

MOTION:

November 18, 2008

SECOND:

Regular Meeting

Ord. No. 08-

**RE: SPECIAL USE PERMIT #PLN2009-00047, THE SHOOTER'S RANGE –
WOODBIDGE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a special use permit to allow a commercial indoor shooting range in an existing shopping center. The site is located within Marumsco Plaza, approx. 450 ft. southeast of the intersection of Jefferson Davis Highway and Mount Pleasant Dr. The SUP site is identified on County maps as GPIN 8392-72-6928 (part), is zoned B-1, General Business, without proffers, is located within the Woodbridge Redevelopment Overlay District (ROD), and is designated GC, General Commercial in the Comprehensive Plan; and

WHEREAS, staff has reviewed the subject application and recommends approval as conditioned, as stated in the staff report; and

WHEREAS, the Planning Commission held a public hearing on this item on November 5, 2008, and recommends approval, as stated in Planning Commission Res. No. 08-153; and

WHEREAS, a Prince William Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on November 18, 2008, and interested citizens were heard; and

WHEREAS, general welfare and good zoning practice are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Special Use Permit #PLN2009-00047, The Shooter's Range, subject to the conditions dated November 6, 2008;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Dennis M. Cate
Compton & Duling LC
12701 Marblestone Dr., Suite 350
Woodbridge, VA 22192

CERTIFIED COPY

Clerk to the Board



Craig S. Gerhart
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT


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November 12, 2008

TO: Board of County Supervisors

FROM: Stephen K. Griffin, AICP 
Director of Planning

THRU: Craig S. Gerhart
County Executive

RE: Special Use Permit #PLN2009-00047, The Shooter's Range - **Woodbridge**
Magisterial District

I. Background is as follows:

- A. Request – This is a request to allow a commercial indoor shooting range in an existing shopping center.
- B. Site Location - The site is located within Marumscos Plaza approx. 450 ft. southeast of the intersection of Jefferson Davis Hwy. and Mount Pleasant Dr. (see maps in Attachment A). The SUP site is identified on County maps as GPIN 8392-72-6928 (part).
- C. Comprehensive Plan - The site is designated GC, General Commercial.
- D. Zoning/Acreage - The subject property is zoned B-1, General Business, without proffers, and is located in the Woodbridge Redevelopment Overlay District (ROD). The SUP shall apply to +/-13,000 square feet of the tenant space (shooting range). Associated uses within the space include by-right retail, classrooms, and office space.
- E. Surrounding Land Uses - The subject site is located within the Marumscos Plaza shopping center. The entire property is zoned B-1, General Business, which consists of a mix of retail stores with a significant amount of vacant retail space. The site proposed for the shooting range is at the northern end of the shopping center. To the north of the site, there are motor vehicle uses, retail uses, and a religious institution. To the east, there is multi-family and single family detached residential areas. Retail uses, lodging and convenience retail is located to the west of the site.

II. Current Situation is as follows:

- A. Planning Commission Recommendation - The Planning Commission recommends approval of SUP #PLN2009-00047, The Shooter's Range, subject to conditions dated October 24, 2008. Subsequent to the Planning Commission public hearing, the conditions have been revised to include the recommendation of the Planning Commission. The revised conditions are dated November 6, 2008, and Staff continues to recommend approval. See Attachment B for the staff analysis and Attachment C for the proposed conditions.
- B. Board of County Supervisors' Public Hearing - A public hearing before the Board of County Supervisors has been advertised for November 18, 2008.

III. Issues in order of importance are as follows:

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

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

- A. Approve SUP #PLN2009-00047, The Shooter's Range, subject to the conditions dated November 6, 2008, found in Attachment C.
 - 1. Comprehensive Plan Consistency Analysis:
 - a) Long-Range Land Use - The proposed commercial indoor shooting range is consistent with the General Commercial designation of the site. The use will be entirely within an existing shopping center and will not have an effect on land use. The property is zoned B-1, General Business, and the use is only allowed subject to the conditions of an approved SUP.

- b) Level of Service (LOS) - The level of service impacts related to the request would be mitigated by the conditions of the special use permit as follows:

Fire and Rescue	\$0.61/sq. ft.	Approximate area of shooting range- 13,000 sq. ft	Contribution amount \$7,930.00
Total			\$7,930.00

2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has received only a few general questions and seven citizens spoke in support of the application at the Planning Commission public hearing.
3. Other Jurisdictional Comments – The subject site is outside of the required notification area.
4. Legal Uses of the Property – In addition to by-right B-1 uses, this site could be used for an indoor shooting range pursuant to the conditions of an approved SUP. Legal issues resulting from Board of County Supervisors' action are appropriately addressed by the County Attorney's office.
5. Timing - There is no legal time frame for Board of County Supervisors' action on an SUP application; however, it is the Office of Planning's recommendation that the final action be taken within one year of acceptance of the application. The one-year recommended time frame is July 29, 2009.

B. Deny SUP #PLN2009-00047, The Shooter's Range.

1. Comprehensive Plan

- a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain GC, General Commercial, and the zoning classification would remain B-1, General Business, without proffers.
- b) Level of Service - Denial would not have any impact on the existing level of service.
2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has received only a few general questions and seven citizens spoke in support of the application at the Planning Commission public hearing.
3. Other Jurisdictional Comments – The subject site is outside of the required notification area.

4. Legal Uses of the Property – The site could be developed with uses permitted in the B-1 zoning district. Legal issues resulting from Board of County Supervisors' action are appropriately addressed by the County Attorney's office.
5. Timing - There is no legal time frame for Board of County Supervisors' action on an SUP application; however, it is the Office of Planning's recommendation that the final action be taken within one year of acceptance of the application. The one-year recommended time frame is July 29, 2009.

