioned, the applicant shall design and construct all on-site and off-site public water facilities.
Sanitary Sewer	Yes	As conditioned, the applicant shall design and construct all on-site and off-site public sewer facilities.
Transportation	Yes	The SUP site is located at the end of Doane Dr. with access from the cul-de-sac. The proposal is not anticipated to deteriorate the level of service on Doane Dr. and Balls Ford Rd. below acceptable levels.

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Light Manufacturing, Wholesale Warehousing	EI	M-1
South	Vacant properties, Storage Warehousing	EI	M-1
East	Wholesale Warehousing, Warehouse & Distribution facility	EI	M-1
West	Vacant	EI	M-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 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.

Attachment B - Staff Analysis

This site is located within the development area of the County and is classified EI, Industrial Employment. The following table summarizes the uses and densities intended within the EI designation:

Long-Range Land Use Plan Classification	Land Uses Intended
Industrial Employment (EI)	<p>The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and Design and Construction Standards Manual. Primary uses in the EI are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI-designated area, the more intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI and adjacent areas designated or developed for different uses. Performance standards for off-site impacts—such as dust, particulates, and emissions—are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI-designated area should be discouraged in any EI area.</p>

The site is located at 7751 Doane Dr., approx. 1,475 feet south of the intersection of Doane Dr. and Balls Ford Rd. The subject property is +/-4.4 acre (the “site”) and is zoned M-1, Heavy Industrial. The site is identified as GPIN 7597-41-8354 and is designated EI, Industrial Employment in the Comprehensive Plan.

To allow a 65,000 sq. ft. indoor shooting range in the M-1, Heavy Industrial zoning district.

Proposal's Strengths

- Zoning Classification – The site is classified EI, Industrial Employment, on the Long-Range Land Use Map. The M-1 zoning district implements the EI land use designation. The proposed use is allowed with a special use permit in the M-1, Heavy Industrial zoning district.
- Consistency with the Surrounding Area – The site is located in the Patriot Business Center that consists of a number of heavy industrial uses. From the standpoint of noise, industrial districts have higher maximum permissible sound levels than other districts. As conditioned, the building shall be constructed using materials to prevent bullet penetration and utilize sound attenuation measures.

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.

The SUP and Landscape plans show the building layout, landscaping, internal circulation and overall site design. The proposed building elevations are provided showing a building comparable to existing building development within the business park. Freestanding and security lighting is conditioned. The freestanding signage provided shall be monument style and generally conform to the building elevations provided. Landscaping associated with the freestanding sign shall be provided.

Proposal's Strengths

- Site Layout - As conditioned, the site will be developed in substantial conformance with the SUP plan and landscaping shall be provided as shown on the Landscape Plan.
- Architecture – As conditioned, the applicant shall construct the building in general conformance with the building elevations provided.

- Signage – Freestanding signage shall be provided as shown in building elevations. Banners, pennants, streamers, balloons, figures, and other attention getting devices are prohibited.
- Lighting - As conditioned, freestanding lighting height is conditioned. There shall be no external neon and/or free-standing spot lighting fixtures.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

Proposal's Strengths

- Existing Conditions - The site has been completely disturbed and has no potential for cultural resources. No cultural resource studies are recommended.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is located in an area heavily impacted from previous development activities and has been completely cleared and graded. The site has been graded per an approved grading plan (#08-00098). The site does not contain resource protection area (RPA), 100-year floodplain, perennial streams or highly erodible soils. An ECA plan is attached. Approximately 10% of the site contains slopes of 15% to 25%.

The site is located in Subwatershed # 262 that drains into the Bull Run Watershed. Stormwater management (SWM/BMP) for this site will be addressed in an offsite regional facility that was designed to serve the entire Patriot Business Park.

Proposal's Strengths

- Water Quality – The applicant is conditioned to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.
- No RPA or 100-year floodplain – No environmentally sensitive features are mapped on the subject property.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Environment 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 encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The site is closest to the Stonewall Jackson Fire and Rescue Station #11. It is estimated that there are approximately 3,124 incidents per tactical unit at this station, which is outside the recommended standard of 2,000 incidents per unit. It is estimated that the response time for the site would exceed the recommended 4.0-minute response time for fire suppression and basic life support. The site is located within the 8.0-minute response time area for advanced life support. The range will have a fire suppression system and a separate ammunition storage magazine with a separate fire suppression system.

