



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**July 26, 2023**

**SECOND:**

**Regular Meeting**

**RES. No. 23-**

**RE: SPECIAL USE PERMIT #SUP2023-00029, Sicat Home Business  
GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION: RECOMMEND APPROVAL**

**WHEREAS**, this is a request to allow a Special Use Permit (SUP) for a home-based business processing and dealing in firearm sales, transfers, gunsmithing, and firearm manufacturing with walk-in customers by appointment only in a single-family dwelling; and

**WHEREAS**, the site is addressed 11168-Wheeler Drive; is identified on county maps as GPIN 7957-83-6333; and is located approximately ±75 feet northwest of the intersection of Blackburn Ridge Drive and Wheeler Ridge Drive; and

**WHEREAS**, the site is designated RN-3, Residential Neighborhood, in the Comprehensive Plan and is located within the Sudley Road Redevelopment Corridor; and

**WHEREAS**, the site is zoned PMR, Planned Mixed Residential and is within the Airport Safety Overlay and the Agritourism and Arts Overlay Districts; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 26, 2023, at which time the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public necessity, convenience, general welfare and food zoning practices are served by the approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit #SUP2023-00029, Sicat Home Business, subject to the conditions dated June 28, 2023.

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**Attachment:** SUP Conditions date June 28, 2023.

**MOTION CARRIED**

Attest:

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Oly Peña

Clerk to the Planning Commission

**Proposed Conditions**  
**Applicant/Owner: Mark Christopher B. Sicat**  
**Zoning: PMR, Planned Mixed Residential**  
**Acreage: ±0.23 acres**  
**GPIN: 7597-83-6333(“Property”)**  
**District: Gainesville**  
**#SUP2023-00029, Sicat Home Business**  
**June 28, 2023**

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 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 home-based buying and selling of firearms home business, the Applicant shall obtain Zoning Approval for the home-based 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 processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing with walk-in customers by appointment only in a single-family dwelling. The home business shall be entirely contained within the garage and a secured storage unit inside the office.
- b. Use & Storage Prohibitions – The Applicant shall only be allowed to process and deal in firearm sales, transfers, gunsmithing, and the manufacture of firearms that are legally possessed and sold in the state of Virginia. The sale, manufacturing, and reloading of ammunition shall be prohibited with this home business use. 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

## CONDITIONS

Applicant/Owner: Mark Christopher B. Sicat

Project Name: Sicat Home Business

Project Number: #SUP2023-00029

Date: June 28, 2023

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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 for customers shall be limited to – The operating hours for the home business are 6:00 PM – 7:00 PM Monday through Friday and from 9:00 AM to 7:00 PM on Saturday and Sunday.
- d. Employee(s) – There shall be no non-resident employees for the home business.
- e. Primary Residential Use – The Applicant shall continue to occupy the dwelling as their primary residence if the home business operation is active. The home business shall be clearly secondary to the primary residential use of the Property.
- f. Customers – There shall be no more than one customer on the Property at a 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 or on the Property at a time.
- g. Customer Parking – The Applicant shall ensure off-street parking is provided and utilized on the Property by the customers during the hours of operation.
- h. Compliance – The Applicant shall maintain all local, State, and Federal required permit(s) and licenses required for the gunsmithing, manufacturing, buying and selling of firearms. The Applicant shall obtain and maintain the appropriate federal firearms license (FFL) and any other applicable licenses or permits that are required from the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) prior to the commencement of this home- based buying and selling of firearms home business. The Applicant shall provide proof of such ATF licenses and/or permits to Zoning Administration staff prior to requesting the zoning approval for the processing and dealing in firearm sales, transfers, gunsmithing and firearm manufacturing home business. The Applicant shall abide by all local, State, and Federal laws, codes, ordinances, requirements, and regulations regarding the purchase, possession, carrying, use, storage, and service/repair of firearms. The Applicant shall ensure that all firearms are secured by a plastic zip tie in a hardcase or through the action of the firearm.

## CONDITIONS

Applicant/Owner: Mark Christopher B. Sicat

Project Name: Sicat Home Business

Project Number: #SUP2023-00029

Date: June 28, 2023

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- 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 gunsmithing, manufacturing, buying, or selling of the firearms and/or 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 use on the Property shall be prohibited. Said equipment and/or materials associated with this home business use shall be stored inside the dwelling unit.



# STAFF REPORT

<b>PC Meeting Date:</b>	July 26, 2023
<b>Agenda Title:</b>	Special Use Permit #SUP2023-00029, Sicat Home Business
<b>District Impact:</b>	Gainesville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Special Use Permit #SUP2023-00029, Sicat Home Business, subject to the conditions dated June 28, 2023.
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Evelyn Garner

## EXECUTIVE SUMMARY

This is a request for a special use permit to allow a home-based business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing with walk-in customers by appointment only in a single-family dwelling. The property is located ±75 feet northwest of the intersection of Blackburn Ridge Drive and Wheeler Ridge Drive.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2023-00029, Sicat Home Business, subject to the conditions dated June 28, 2023.

## BACKGROUND

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- A. Request: This is a request for a special use permit (SUP) to allow a home-based firearm business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing with walk-in customers by appointment only in a single-family dwelling.
- B. Site Location: The property is located approximately 75 feet northwest of the intersection of Blackburn Ridge Drive and Wheeler Ridge Drive. The property is identified on County maps as GPIN 7957-83-6333 and is addressed as 11168-Wheeler Ridge Drive.
- C. Comprehensive Plan: The site is designated RN-3, Residential Neighborhood, in the Comprehensive Plan and is located within the Sudley Road Redevelopment Corridor.
- D. Zoning: The site is zoned PMR, Planned Mix Residential and is within the Airport Safety Overlay District and the Agritourism and Arts Overlay District.
- E. Surrounding Land Uses: The subject site is surrounded by single-family residential homes to the north, east, and west. To the south is the neighborhood community center.

## STAFF RECOMMENDATION

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Staff recommends approval of Special Use Permit #SUP2023-00029, Sicat Home Business, subject to the conditions dated June 28, 2023, for the following reasons:

- The existing use of the property as a single-family residence and the existing PMR zoning are consistent with the RN-3, Residential Neighborhood, land use designation. A home business is a permitted use subject to the conditions of an approved SUP, and the proposed use will not alter or detract from the existing approved residential use of the property.
- The proposed use will operate entirely within an existing single-family residence and will not alter the existing residential character of the property.
- The conditions successfully mitigate the impact of the proposed use. The conditions prohibit firearm usage and discharge of ammunition.
- Customers will be allowed one at a time, by appointment only. As conditioned, appointment 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 business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing. The site is designated as RN-3, Residential Neighborhood, in the Comprehensive Plan, and the site has a primary residential use. The home business will not change the primary residential use or impact the long-range land use.

Level of Service (LOS): The proposed SUP for the home-based business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing will not have an impact on the existing levels of service. Outdoor storage for home businesses is prohibited on a single-family residential lot.

## **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 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.

## **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, there have been several emails from neighboring property owners expressing concern over traffic and safety. During the review process, staff worked with the Applicant on providing a clear description of the safety measures used and the general nature of the proposed business use. The Applicant has reached out to both the homeowner's association (HOA) and the adjacent property owners about the proposed home business and safety measures used to protect the community.

The homeowner's association (HOA) has provided a letter acknowledging the submission of this application but offered no specific objection to its filing. As conditioned, the Applicant shall not discharge any firearms associated to the home business on site.

## **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 business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing would be allowed pursuant to the SUP. Legal issues resulting from the Board of County Supervisors action are appropriately addressed by the County Attorney's Office.

## **Timing**



The Planning Commission has until October 26, 2023, which is 90 days from the first public hearing date, to act on the special use permit proposal. A recommendation to approve the special use permit application would meet the 90-day requirement.

#### **STAFF CONTACT INFORMATION**

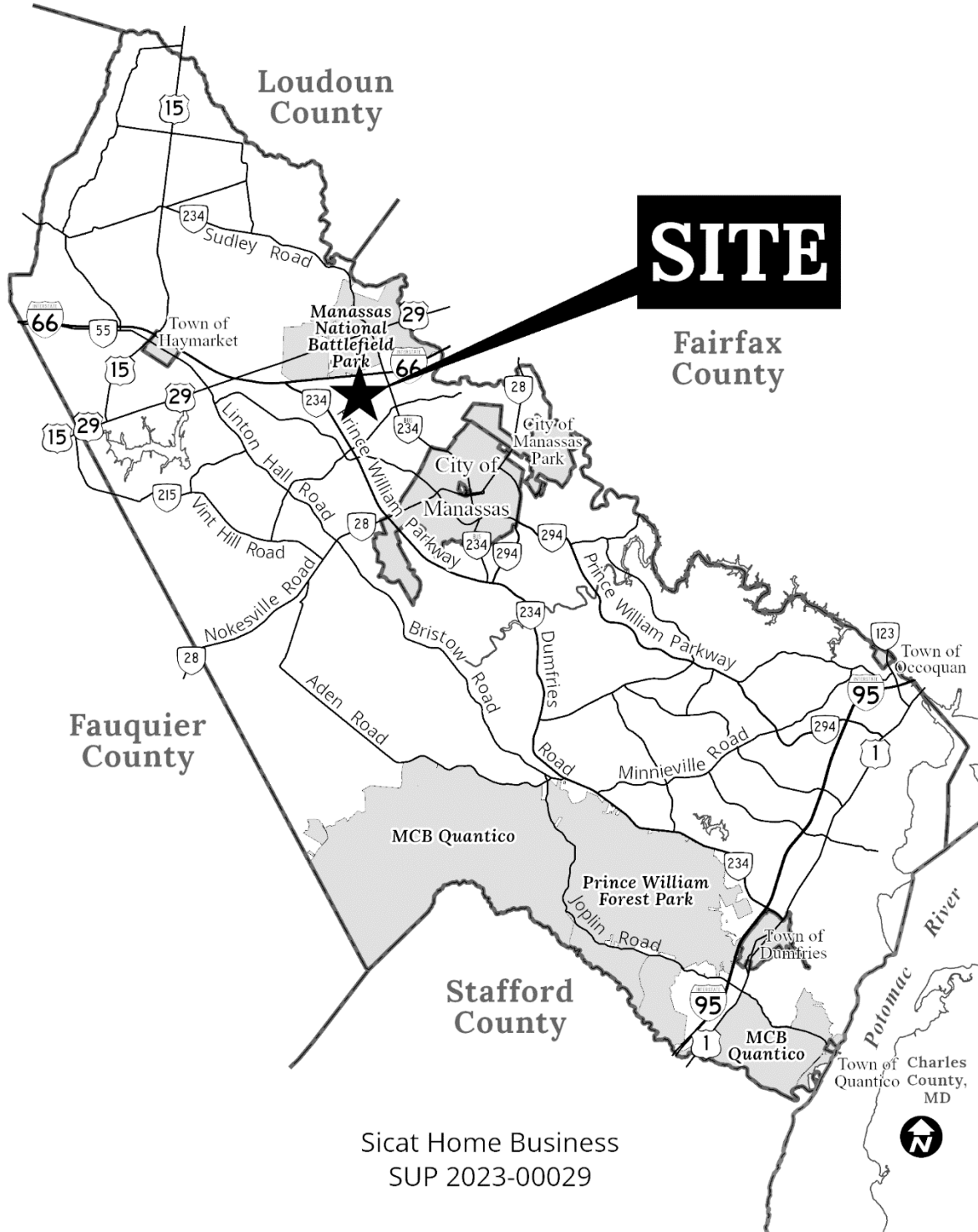
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Evelyn Garner | (703) 792-8176  
[epgarner@pwcgov.org](mailto:epgarner@pwcgov.org)

