

# ORANGE COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT BUILDING  
128 WEST MAIN STREET  
ORANGE, VIRGINIA 22960



(540) 672-4347  
FAX: (540) 672-0164  
[orangecountyva.gov](http://orangecountyva.gov)

## Regular Meeting Auditorium of the Orange County High School 201 Selma Road, Orange, VA 22960 Thursday, September 20, 2012 AGENDA

**7:00 p.m.**

1. Call to Order
2. Determination of Quorum
3. Approval of Agenda
4. Public Comment
5. Old Business
  - A. Board of Supervisors Report – Jim White
  - B. Planning and Zoning Report – Gregg Zody

**7:15 P.M. PUBLIC HEARING:**

### **PH # 1: Tactical Training Facility Text Amendments**

**Summary:** The proposed Zoning Ordinance text amendments consist of: a new definition (“Tactical Training Facility”) in Sec. 70-1. Definitions; amendments to Sec. 70-303 and 70-543 to allow the proposed Tactical Training Facility as a Special Use Permit in both Agricultural and General Industrial zoning districts; and a new section of the Zoning Ordinance, 70-702, “Tactical Training Facility Standard Conditions or as modified by specific conditions based on the site”.

### **Tactical Training Facility Text Amendments**

**New Sec. 70-1. Definitions.**

**Tactical Training Facility:** Privately or government-owned facility for the training of military, law enforcement, private security personnel and individuals, personal protection; military and private medical training, and emergency management personnel. Such facilities may include indoor and outdoor training facilities, and may incorporate the use of vehicles and equipment

relating to the performance of these jobs. Tactical Training Facility may include: indoor and outdoor shooting ranges, mobile Military Operations on Urban Terrain (MOUT) sites, K-9 training (which may include the following: explosives handling, munitions handling, narcotics detection, hazardous materials handling, human trailing, riot control training), obstacle courses, physical conditioning courses, rappelling towers and related training structures, vehicular training course facilities, emergency response training, confined space training, storage, classroom, associated housing, dining and recreational facilities and other ancillary facilities necessary and in support of these activities.

**New Sec. 70-303(20).** Tactical Training Facility – subject to the standard conditions contained in (Article V. Supplementary District Regulations, Sec. 70-701. Tactical Training Facility Standard Conditions.

**New Sec. 70-543 (4).** Tactical Training Facility – subject to the standard conditions contained in (Article V. Supplementary District Regulations, Sec. 70-701. Tactical Training Facility Standard Conditions.

**New Sec. 70-702.** Tactical Training Facility Standard Conditions or as modified by specific conditions based on the site:

- Reasonable care shall be taken to preserve existing natural buffering to shield sound and visibility from adjacent properties;
- Said use may involve the use of armored vehicles and helicopters;
- Said use shall be permitted to burn on-site temporary structures as part of training exercises if a certified firefighter is on-site to supervise the activity and functioning fire extinguishing equipment is readily available for such training exercises;
- Indoor and outdoor firing ranges shall be for training purposes only and open only to facility staff and training students;
- Retail firearm sales may be available to the public as an accessory use when clearly incidental and subordinate to the principal use;
- Customized gunsmith services may be available to the public as an accessory use when clearly incidental and subordinate to the principal use;
- Building and structure height shall not exceed 100 feet;
- Telecommunication towers and facilities shall follow the standards and procedures as defined in Sec. 70-846 through Sec. 70-938 (Article IX. Telecommunications Towers and Facilities), including seeking a separate special use permit;
- Firearms shall be limited to common military and hunting small arms calibers, including, but not limited to, calibers ranging from .22 to .50 caliber; and shotgun rounds restricted to 12 gauge or less (e.g. 16, 20, 28);
- All ordnance storage shall be located in structures or under conditions that comply with applicable local, state and federal regulations;
- No vehicular training course facilities are available for lease or use by the public and are solely for the use of the training facility staff and students;
- Special events, including sporting events such as shooting cup matches, canine and law enforcement trials, shall be limited to a total of twelve (12) events per year and may be open to the public with local vendors providing services such as food and other related services and goods;
- The location of the canine training facilities (housing, runs, etc) shall, at a minimum, comply with the standards for kennel use (permitted in) in this chapter-;

**PH # 2: Global Dynamic Security, Inc.**

**SUP 12-03:** Application from Sean Deehan, President of Global Dynamic Security, Inc. The Applicant is requesting a special use permit to operate a tactical training facility on the following parcels (“Subject Parcels”): Tax Map # 55-4A (zoned Agricultural, 73 acres +/-), 55-4 (zoned Agricultural and General Industrial, 196 acres +/-), and 55-5 (zoned General Industrial, 36.23 acres +/-). The Subject Parcels are currently owned by General Shale Webster, Inc., and are located northeast of the intersection of Route 20 (Constitution Highway) and Route 655 (Weyburn Road), on the former General Shale site.

6. New Business
  - a. Staff Presentation of Draft Comprehensive Plan, Zoning and Subdivision Ordinance Amendments
7. Commissioner Comments
8. Next meeting
9. Adjourn

ORANGE COUNTY  
DEPARTMENT OF PLANNING AND ZONING

GREGG ZODY, AICP  
DIRECTOR OF PLANNING AND ZONING  
COMMUNITY DEVELOPMENT BUILDING  
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**MEMORANDUM**

TO: Planning Commission Members

FROM: Gregg Zody, Director of Planning and Zoning *GZ*

DATE: September 13, 2012

SUBJECT: Staff Comments - Draft Zoning Ordinance Amendments

**Staff Recommendation**

Staff recommends approval of the text amendment.

**Background**

On August 14, 2012, the Orange County Board of Supervisors requested action by the Planning Commission before September 22, 2012 on draft zoning ordinance language to create a new use which would be permitted through the Special Use Permit approval process in the Agricultural and General Industrial zoning districts.