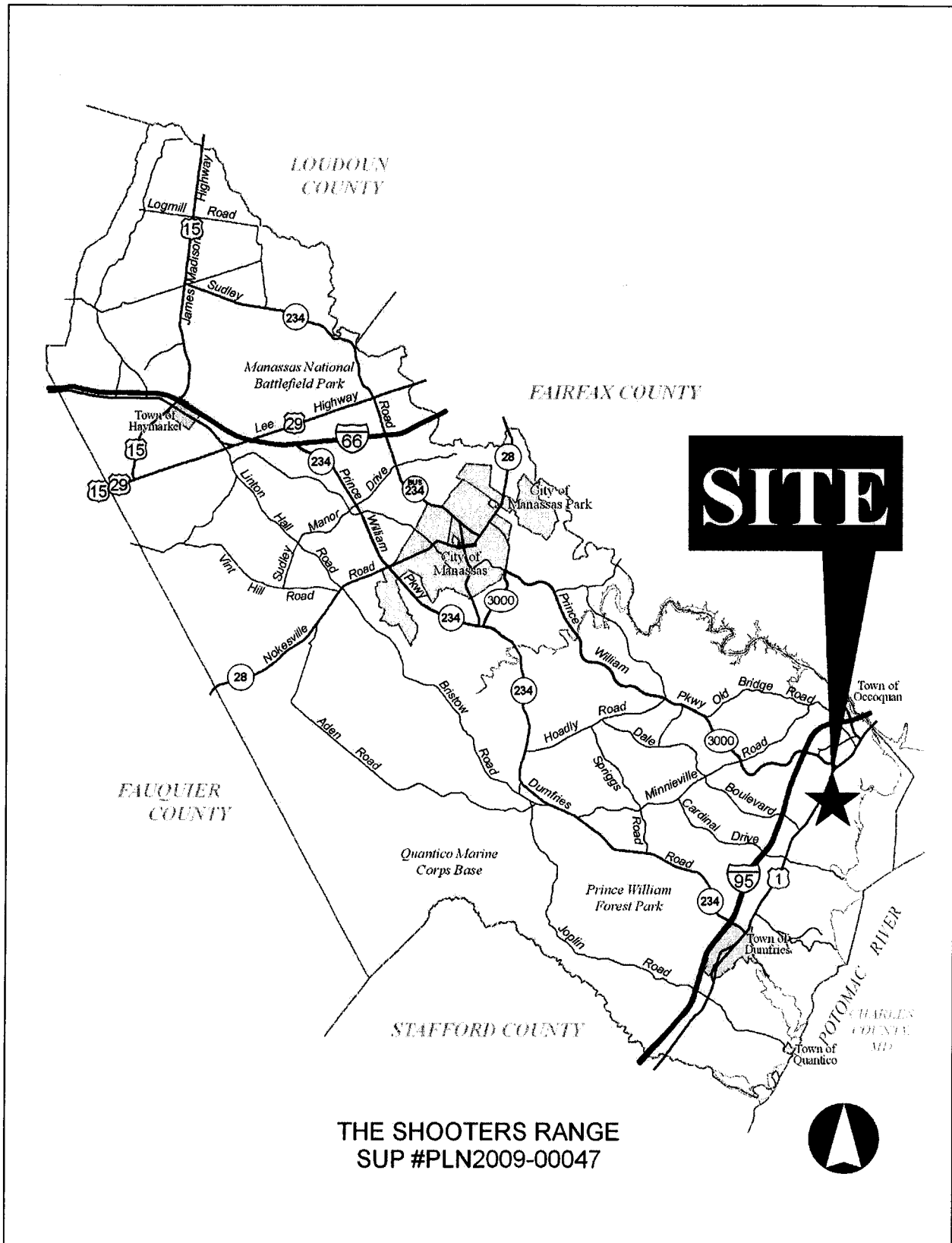
V. **Recommendation** is that the Board of County Supervisors accept Alternative A and adopt the attached Ordinance.

Staff: Stephen L. Donohoe, X5282

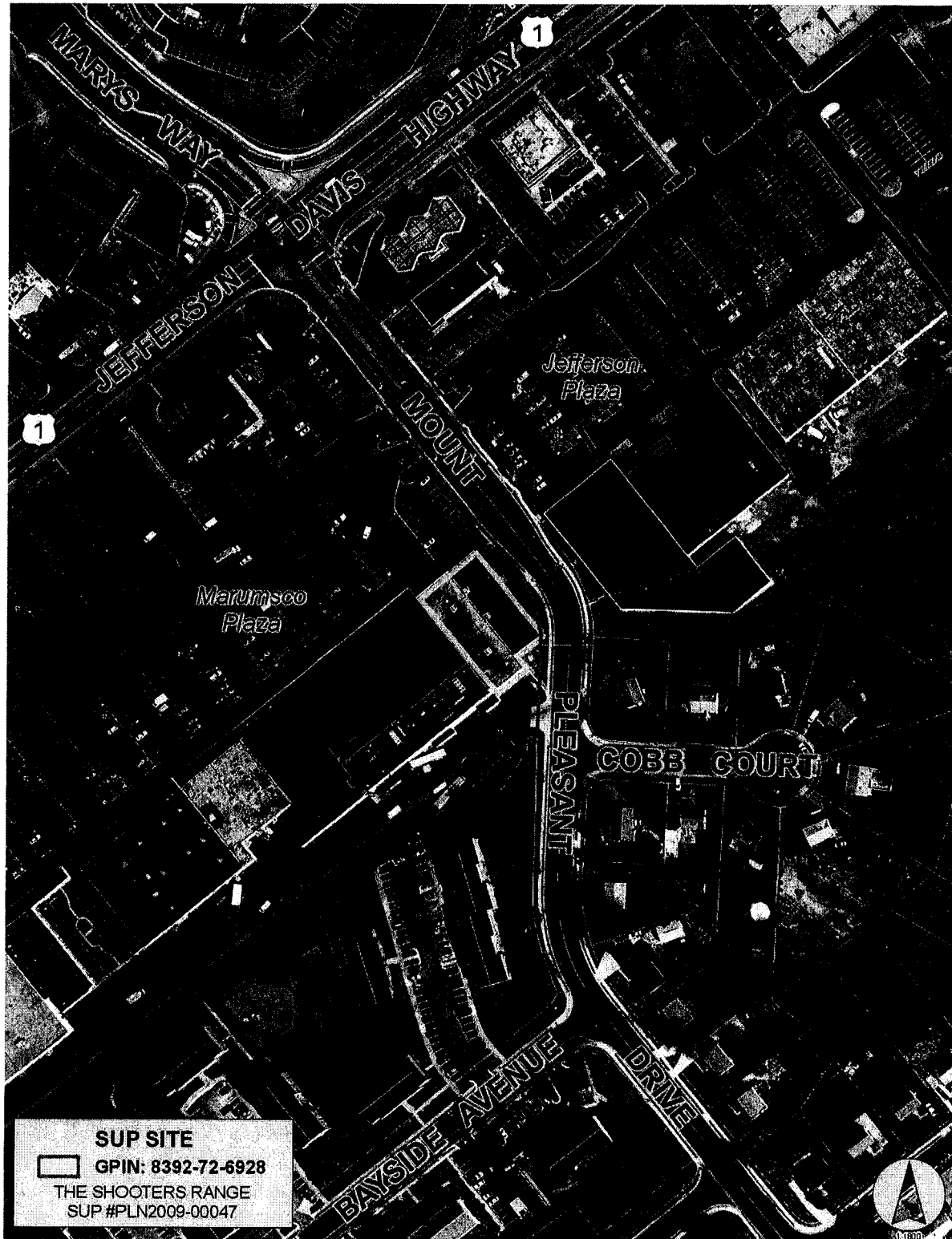
Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions, Security Plan, and Floor Plan
- D. Contextual Exhibit
- E. Fence/Wall Exhibit
- F. Planning Commission Resolution