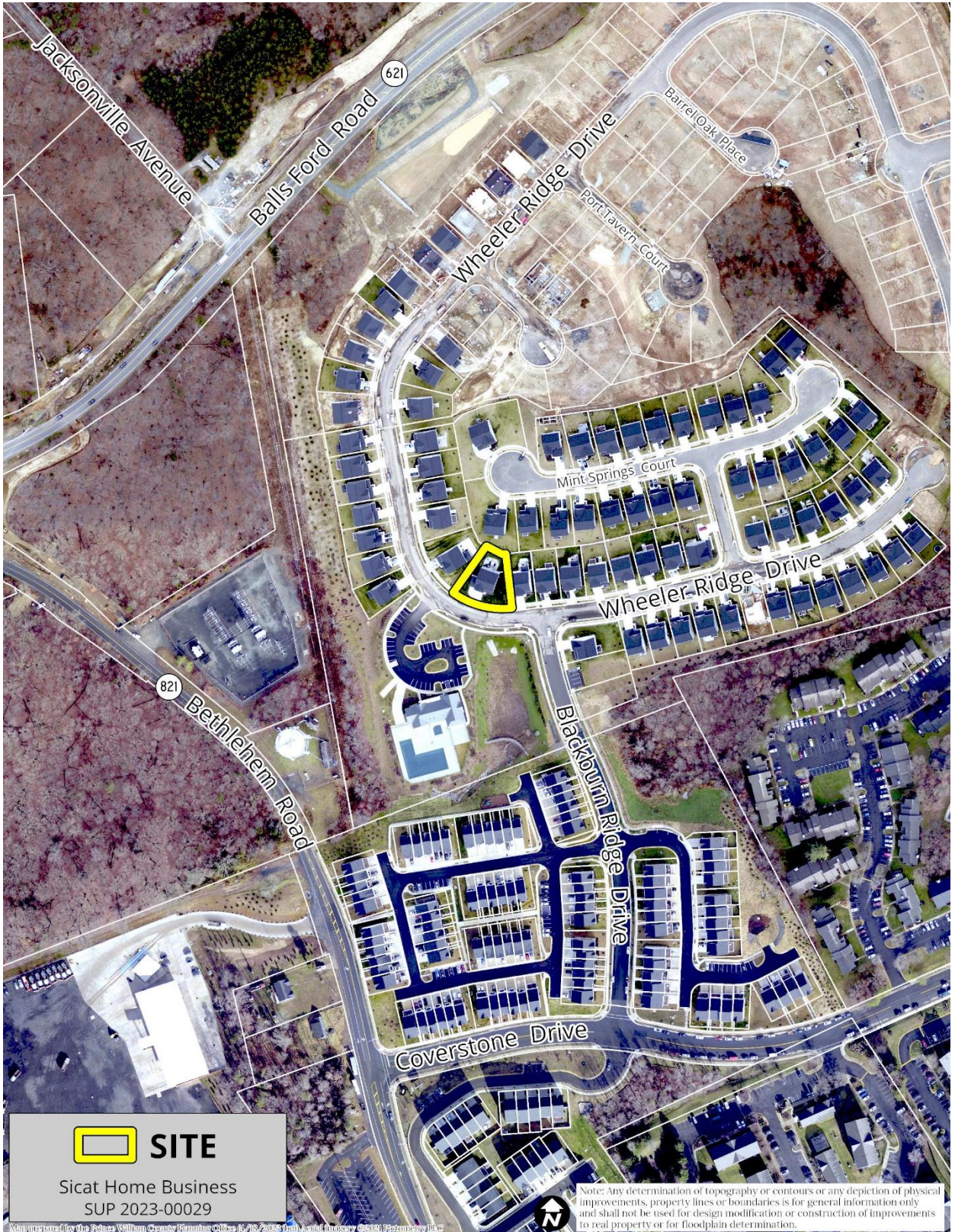
#### **ATTACHMENTS**

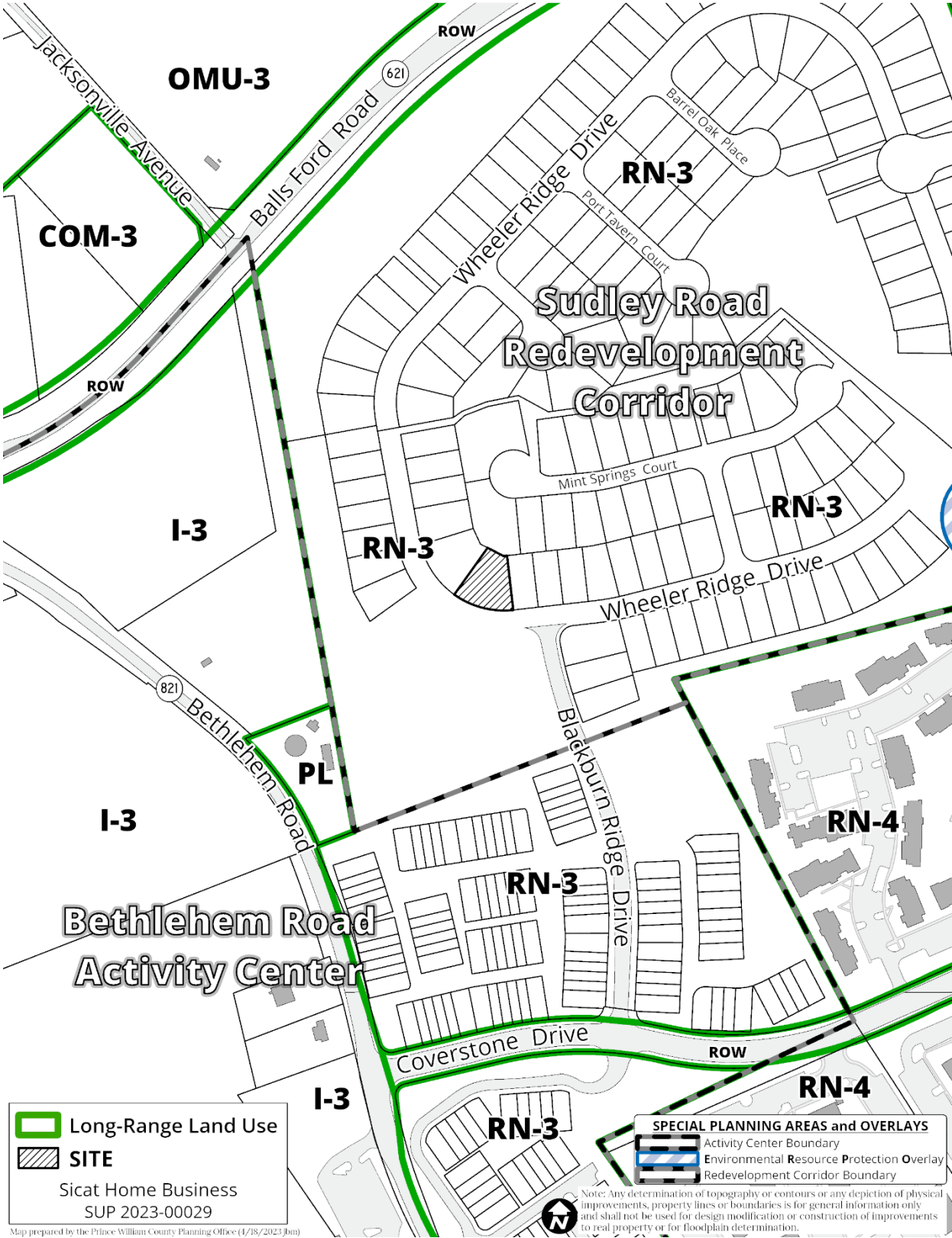
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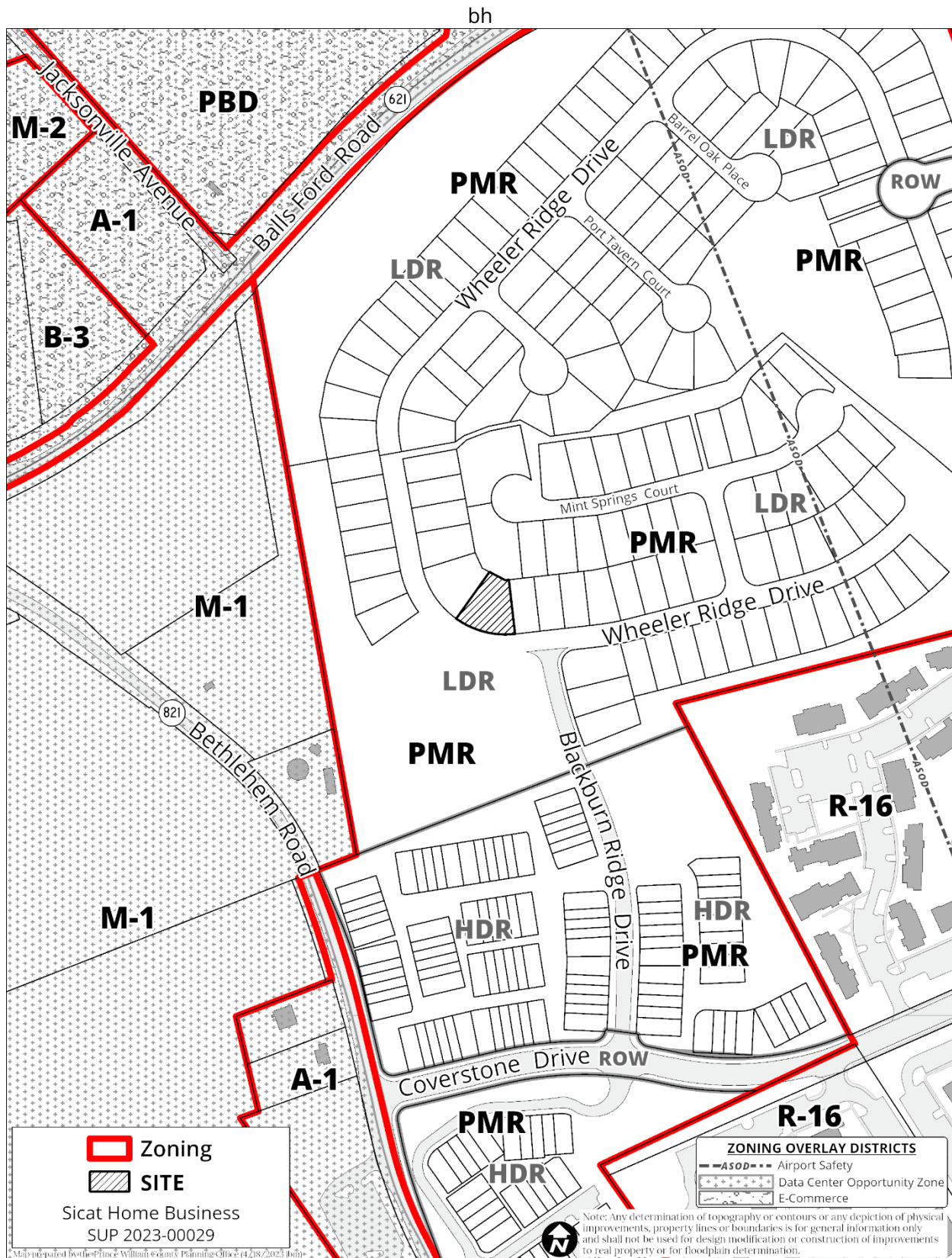
Attachment A - Area Maps  
Attachment B - Staff Analysis  
Attachment C - House Survey Plat  
Attachment D - Correspondence with the Potomac Shores HOA  
Attachment E - Fire Safety and Evacuation Plan  
Attachment E - Security Assessment  
Attachment G - Safety Data Sheet  
Attachment H - Photos of the Space



Sicat Home Business  
SUP 2023-00029







**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 Map Designation	Zoning
North	Single-family detached homes	RN-2, Residential Neighborhood	PMR
South	Neighborhood Community Center	RN-2, Residential Neighborhood	PMR
East	Single-family detached homes	RN-2, Residential Neighborhood	PMR
West	Single-family detached homes	RN-2, Residential Neighborhood	PMR