The Board committed to a time schedule at their August 14, 2012 meeting and on August 16, 2012, the Planning Commission agreed to follow the approved timeline. The Board has scheduled their public hearing for October 23, 2012.

**Draft Language**

Staff has constructed draft Zoning Ordinance language upon determining that the existing uses found in the Agricultural and General Industrial zoning districts cannot accommodate the unique characteristics of a Tactical Training Facility.

Staff researched how other localities responded to similar use-based circumstances, and assembled the attached language (Attachment 1).

Therefore, staff has drafted language to amend the Zoning Ordinance to accommodate the proposed new use permitted by special use permit in two zoning districts; Agricultural and

General Industrial. As part of the ordinance amendments, staff has drafted standard conditions for special use permit applications for Tactical Training Facilities.

**Existing Uses in Agricultural and General Industrial Zoning Districts**

For comparative use purposes, the following uses are permitted by right and permitted through the approval of a special use permit in each respective zoning district.

**Agricultural Zoning District**

Sec. 70-302. - Permitted uses.

In the agricultural district, land may be used for the following uses, and any accessory use that is customarily incidental to such uses, including home occupations:

- (1) Agriculture.
- (2) Single-family dwelling.
- (3) Two-family dwelling.
- (4) Manufactured home.
- (5) Place of worship.
- (6) Cemetery or graveyard.
- (7) Sign subject to sections 70-308 and 70-696
- (8) Farm enterprise, farm stand, wayside stand.
- (9) Temporary uses, with a zoning permit pursuant to sections 70-309 and 70-122, limited to the following:
  - a. Temporary or seasonal sales.
  - b. Special events.

(Ord. of 5-2-1996, § 202; Ord. of 7-12-2011(2))

Sec. 70-303. - Uses permitted by special use permit.

In the agricultural district the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- (1) Agricultural equipment sales or service, or both.
- (2) Airport.
- (3) Bed and breakfast inn.
- (4) Boarding kennel or commercial breeding kennel.
- (5) Camp, campground or recreational vehicle park.
- (6) Carnival, circus, fairground or similar temporary activity.
- (7) Elder care center, child day care center, or nursery school.
- (8) Livestock auction or farmer's market.
- (9) Manufactured home park.
- (10) Mine or quarry.
- (11) Office of less than 4,000 square feet gross floor area, including professional or contracting office.
- (12) Private cultural, recreational or institutional use.

- (13) Public garage.
- (14) Public use such as school, park, library, fire and rescue station, public utility, or maintenance facility.
- (15) Retail store of less than 4,000 square feet gross floor area, including, farmer's market, farm stand greater than 1,000 square feet gross floor area, flea market, or retail nursery.
- (16) Sanitary landfill.
- (17) Veterinary service, including animal hospital.
- (18) Cluster housing development (see also article VI).
- (19) Bicycling, horseback riding, carriage rides, and other similar transient recreational uses which involve overnight night stays on private property.  
(Ord. of 8-11-1998, §§ 203, 203.18; Ord. of 5-8-2001; Ord. of 7-12-2011(2))

**General Industrial Zoning District**

Sec. 70-542. - Permitted uses.

In the general industrial district, land may be used for the following uses and any customarily incidental accessory use:

- (1) Automobile sales, repair, storage or service.
- (2) Building materials sales, plumbing and electrical sales and service, lumberyard, or equipment and machinery sales and service.
- (3) Manufacturing or processing not involving flammable or explosive materials.
- (4) Signs in accordance with sections 70-546 and 70-696 et seq.
- (5) Utility, fire or rescue station, or maintenance facility.
- (6) Warehouse, wholesale business or freight terminal.  
(Ord. of 5-2-1996, § 1002)

Sec. 70-543. - Uses permitted by special use permit.

In the general industrial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- (1) Any industrial use involving flammable or explosive materials.
- (2) Automobile graveyard or salvage operation.
- (3) Any industrial use which is clearly neither a permitted use in this district nor a use permitted by right in any other district.  
(Ord. of 5-2-1996, § 1003)

CC: Julie G. Summs, County Administrator  
Sharon Pandak, Special Counsel to the Board

Attachments (3): Draft Language  
Resolutions (Approval/ Deny)

## **Tactical Training Facility Text Amendments**

### Sec. 70-1. Definitions.

Tactical Training Facility: Privately or government-owned facility for the training of military, law enforcement, private security personnel and individuals, personal protection; military and private medical training, and emergency management personnel. Such facilities may include indoor and outdoor training facilities, and may incorporate the use of vehicles and equipment relating to the performance of these jobs. Tactical Training Facility may include: indoor and outdoor shooting ranges, mobile Military Operations on Urban Terrain (MOUT) sites, K-9 training (which may include the following: explosives handling, munitions handling, narcotics detection, hazardous materials handling, human trailing, riot control training), obstacle courses, physical conditioning courses, rappelling towers and related training structures, vehicular training course facilities, emergency response training, confined space training, storage, classroom, associated housing, dining and recreational facilities and other ancillary facilities necessary and in support of these activities.

Sec. 70-303(20). Tactical Training Facility – subject to the standard conditions contained in (Article V. Supplementary District Regulations, Sec. 70-701. Tactical Training Facility Standard Conditions.

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- Said use shall be permitted to burn on-site temporary structures as part of training exercises if a certified firefighter is on-site to supervise the activity and functioning fire extinguishing equipment is readily available for such training exercises;
- Indoor and outdoor firing ranges shall be for training purposes only and open only to facility staff, training students, and law enforcement personnel;
- All firing ranges shall be constructed in such a manner as to prevent any bullet or other projectile from travelling to any area outside of the designated firing range area.