Proposal's Strengths

- Level of Service – As conditioned, the applicant will contribute \$0.61 per square foot of building area (65,000 SF) for fire and rescue purposes.
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time area for advanced life support.

Proposal's Weaknesses

- 4.0 Minute Response Time – The site is outside the recommended 4.0-minute response time for fire suppression and basic life support.
- Station Workload – The Stonewall Jackson station is currently operating outside the recommended standard.

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.

The applicant has developed a security plan that is intended to improve the safety and security on-site. The security plan includes procedures for opening and closing of the facility, ammunition storage, personnel training, site surveillance, etc. Prince William County Crime Prevention Unit has reviewed the application and does not believe the use will result in a significant increase in calls for service.

Proposal’s Strengths

- Safety and Security Measures - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.
- Security Plan – As conditioned, the applicant/operator shall implement the attached Security Plan, upon commencement of this special use permit. The Security Plan is intended to improve the safety and security on-site and reduce the number of calls for service.
- Graffiti – As conditioned, the applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter.

Proposal’s Weaknesses

- None identified.

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

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

The property is within the Prince William County Service Authority service area. Public water is available.

Proposal's Strengths

- Water Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. The special use permit conditions require the applicant to design and construct all on-site and off-site water utility improvements necessary to develop the subject use.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The property is within the Prince William County Service Authority area. Public sewer is available.

Proposal's Strengths

- Sewer Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. The special use permit conditions require the applicant to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject use.

Proposal’s Weaknesses

- None identified.

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

This site will have access from Doane Dr. The proposal is not anticipated to deteriorate the level of service on Doane Dr. and Balls Ford Rd. below acceptable levels. A traffic impact analysis (TIA) was not required for this application. The following table provides information concerning the daily volumes and levels of services of roadways important to this development:

Roadway Name	Number of Lanes	Current VDOT Count	Existing Daily LOS
Doane Drive	4	400 vpd	N/A
Balls Ford Road	2	14,000 vpd	E

Proposal’s Strengths

- Level of Service – The proposal is not anticipated to deteriorate the level of service on Doane Dr. and Balls Ford Rd. below acceptable levels.
- Parking – As conditioned, parking is prohibited along Doane Dr. and Balls Ford Rd. Any off-site parking within the business park would be subject to a private parking agreement.

Proposal's Weaknesses

- None identified.

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

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:

- None identified.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- Landscaping - Landscaping/buffering/screening/tree canopy coverage shall meet minimum requirements of the DCSM in addition to the proposed SUP plan and conditions.

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:

County Archaeologist
DPW- Environmental Services
Fire and Rescue
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
VDOT

Attachment C – Proposed Conditions

PROPOSED CONDITIONS

Applicant: Elite Shooting Sports LLC

Owner: FRP Manassas, LLC

Special Use Permit: SUP #PLN2014-00167, Elite Shooting Sports Indoor Range

Prince William County GPIN 7597-41-8354

Special Use Permit Area: +/-4.4 acres

Zoning: M-1, Heavy Industrial

Magisterial District: Gainesville

Date: March 19, 2014

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 or the special use permit plan (the “SUP plan”) 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.

The applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development - The property shall be developed in substantial conformance with the following plans and the conditions herein:
 - a. Special Use Permit Plan, entitled “Special Use Permit Plan – Patriot Business Center Elite Shooting Sports,” prepared by JCL Consulting, LLC., dated October 23, 2013, and revised through January 28, 2014.
 - b. Landscape Plan, entitled “Landscape Plan – Patriot Business Center Elite Shooting Sports,” prepared by JCL Consulting, LLC., dated October 23, 2013, and revised through January 28, 2014.
2. Use Parameters
 - a. Use Limitations - The SUP shall allow the development and operation of up to a 65,000 square foot indoor shooting range, with related facilities such as classroom and training areas, and retail, which may include clothing sales, specialty firearm sales and gunsmithing.
 - b. Employees - The range safety officer shall be on duty during all times of public use of the firing range. An employee trained in the use of firearms and range safety shall be on duty during the operation of the firing range.
 - c. Ventilation System - The firing range shall include a ventilation/filtration system that will follow the applicable standards set by the Environmental

Attachment C – Proposed Conditions

Protection Agency (EPA), National Institute of Occupational Safety and Health (NIOSH) and Occupational Safety and Health Administration (OSHA).