**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 can 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 RN-3, Residential Neighborhood, in the Comprehensive Plan and is located within the Development Area of the County. The following table summarizes the land use patterns/densities intended within the RN-3 designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p><b>Residential Neighborhood, RN-2</b></p>	<p>Residential neighborhoods are an opportunity to develop a variety of housing options throughout the County. The higher density, mixed-use residential should be close to transit (VRE) or town centers. The middle transects can include both single-family attached and detached as well as multi-family units. In the lower transects, residential areas primarily accommodate single-family homes arranged in cluster or medium sized lots. In all transects, connections and pedestrian amenities should still be a priority for development design including trails and open space integrated into the development in appropriate locations. Affordable and work force housing in encouraged Countywide.</p> <p>The primary use in the RN-3, Residential Neighborhood density include single-family detached housing, single-family-attached housing, and multifamily housing. Secondary uses include commercial services, office space, and retirement communities. The implementing zoning districts for RN-3 are PMR, R-4, R-6, R-16, and RMH. The Residential Neighborhood land use designation allows for primary residential uses to represent 90% - 100%, non-residential uses to represent 0%-10%, and civic uses can represent up to 5%. The RN-3, Residential Neighborhood land use designation requires at least 30% of the site be designated as open space.</p>

**Proposal’s Strengths**

- Zoning/Long-Range Land Use Consistency – The property is designated RN-3, Residential Neighborhood, in the Comprehensive Plan, and is zoned PMR, Planned Mix Residential. Both the existing residential use and PMR zoning are consistent with the property’s RN-3 land use designation. The proposed home business is permitted in the PMR zoning district subject to the conditions of an approved special use permit.
- Land Use Compatibility – The proposed home-based business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing will operate entirely within an existing single-family residence and will not alter or detract from the approved residential character of the property or neighborhood.

- Mitigation of Impacts – As conditioned, the proposed home-based business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing will be limited to only one customer at a time by appointment only. In addition, appointments shall be staggered to ensure that there is only one customer vehicle arriving or departing from the site at a time. The proposed conditions mitigate the impacts associated with this proposed firearm sales home business.

### **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 neighborhood, 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 home, thus the residential character of the unit and the neighborhood will be maintained.
- Staggered Arrival & Departure Times – The proposed home-business shall be limited to a maximum of five customers per day, by appointment only with staggered arrival and departure times.
- Operating Hours- Operating hours for the home business are Saturday and Sunday from 9:00 a.m. - 7:00 p.m. and 6:00 p.m. to 7:00 p.m. Monday - Friday.
- 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 #22 is the first due fire/rescue resource for the subject property. The site is inside 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 2022, Fire/Rescue Station #22 responded to 3,063 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 4.0-Minute Travel Time** – The site is located inside the 4.0-minute travel time for fire suppression and basic life support.
- **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 the safety of the community.
- **Station Workload** – The most recent figures indicate that Fire/Rescue Station #22 currently operating below capacity. There are currently no Capital Improvement Program (CIP) projects in this vicinity that would affect the capacity and response information.

#### **Proposal's Weaknesses**

- None identified.

**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. The Applicant has received a Home Security Assessment from the Crime Prevention Unit. A Home Security Assessment is essential to identifying weaknesses in physical security that might provide an easy opportunity for a crime to occur. The Applicant has a home security system that is registered with the County. The Applicant will be doing any manufacturing or gunsmithing of firearms in the garage and using the firearm safe in the closet in the home office to store all firearms. The closet will be locked and the window next to the office has an alarm sensor.

### **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, the applicant shall provide off street parking on the property for their customers to utilize during the hours of operations.
- Minimal impacts to Traffic Operations – Due to the conditions of approval which limit the number of customers to only five per day, no impacts to Level of Service (LOS) or traffic operations are anticipated.

### **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. 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.

### **Community Input**

Notice of this special use permit application has been transmitted to property owners within 500 feet of the property. As of the date of this report, there has been one individual who has expressed concern over the safety of the home firearm business in relation to its proximity to the neighborhood community center. During the review process, staff has worked with the Applicant on providing a clear description of the safety measures used and the general nature of the use. The Applicant has reached out to the homeowner's association (HOA) and the adjacent property owners about the proposed home business and safety measures used to protect the community.

The homeowner's association has provided a letter of approval of the home business. As conditioned, the Applicant shall not discharge any firearms associated with the home business on 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:

Home businesses are allowed in the PMR district, subject to SUP approval. Home businesses are subject to standards as stipulated by Zoning Ordinance Section 32-300.07, Paragraph 2, which limits many of the items that are conditioned for this use such as: no signs shall be permitted, no employees shall be permitted to work on the premises, except for family members residing in the dwelling unit, and no outside storage shall be permitted.

### **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

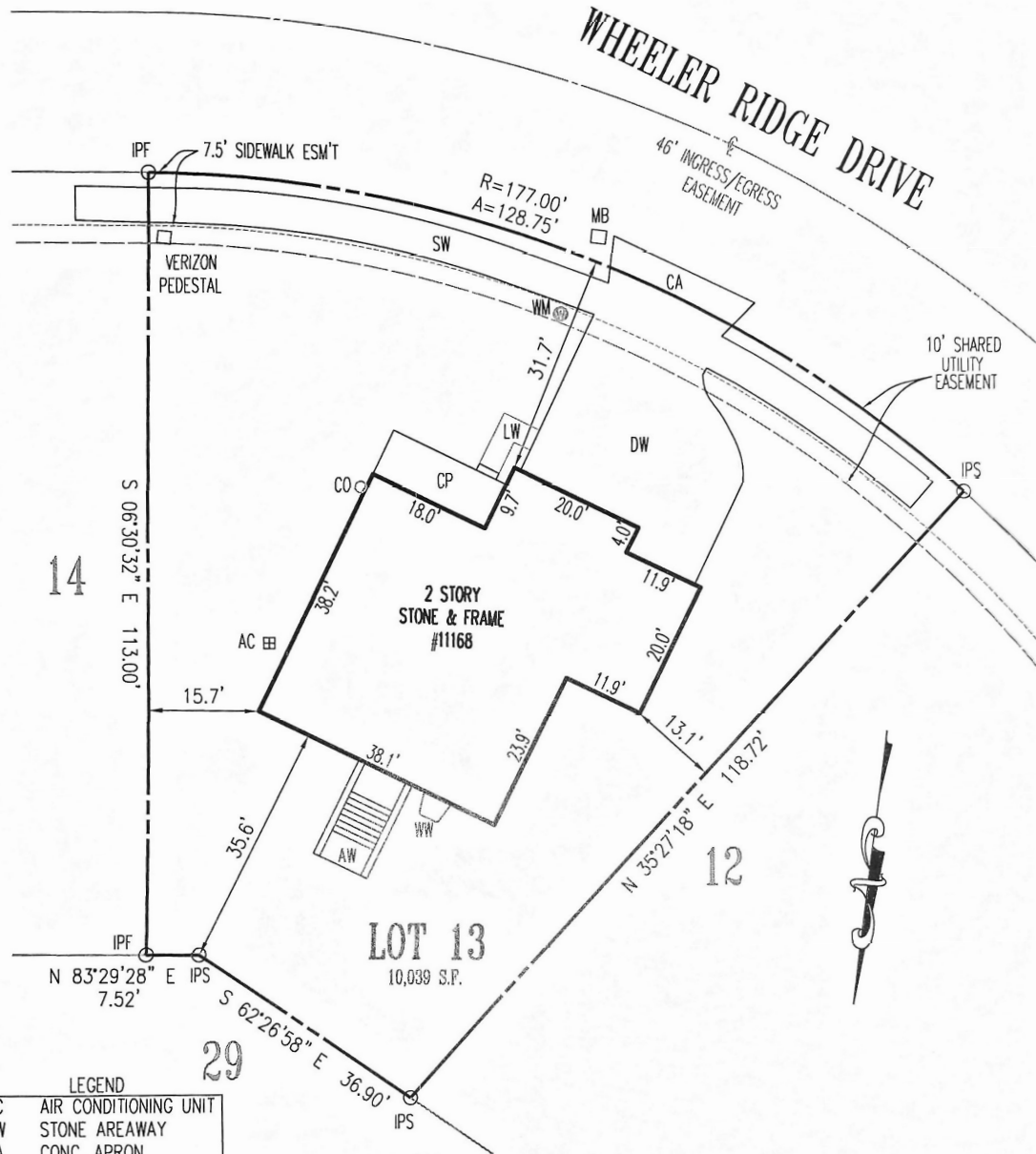
**Agency Comments**

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
- PWC Police - Crime Prevention
- PWC GIS
- PWC Fire Marshal's Office
- PWC Transportation

NOTES  
 THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCE AFFECTING THE TITLE TO THIS PROPERTY.  
 THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR OTHER IMPROVEMENTS.  
 AUTHORIZED REPRODUCTIONS OF THIS SURVEY ARE AFFIXED WITH AN ORIGINAL SEAL AND SIGNATURE. THOSE REPRODUCTIONS NOT BEARING ON ORIGINAL SEAL AND SIGNATURE ARE NOT THE PRODUCTS OF THE UNDERSIGNED LAND SURVEYOR AND NO CONSIDERATION SHOULD BE GIVEN TO THE INFORMATION CONTAINED HEREIN.

ATTACHMENT C



LEGEND

AC	AIR CONDITIONING UNIT
AW	STONE AREAWAY
CA	CONC. APRON
CP	CONC. PORCH
DW	CONC. DRIVEWAY
LW	CONC. LEADWALK
SW	CONC. SIDEWALK
CO	CLEANOUT
MB	MAILBOX
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
WW	WINDOW WELL
WM	WATER METER

FINAL HOUSE LOCATION SURVEY  
**LOT 13**  
**LAND BAY 1B**  
**BLACKBURN**  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA



Urban, Ltd.  
 4200 D Technology Court  
 Chantilly, Virginia 20151  
 Tel. 703.642.2306  
 www.urban-ltd.com

WALLCHECK DATE: NOVEMBER 14, 2019 AD	SCALE: 1"=20'	DRAWN: WC-JM
FINAL DATE: JANUARY 23, 2020 JR		CHK'D:
INST #201808150059998		

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RE: [EXTERNAL] FW: Sicat - Home Business Approval - 11168 Wheeler Ridge Dr

**ATTACHMENT D**

Kevin Miller <kevin.miller@sentrymgt.com>

Mon 3/6/2023 08:37

To: mark@sicat.net <mark@sicat.net>

Cc: melissa@sicat.net <melissa@sicat.net>

Mark,

The Blackburn review committee has reviewed your request for a home-based business and has approved your application as submitted based on the assumption that all necessary permitting is filed with the state and local jurisdictions. Please accept this email as your approval notice.

Thank you,



**Kevin Miller**

**Division President**

Sentry Management Inc

50 Catocin Circle NE Suite 301

Leesburg VA 20176

540-751-1888 Ext. 56604

540-751-1899 (fax)

[loudoun.sentrymgt.com](http://loudoun.sentrymgt.com)

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**From:** Mark Sicat <[mark@sicat.net](mailto:mark@sicat.net)>

**Sent:** Tuesday, February 28, 2023 12:00 PM

**To:** Kimberly Rensing <[krensing@sentrymgt.com](mailto:krensing@sentrymgt.com)>

**Cc:** [melissa@sicat.net](mailto:melissa@sicat.net)

**Subject:** Sicat - Home Business Approval - 11168 Wheeler Ridge Dr

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***External Email: Please be careful when opening attachments or clicking links.***

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Hi Kimberly,

I am planning to start a home-based firearms dealer/transferor/manufacture business. Per the protective covenants, I confirm that no significant traffic will be generated, there will be no outdoor business signage, & if my vehicle has temporary business signage adhered (magnet or otherwise), it will be stored in the garage and out of public street view.