- Retail firearm sales may be available to the public as an accessory use when clearly incidental and subordinate to the principal use;
- Customized gunsmith services may be available to the public as an accessory use when clearly incidental and subordinate to the principal use;
- Building and structure height shall not exceed 100 feet;
- Telecommunication towers and facilities shall follow the standards and procedures as defined in Sec. 70-846 through Sec. 70-938 (Article IX. Telecommunications Towers and Facilities), including seeking a separate special use permit;
- Firearms shall be limited to common military and hunting small arms calibers, including, but not limited to, calibers ranging from .22 to .50 caliber; and shotgun rounds restricted to 12 gauge or less (e.g. 16, 20, 28);
- All ordnance storage shall be located in structures or under conditions that comply with applicable local, state and federal regulations;
- No vehicular training course facilities are available for lease or use by the public and are solely for the use of the training facility staff and students;
- Special events, including sporting events such as shooting cup matches, canine and law enforcement trials, shall be limited to a total of twelve (12) events per year and may be open to the public with local vendors providing services such as food and other related services and goods.
- The location of the canine training facilities (housing, runs, etc) shall, at a minimum, comply with the standards for kennel use (permitted in) in this chapter;



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**RESOLUTION RECOMMENDING APPROVAL**

**MOTION:** **September 20, 2012**  
**Regular Meeting**  
**SECOND:** **Res. No. 12-10**

**RE: Amendment to the Zoning Ordinance, New definition Sec. 70-1; New use permitted by special use permit, Sec. 70-303(20) and Sec. 70-543(4); and New Sec. 70-702 Relating to Tactical Training Facility Conditions**

**Proposed Amendments to County Code Chapter 70, Zoning Ordinance.**

**WHEREAS**, on July 24, 2012, the Board of Supervisors initiated a zoning text amendment to the following sections of Chapter 70 – Zoning: Article I Definitions; Article IV District Regulations; and Article V. District Regulations, pertaining to the creation of a new use definition and the zoning districts where it would be permitted with the approval of a special use permit.

**WHEREAS**, on August 14, 2012, the Board of Supervisors requested action from the Planning Commission regarding the draft language for the proposed new use, Tactical Training Facility, by September 22, 2012.

**WHEREAS**, the Planning Commission advertised and held a public hearing on September 20, 2012 to receive public comment regarding such proposed amendment; and

**WHEREAS**, the Planning Commission discussed the proposed amendments, and considered comments received during the public hearing and desires to recommend approval of the draft Zoning Ordinance amendment; and

**WHEREAS**, public necessity, convenience, general welfare, and good zoning practice support approval of the draft Zoning Ordinance amendment;

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends approval to the Orange County Board of Supervisors of the proposed amendments to County Code Chapter 70, Zoning Ordinance.

**Votes:**

**Ayes:**

**Nays:**

**Abstained from Vote: None**

**Absent from Meeting: None**

**For Information: Clerk to the Board of Supervisors  
County Attorney**

**CERTIFIED COPY** \_\_\_\_\_  
**Secretary to the Planning Commission**

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**RESOLUTION RECOMMENDING DENIAL**

**MOTION:** **September 20, 2012**  
**Regular Meeting**  
**SECOND:** **Res. No. 12-10**

**RE: Amendment to the Zoning Ordinance, New definition Sec. 70-1; New use permitted by special use permit, Sec. 70-303(20) and Sec. 70-543(4); and New Sec. 70-702 Relating to Tactical Training Facility Conditions**

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**WHEREAS**, on August 14, 2012, the Board of Supervisors requested action from the Planning Commission regarding the draft language for the proposed new use, Tactical Training Facility, by September 22, 2012.

**WHEREAS**, the Planning Commission advertised and held a public hearing on September 20, 2012 to receive public comment regarding such proposed amendment; and

**WHEREAS**, the Planning Commission discussed the proposed amendments, and considered comments received during the public hearing and desires to recommend denial of the draft Zoning Ordinance amendment; and

**WHEREAS**, public necessity, convenience, general welfare, and good zoning practice do not support approval of the draft Zoning Ordinance amendment;

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends denial to the Orange County Board of Supervisors of the proposed amendments to County Code Chapter 70, Zoning Ordinance.

**Votes:**

**Ayes:**

**Nays:**

**Abstained from Vote: None**

**Absent from Meeting: None**

**For Information: Clerk to the Board of Supervisors  
County Attorney**

**CERTIFIED COPY \_\_\_\_\_  
Secretary to the Planning Commission**

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**STAFF REPORT**

**TO:** Orange County Planning Commission  
**FROM:** Gregg Zody, AICP *GZ*  
Director of Planning and Zoning  
**DATE:** September 13, 2012  
**RE:** SUP 12-03: Global Dynamic Security, Inc.

**Request**

Sean Deehan, President of Global Dynamic Security, Inc., is requesting a special use permit to operate a tactical training facility on the following parcels, Tax Map # 55-4A (zoned Agricultural), 55-4 (zoned Agricultural and General Industrial), and 55-5 (zoned General Industrial). The total acreage is approximately 310 +/- acres.

**Staff Recommendation**

Based on the Findings of Fact, staff makes a positive recommendation with the standard conditions set forth in the Tactical Training Facility text amendment.