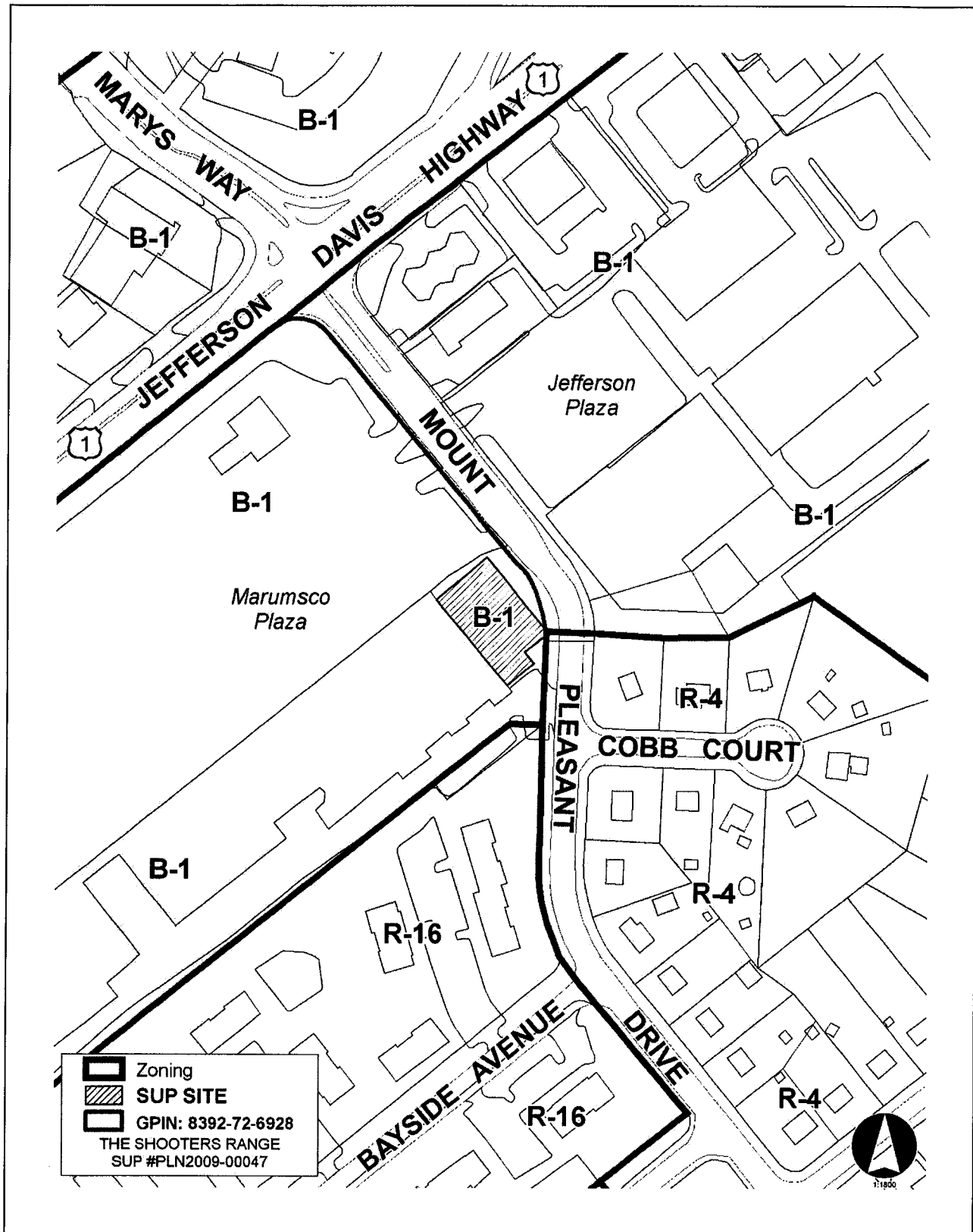
Attachment A – Maps
VICINITY MAP



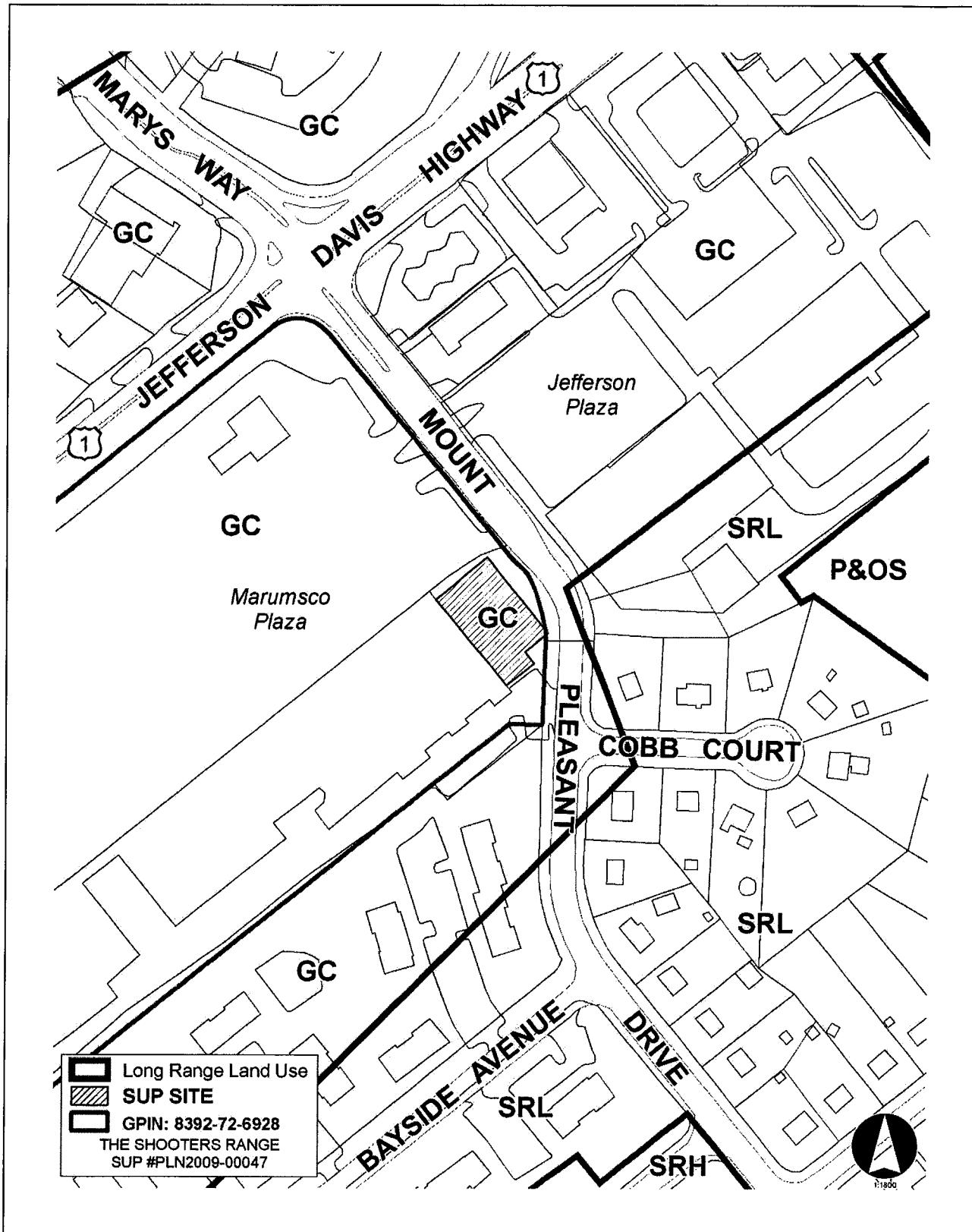
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
EXISTING LAND USE AND ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



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

The following is a summary of staff's analysis of this special use permit request to allow a commercial indoor shooting range in an existing shopping center. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The site is classified GC, General Commercial, on the Long-Range Land Use Map. The use will be entirely within an existing shopping center and will not have an effect on land use. A commercial indoor shooting range is allowed in B-1 zoning districts with a special use permit. The B-1 zoning district implements the GC long-range land use designation.
Community Design	Yes	The SUP plan shows no major changes to the exterior of the front of the building. Ventilation equipment will be located in the rear of the building with a board on board fence to reduce noise. Noise attenuation measures have been conditioned.
Fire and Rescue	Yes	The site is within the recommended 4 and 8 minute response times for fire suppression, basic and advanced life support. The closest station is operating outside the recommended standard for incidents per tactical unit. The applicant shall install fire suppression sprinklers throughout the facility, except in the shooting range. The area designated for ammunition storage will have a separate enhanced fire suppression system from the rest of the facility.
Police	Yes	No significant impact to police services is anticipated; however, the applicant is conditioned to implement the attached security plan prior to obtaining occupancy.
Transportation	Yes	The use is proposed to be located within an existing shopping center. The SUP use will not generate a significant amount of trips to the site. No additional parking is needed for this use.

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Motor Vehicle uses; Religious institution; Retail uses	GC	B-1