- d. Firearms Inspection - Applicant, at its sole discretion, reserves the right to inspect all personal firearms brought into the facility for use on the firing range. The employee inspecting the firearms shall be trained to ensure the firearm is in sound operational condition and that no illegal firearms are brought into the facility.
 - e. Range Conduct - Safety rules and rules for the use of the facility shall be provided to each customer through the shooting ranges required orientation.
 - f. Age Restriction - No one under eighteen (18) years of age shall be allowed to utilize the facility without a parent, legal guardian or group leader authorized by parent or legal guardian.
 - g. Security Plan - A Security Plan is included as Attachment B to these Conditions. The Applicant shall implement the plan to meet or exceed the recommendations of the Prince William County Police Department and/or Prince William County Fire & Rescue. Such Security Plan may be amendment subject to review and approval by the Applicant and Prince William County Police Department and/or Prince William County Fire & Rescue, as applicable, at any time throughout the operation of the subject use. Failure by the Applicant to comply with the Security Plan may result in the revocation of the Special Use Permit by the Board of County Supervisors.
3. Community Design
- a. Architecture - The design of the building shall generally conform to the elevations that appear on the Building Elevations found in Attachment A. The applicant shall submit the architectural construction plan drawings, two weeks prior to the request for the building permit for review and approval of compatibility with the SUP plan by the Planning Office.
 - b. Building Construction - The internal structural design of the indoor shooting range facility and the Applicant's choice of materials for such facility shall be reviewed and approved as part of the building permit review for construction of the indoor shooting range. The purpose of this review shall be to determine that reasonable and appropriate construction measures are used in the internal design of the indoor shooting range facility so that the use is soundproofed to a level to allow compliance with the Prince William County sound Ordinance regulations and the walls and

Attachment C – Proposed Conditions

ceilings are shielded and protected in a manner to prevent bullet penetration.

- c. Refuse Storage Area - The refuse storage areas shall not be located within any setback area, buffer or landscape strip and will be screened with a solid masonry enclosure, which is compatible with the building and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval.
 - d. Landscaping - Landscaping, as evidenced on the final site plan, shall be provided by the applicant as shown on the Landscape plan, and shall meet minimum requirements of the DCSM.
 - e. Signs - All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertising on the site:
 - i. Freestanding signage, shall be monument style and generally conform to the freestanding sign depicted in the Building Elevations provided in Attachment A. The sign shall not exceed eight feet (8') in height. The applicant shall provide landscaping, consisting of ground cover, and dwarf shrubs, at the base of any sign. The proposed landscaping shall be made part of the sign permit approval process and shall be installed as a condition of a sign permit issuance. The use of any exposed neon tubing shall be strictly prohibited.
 - ii. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.
 - iii. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
 - iv. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
4. Lighting
- a. Building mounted security lighting, which is full cut-off directed toward the building and in compliance with the Zoning Ordinance, shall be permitted. No ground mounted lighting of the building shall be permitted.

Attachment C – Proposed Conditions

Compliance with this condition shall be demonstrated on the approved final site plans.