<image005.png>

My intended business activity requires that I obtain a Federal Firearms License (FFL) for manufacturers (Type 07 FFL) even though no actual “manufacturing” activity will occur at this location.

The Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) regulates the firearms industry and issues FFLs. The ATF defines “manufacturing” very differently than the common use of the term.

Typically, “manufacturing” includes machinery and tools to create a finished product out of raw material – this will not happen at this location. The ATF, however, defines “manufacturing” to include even occasional and minor assembly steps to an otherwise finished product. Also, if a firearm is completely manufactured (in the common sense of the term) at a different location by a different company (often in another state entirely) with my company’s name on the firearm, then a manufacturer’s FFL is required by the ATF for tracking and record-keeping purposes.

Again, no true manufacturing will occur at this location.

No business activity will require actual manufacturing space, nor require my business to be located within a district zoned for manufacturing. Instead, my business activity which requires this special manufacturer’s FFL can be conducted without tools at a typical office desk.

I am writing to seek approval for my proposed business activity at this location. The ATF will likely contact you or your office in connection with my FFL application to confirm that my proposed business activity is, in fact, permitted at this location.

If you have any questions, please do not hesitate to ask.

-Mark Sicat  
11168 Wheeler Ridge Dr.  
Manassas, VA 20109  
808.778.2737



**VIRGINIA STATEWIDE FIRE PREVENTION CODE  
FIRE SAFETY & EVACUATION PLAN**

**ATTACHMENT E**

**I. Location and Identification**

<b>Business Name:</b> Mark Christopher Consulting Group, LLC	<b>Address:</b> 11168 Wheeler Ridge Dr Manassas, VA 20109
<b>Main Business Phone:</b> 8087782737	<b>After hours emergency phone:</b> 8087782737
<b>Plan Author:</b> Mark Sicat	<b>Official in charge of emergency preparedness:</b> Mark Sicat
<b>Approx. number of employees:</b> 1	<b>Posted occupant load:</b> N/A Residential

**II. Notification Procedures**

<b>In case of an emergency I will notify the Fire Department using the following methods:</b> <i>(calling 911, activating a manual fire alarm pull station, etc.)</i>
Calling 911; Managed and monitored alarm system with smoke detector sensors

<b>In case of an emergency I will notify employees and patrons using the following methods:</b> <i>(fire alarm, overhead announcements, etc.)</i>
Managed and monitored alarm system - audible alarm speakers on both floors and basement

**III. Identification and Assignments**

<b>The following individuals are responsible for this plan:</b>	
Mark Sicat	

<b>The following individuals are responsible for assisting with evacuation, rescue and medical aid:</b>	
Mark Sicat	

<b>The following individuals are responsible for maintenance, housekeeping and controlling fuel hazard sources:</b>	
Mark Sicat	



**VIRGINIA STATEWIDE FIRE PREVENTION CODE  
FIRE SAFETY & EVACUATION PLAN**

**VI. Procedures**

<b>The following are the procedures for relocating or evacuating occupants:</b>
Normal residential entry/exit points including doors, windows, basement escape, and garage doors.

<b>The following are the procedures for accounting for employees and occupants after an evacuation:</b>
Visual accountability outside of the home or via wireless communications.

<b>The following are the procedures for employees who must remain to operate critical equipment before evacuating:</b>
If laser etching device is in use, it will be powered down immediately, prior to evacuation.

**VIRGINIA STATEWIDE FIRE PREVENTION CODE  
FIRE SAFETY & EVACUATION PLAN**

**VII. FLOOR PLANS**

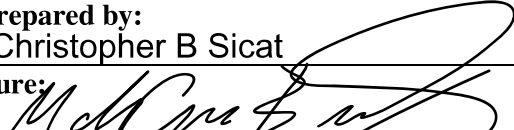
Attach floor plan for each floor of occupancy. The following information shall be included in each floor plan:

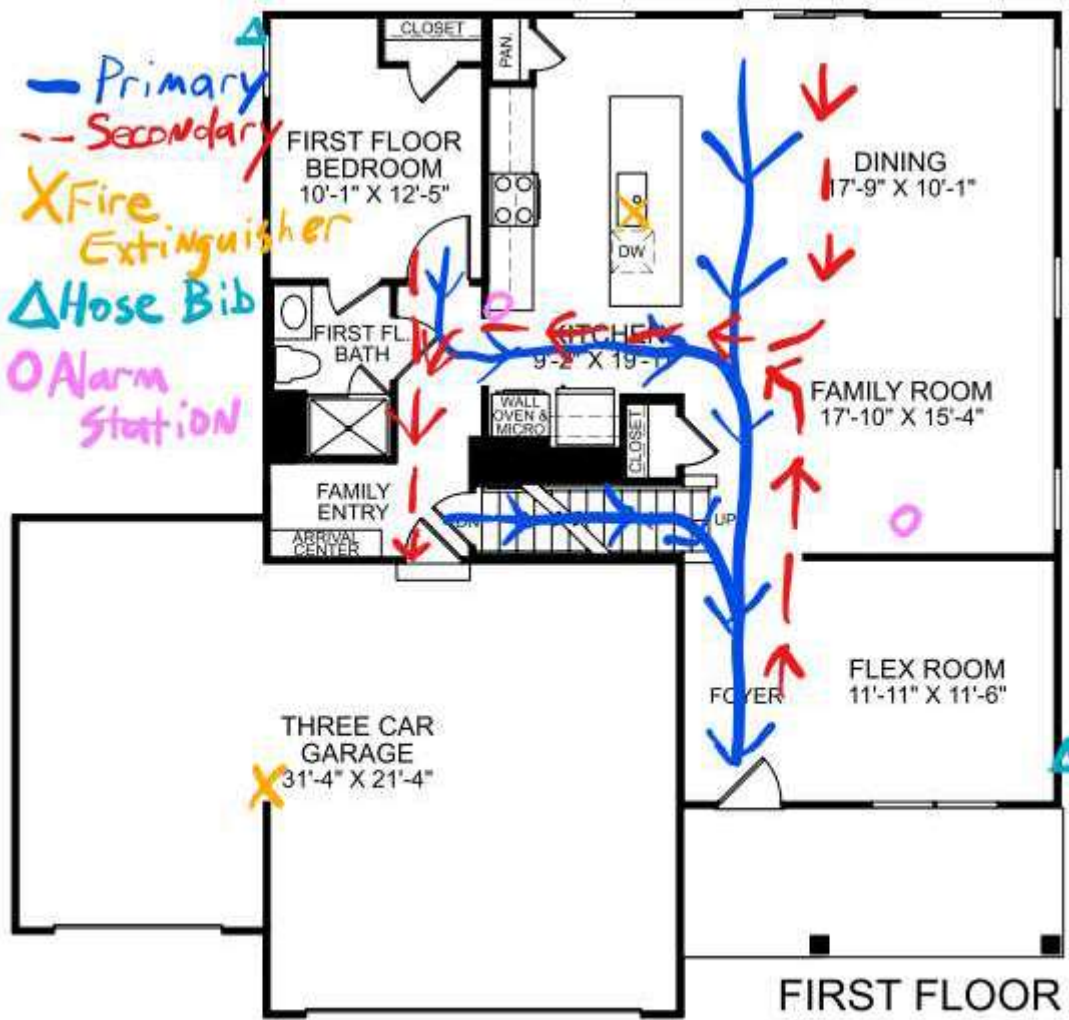
1. Exits.
2. Primary evacuation routes.
3. Secondary evacuation routes.
4. Accessible egress routes.
5. Areas of refuge.
6. Manual fire alarm boxes.
7. Portable fire extinguishers.
8. Occupant-use hose stations.
9. Fire alarm annunciators and controls.

**VII. SITE PLANS**

Attach a site plan for the occupancy. The following information shall be included in the site plan:

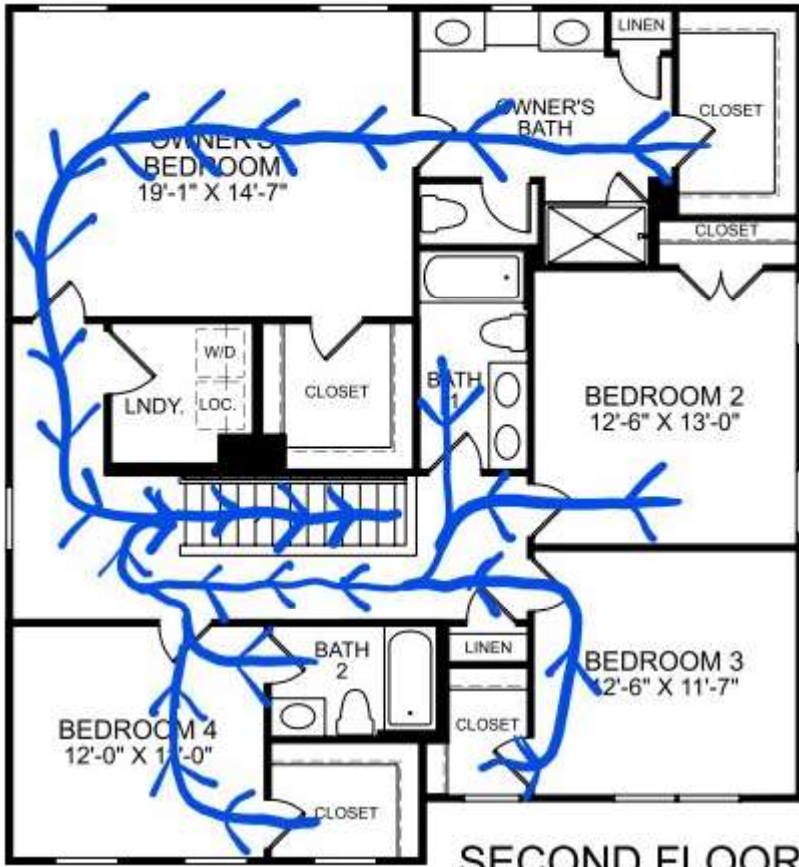
1. The occupancy assembly point.
2. The location of fire hydrants.
3. The normal routes of fire department vehicle access.