South	Marumsc Plaza, vacant tenant space (Giant Food location); Multi-family units (apartments)	GC & SRL	B-1 & R-16
East	Retail uses; Single family detached dwellings & Multi- family units (apartments)	GC & SRL	B-1, R-4 & R-16
West	Retail uses; lodging; convenience retail	GC	B-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long Range Land Use Plan sets out policies and action strategies that further the County's goal of providing a land use pattern that encourages fiscally sound development and achieves a high quality living environment. In addition to delineating land use designations on the Long Range Land Use Map, the plan includes recommendations relating to ensuring adequate land for economic development opportunities, providing for a diverse housing market, protecting against the encroachment of incompatible land uses, encouraging infill development within the development area, protecting environmentally sensitive lands, promoting mixed use development where appropriate, encouraging the provision of adequate public facilities for existing and planned development, preserving valuable open space and environmental resources, encouraging higher density development near existing and future transit facilities, and utilizing the sector planning process to provide more detailed recommendations where appropriate.

Attachment B - Staff Analysis

This site is located within the development area of the County and is classified GC, General Commercial. The following table summarizes the uses and densities intended within the GC designation:

Long-Range Land Use Plan Classification	Land Uses Intended
General Commercial (GC)	The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways – such as those along Route 1, Route 234, Route 28, and at the Minnieville Road - Smoketown Road intersection – that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas – where appropriate – shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC project area. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i> , provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.