- b. The height of freestanding lighting fixtures shall not exceed twenty-four (24) feet, compliance with which shall be demonstrated on the final site plans.
 - c. No neon or spot lighting shall be permitted.
5. Maintenance of Property
- a. Site Maintenance - The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
 - b. Graffiti Removal - The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 *et. seq.* of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
6. Water Quality - The applicant shall contribute \$75 per acre at the time of final site plan review for the County to conduct water quality monitoring, stream restoration projects and/or drainage improvements.
7. Fire and Rescue
- a. Monetary Contribution - The owner/applicant shall make a \$0.61 per square foot of building area (\pm 65,000 SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to and as a condition of issuance of the final site plan approval.
8. Transportation
- a. Access - Access shall be provided as shown on the SUP plan. However, the final location of the access points will be subject to review and approval at the time of final site plan.
 - b. Parking- Parking along Doane Dr., Balls Ford Rd., and the private road/travelway extension of Doane Dr. shall be prohibited.
 - c. Obstruction of Travelways - The applicant shall ensure that any vehicles associated with the use do not obstruct the travel ways, fire lanes, adjoining road network or encroach upon buffer and landscaped areas as shown on the SUP plan.

Attachment C – Proposed Conditions

9. Connection to Public Water & Sewer - The site shall be connected to public water and sewer with the applicant bearing all costs associated with providing all on and off site facilities, to meet the demand generated by its uses, to make such connection.

10. Monetary Escalator - In the event the monetary contributions set forth in the development conditions are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

Attachment C – Proposed Conditions

Attachment A

BUILDING ELEVATION



This elevation is for illustrative purposes only to depict potential architectural design and materials and is subject to change.

Attachment C – Proposed Conditions

Attachment B – Security Plan

SECURITY PLAN

ELITE SHOOTING SPORTS LLC.

In accordance with the applicable condition (2g) of the Special Use Permit applied for by Elite Shooting Sports LLC ("ESS"), this document constitutes the required Security Plan. This Security Plan is subject to reasonable modification at any time throughout the operation of the subject indoor shooting range located at 7751 Doane Drive, Gainesville, VA 20109 located in the Patriot Business Park. Implementation of the elements of this Security Plan, as it may be modified, shall be subject to any special use permit, zoning or other applicable code or regulation limitations.

OPERATIONS

OPENING/CLOSING PROCEDURES

A. Opening Procedures

1. Exterior Surveillance

- a. The first employee arriving, typically a supervisor, shall drive around the building and parking lots associated with the business and report any indications of a crime.
- b. A supervisor shall check, on a daily basis, to see if any security equipment is broken or needs maintenance and make proper notification.

2. Entering the Building

- a. Upon entering the building a cursory search of the building will be made by first arriving employee.
- b. After search is complete the employee shall immediately check in with the on duty supervisor via telephone.
- c. If any indications of a crime are present, the employee(s) will exit the building and immediately call 9-1-1.
- d. Two employees will be present in the building at the start of business operating hours.

Attachment C – Proposed Conditions

B. Closing Procedures

1. Closing the building
 - a. There will always be a supervisor and at least one other staff member present when closing.
 - b. All offices, rooms, restrooms, ranges and areas will be checked to ensure that the areas are clear of all individuals.
 - c. A supervisor will check and ensure that all doors are locked and the alarm systems are turned on before leaving the building.
 - d. Employees shall exit the building together.

2. Surveillance
 - a. Employees exiting the building shall have a cell phone readily available in case of an emergency.
 - b. Employees shall be encouraged to have keys out and ready for use.
 - c. A supervisor will drive around the building and parking lot area and report any indications of a crime.
 - d. Once the property is cleared, one of the employees will immediately check in with the on duty supervisor via telephone.

C. Off-Hours Training - A supervisor will always be present during off-hours training by law enforcement personnel. The supervisor will enlist the help of the law enforcement personnel to follow normal closing procedures when complete.

OTHER OPERATIONAL PROVISIONS

A. Employee Training Requirements – Prior to hiring all potential employees of ESS will go through an extensive background check, which may include local and central criminal background checks. All ESS employees involved with the operation of the range, firearms handling or instruction will go through an in-house certification process taught by certified instructors and training counselors to include but not limited to Range Safety Officer, Firearms Safety and Basic Firearms Instruction.

B. Client Requirements

1. No person shall be able to use the facility that appears to be under the influence of drugs or alcohol.

2. All persons using the shooting range, regardless of experience, are required to go through a brief safety orientation covering the rules and operation of the facility. Additionally, all persons are required to fill out a brief questionnaire and sign an indemnification agreement. Once complete customers will be issued a range card as proof they have completed the orientation process.