**Background**

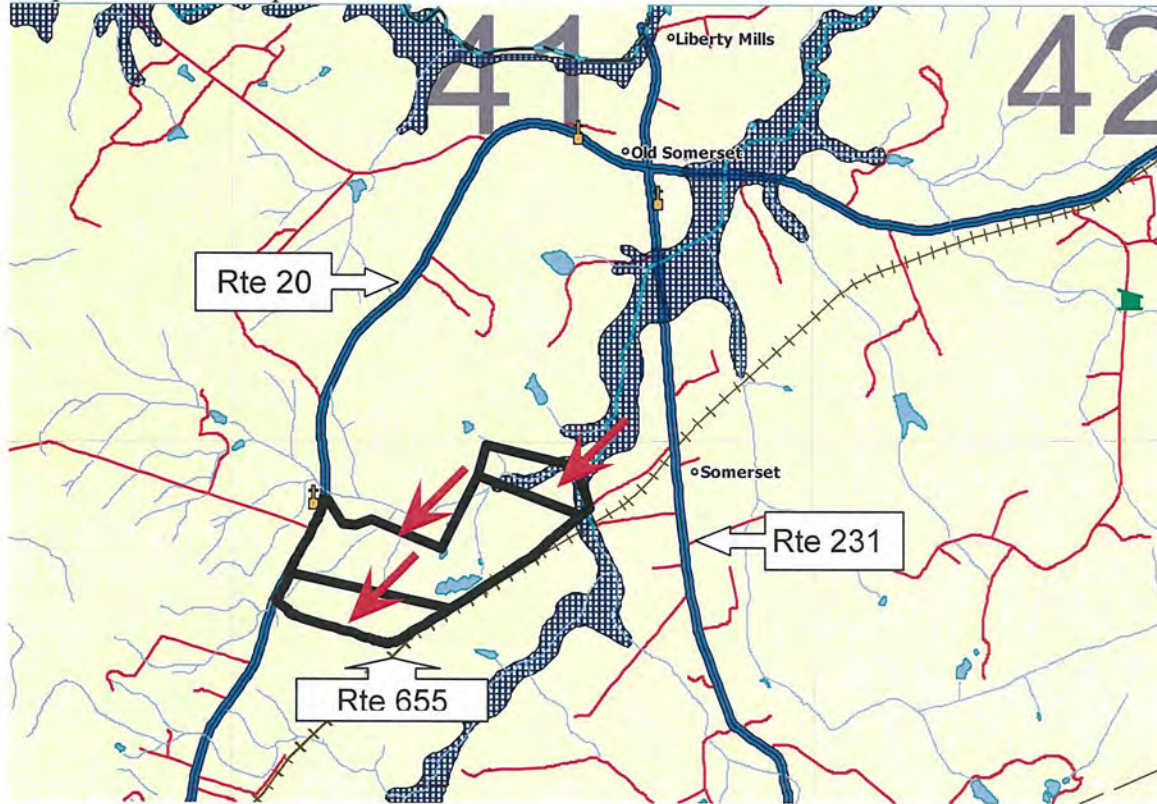
The Applicant is seeking a special use permit for a Tactical Training Facility located at the General Shale Brick site.

On a concurrent procedural track is the Tactical Training Facility text amendment, as there is currently no definition, use, or permitted zoning districts contained in the Zoning Ordinance.

**Location**

The application site is located at the northeastern corner of Route 20 and Route 655 (Weyburn Road), on the former General Shale site. Please note the location on the following map.

Map 1. Location Map



Map 2. 2011 Aerial



**Site Conditions**

The site is heavily wooded around the eastern, western and northern perimeter, and scattered coniferous and deciduous trees lining Weyburn Road (southern boundary of site) with dense coniferous buffering along Route 20. The eastern boundary of the site is defined by woodlands, a waterway (Blue Run), and associated floodplain.

There are interior row crops in the western part of the site; floodplains and streams transect the site to the north and east, several ponds are located in the central and southern portion of the site, with mixed vegetation in the open areas.

Overall, woods and open fields dominant the interior landscape, while the tarmac of the former use remains on the south-central portion of the property along Weyburn Road that pre-dominantly defines the disturbed, non-agricultural area.

The topography is generally level, although on the western and north-western portion of the property there are downward slopes creating a basin effect, which is where the petitioner is proposing to construct an outdoor marksman range.

There are several acres that served as the location of the former brick manufacturing facility, and while the buildings were demolished, the tarmac remains, as does several random piles of debris from the demolition activity.