The site is located within Marumsco Plaza approximately 450 ft southeast of the intersection of Jefferson Davis Hwy. and Mount Pleasant Dr. The subject property is zoned B-1, General Business, without proffers, and is located in the Woodbridge Redevelopment Overlay District (ROD). The SUP use will occupy +/-13,000 square feet of tenant space.

This is a request for a special use permit to allow a commercial indoor shooting range in an existing shopping center. The second floor of the use will be associated retail, office, and training uses. The applicant has intended for this use to be an indoor shooting range that services the region.

Proposal's Strengths

- Long Range Land Use Plan - The proposed commercial indoor shooting range is consistent with the General Commercial classification of the site. The use will be entirely within an existing shopping center and will not have an effect on land use.
- Zoning - The property is zoned B-1, General Business, and the commercial indoor shooting range use is allowed, subject to the conditions of an approved SUP. The B-1 zoning district is intended to implement the GC designation.

Proposal's Weaknesses

- None identified

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features. The plan also includes Illustrative Gateway/Corridor Design Guidelines that recommend streetscaping elements (architecture, landscaping, signage, lighting, street furnishings, and pedestrian connections) to be incorporated into projects within the five gateways and corridors.

There are no major changes proposed to the exterior of the front of the building as part of this special use permit. All signage will be in accordance with the Zoning Ordinance.

Proposal's Strengths

- Building Exterior – The special use permit proposes no major changes to the exterior frontage of the building.
- Noise Attenuation – The applicant shall be responsible for employing a sound engineering/acoustical expert or firm to conduct sound level tests when necessary, as per the conditions.

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 providing timely response to fire, medical, hazardous material and natural disaster emergencies. The plan includes recommendations relating to equipment and facility needs to meet desired levels of service and encouraging the use of fire and safety features beyond the minimum required by the Virginia Uniform Statewide Building Code.

The site is closest to the OWL-Botts Fire and Rescue Station #2. It is estimated that the response time would be within the recommended 4.0-minute response time for fire suppression and within the 8.0 minute response time for advanced life support. However, the station is operating outside the recommended standard for incidents per tactical unit. The Fire and Rescue Association is currently reviewing the number of tactical units per station and the numbers reported here are subject to revisions.

Proposal's Strengths

- **Level of Service** - As conditioned, the applicant shall provide monetary contributions for the shooting range area in accordance with the policy guidelines.
- **Response Time** – The closest Fire and Rescue station is OWL-Botts. The proposed site is located within the 4-minute basic fire suppression response area and 8-minute advanced life support response area.
- **Prevention** - The applicant shall install a fire suppression system throughout the facility, excluding the shooting range area. The indoor shooting range area shall be sprinklered if required.
- **Amunition Storage** – As conditioned, the ammunition magazine shall have a separate enhanced fire suppression system from the rest of the range. The ammunition magazine shall be constructed with fire resistant materials. Combustible components or fluids are conditioned not to be stored in large amounts on-site.

Proposal's Weaknesses

- Station Workload – The closest fire and rescue station is currently operating outside the recommended standard. The recommended standard is 2,000 incidents per unit and the station is over capacity with a workload average of 4,467 incidents per unit.

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 chapter 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 chapter 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 chapter also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

- Security Plan – As conditioned, the applicant/operator shall implement the attached Security Plan, immediately upon commencement of this special use permit. The Security Plan is intended to improve the safety and security on-site and reduce the number of calls for service.
- Graffiti – As conditioned, the applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter.

Proposal's Weaknesses

- None identified.

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

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 providing a complete, safe and efficient multi-modal circulation system that includes sufficient capacity to meet the demands placed upon it. The plan includes recommendations relating to improving existing service levels, increasing capacity of the existing system, minimizing negative impacts to environmental and cultural resources, supporting targeted industries and major activity centers, exploring innovative funding mechanisms, promoting regional approaches to transportation issues, and promoting transit opportunities. At a minimum, projects should include strategies that result in a level of service (LOS) of "D" or better on all roadways, the dedication of planned rights-of-way, the provision of pedestrian pathways, and access to mass transit and other commuter facilities as appropriate.

The shooting range proposal contains no changes to the existing shopping center layout. Marumsco Plaza is a +/-20 acre site with adequate parking. The proposed use will not adversely effect the current parking situation in the shopping center. A traffic impact analysis was not required with this special use permit.

Proposal's Strengths

- Level of Service – Level of service on Jefferson Davis Highway and Mount Pleasant Drive is not affected.

Proposal's Weaknesses

- None identified

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

Materially Relevant Issues

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

- None identified

Minimum Design Criteria

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

- 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 Office of Planning:

Environmental Services
Planning Office, Case Manager
Police Department
Planning Office, Zoning Administrator
PWC Transportation
VDOT

PROPOSED CONDITIONS

Applicant: The Shooters' Range, Inc.
Owner: Marumsco-Jefferson Joint Venture
Property: GPIN 8392-72-6928 (part)
Special Use Permit Area: 13,000 sq.ft. \pm of existing building
on 20.7736-acre parcel ("Property");
Woodbridge Magisterial District
Special Use Permit Number: SUP #PLN2009-00047
Date: November 6, 2008

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 area. If the conditions of this Special Use Permit or the accompanying plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual (DCSM), the more restrictive shall apply except as specifically allowed by this Special Use Permit.

As the proposed use will utilize an existing building and parking, no site plan will be required, and the Applicant shall have five (5) years from the date of approval of this Special Use Permit (SUP) to commence the proposed use. Issuance of an occupancy permit for the proposed use constitutes commencement of the use.