Attachment C – Proposed Conditions

3. No person under eighteen (18) years of age shall be allowed to utilize the facility without a parent, legal guardian or group leader authorized by parent or legal guardian.
4. ESS, at its sole discretion, reserves the right to inspect personal firearms brought into the facility for use on the firing range.

C. Windows

1. All windows and glass doors shall be protected by glazing materials meeting UL 972 or by a protective film.
2. A roll down steel door will protect the front glass door when the facility is closed.

D. Bollards - Concrete reinforced steel bollards shall protect the front of the business.

E. Warning Signage - ESS will discuss with the Prince William County Police Department ("PWCPD") signage alerting of alarm and camera surveillance. Signage shall be subject to Prince William County Zoning Officials or subject to receipt of sign permits, if applicable, so long as warning signage does not preclude business signage.

F. Lighting

1. If allowed by applicable code and regulation provisions, security lighting shall be provided at the front door and the rear door(s) and fire exits with at least a 2.0 foot candle minimum maintained lighting level.
2. If allowed by applicable code and regulation provisions, parking area relating to the business shall have lighting with at least a 2.0 foot candle minimum maintained lighting level.
3. If allowed by applicable code regulation provisions, such lighting shall be focused or be cut-off fixtures with diffusers to minimize or eliminate light trespass onto adjoining properties or public rights-of-way.
4. After business closing, these lighting levels may be reduced to a 0.5 foot candle minimum maintained lighting level for burglary/vandalism deterrence.

G. Motion Detectors - Any motion detectors used shall be tied into a monitored burglary system.

Attachment C – Proposed Conditions

ALARM SYSTEM

A. Burglary Alarm System

1. The facility shall utilize a monitored burglary alarm system.
2. Alarm sensors shall be located, at a minimum, at all exterior doors and windows.
3. Motion detectors and surveillance cameras shall be tied into the monitored burglary alarm system.
4. Whether the alarm system shall be set for silent or loud (and level of volume) shall be determined by ESS after consultation with the appropriate consultant(s).
5. Prince William County Fire & Rescue Department approved or recommended smoke and fire detectors that are tied into the alarm system shall be utilized.

B. Alarm Activation Policy

1. ESS shall provide to the alarm monitoring company and PWCPD the names and contact information, including telephone numbers, for the primary and an alternate point of contact that shall be notified when the alarm monitoring station detects alarm activity.
2. Depending on the nature and location of the alarm activity, and if not already contacted by the alarm monitoring company, the notified primary or alternate point of contact shall contact the police and/or fire department.
3. Such point of contact or designated employee shall also proceed to arrange to secure the facility, as appropriate, based on the incident and police or fire department response.

SURVEILLANCE/SECURITY CAMERAS

A. Location/Camera Attributes

1. Internal and external location. ESS may retain the services of the appropriate consultant(s) to assist in determining the number, type and placement of cameras.
2. A camera shall monitor the entrance to the ammunition storage.
3. Cameras shall not be placed in locations where they may be tampered with or get "accidental" adjustments (for example, from bumping into the camera).

Attachment C – Proposed Conditions

4. Cameras shall not be pointed directly at bright light sources (either bulbs, lamps or direct sunlight).
5. If allowed by applicable code and regulation provisions:
 - a. There shall be one (1) camera per exit to the facility (to include customer, employee, loading and fire door areas) aimed toward the interior of the facility.
 - b. Each camera should have an unobstructed frontal view of the head and shoulders of everyone exiting the business.
 - c. Cameras should have lenses configured with a depth of field of three (3) to ten (10) feet.
6. One (1) camera should be located at each point of customer transactions in the retail area and where rental of firearms and/or reading and signing the required document(s) of understanding occur.
 - a. Each camera should focus on where a customer would be expected to stand.
 - b. Each camera should be located and/or steps taken to remove or minimize obstructions or reflection/glare.