Map 3. Existing Conditions Map

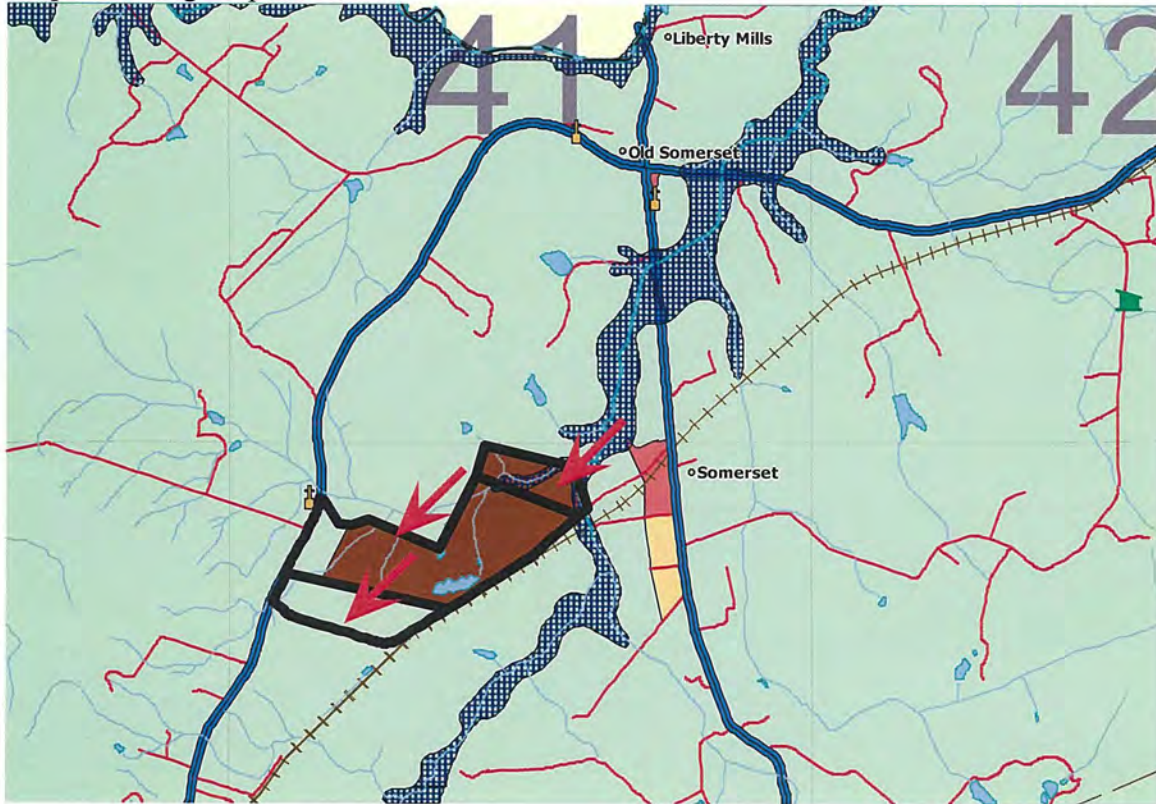




**Zoning / Acreage**

The property is zoned Agricultural (A) and General Industrial (I2). Tax Map # 55-4A (zoned Agricultural, 73 acres +/-), 55-4 (zoned Agricultural and General Industrial, 196 acres +/-), and 55-5 (zoned General Industrial, 36.23 acres +/-) as illustrated on the following map.

Map 4. Zoning Map



Other zoning districts in the area include Agricultural, General Commercial, and Limited Residential.

**Comprehensive Plan**

The subject site is designated as Agricultural Conservation on the 2006 Orange County Comprehensive Plan Future Land Use Map (see Future Land Use Map below). The subject site is also located in the Madison-Barbour Rural Historic District.

Map 5. Future Land Use Map



### **Proposed Uses**

The proposed uses will offer an array of protective, educational, and preparedness training services for governmental and private clients, as outlined in the Applicant's narrative (Attachment 1), including, but not limited to: K-9 Training and Certification, Combat and Emergency Medical Training, Defensive Driving Stations, Personal Protection Training, Outdoor Obstacle Stations, Rappelling Stations, and Indoor and Outdoor Marksman Ranges. All training activities will be structured and strictly supervised by certified staff members.

The facility would not be open to the general public, but only to clients enrolled in one of the training programs, which could last from 2-40 days, depending on the nature of the curriculum.

Additionally, the facility would be available for use by local law enforcement, emergency medical and fire personnel for training and educational purposes.

### **Structures and Location**

According to the Applicant's conceptual sketch plan, most major structures would be located on the former location of the Shale manufacturing facility. This includes on-site housing, classrooms, dining facilities for students and instructors, and a soundproof indoor marksman range for handguns, rim-fire, and shotguns; and a customized gun shop for clients.

The outdoor marksman range is conceptually proposed at the northwestern portion of the site, located in a valley basin. The Applicant has stated that further construction would occur upon approval to reduce noise levels and increase safety for all concerned, including berming, baffling, and other protective measures.

The Applicant is proposing to construct his residence on-site on the western side of the property, south of the outdoor marksman range. Maintenance facilities would also be constructed on the site – where appropriate to provide service needs to a particular training station.

The K-9 training facilities will be located on the eastern side of the property, outside of any FEMA floodplain-designated area.

### **Staffing**

The Applicant has stated that full-time staff (including maintenance, housekeeping, and kitchen) and instructors would range from 15-50 employees. The variation is due to the unique training requirements of a particular program.

### **Traffic**

The Applicant has indicated that he will provide a ground shuttle service for clients, and may offer an on-site courtesy car(s) service for clients. A scheduled shuttle bus would take clients to County business for to be picked up and returned to airports, or for day trips into Gordonsville or Orange.

### **Hours of Operation**

Due to the unique nature of the business, no hours of operation are proposed or recommended [by staff].

### **Community Input**

As of the date of this staff report, staff has received several phone calls inquiring about the potential noise, specifically, whether there would be constant use of helicopters and armored vehicles.

It should be noted that the County repealed its noise ordinance in 2011. With regards to helicopters and armored vehicles, no training activity involving the use of helicopters or armored vehicles is proposed at this time.

After speaking with the Applicant, there would be no track-guided vehicles (tanks, etc), although bullet-resistant vehicles (e.g. Sport Utility Vehicles) would be used as part of the Defensive Driving Training Station area.

### **Agency Comments**

This application was submitted for comment to all members of the Application Review Committee (ARC), and an ARC meeting was held on August 21, 2012. Attendance by representatives from the Health Department, Emergency Management, Culpeper Soil and Water Conservation District (CSWCD), and Orange Volunteer Fire Company.

Written comment was provided by the CSWCD regarding delineation of wetlands, land disturbing activities, etc. – issues dealt with at the site plan stage. Additional comments regarding food handling and preparation, and well and septic by Health officials would also be addressed at the site plan stage, as well.

### **FINDINGS OF FACT**

Sec. 70-141. - Considerations.

In granting a special use permit, the commission and the board of supervisors shall consider whether the proposed use would further the purposes of the comprehensive plan and this chapter; whether it would threaten the public health, safety or welfare; whether it would be compatible with its surroundings; and whether it would result in a substantial detriment to the surrounding property.

- **Future Land Use**

- The subject site is located in the designated Agricultural Conservation area;
- Section III., Subsection A. of the Comprehensive Plan states the following objective:

“Sustain and protect the environmentally sensitive areas and features of Orange County.”