1. USE/DEVELOPMENT

- A. Approval of this SUP shall allow the development and operation of an indoor shooting range, with a building area of approximately 13,000 square feet for the indoor shooting range, subject to the conditions of this SUP. Approval of this SUP shall allow the development and use of three (3) shooting bays, each of which can accommodate up to ten (10) shooters at one time. This SUP does not apply to nor restrict the by-right uses of retail (gun shop), office and classroom space proposed for the approximately 13,000 square foot second-level of the structure, except as specifically referenced by these Conditions. Development of the indoor shooting range area subject to this SUP shall be in substantial accordance with the Floor Plan, dated July 28, 2008, as revised through September 29, 2008, and prepared by Wheeler & Associates Architects, LLC, subject to changes at building permit and/or to implement the requirements of the Security Plan to be approved by the Prince William County Police Department or to address recommendations of the Prince William County Fire Marshal's office.
- B. Police Substation Space. Notwithstanding any conflicting conditions, plan or exhibit to the contrary, at the request of Prince William County, the Applicant shall provide to Prince William County mutually-agreeable space within the second floor of Applicant's site for use as a Prince William County Police Department substation. Such substation space shall be provided with a private entrance accessible from the outside of the building and may be used by the Police Department twenty-four (24) hours a day, seven

**Attachment C – Conditions
Dated November 6, 2008**

(7) days a week. The substation will be accessed by a stairway to the second floor which may also be utilized for emergency egress, if needed. Internal doorway access to the physical substation space shall be separate from the doorway access to Applicant's second floor facilities. The Police Department shall be responsible for key/security control of the substation space, as well as the exterior door providing access to the substation space. The mutually-agreeable space shall be no larger than 1,000 square feet in area and shall be provided at no rental cost to Prince William County as long as Prince William County desires to use the space and Applicant's lease remains in effect for the space. The mutually-agreeable space shall be provided, if requested by Prince William County, at such time as Applicant's interior renovations are completed.

Prince William County/Police Department shall be responsible for furnishing the substation space and providing the telephone/communication equipment and hookup/line(s) associated with the substation space. Prince William County/Police Department shall be responsible for all costs and usage charges associated with the substation's telephone/communications system. The Police Department shall have access to the Shooters' Range bathroom facilities. The alarm/motion detection system shall be adjusted as necessary to accommodate such police officer access for bathroom use.

Prince William County shall be responsible for obtaining all approvals and/or permits necessary to allow said substation, including, but not limited to, Public Facilities Review, if necessary. The commencement of the SUP use, as required under these Conditions, shall not be affected by the timing of the provision of the substation space or of the approvals and/or permits needed to allow such space.

2. HOURS OF OPERATION

The hours of operation for public use shall be limited to:

Monday through Friday: 8:00 a.m. to 10:00 p.m.

Saturday: 9:00 a.m. to 10:00 p.m.

Sunday: 8:00 a.m. to 7:00 p.m.

Public Law Enforcement Officers may, with prior scheduling, utilize the indoor shooting range and classroom facilities during off hours for training use with the prior approval of the Applicant. Such off-hour training shall not occur before 7:00 a.m. or after 11:00 p.m. on weekdays. The Security Plan shall address procedures, including opening and closing of the facility during off hours, to allow for such use. In these Conditions, "Public Law Enforcement Officers" shall include any individual who, under federal, state, or local law, is given the lawful authority to make arrests as part of his/her employment.

3. USE PARAMETERS

- A. The firearms class instructor(s) and the range safety officer(s) shall be certified in firearms instruction and range safety. Prior to the hiring of these individuals, the Applicant shall ensure that each person has received a minimum of forty (40) hours of certification training

Attachment C – Conditions
Dated November 6, 2008

with either a governmental agency or private corporation. Prior to the hiring of these individuals, the Applicant shall also obtain a local criminal records check and a central criminal records check (Computerized Criminal History) of these individuals.

- B. The range safety officer shall be on duty during all times of the use of the firing range.
- C. Except for the firearms of licensed Applicant's employees and Prince William County Police Department (PWCPD) officers or other Public Law Enforcement Officers required to carry a holstered firearm, all firearms, except those carried under a valid concealed handgun permit, which permit shall be shown to the employee inspecting personal firearms pursuant to Condition 3.E, shall enter and exit the facility in a transportation case. Except for the firearms of Public Law Enforcement Officers, which may be loaded, only if required by the policy of the respective public agency, by such officer required by agency policy to carry a loaded firearm, and those firearms carried under a valid concealed handgun permit, all firearms shall be loaded only on the firing line within the firing range under the supervision of the range safety officer. Unless the policy, requirements or operations of the applicable public agency precludes, or recommends against such identification, Public Law Enforcement Officers carrying firearms to or from the facility outside of a transportation case shall wear visible identification, identifying such personnel as Public Law Enforcement Officers. Private persons who are not Public Law Enforcement Officers who violate this requirement to carry firearms, other than those carried under a valid concealed handgun permit, to and from the facility in a transportation case shall be warned at a first violation and shall forfeit their membership upon a second violation within the same calendar year. Private security personnel who violate this requirement shall be warned at a first violation, with a warning also sent to the company employing the private security personnel, and upon a second violation of this requirement within the same calendar year, shall forfeit their right to utilize the employing company's membership and, if applicable, shall forfeit their private membership.
- D. A minimum of three (3) employees trained in the use of firearms and range safety shall be on duty during the operation of the firing range.
- E. Except for the firearms of Public Law Enforcement Officers, all personal firearms brought into the facility for use on the firing range shall be inspected by an employee of the establishment prior to the customer entering the firing range area. The employee inspecting the firearms shall be trained to ensure the weapon is in sound operational condition and that no illegal weapons are brought into the facility.
- F. Safety rules and rules for the use of the facility shall be posted near the access leading to the firing range from the retail store area and within the firing range area. Pertinent federal, state and local laws shall also be included on these signs.
- G. No one under eighteen (18) years of age shall be allowed to utilize the facility without a parent, legal guardian or group leader authorized by parent or legal guardian.