B. Recording/Storage

1. Closed Circuit Television ("CCTV") systems should capture and record at least one (1) complete frame per camera per second.
2. If digital video recorders ("DVR") are used, the minimum resolution should be at least 640 pixels in the horizontal direction and 480 pixels in the vertical direction.
3. Compression, to the extent practicable, should be "loss-less" compression to avoid loss of information in the original file.
4. Bit-for-bit copies should be used for files recorded on the hard drive to provide image output to DVDs (standard 5:1 compression technology should not be used).

C. Evidence Procedures

1. When the recording is stopped (usually upon the direction of law enforcement), the business shall use a qualified profession to assist in the recovery of the images.
2. Upon request of PWCPD, the business must produce copies of the relevant images and video on a CD or DVD (non-rewritable).

Attachment C – Proposed Conditions

KEY/ACCESS CONTROL DOOR/FIRE DOOR/WINDOW ATTRIBUTES

A. Locks

1. Keyed locks.
 - a. All keyed locks utilized shall be Underwriters Laboratories (UL rating 437) compliant.
 - b. Different locks or keys may be used for different doors and access to different areas of the facility, with access and key availability based on the nature and responsibilities of the employee's specific position or duties.
2. Electronic locks
 - a. All electronic locks utilized shall be UL 1034 or UL 2058 compliant.
 - b. Electronic locks shall have audit/tracking capability.
 - c. Access control to the stockroom and ammunition storage shall be by an electronic lock and keycard system.
 - d. Different keycards and access codes may be utilized for electronic locks for different areas within the facility, with access and keycard access code availability based on the nature of the employee's position or duties.
3. The facility will use the Prince William County Fire Department's volunteer Knox Box system to provide the Fire Department with access to the facility. Knox Boxes will be mounted in the exterior wall and located at the front and rear of the use.

B. Key/Access Code Control

1. General
 - a. Ensure responsible individuals maintain control over keys, including keycards, and access code storing, issue and accounting.
 - b. Issuing keys, keycards and access codes must be kept to the absolute minimum needed to perform duties at the facility.
 - c. Accurate records must be maintained to show accountability.
2. Procedures
 - a. Locks for specific or restricted areas shall be changed or re-keyed within three (3) business days when keys to such areas are lost or are not returned by an employee leaving ESS employment.

Attachment C – Proposed Conditions

- b. Keycards shall be reprogrammed within three (3) business days when a keycard is lost or not returned by an employee who no longer works for ESS.
- c. Access codes shall be changed promptly when an employee knowing such access code is no longer employed by ESS or the access code's security is otherwise compromised. Access codes should be changed on a periodic basis for security purposes.
- d. A list should be maintained which identifies employees with specific keys or access codes, employees who are authorized to obtain master keys and employees who are authorized to reprogram keycards or change access codes.
- e. All keys, including electronic keys (both those issued and those stored in a locked cabinet or similar container) must be inventoried at least once per year.
- f. Requests for issuance of new, duplicate or replacement keys must be made in writing and approved by the designated responsible person(s) at the facility.
- g. Keys, including electronic keys, which are not issued or are no longer necessary must be destroyed or stored in a locked container or cabinet, with access to such container or cabinet limited to the designated responsible person(s) at the facility.
- h. The name and address of user or ESS shall not be placed on the keys or tags. Keys or tags shall not be marked to identify the exact premises or door(s) that they open. A number shall be permanently placed on each such key to identify the key for purposes of accounting for all keys.
- i. Keys and access code information shall not be left on desks, in unlocked drawers or where they can be removed or copied. Keys and access code information shall not be given, lent or otherwise provided to unauthorized persons. Staff shall be reminded of this on a periodic basis.
- j. Keys checked out on a temporary basis must be returned to the master key holder (designated responsible person) in a timely manner or no later than the end of the business day after completion of the task requiring the temporary checkout of a key.
- k. Keys shall be returned or collected when an employee is no longer employed by ESS.
- l. Lost, stolen or non-returned keys, or lost or compromised access codes, must be reported immediately to the designated responsible person(s), and the affected locks must be re-keyed or reprogrammed, as applicable and new key(s) and access code(s) issued.
- m. In cooperation with the Prince William County Fire Department, whenever a key or electronic key is changed, a replacement key or electronic key shall be placed in the appropriate Knox Box and the old key(s) removed.