- The petitioner is proposing to utilize the existing tarmac for the majority of any new construction;
  - No [construction] disturbance of wetlands, surface water, or floodplains is proposed.
- Section III., Subsection C. of the Comprehensive Plan states the following objective:
 

“Establish and maintain a county-wide economy that is diverse, self-sustaining, environmentally sensitive, and geared toward quality job and business opportunities in a local, regional, and global economy.”
  - From Strategies for Implementation for Subsection C, #13:
 

“Encourage commercial and industrial enterprises that are uniquely compatible with Orange County’s specific features.
- Threaten the public health, safety or welfare
    - There has been no evidence presented which would suggest a threat to the public health, safety, and welfare;
    - According to the Applicant, all training activities and exercises will be structured and strictly supervised by certified instructors.
  - Compatibility with surroundings
    - Adjacent land uses include agricultural and residential;
    - The site was used for several decades as a manufacturing facility with access to rail transportation.
  - Substantial detriment to the surrounding property
    - No evidence has been presented to staff demonstrating any detriment to the surrounding property;
    - The Outdoor Marksman Range will be located in a valley basin and reinforced with berming, baffling, and other structures or materials to ensure safety in addition to noise suppression;
    - No known projectile explosives (mortars, etc) will be used as part of this application;
    - The natural buffer surrounding the perimeter of the site will be preserved;
    - No new ingress/egress drives are being sought with the application;
    - Orange County does not have a noise ordinance;
  - Historic and Cultural Resources
    - There are no known cultural or historic resources on site that would be threatened by the reuse of the site.

- Economic Development
  - The majority of the proposed use would utilize an existing industrially-zoned parcel;
  - New structures would generate additional tax revenue for the County;
  - Approximately 15-50 new jobs would be created;
  - Local restaurants, service stations, pharmacies, grocery stores and other commercial entities would gain additional business from the staff and clientele.
  
- Public Services and Facilities
  - The Property is not served by public water and sewer.
  
- Public Safety
  - Ingress and egress would be limited to the existing drives along Weyburn Road;
  - The campus facility would be gated;
  - The Outdoor and Indoor Marksman Ranges would not be open to the public.
  
- Transportation
  - The only entrances to the property are located on Weyburn Road. No other entrances are proposed;
  - No interior road improvements are proposed beyond normal maintenance of existing drives;
  - An estimated maximum of 150 vehicle trips per day would be generated as a result of the proposed use, which would include staff vehicle trips.

**Attachments:**

- A. SUP Application (GDS, Inc.)
- B. Draft Resolution Recommending Approval of SUP 12-03
- C. Draft Resolution Recommending Denial of SUP 12-01 (conditions attached)

CC: Board of Supervisors  
 Julie G. Summs, County Administrator  
 Thomas Lacheney, County Attorney

ORANGE COUNTY  
PLANNING AND ZONING DEPARTMENT

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APPLICATION FOR SPECIAL USE PERMIT

Applicant Name SHAWN DEEHAN Phone 540-845-9910

Mailing Address P.O. BOX 39 BURR HILL, VA 22433

*Application must be made by the Landowner or with his/her permission. If Applicant is not the Landowner, complete the following and attach 1) a letter of permission from the landowner or 2) a copy of the contract to purchase the property, if applicable:*

Name of Landowner GENERAL SHALE BRICK, INC. Phone # 423-282-4661

Mailing Address P.O. BOX 3457 CRS, JOHNSON CITY, TN. 37602

*Location and description of the proposed site:*

Tax Map # 55-5~~X~~ 55-4~~X~~ 55-4A Acreage 310 +/- ACRES Zoning \_\_\_\_\_

Street Address 8297 WEYBURN RD, SOMERSET, VA Route No. 655  
22972

*Complete description of all proposed buildings, improvements and uses (attach additional information if necessary):*

Tactical Training Facility. See attached plat.

*You must submit a surveyor's plat of the property showing:*

- Proposed location of all proposed buildings and parking areas, with distance to property line;
- Location of water and sewer service, or well and septic system, as approved by the Health Department; and
- Location, height, size and description of proposed signs, lighting, fences, walls, and trees or other landscaping.

**Property corners must be marked by applicant at time of application submittal to ensure proper placement of public hearing notification signs.**

Application fee Print name Shawn M. Deehan

\$200 Sign name Shawn M. Deehan

not refundable Date 8-3-12 Phone (540) 845-9910

July 31, 2012

Gregg Zody, Director of Planning and Zoning  
Orange County Planning and Zoning  
Community Development  
128 West Main Street  
Orange, VA 22960


RE: Permission to seek a Special Use Permit

Dear Mr. Zody:

I am hereby granting permission for Global Dynamic Security, Inc. to apply for a special use permit on General Shale property located at 8297 Weyburn Road, Somerset, VA. I am acting with authority granted by General Shale's Board of Directors.

Please let me know if you have any questions.

Sincerely,



Gregory A. Bowles





**TACTICAL TRAINING FACILITY  
NARRATIVE**

**RECEIVED**

AUG 14 2012

County of Orange  
Planning & Zoning Department



**GDS**  
*Honor | Friendship | Respect*



Global Dynamic Security, Inc.  
1655 North Fort Myer Drive  
Suite 700  
Arlington, Virginia 22209  
(703) 740-3809 Phone

## GDS Tactical Training Facility Narrative

### Introduction

The GDS Somerset Training Complex will host a multitude of Training Stations including but not limited to; Emergency Response Training Stations, Law Enforcement and Special Operations Military Tactical Marksmanship Stations, SWAT and Spec Op's Indoor Tactical Operation Structures, Rappelling Stations, Fast Roping Stations, Obstacle Courses, Defensive Driving Stations, Military Operations In Urban Terrain Stations, K-9 Operations Training Stations, K9 Housing and more. The Global Dynamic Security Somerset Training Facility will serve to prepare US Special Operators, Police Officers, Emergency Response Teams, Emergency Medical Personnel, Combat Medics, Fire Fighters and others to perform their vital roles with the highest level of skill and preparation.