<b>Plan prepared by:</b> Mark Christopher B Sicat	<b>Preparer's job title:</b> Managing Owner
<b>Signature:</b> 	<b>Date:</b> 3/24/2023

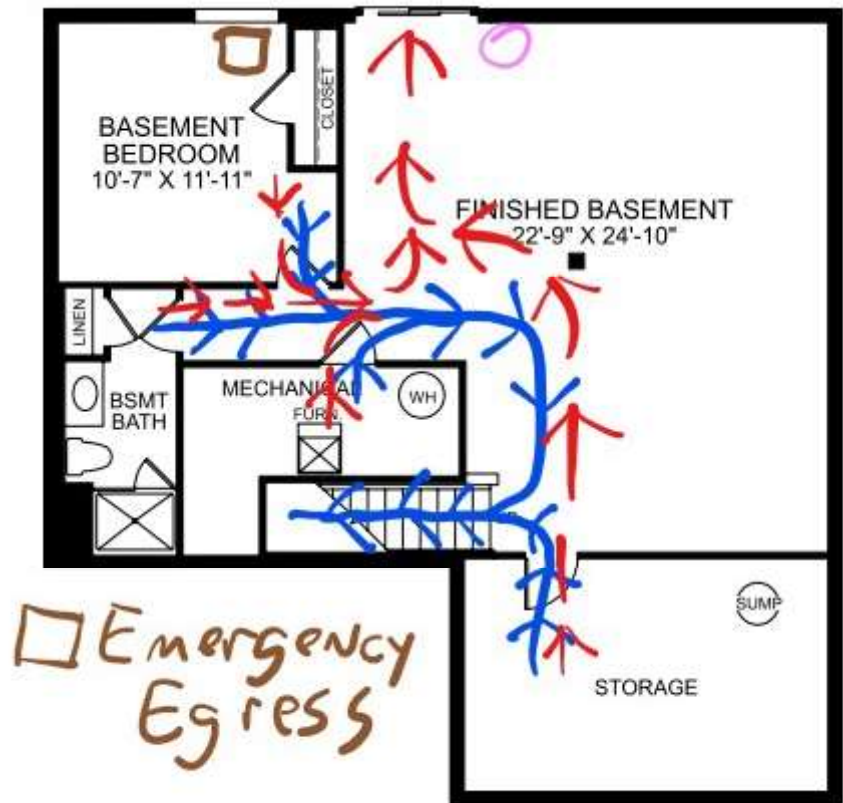


FIRST FLOOR ELEVATION A

11-18 v01



SECOND FLOOR  
ELEVATION A



BASEMENT  
ELEVATION A

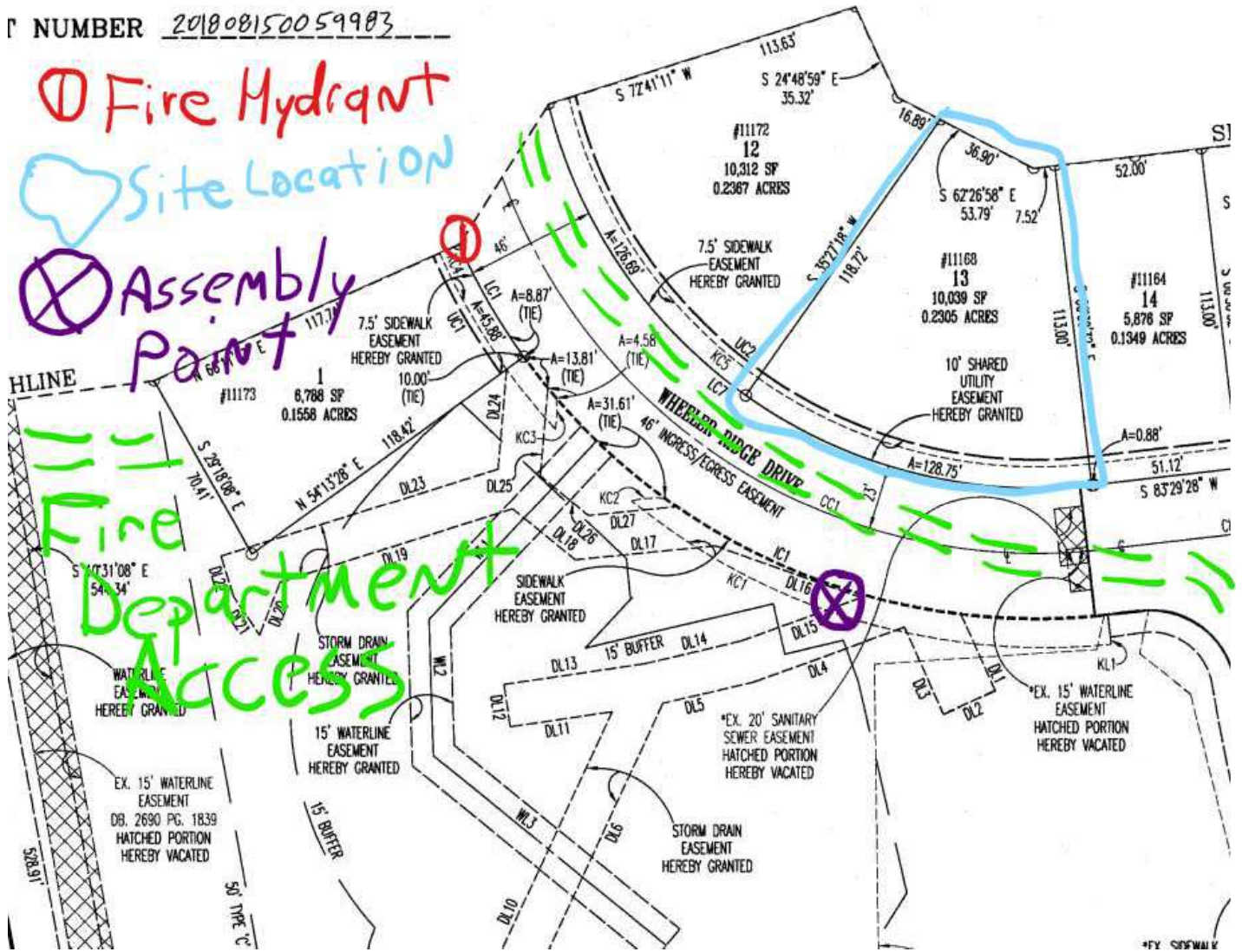
PL NUMBER 201808150059983

⊙ Fire Hydrant

📍 Site Location

⊗ Assembly Point

== Fire Department Access







PRINCE WILLIAM COUNTY POLICE DEPARTMENT  
HOME SECURITY SURVEY FORM

ATTACHMENT F

**NAME:** Blackburn Tactical  
**ADDRESS:** 11168 Wheeler Ridge Dr Manassas Va  
**EMAIL #:** mark@sicat.net

**DATE:** 6/6/2023  
**CONDUCTED BY:** MPO  
Trujillo

<b>EXTERIOR</b>		<input checked="" type="checkbox"/> if acceptable	
FENCING/ BARRIERS		<input checked="" type="checkbox"/> Fencing/barriers maintained	<input checked="" type="checkbox"/> Fence gate routinely locked
		<input checked="" type="checkbox"/> Creates a sense of ownership	<input checked="" type="checkbox"/> Eliminates cut-through
<b>Comments:</b>			
ADDRESS MARKINGS		MAILBOXES	
<input checked="" type="checkbox"/> Easy to read numbers		<input type="checkbox"/> Secure/locked mailbox	
<input checked="" type="checkbox"/> Illuminated or reflective at night		<input checked="" type="checkbox"/> Numbers on the mailbox at least 3 inches high	
<input checked="" type="checkbox"/> At least 4" tall		<input checked="" type="checkbox"/> Family name not on mailbox	
<input checked="" type="checkbox"/> Visible for emergency personnel		<input checked="" type="checkbox"/> Removes mail after delivery	
<b>Comments:</b>			
NATURAL SURVEILLANCE		<input checked="" type="checkbox"/> Residence visible from the street or public areas	<input checked="" type="checkbox"/> Nearby homes or businesses
<b>Comments:</b>			
LANDSCAPING		<input checked="" type="checkbox"/> Landscaping maintained	<input checked="" type="checkbox"/> Shrubs do not exceed 3 feet high
		<input checked="" type="checkbox"/> Shrubs and trees are trimmed, so there is no place for someone to hide, especially around entry points—windows, doors, and gates.	<input checked="" type="checkbox"/> Trees trimmed 6-8 feet
			<input checked="" type="checkbox"/> Does not interfere with lighting
			<input type="checkbox"/> Decorative stone is used as ground cover near the home so that it makes noise if someone walks on it.
<b>Comments:</b>			

EXTERIOR LIGHTING	<input checked="" type="checkbox"/> Street lighting in the neighborhood <input checked="" type="checkbox"/> Lighting on at night <input checked="" type="checkbox"/> Uniform levels around the home <input checked="" type="checkbox"/> Entryways and pathways well lit Exterior security lights controlled by <input checked="" type="checkbox"/> manual switch <input checked="" type="checkbox"/> motion <input type="checkbox"/> photocell <input checked="" type="checkbox"/> smart lighting (WIFI) <input type="checkbox"/> timer
-------------------	--

**Comments:**

VIDEO SURVEILLANCE	<p>Number of Outdoor Cameras: Choose an item.</p> <p>Camera locations: <input checked="" type="checkbox"/> Front Door <input checked="" type="checkbox"/> Back Door  <input checked="" type="checkbox"/> Garage Door(s) <input checked="" type="checkbox"/> Front Yard <input checked="" type="checkbox"/> Back Yard  <input checked="" type="checkbox"/> Driveway <input checked="" type="checkbox"/> Patio / Deck <input type="checkbox"/> Other _____</p> <p>Image Retention Period: _____  <small>How long is footage stored before deletion?</small></p> <input checked="" type="checkbox"/> Video doorbell <input checked="" type="checkbox"/> Interior Camera(s)
--------------------	--

**Comments:**

EXTERIOR DOORS	<input checked="" type="checkbox"/> Good working order <input checked="" type="checkbox"/> Fits tightly within the door jams <input checked="" type="checkbox"/> Metal, fiberglass, or solid wood construction and at least 1 3/8 inch thick. <input checked="" type="checkbox"/> Secured by a deadbolt lock with a minimum 1 inch throw <input type="checkbox"/> Double cylinder deadbolt (Explain risks)	<input checked="" type="checkbox"/> Strike plate and door hinges installed with 3-inch screws. <input type="checkbox"/> Glass panels on doors or glass within 42 inches of the lock are reinforced with a shatter-resistant security film. <input type="checkbox"/> Wide-angle viewer (peephole) at heights everyone can use. <input checked="" type="checkbox"/> Exterior doors are always locked when they are not being monitored.
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**Comments:**

GARAGE	<input checked="" type="checkbox"/> Automatic opener <input type="checkbox"/> Manual <input type="checkbox"/> Smart Garage Door  <input type="checkbox"/> Secondary lock <input type="checkbox"/> Disables garage door by a wall switch <input type="checkbox"/> Camera <input checked="" type="checkbox"/> Kept closed when not in use <input type="checkbox"/> Alarm <input type="checkbox"/> Door into the home treated as an exterior door <input type="checkbox"/> Windows covered <input type="checkbox"/> Removes valuable items from the vehicle when unattended
--------	---

**Comments:**

SLIDING DOORS	<input checked="" type="checkbox"/> Good working order <input checked="" type="checkbox"/> Double bolt lock <input type="checkbox"/> Security bar <input checked="" type="checkbox"/> Door contact sensor <input type="checkbox"/> Screws in track <input checked="" type="checkbox"/> Glass-break detectors
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**Comments:**

WINDOWS	<input checked="" type="checkbox"/> Locked and secured <input type="checkbox"/> Secondary lock <input checked="" type="checkbox"/> Window contact sensors
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**Comments:**

ALARMS	<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Glass breakage <input checked="" type="checkbox"/> Door / window contact sensor <input checked="" type="checkbox"/> All exterior doors alarmed <input checked="" type="checkbox"/> Signs /decals installed on or near ground-level doors and windows <input checked="" type="checkbox"/> Alarm control panel out of site from exterior doors and windows <input checked="" type="checkbox"/> Monitored by _____ <input checked="" type="checkbox"/> Responsible household members understand how to properly arm/disarm the alarm system <input checked="" type="checkbox"/> Registered with PWC Online Registration <a href="https://eservice2.pwcgov.org/apps/crywolf/">https://eservice2.pwcgov.org/apps/crywolf/</a>
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**Comments:**

Miscellaneous Home Security Measures	<input checked="" type="checkbox"/> Underwriters Laboratory (UL) burglary resistant safe at least 750 lbs. <input checked="" type="checkbox"/> Rented safe deposit box for valuable papers or valuable items <input type="checkbox"/> The Master bedroom has a solid core door and high-security lock <input checked="" type="checkbox"/> Tools, ladders, and outdoor equipment are stored in a locked garage or shed. <input checked="" type="checkbox"/> Lights, televisions, and radios are set on timers or activated remotely to create an appearance of occupancy.
--------------------------------------	--

**Comments:**

<p style="text-align: center;">CRIME REPORTING</p> <input checked="" type="checkbox"/> Understands when to call Police 9-1-1 Emergency 703-792-6500 Nonemergency <input checked="" type="checkbox"/> Phone numbers posted/ stored in cell phone	<p style="text-align: center;">OPERATION ID</p> <input type="checkbox"/> Property inventoried <input type="checkbox"/> Photographs/Video <input type="checkbox"/> Engraved/marked items
--	---

**Comments:**

<p style="text-align: center;">EMERGENCY PLAN</p> <input checked="" type="checkbox"/> Fire <input checked="" type="checkbox"/> Shelter In Place <input checked="" type="checkbox"/> Family Emergency Communication Plan <input checked="" type="checkbox"/> Evacuation <input checked="" type="checkbox"/> Emergency preparedness kit	<p style="text-align: center;">NEIGHBORHOOD WATCH PROGRAM</p> <input type="checkbox"/> Live in a Neighborhood Watch <input type="checkbox"/> Interested in starting a Watch, contact the Crime Prevention Unit 703-792-7270 <input type="checkbox"/> Nextdoor.com
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**Comments:**

**ADDITIONAL COMMENTS:** The resident will be using his home office and garage to work. The office has a safe for any weapons that he will be working on. The safe is located inside a closet with a closet door that is locked. The window to the office has an alarm sensor. The resident will be gunsmithing in his garage but ensures that when he is done working, he will be storing everything away in the office safe.