Attachment C – Proposed Conditions

3. Record-Keeping/Documentation. Key control documentation shall contain at least the following information:
 - a. The control number assigned to each key and lock within the facility.
 - b. The location (room number) for each lock in the facility.
 - c. The name of each person who has been issued or has received keys or access codes to the facility, with the key number and lock to which the access code applies.
 - d. The issue dates and last inventory dates for each key within the facility.
 - e. The signature of each recipient for keys issued to that person.

C. Door/Fire Door Attributes

1. Fire exit doors.
 - a. All fire exit doors and frames shall be no less than 18 gauge metal.
 - b. Exterior knobs shall be removed on rear fire exit doors.
 - c. A mortise style locking mechanism shall be used for rear fire exit doors, consistent with being UL 437 rating compliant, or such other specifications approved by Prince William County.

AMMUNITION STORAGE

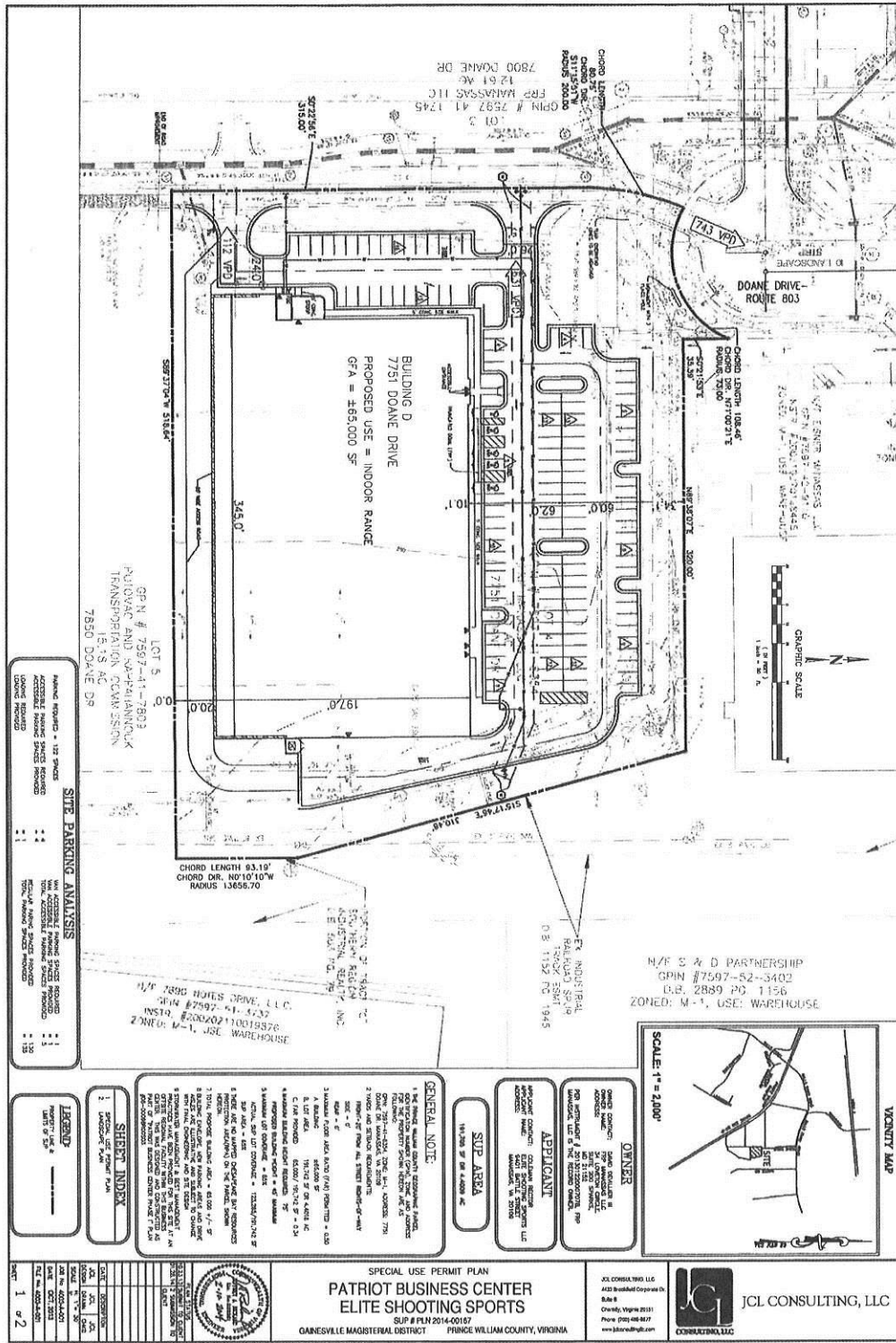
- A.** A separate zone fire suppression system shall be provided within the ammunition storage area, subject to Prince William County Fire Marshal or Fire & Rescue review.
- B.** The fire suppression system shall be set to activate and charge at detection of smoke and to deploy at detection of flame within the storage area.
- C.** A monitored smoke and flame detector shall be utilized within the storage area.
- D.** Cameras, as provided above, shall monitor the exterior of the ammunition storage access door.
- E.** Access to the ammunition storage, as noted above, shall be by electronic keycard.
- F.** The ammunition storage shall be constructed according to applicable Code requirements of fire and theft resistant materials. The storage will include a fire resistant door with the appropriate hazmat placard placed in plain view.