Attachment C – Conditions
Dated November 6, 2008

- H. All persons using the firing range shall wear approved eye and ear protection items. The Applicant shall provide these protection items if the customer does not have his/her own.
- I. The use of explosive tip or armor-defeating ammunition and black powder shall not be allowed within the facility.
- J. The Applicant shall not manufacture ammunition on the site. This is not meant to preclude the Applicant from selling ammunition, reloading supplies, components and equipment.
- K. Exclusive of ammunition stored in the ammunition magazine and gun cleaning fluid as provided below, no large amounts, not to exceed ten (10) gallons, of volatile or combustible components or fluids shall be stored in the first floor SUP premises at any one time. The Applicant may store small amounts, not to exceed ten (10) gallons at any one time, of gun cleaning fluid for in-house cleaning of rental guns and the personal firearms of the Applicant's employees. This condition shall apply only to volatile or combustible components or fluids located within the first floor indoor shooting range SUP area. Public Law Enforcement Officers, if required by the policy of the respective public agency, may utilize gun cleaning fluid stocked in the weapon cleaning facility referenced in Condition 3.L below. All gun cleaning fluid shall be stored in a fire-rated flammable liquids cabinet.
- L. Except as outlined in Condition 3.L.1, no gun cleaning shall be conducted on-site by members of the general public. No cleaning or major repair of guns shall be conducted on-site, other than the normal servicing of rental guns used within the facility and the personal firearms of the Applicant's employees.
 - 1) To meet the needs of Public Law Enforcement Officers (for training and officer recertification), a weapon cleaning facility will be installed by the Applicant for use only by Public Law Enforcement Officers in accordance with such officers' respective agency/departamental requirements. Such officers, in accordance with applicable agency/departamental procedures, shall clean their firearms and be allowed to reload and reholster such firearms and exit the facility. All gun cleaning fluid shall be stored in a fire-rated flammable liquids cabinet.
 - 2) This condition shall not preclude the Applicant from conducting minor gunsmithing and minor repairs within the facility such as, but not limited to, hand grip replacement, sight relocation/adjustment and mainspring repair or replacement, but no major fabrication or major gunsmithing shall be allowed within the facility.
- M. The Applicant shall acquire the required permit(s) from the federal Office of Alcohol, Tobacco and Firearms (ATF) prior to the operation of the use.
- N. The sound of normal human speech is considered to be in the range of 63 to 65 decibels. The sound of gunfire generated from the firing range shall not exceed 50 dB(A)Leq (with peaks not exceeding 55 dB(A)) within adjoining tenant space(s). The Applicant shall be responsible for employing a sound engineering/acoustical expert or firm to conduct a sound level test upon the receipt of a complaint of excessive noise determined by Prince William

Attachment C – Conditions
Dated November 6, 2008

County Police Department to be a valid complaint from an adjacent tenant or from commercial tenant(s) or resident(s) within 150 feet of the shooting range. Such test shall be conducted using a sound level meter which meets or exceeds the performance standards for a Type 1 or 2 meter as specified by the American National Standards Institute and shall be measured on the slow scale. Such test shall be conducted otherwise in accordance with Section 14-7 of the County Code. Such test shall be conducted during the time of maximum use of the firing range for a reasonable time period of a minimum of one-half hour. If the finding indicates the noise from the firing range exceeds the 50 dB(A)Leq (55 dB(A) peak) limit, the Applicant shall provide, within a reasonable time period, additional sound attenuation measures within the facility which may include more sound insulation and/or limitations on the use of certain guns in order to comply with this condition. The applicant shall not be required to test the sound level in any adjacent space and from the outside of Applicant's shooting range space more than a total of twice a year. If the test indicates a violation of the noise level limitation has occurred and the complaint was valid, and additional sound attenuation measures are provided pursuant to this condition, the Applicant shall have the noise level re-tested once after the sound attenuation measures have been provided to determine the effectiveness of the sound attenuation measures. If the noise level is still found to be in excess of the noise level permitted by this condition, the Applicant shall take whatever measures necessary to correct the noise problem if the Prince William County Police Department determines the complaint is valid based on a violation exceeding the noise levels allowed by this condition. This condition shall not require, in such case, that noise levels be reduced below the noise level limitations provided in this condition.

- O. The internal structural design of the indoor shooting range facility and the Applicant's choice of materials for such facility shall be reviewed and approved as part of the building permit review for construction of the indoor shooting range. The purpose of this review shall be to determine that reasonable and appropriate construction measures are used in the internal design of the indoor shooting range facility so that the use is soundproofed (subject to the noise limitations of Condition 3.N) and the walls and ceilings are shielded and protected in a manner to prevent bullet penetration. The existing ceiling separating the first floor indoor shooting range area from the second level is constructed of concrete approximately four inches (4") thick. To separate and isolate the indoor shooting range facility and insure an effective firebreak, the wall separating the range from the adjoining tenant space shall consist of the existing eight inch (8") cement block party wall, a four inch (4") void filled with noncombustible vibration-dampening material and a second eight inch (8") solid block wall. Such dual wall structure shall extend from ground level to roof level to provide noise abatement and increased fire protection and safety.
- P. A Security Plan is attached to these Conditions for review and approval. The Applicant shall implement the plan to meet or exceed the recommendations of the PWCPD and Prince William County Fire & Rescue. Such Security Plan shall be subject to review and reasonable modification by the PWCPD and/or Prince William County Fire & Rescue, as applicable, at any time throughout the operation of the subject use. Failure by the Applicant to comply with the Security Plan may result in the reconsideration of the Special Use Permit by the Board of County Supervisors.

4. FIRE AND RESCUE

- A. In accordance with consultation with Prince William County Fire and Rescue, the Applicant will conform and comply with all related applicable Fire Code requirements, including the installation of a complete fire suppression system for both levels of the site, including the second level retail, office and classroom space not subject to this SUP application and the separate system for the ammunition magazine in accordance with Condition 4.B. The indoor range area shall be sprinklered if required and not modified by applicable Code.
- B. The ammunition magazine shall be constructed according to applicable Code requirements, including the use of fire and theft resistant materials, painted red, with a fire resistant door, signed in white four inch (4”) letters stating “Explosives Keep Out”, and covered by a separate, autonomous “pre-action two-stage fire suppression system”, which would activate and charge when smoke is detected and deploy when flame is detected within the magazine.
- C. The Applicant has reviewed construction materials and design for the indoor shooting range, including the magazine area, with the Fire Marshal’s office for recommendations, including location and type of fire suppression system components/sprinklers, which recommendations are either included in these Conditions or are a part of the Security Plan. Final construction plans shall be reviewed by the Fire Marshal’s office as part of the building permit review process.
- D. Monetary Contribution. The Applicant shall make a monetary contribution of \$0.61 per square foot of the indoor shooting range for fire and rescue purposes to the Board of County Supervisors as a condition of the issuance of the building permit for the construction of the indoor shooting range.
- E. Emergency access for fire and rescue personnel shall be addressed by usage of an exterior Knox Box system, located and mounted in the walls to the front and rear of the use.