## Disclaimer

The observations and recommendations made in this report are based on basic site inspection and may not be inclusive of all security problems. All recommendations made in this report are based on commonly accepted security procedures and practices and, while they will provide a minimum level of safety and security, they may not apply to all situations. By using recommendations contained within this document, any person who does so must acknowledge that:

- Recommendations are based upon information provided to, and observations made at the time the report was prepared; and
- This document does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.
- References to any specific commercial products, processes, or services by trade name, trademark, manufacturer, or otherwise, does not constitute or imply endorsement, recommendation, or favoring by Prince William County or any of its administrative subdivisions.

THANK YOU FOR YOUR PARTICIPATION IN THE  
PRINCE WILLIAM COUNTY POLICE  
SECURITY ASSESSMENT PROGRAM



POLICE/FIRE/EMERGENCY  
9-1-1

POLICE NON-EMERGENCY  
(703) 792-6500

CRIME PREVENTION UNIT  
(703) 792-7270

# SAFETY DATA SHEET

## Lubricating Oil

ATTACHMENT G

According to Appendix D, OSHA Hazard Communication Standard 29 CFR §1910.1200

### 1. Identification

#### Product identifier

Product name	Lubricating Oil
Chemical name	Process Oil
Product number	1003, 1003B, 1003RB, 1003CN
Internal identification	1000-202
CAS number	64742-54-7

#### Recommended use of the chemical and restrictions on use

Application	Firearm Lubrication
Uses advised against	No specific uses advised against are identified.

#### Details of the supplier of the safety data sheet

Manufacturer	Bushnell Holdings Inc 9200 Cody Overland Park, KS 66214 1-800-423-3537 dangerous.goods@vistaoutdoor.com
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#### Emergency telephone number

Emergency telephone	Emergency Telephone Number (Hazardous Material/Dangerous Goods Transportation Emergency Only) 1-800-424-9300 (Inside US Only) +01-703-527-3887 (Outside US) - (CHEMTREC, Day and Night)
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### 2. Hazard(s) identification

#### Classification of the substance or mixture

Physical hazards	Not Classified
Health hazards	Not Classified
Environmental hazards	Not Classified

#### Label elements

Hazard statements	NC Not Classified
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#### Other hazards

This substance is not classified as PBT or vPvB according to current EU criteria.

### 3. Composition/information on ingredients

#### Substances

Product name	Lubricating Oil
Chemical name	Process Oil
CAS number	64742-54-7

### 4. First-aid measures

#### Description of first aid measures

## Lubricating Oil

<b>General information</b>	If in doubt, get medical attention promptly. Show this Safety Data Sheet to the medical personnel.
<b>Inhalation</b>	No specific recommendations. If throat irritation or coughing persists, proceed as follows. Move affected person to fresh air and keep warm and at rest in a position comfortable for breathing. Loosen tight clothing such as collar, tie or belt. Get medical attention if any discomfort continues.
<b>Ingestion</b>	No specific recommendations. If throat irritation or coughing persists, proceed as follows. Rinse mouth. Get medical attention if any discomfort continues.
<b>Skin Contact</b>	No specific recommendations. Rinse with water. Get medical attention if any discomfort continues.
<b>Eye contact</b>	Remove any contact lenses and open eyelids wide apart. Rinse with water. Get medical attention if any discomfort continues.
<b>Protection of first aiders</b>	Use protective equipment appropriate for surrounding materials.

### Most important symptoms and effects, both acute and delayed

<b>General information</b>	The severity of the symptoms described will vary dependent on the concentration and the length of exposure.
<b>Inhalation</b>	No specific symptoms known. Spray/mists may cause respiratory tract irritation.
<b>Ingestion</b>	No specific symptoms known. May cause discomfort if swallowed.
<b>Skin contact</b>	No specific symptoms known. May cause discomfort.
<b>Eye contact</b>	No specific symptoms known. May be slightly irritating to eyes.

### Indication of immediate medical attention and special treatment needed

<b>Notes for the doctor</b>	Treat symptomatically.
<b>Specific treatments</b>	No special treatment required.

## 5. Fire-fighting measures

### Extinguishing media

<b>Suitable extinguishing media</b>	The product is not flammable. Extinguish with alcohol-resistant foam, carbon dioxide, dry powder or water fog. Use fire-extinguishing media suitable for the surrounding fire.
<b>Unsuitable extinguishing media</b>	Do not use water jet as an extinguisher, as this will spread the fire.

### Special hazards arising from the substance or mixture

<b>Specific hazards</b>	Containers can burst violently or explode when heated, due to excessive pressure build-up.
<b>Hazardous combustion products</b>	Thermal decomposition or combustion products may include the following substances: Harmful gases or vapors.
<b>Advice for firefighters</b>	
<b>Protective actions during firefighting</b>	Avoid breathing fire gases or vapors. Evacuate area. Cool containers exposed to heat with water spray and remove them from the fire area if it can be done without risk. Cool containers exposed to flames with water until well after the fire is out. If a leak or spill has not ignited, use water spray to disperse vapors and protect men stopping the leak.
<b>Special protective equipment for firefighters</b>	Wear positive-pressure self-contained breathing apparatus (SCBA) and appropriate protective clothing. Standard Firefighter's clothing including helmets, protective boots and gloves will provide a basic level of protection for chemical incidents.

## Lubricating Oil

### 6. Accidental release measures

#### Personal precautions, protective equipment and emergency procedures

**Personal precautions** No specific recommendations. For personal protection, see Section 8.

#### Environmental precautions

**Environmental precautions** Avoid discharge into drains or watercourses or onto the ground.

#### Methods and material for containment and cleaning up

**Methods for cleaning up** Reuse or recycle products wherever possible. Absorb spillage to prevent material damage. Flush contaminated area with plenty of water. Wash thoroughly after dealing with a spillage. Dispose of contents/container in accordance with national regulations.

**Reference to other sections** For personal protection, see Section 8. For waste disposal, see Section 13.

### 7. Handling and storage

#### Precautions for safe handling

**Usage precautions** Read and follow manufacturer's recommendations. Wear protective clothing as described in Section 8 of this safety data sheet. Keep away from food, drink and animal feeding stuffs. Handle all packages and containers carefully to minimize spills. Keep container tightly sealed when not in use. Avoid the formation of mists.

**Advice on general occupational hygiene** Wash promptly if skin becomes contaminated. Take off contaminated clothing and wash before reuse. Wash contaminated clothing before reuse.

#### Conditions for safe storage, including any incompatibilities

**Storage precautions** Store away from incompatible materials (see Section 10). No specific recommendations.

**Storage class** Unspecified storage.

#### Specific end uses(s)

**Specific end use(s)** The identified uses for this product are detailed in Section 1.

### 8. Exposure Controls/personal protection

#### Control parameters

#### Occupational exposure limits

Long-term exposure limit (8-hour TWA): OSHA 5 mg/m<sup>3</sup>

Long-term exposure limit (8-hour TWA): ACGIH 5 mg/m<sup>3</sup>

Short-term exposure limit (15-minute): ACGIH 10 mg/m<sup>3</sup>

OSHA = Occupational Safety and Health Administration.

ACGIH = American Conference of Governmental Industrial Hygienists.

#### Exposure controls

#### Protective equipment



**Appropriate engineering controls** No specific ventilation requirements.

**Eye/face protection** No specific eye protection required during normal use. Large Spillages: Eyewear complying with an approved standard should be worn if a risk assessment indicates eye contact is possible.



## Lubricating Oil

<b>Hand protection</b>	No specific hand protection recommended. Large Spillages: Wear protective gloves.
<b>Other skin and body protection</b>	Wear appropriate clothing to prevent repeated or prolonged skin contact.
<b>Hygiene measures</b>	Wash after use and before eating, smoking and using the toilet. Do not eat, drink or smoke when using this product.
<b>Respiratory protection</b>	No specific recommendations. Provide adequate ventilation. Large Spillages: If ventilation is inadequate, suitable respiratory protection must be worn.
<b>Environmental exposure controls</b>	Not regarded as dangerous for the environment.

### 9. Physical and Chemical Properties

#### Information on basic physical and chemical properties

<b>Appearance</b>	Clear liquid.
<b>Color</b>	Water-white.
<b>Odor</b>	Odorless.
<b>pH</b>	Not applicable.
<b>Melting point</b>	Not determined.
<b>Initial boiling point and range</b>	315°C/599°F
<b>Flash point</b>	192°C/378°F
<b>Evaporation rate</b>	No information available.
<b>Flammability (solid, gas)</b>	Class IIIB Liquid
<b>Upper/lower flammability or explosive limits</b>	Not available.
<b>Vapor pressure</b>	< 0.01 mm Hg @ 25°C
<b>Vapor density</b>	> 1.0 g/cc
<b>Relative density</b>	0.866
<b>Bulk density</b>	7.228 lb/gal
<b>Solubility(ies)</b>	Insoluble in water.
<b>Partition coefficient</b>	Not determined.
<b>Auto-ignition temperature</b>	210°C/410°F
<b>Decomposition Temperature</b>	Not determined.
<b>Volatility</b>	3% wt (Max)

### 10. Stability and reactivity

<b>Reactivity</b>	See the other subsections of this section for further details.
<b>Stability</b>	Stable at normal ambient temperatures and when used as recommended. Stable under the prescribed storage conditions.
<b>Possibility of hazardous reactions</b>	No potentially hazardous reactions known.

## Lubricating Oil

<b>Conditions to avoid</b>	There are no known conditions that are likely to result in a hazardous situation.
<b>Materials to avoid</b>	No specific material or group of materials is likely to react with the product to produce a hazardous situation.
<b>Hazardous decomposition products</b>	Does not decompose when used and stored as recommended. Thermal decomposition or combustion products may include the following substances: Harmful gases or vapors.