Attachment C – Proposed Conditions

LANDSCAPING

Subject to such modifications as may be approved by Prince William County, shrubs planted around any wall or fencing surrounding the dumpster to the rear of the building shall not exceed three feet (3') in height and shall be maintained to remain at or below the three foot (3') height requirement.

**Attachment C – SUP plan
Dated October 23, 2013 and revised through January 28, 2014**



SITE PARKING ANALYSIS

ACCESSIBLE PARKING SPACES REQUIRED	11
ACCESSIBLE PARKING SPACES PROVIDED	11
STANDARD PARKING SPACES REQUIRED	189
STANDARD PARKING SPACES PROVIDED	189

LEGEND

EXISTING	---
PROPOSED	---
UTILITIES	---
...	---

SHEET INDEX

SHEET NO.	TITLE
1	LABORATORY PLAN
2	...
3	...
4	...
5	...
6	...
7	...
8	...
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GENERAL NOTE:

- The building shall be constructed in accordance with the International Building Code (IBC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Building Code (VSBC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Fire Code (VSFC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Electrical Code (VSEC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Plumbing Code (VSPC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Mechanical Code (VSMC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Energy Code (VSEC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Accessibility Code (VAC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Environmental Code (VSEC) 2012 Edition, with all applicable amendments.
- The building shall be constructed in accordance with the Virginia State Safety Code (VSSC) 2012 Edition, with all applicable amendments.

OWNER:
N/E S & D PARTNERSHIP
GPIN #7597-52-3402
B.B. 2889 PD 1156
ZONED: M-1, USE: WAREHOUSE

APPLICANT:
ELITE INDUSTRIAL
1152 N. ELITE INDUSTRIAL
D.B. 1152 N.C. 1945

SUP AREA:
168,000 SF

SCALE: 1" = 200'

VICINITY MAP

SPECIAL USE PERMIT PLAN
**PATRIOT BUSINESS CENTER
ELITE SHOOTING SPORTS**
SUP # PLN 2014-00167
GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

JCL CONSULTING, LLC
4425 Brookfield Corporate Dr.
Suite B
Cherryville, Virginia 20121
Phone: (703) 468-8478
www.jclconsulting.com

**Attachment E
Historical Commission Resolution**

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD **December 10, 2013**
Regular Meeting
Res. No. 13-041
SECOND: WRIGHT
RE: LAND DEVELOPMENT RECOMMENDATIONS
ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP PLN2014-00140	McDonald's Drive-Thru & Sign Modifications	No Further Work
SUP PLN2014-00167	Elite Shooting Sports Indoor Range	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: Duley

Absent from Meeting: Smith, Swavely

MOTION CARRIED

CERTIFIED COPY



Secretary to the Commission