GDS will train Special Forces personnel such as; Navy SEALs, Army Special Forces (Green Berets), Army Rangers, Air Force Pararescue, Marine Force Recon and others in Weapons, Tactics, and the proper use of specialized equipment to prepare them to protect our National Security and neutralize gathering threats before them come to our shores.

Police Officers will benefit from the unique training opportunities at GDS Somerset allowing them to hone their skills in Tactical Marksmanship, Law Enforcement Driving Techniques, SWAT operations, Drug Interdiction, Explosives Detection, Emergency Response and Coordination, Crime Scene Procedures, Accident Investigation, Traffic Direction and Management and other disciplines. The GDS Somerset training facility offers a central training location for Orange County law enforcement and others with all the training stations needed in one place.



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Emergency Medical Responders will practice and prepare to save lives and respond to disasters and emergencies such as; Mass Victim Public Shootings, Earthquakes, Bombings, Hurricanes, Building Collapses, Floods and more. GDS Somerset offers a vast area of land and training scenarios able to accommodate nearly any emergency training scenario. As such, GDS Somerset will serve as a school for life saving professionals around the country.

Fire Fighters will have the benefit of practicing life-saving maneuvers in the areas of Fire Fighting, Emergency Response and Scene Set-Up, First Aide, Emergency Response-Mass Casualty Drills, and many others.

Specialized Weaponry for our clients will be available from our armory and highly skilled gunsmiths to provide Special Operators, Police Officers, Private Security Professionals and Individual Trainees with the very finest tools to fulfill their mission.

Construction will occur in phases, ensuring that the primary use of the site; security training and accessories to that training.



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### **GDS Local-Existing Business**

Global Dynamic Security, Inc. is an existing Orange County business, currently located in Burr Hill, and expanding at this site.

### **Nominal Environmental Impact**

GDS Somerset Tactical Training Facility will have a nominal environmental impact and may actually improve environmental factors on the site by reducing over-growth and facilitating healthy, vital vegetation and wild-life. This property is remote and enjoys a natural tree line around most of the exterior and heavy woods in the interior. Reasonable and practical measures will be taken to preserve existing natural barriers to visibility and sound. All firearms use will be done with careful consideration of neighbors and neighboring properties, under strict supervision with attention to and emphasis on safety. Ranges will enjoy large, earth berms and natural barriers to help facilitate safe use of firearms. Calibers and munitions types will abide by the text amendment issued by Zoning. Tactical Training Stations will be tilled and cleaned every two years; leaving a cleaner, healthier soil than currently exists. The intended use is the least intrusive to natural water flow; as this use will not require large amounts of water. The existing septic system will be improved and upgraded to exceed the requirements of the use, while protecting the integrity of the property. There will be a separate, small septic system for the kennels. There are no foreseen uses of materials that would harm the environment in any way. It is likely that this property will be healthier and more vital as a result of the intended use.



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### **Positive Economic Impact**

The development of GDS Somerset will afford a significant increase in economic activity in Orange, on and off the site. Landscaping crews will work daily to keep grass cut and perform property maintenance, House-keeping staff will clean and maintain dormitory rooms, Restaurant staff will cook food and serve guests, Handy-Men will repair light sockets and plumbing, Vehicle Mechanics will keep trucks and pool vehicles running. Guests and staff, many drawn from the local community, will travel into town to buy gas, eat at restaurants and spend money in local shops.

### **Minimal Traffic Impact**

Traffic impact on Weyburn Road will be minimal and there will be no measurable effect on route 20, as trainees and instructors will enter and exit exclusively on Weyburn Road and often stay on property, for extended periods of time. Staff and guests, even if they are coming from off-property, will enter in the morning, perhaps leave for lunch and return for the afternoon and leave at the end of the day. Guests, particularly, will car pool; keeping the number of vehicles entering or leaving to a minimum.

### **Single Sign**

There will be one sign only, a company logo as seen at the top of this page, mounted on the entrance gate on Weyburn Road; approximately 9 square feet in size. GDS will have no signs advertising or announcing the business other than the logo on the gate and No-Trespassing Signs around the perimeter.



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### **On-Site Residence**

There will be a private residence for the owners of GDS on the agricultural section of the property, on the Western end, with an entrance on Weyburn Road, having independent septic and water systems. The house will sit on approximately ten acres.

### **Hours of Operation**

Operations will be ongoing Monday through Sunday. Hours will be determined by the nature of the training and the nature of work. Most K-9 Training, Driving Training, MOUT, Fire Fighting, Maintenance, Indoor Range use, Tactical shooting and Emergency Medical Training will occur during daylight hours. Due to mission requirements, nighttime training will be vital and necessary.

### **Lighting**

Lighting will face into the interior of the property, directed down and away from boundaries. Lights at training stations will be used only when training is in progress and will also face the interior of the property. Light bulb symbols on the plat mark planned lighting locations.



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### Square Footage

GDS Somerset will feature on campus housing with buildings, +/- 9,000 square feet with 102 bathrooms, a dining facility +/- 1,000 square feet with two bathrooms, a recreational center +/- 1,500 square feet with two bathrooms, out-door recreational areas, a helicopter landing pad +/- 2,000 square feet, a pool of convenience vehicles for guests, and office complex +/- 1,500 square feet with six bathrooms, a small indoor tactical range +/- 3,000 square feet, a maintenance shop for vehicles and all equipment +/- 900 square feet and an. K-9 Housing +/- 2,000 square feet with one indoor bathroom, a maintenance shop +/- 950 square feet an indoor range +/- 3,000 square feet. All buildings will be under 100 feet in height. The total approximate square footage is +/- 22,850. There will be a general parking area inside the main gate, on the large tarmac area, to serve the Dormitory, Dinning Hall, Recreational Center, Office Complex, Maintenance Shop and Indoor Range with approximately 200 spaces at +/- 32,400 square feet. Marksmanship Ranges will occupy a total square footage of +/- 100,000 square feet. Driving Range will occupy approximately 100,000 square feet. MOUT will occupy approximately +/- 50,000 square feet. Fire-Fighting/EMS +/- approximately 10,000 square feet. The Obstacle Course will occupy approximately +/- 10,000 square feet. The residence will be set on approximately 10 acres with a home being +/- 10,000 square feet.