### 11. Toxicological information

#### Information on toxicological effects

<b>Toxicological effects</b>	Not regarded as a health hazard under current legislation.
<b><u>Acute toxicity - oral</u></b>	
<b>Notes (oral LD<sub>50</sub>)</b>	Based on available data the classification criteria are not met.
<b><u>Acute toxicity - dermal</u></b>	
<b>Notes (dermal LD<sub>50</sub>)</b>	Based on available data the classification criteria are not met.
<b><u>Acute toxicity - inhalation</u></b>	
<b>Notes (inhalation LC<sub>50</sub>)</b>	Based on available data the classification criteria are not met.
<b><u>Skin corrosion/irritation</u></b>	
<b>Animal data</b>	Based on available data the classification criteria are not met.
<b><u>Serious eye damage/irritation</u></b>	
<b>Serious eye damage/irritation</b>	Based on available data the classification criteria are not met.
<b><u>Respiratory sensitization</u></b>	
<b>Respiratory sensitization</b>	Based on available data the classification criteria are not met.
<b><u>Skin sensitization</u></b>	
<b>Skin sensitization</b>	Based on available data the classification criteria are not met.
<b><u>Germ cell mutagenicity</u></b>	
<b>Genotoxicity - in vitro</b>	Based on available data the classification criteria are not met.
<b><u>Carcinogenicity</u></b>	
<b>Carcinogenicity</b>	Based on available data the classification criteria are not met.
<b>IARC carcinogenicity</b>	None of the ingredients are listed or exempt.
<b><u>Reproductive toxicity</u></b>	
<b>Reproductive toxicity - fertility</b>	Based on available data the classification criteria are not met.
<b>Reproductive toxicity - development</b>	Based on available data the classification criteria are not met.
<b><u>Specific target organ toxicity - single exposure</u></b>	
<b>STOT - single exposure</b>	Not classified as a specific target organ toxicant after a single exposure.
<b><u>Specific target organ toxicity - repeated exposure</u></b>	
<b>STOT - repeated exposure</b>	Not classified as a specific target organ toxicant after repeated exposure.
<b><u>Aspiration hazard</u></b>	
<b>Aspiration hazard</b>	Based on available data the classification criteria are not met.

## Lubricating Oil

<b>General information</b>	No specific health hazards known. The severity of the symptoms described will vary dependent on the concentration and the length of exposure.
<b>Inhalation</b>	No specific symptoms known. Spray/mists may cause respiratory tract irritation.
<b>Ingestion</b>	No specific symptoms known. May cause discomfort if swallowed.
<b>Skin Contact</b>	No specific symptoms known. May cause discomfort.
<b>Eye contact</b>	No specific symptoms known. May be slightly irritating to eyes.
<b>Route of entry</b>	Ingestion Inhalation Skin and/or eye contact
<b>Target Organs</b>	No specific target organs known.

### 12. Ecological Information

<b>Ecotoxicity</b>	Not regarded as dangerous for the environment. However, large or frequent spills may have hazardous effects on the environment.
<b>Toxicity</b>	Based on available data the classification criteria are not met.
<b><u>Persistence and degradability</u></b>	
<b>Persistence and degradability</b>	The degradability of the product is not known.
<b><u>Bioaccumulative potential</u></b>	
<b>Bio-Accumulative Potential</b>	No data available on bioaccumulation.
<b>Partition coefficient</b>	Not determined.
<b><u>Mobility in soil</u></b>	
<b>Mobility</b>	No data available.
<b><u>Other adverse effects</u></b>	
<b>Other adverse effects</b>	None known.

### 13. Disposal considerations

#### Waste treatment methods

<b>General information</b>	The generation of waste should be minimized or avoided wherever possible. Reuse or recycle products wherever possible. This material and its container must be disposed of in a safe way.
<b>Disposal methods</b>	Dispose of surplus products and those that cannot be recycled via a licensed waste disposal contractor. Waste packaging should be collected for reuse or recycling. Incineration or landfill should only be considered when recycling is not feasible. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of the local water authority.

### 14. Transport information

<b>General</b>	The product is not covered by international regulations on the transport of dangerous goods (IMDG, IATA, DOT).
<b><u>UN Number</u></b>	Not applicable.
<b><u>UN proper shipping name</u></b>	Not applicable.

## Lubricating Oil

### Transport hazard class(es)

No transport warning sign required.

### Packing group

Not applicable.

### Environmental hazards

#### **Environmentally Hazardous Substance**

No.

### Special precautions for user

Not applicable.

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code Not applicable.

## 15. Regulatory information

### US Federal Regulations

#### **SARA Section 302 Extremely Hazardous Substances Tier II Threshold Planning Quantities**

None of the ingredients are listed or exempt.

#### **CERCLA/Superfund, Hazardous Substances/Reportable Quantities (EPA)**

None of the ingredients are listed or exempt.

#### **SARA Extremely Hazardous Substances EPCRA Reportable Quantities**

None of the ingredients are listed or exempt.

#### **SARA 313 Emission Reporting**

None of the ingredients are listed or exempt.

#### **CAA Accidental Release Prevention**

None of the ingredients are listed or exempt.

#### **FDA - Essential Chemical**

None of the ingredients are listed or exempt.

#### **FDA - Precursor Chemical**

None of the ingredients are listed or exempt.

#### **SARA (311/312) Hazard Categories**

None of the ingredients are listed or exempt.

#### **OSHA Highly Hazardous Chemicals**

None of the ingredients are listed or exempt.

### US State Regulations

#### **California Proposition 65 Carcinogens and Reproductive Toxins**

None of the ingredients are listed or exempt.

#### **California Air Toxics "Hot Spots" (A-I)**

None of the ingredients are listed or exempt.

#### **California Air Toxics "Hot Spots" (A-II)**

None of the ingredients are listed or exempt.

## Lubricating Oil

### California Directors List of Hazardous Substances

None of the ingredients are listed or exempt.

### Massachusetts "Right To Know" List

None of the ingredients are listed or exempt.

### Rhode Island "Right To Know" List

None of the ingredients are listed or exempt.

### Minnesota "Right To Know" List

None of the ingredients are listed or exempt.

### New Jersey "Right To Know" List

None of the ingredients are listed or exempt.

### Pennsylvania "Right To Know" List

None of the ingredients are listed or exempt.

### Inventories

#### US - TSCA

None of the ingredients are listed or exempt.

#### US - TSCA 12(b) Export Notification

None of the ingredients are listed or exempt.

### 16. Other information

<b>Classification abbreviations and acronyms</b>	Asp. Tox. = Aspiration hazard
<b>Training advice</b>	Only trained personnel should use this material.
<b>Revision date</b>	2/8/2019
<b>Revision</b>	7
<b>Supersedes date</b>	10/9/2017
<b>SDS No.</b>	4634
<b>End of Safety Data Sheet</b>	

This information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process. Such information is, to the best of the company's knowledge and belief, accurate and reliable as of the date indicated. However, no warranty, guarantee or representation is made to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself as to the suitability of such information for his own particular use.

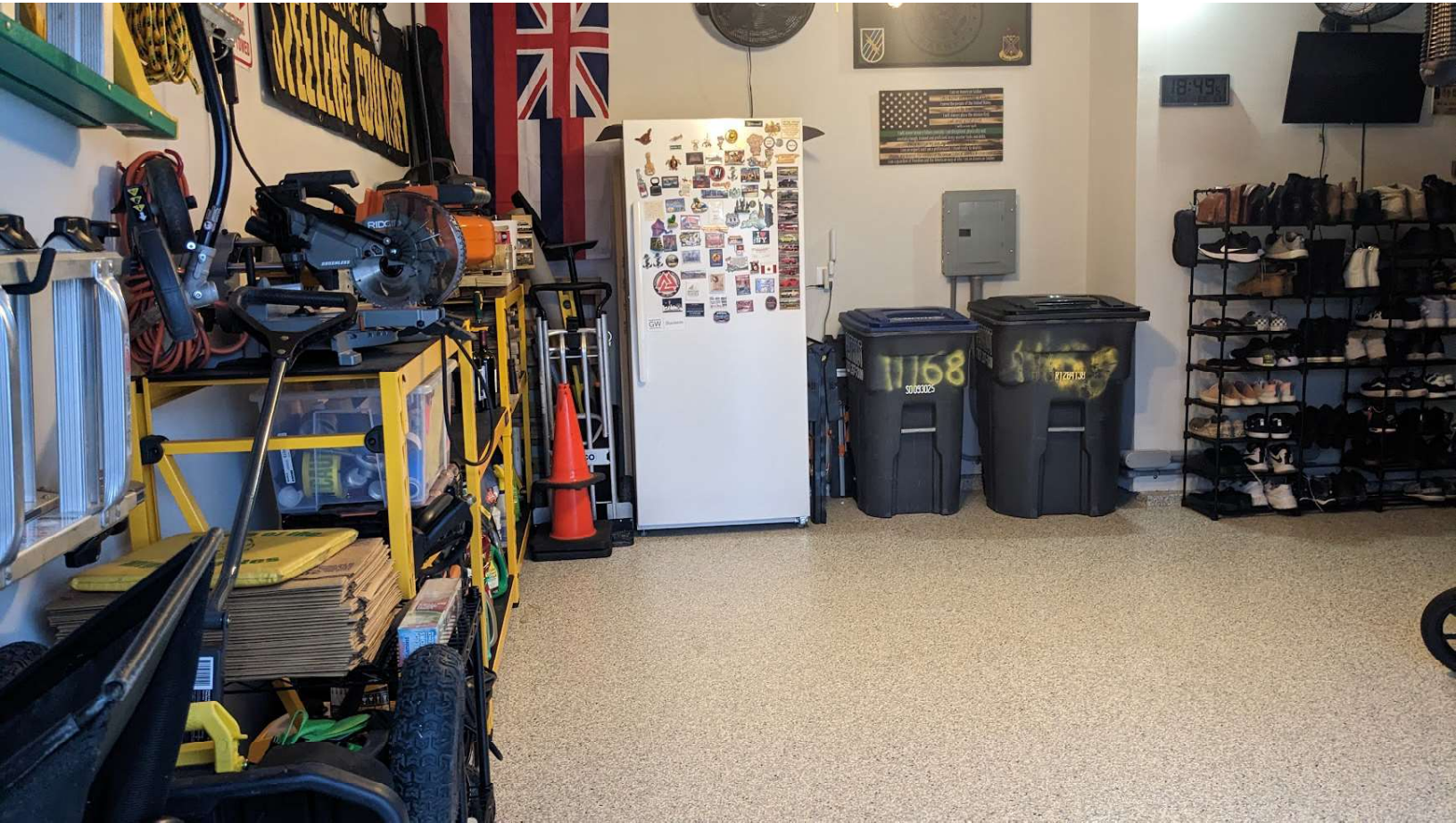
ATTACHMENT H















**PRINCE WILLIAM**  
COUNTY

# Sicat Home Business Special Use Permit #SUP2023-00029

Gainesville Magisterial District

*Evelyn Garner*  
*Planning Office*

# Sicat Home Business

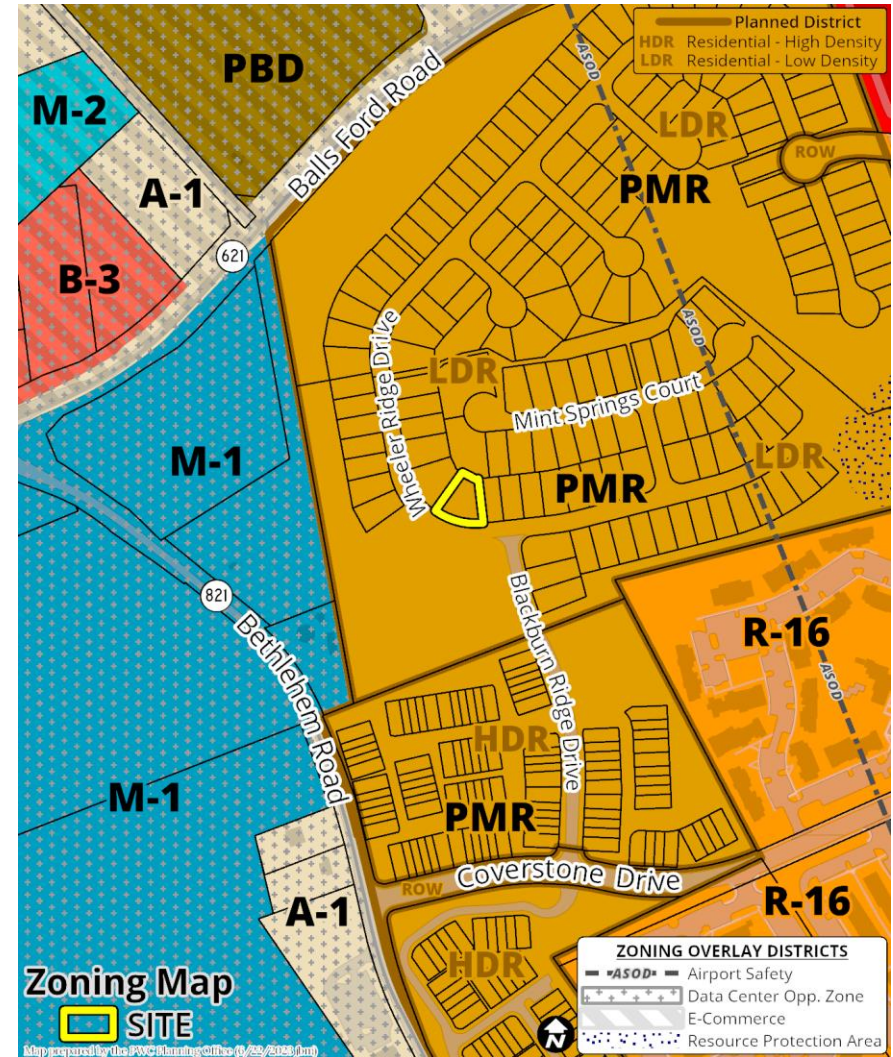
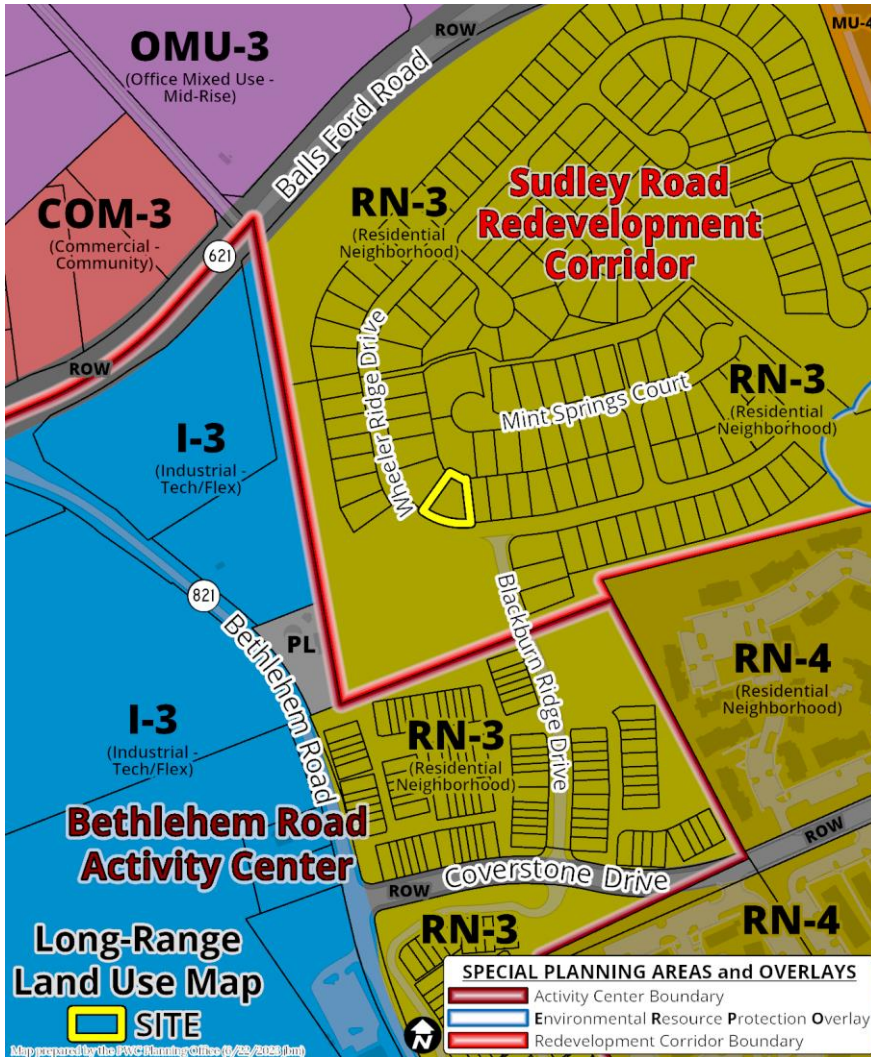
## #SUP2023-00029

- **Proposal** - This is a request to allow a Special Use Permit (SUP) for a home business processing and dealing in firearm sales, transfers, gunsmithing, and firearms manufacturing with walk-in customers by appointment only in a single-family dwelling.
- **Location** -The site is located at 11168-Wheeler Ridge Drive.
- **Recommendation** -Recommend Approval



# Sicat Home Business

## #SUP2023-00029

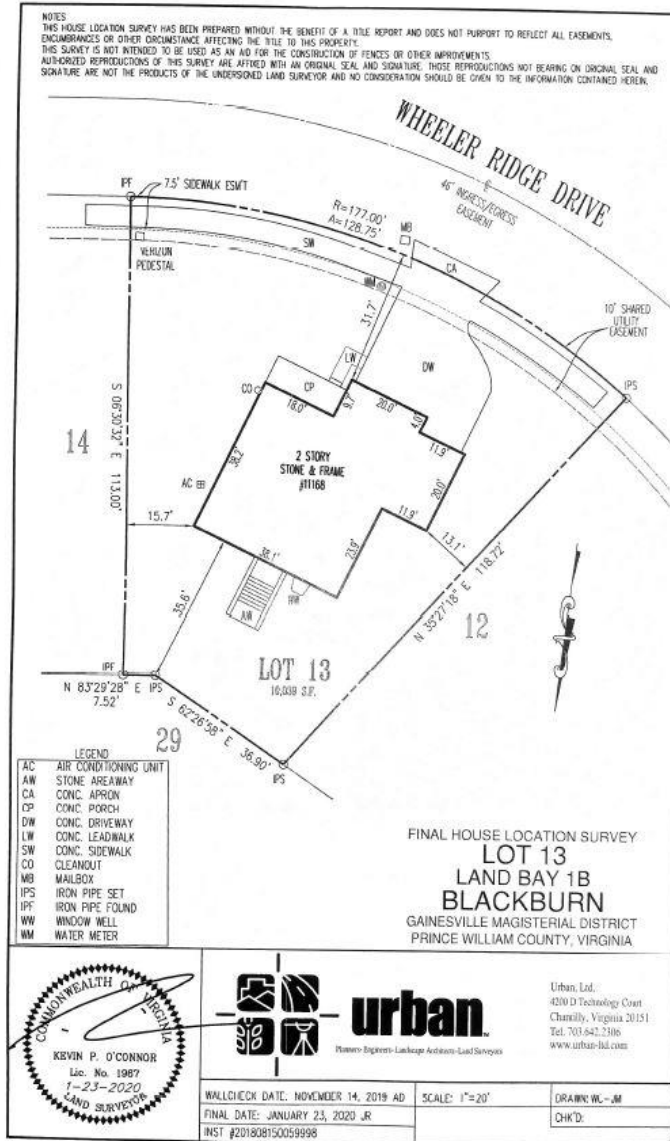


# Sicat Home Business

## #SUP2023-00029

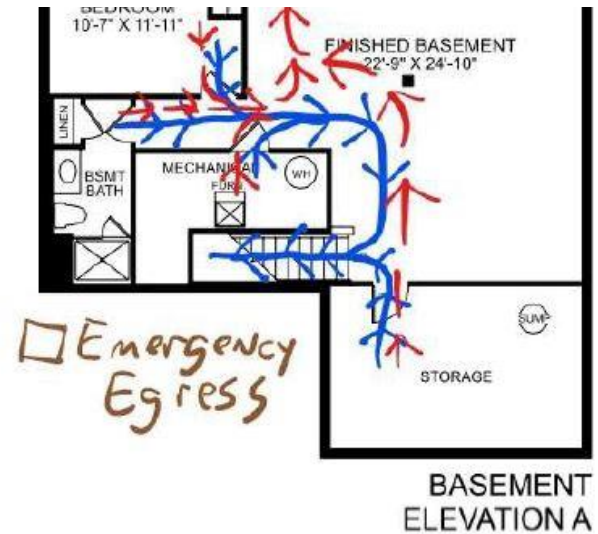
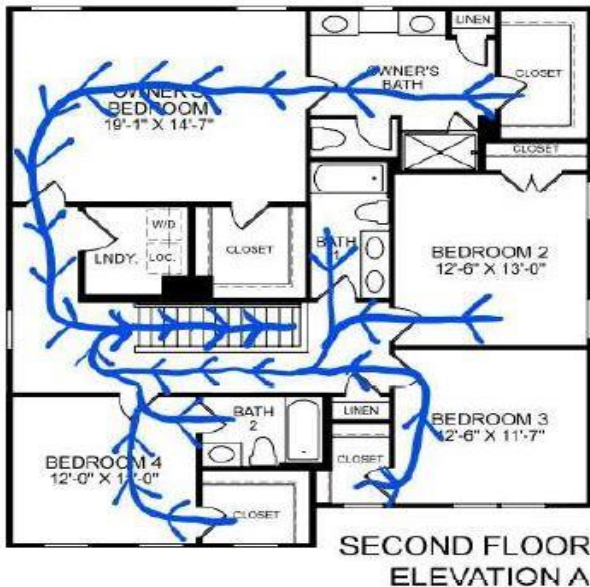
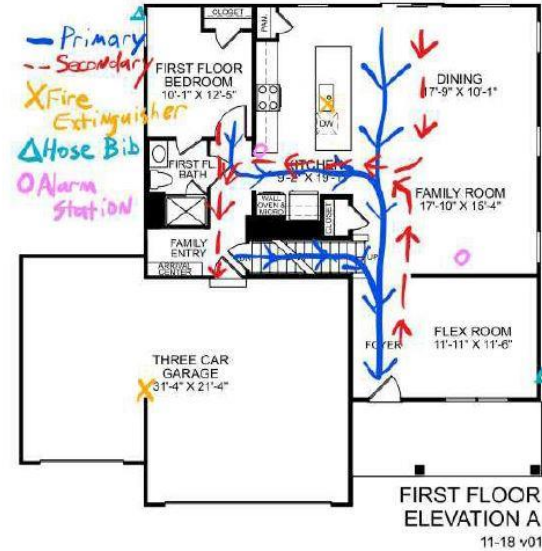


PRINCE WILLIAM  
COUNTY



# Sicat Home Business

## #SUP2023-00029



# Sicat Home Business

#SUP2023-00029





# Sicat Home Business #SUP2023-00029



**Recommendation:** Staff recommends that the Planning Commission **recommend approval** of #SUP2023-00029, Sicat Home Business, subject to the conditions dated June 28, 2023, for the following primary reasons:

- The subject property is zoned RPC, Residential Planned Community, which allows a home business use pursuant to the conditions of an approved special use permit. The home business use will be an accessory use to the primary residential use and will not alter the residential character of the dwelling.
- The proposed conditions address use parameters associated with the home business.

### • Conditions

- There shall be only one customer allowed at a time, by appointment only. Appointment times shall be staggered. There shall be no more than 5 customers per day.
- Non-resident employees shall be prohibited.
- The Applicant shall continue to occupy the dwelling as their primary residence if the home business is still actively operating.
- There shall be no signage related to the home business on the outside of the home or Property.
- Off-street parking shall be provided.

### • Conditions

- The home business shall be entirely contained within an office and secured storage unit inside the residence. Outside storage shall be prohibited.
- The applicant shall be limited to providing background checks.
- The applicant shall only be allowed to buy/sell firearms that are legally sold in the State of Virginia. The sale, manufacturing, and reloading of ammunition shall be prohibited.
- Hours of operation: 6:00 PM - 7:00 PM during the weekdays and 9:00 AM – 7:00 PM on Saturday and Sunday.