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### Miscellaneous

GDS will work closely with Police, Fire-Fighters, EMT's, and county agencies to contribute to the safety and preparedness of those groups. The site will have no known impact on schools; other than to provide the resource of bomb dogs and handlers in the event of a bomb threat. There are no plans to build communication towers or impact local communications.

GDS intends to give back to the community of Orange with patronage of local businesses, purchasing supplies and materials locally when possible, encouraging our trainees to visit and explore Orange and making our bomb dogs available in the event of a need. We at GDS are happy to be a part of the Orange County Community and look forward to working with and hiring fellow members of that community to contribute positively to Orange.



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Curve	Radius	Length
1	4386.07'	227.16'
2	3885.21'	201.79'
3	2100.35'	154.90'
4	1978.52'	280.74'
5	492.71'	428.06'
6	10873.40'	208.79'
7	542.57'	164.40'
8	3764.72'	325.22'
9	1261.11'	511.52'
10	415.74'	228.73'
11	2839.79'	206.28'

- NOTES:
1. The 100' Right of Way has been furnished.
  2. This plan does not necessarily indicate all easements or encumbrances on the property.
  3. Property owner plotted subject to easements is: The Potomac Electric Co. of Va. M. D.B. 210 76112 & 18 024 76134; Commonwealth Gas Distribution Corp. M. D.B. 178 76278 & 02 079 76287; Northern Virginia Power Co. M. D.B. 180 76222.
  4. A small irregular parcel approximately 40' x 50' in the name of Frances Owen is shown on the 1952 map of the property in the name of H. G. G. Owen. This parcel is shown on the 1952 map of the property in the name of H. G. G. Owen & is shown on the 1952 map of the property in the name of H. G. G. Owen & is shown on the 1952 map of the property in the name of H. G. G. Owen.

*G. Frank Stewart*  
 10/20/88  
 10/20/88

Boundary Survey  
 GENERAL SHALE WEBSTER, INC. PROPERTY  
 Orange County, Virginia  
 Prepared by  
 HERNDON and GRIMES  
 LAND SURVEYORS  
 ORANGE, VIRGINIA  
 Scale 1" = 400'  
 Date October 28, 1988  
 Job 8516



ORANGE COUNTY  
PLANNING COMMISSION

GREGG ZODY, AICP  
DIRECTOR OF PLANNING AND ZONING  
COMMUNITY DEVELOPMENT BUILDING  
128 WEST MAIN STREET  
ORANGE, VIRGINIA 22960



OFFICE: (540) 672-4347  
FAX: (540) 672-0164  
[orangecountyva.gov](http://orangecountyva.gov)

**RESOLUTION RECOMMENDING APPROVAL**

**MOTION:** **September 20, 2012**  
**SECOND:** **Regular Meeting**  
**Res. No. 12 - 11**

**RE: SUP 12-03: Sean Deehan, President, Global Dynamic Security, Inc., to operate a Tactical Training Facility on Tax Map No. # 55-4A, 55-4 and 55-5.**

**WHEREAS**, Mr. Sean Deehan, President of Global Dynamic Security, Inc., have applied for a special use permit to operate a Tactical Training Facility on the 310 +/- acre properties located at the northeast section of Route 20 and Route 655 (Weyburn Road) The subject property is zoned Agricultural (A) and General Industrial (I2); and

**WHEREAS**, a Tactical Training Facility is an allowed use in the Agricultural (A) and General Industrial zoning districts subject to an approved special use permit; and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed Special Use Permit on September 20, 2012; and

**WHEREAS**, this Special Use Permit is consistent with the Comprehensive Plan land use designation of the land as Agricultural Conservation; and

**WHEREAS**, the Department of Planning and Zoning staff has recommended approval of this Special Use Permit subject to certain conditions; and

**WHEREAS**, the Planning Commission has considered whether this proposed Special Use Permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; threaten the public health, safety or welfare; be compatible with its surroundings; or would result in substantial detriment to the surrounding property; and

**WHEREAS**, public necessity, convenience, general welfare, and/or good zoning practice support approval of this Special Use Permit as conditioned;

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors approve SUP 12-03 with the attached conditions in order to mitigate the impacts of the proposed use.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:** Sean Deehan  
Clerk to the Board of Supervisors  
County Attorney

**CERTIFIED COPY**

\_\_\_\_\_  
**Secretary to the Planning Commission**

ORANGE COUNTY  
PLANNING COMMISSION

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**RESOLUTION RECOMMENDING DENIAL**

**MOTION:** **September 20, 2012**  
**SECOND:** **Regular Meeting**  
**Res. No. 12 - 11**

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**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed Special Use Permit on September 20, 2012; and

**WHEREAS**, this Special Use Permit is not consistent with the Comprehensive Plan land use designation of the land as Agricultural Conservation; and

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**WHEREAS**, the Planning Commission has considered whether this proposed Special Use Permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; threaten the public health, safety or welfare; be compatible with its surroundings; or would result in substantial detriment to the surrounding property; and

**WHEREAS**, public necessity, convenience, general welfare, and/or good zoning practice do not support this Special Use Permit as conditioned;