5. ENVIRONMENT/COMMUNITY DESIGN

- A. The firing range shall include a ventilation/filtration system which is rated to circulate and filter the air from the firing range approximately every 60 to 70 seconds.
- B. The air filtration unit equipment shall be located to the rear and outside of the building generally where shown on the Plan. To provide for visual and noise screening of the unit, the filtration unit will be screened by either a concrete block wall or solid wood or board-on-board fencing, or some combination thereof, generally as shown on the “Fence/Wall Exhibit” dated September 30, 2008.

Attachment C – Conditions
Dated November 6, 2008

- C. The firing range shall contain a closed/sealed capture system, including a vacuum system, to capture and trap bullet and particulate matter into boxes/container(s) which are capped and replaced daily. Capped boxes/containers will be stored within the building and taken directly to the recycling truck when such truck is on-site to the rear of the building. Brass waste shall also be recycled with storage within the building and brought directly to the recycling truck when such truck is on-site to the rear of the building.
- D. The Applicant shall have the option, subject to receipt of all required approvals, of utilizing solar and/or state-of-the-art wind power devices, which shall not include windmill(s), for electrical generation for use by the facility.
- E. Existing windows, if removed and not replaced in that location, will be replaced with wall material matching the existing surrounding wall. A second level window or windows may be retained or added at a later date. Windows which are retained or (re)located on the first level shall meet Security Plan requirements unless precluded by fire and rescue requirements. Exterior doors and windows may be retained, replaced or relocated and shall meet Security Plan requirements unless not allowed by fire and rescue requirements. To the extent not in conflict with the Security Plan and/or fire and rescue requirements, façade color and exterior windows and doors shall be consistent with or complementary to the design/ façade of the Marumsco Plaza Shopping Center.
- F. Signage – All signage shall comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM). In addition, the following shall apply to signage and advertisements onsite:
 - 1) Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.
 - 2) Unless not required by the Zoning Ordinance, Sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- G. If required by the approved Security Plan, lighting/security lighting shall be provided in parking and building exterior and/or entrance areas relating to the SUP facilities. Cameras may be mounted on the exterior of the building and/or parking lot light poles, as may be required by the approved Security Plan.

SECURITY PLAN
FOR
THE SHOOTERS' RANGE, INC.

In accordance with the applicable Condition (3.P) of Special Use Permit SUP #PLN2009-00047, applied for by The Shooters' Range, Inc. (SRI), this document constitutes the required Security Plan. This Security Plan is subject to reasonable modification at any time throughout the operation of the subject indoor shooting range, located at 13901 Jefferson Davis Highway in the Marumsco Plaza Shopping Center in Woodbridge, Virginia. Implementation of the elements of this Security Plan, as it may be modified, shall be subject to any SUP, zoning or other applicable code or regulation limitations.

OPERATIONS

I. Opening/Closing Procedures.

A. Opening Procedures.

1. Exterior Surveillance.

- a. The first employee arriving in the morning shall drive around the building and parking lot area associated with the business, and shall report any indications of a crime by dialing 9-1-1.
- b. A manager shall check daily to see if any security equipment is broken or needs maintenance and make proper notification.
- c. When possible, the employee first arriving shall wait for other employees to arrive before entering the business so as to enter the business together.

2. Entering the Building.

- a. When possible, the first employee to arrive shall wait to enter the business for the arrival of other employee(s) and then enter together.
- b. One employee shall remain outside, with a cell phone, while the other employee(s) enter, together if possible, the business for a cursory search for anything suspicious.

Attachment C – Security Plan

- c. If any indications of a crime are seen, the employee(s) are to exit the business immediately and call 9-1-1.
- d. Once the cursory search is completed, the searching employee(s) shall signal remaining employee(s) who may then enter the business.

B. Closing Procedures.

1. Closing the Building.

- a. If possible, never close alone.
- b. A manager shall check all offices, rooms, restrooms, closets, indoor range and any other areas for people.
- c. A manager shall check to make sure all doors are locked and alarms/security equipment are set to be operational upon closing the facility. Steel grill/grate as appropriate shall be set and secured after all employees have exited the business.
- d. If possible, employees shall exit together, be escorted to their vehicle(s) and/or be watched by remaining employee(s) as they exit to go to their vehicles.

2. Surveillance.

- a. While employee(s) exit, have a cell phone available in case of emergency.
- b. A manager is to drive around the building and parking lot area relating to the business and report indications of a crime by dialing 9-1-1.
- c. Managers are to check to see if any security equipment is broken or needs maintenance and make proper notification.
- d. Once the exterior search is completed, the remaining employee(s) may be signaled to exit the business.
- e. Employees shall be encouraged to have their keys out and ready to use before exiting to their vehicle(s).

- C. Off-Hours Use by Public Law Enforcement Officers.** A manager shall be present/on duty for Public Law Enforcement Officer use, as provided for in the approved SUP conditions, during off hours and to secure the premises as otherwise required per opening and closing procedures. Public Law Enforcement Officer(s) should escort the manager to his/her vehicle for after hours utilization. For purposes of this Security Plan, "Public Law Enforcement Officer" shall include any individual who, under federal, state or local law, is given the lawful authority to make arrests as part of his/her employment.

II. Other Operational Provisions.

A. Client Requirements.

1. No persons shall be allowed in the facility who appear to be under the influence of drugs or alcohol.
2. All persons using the shooting range shall be required to read posted safety rules and pertinent laws concerning firearms, and shall be required to sign a document of understanding. Members shall sign the document of understanding for the first visit and for any visit after any change in the text of the document. Non-members shall sign each visit.

B. Grill/Gate/Window. Any first floor exterior window shall be protected by glazing materials meeting UL 972 or by protective film. Second floor windows shall be of fire-rated glass to meet applicable fire codes. A lockable steel gate or grill shall cover the inside of the rear emergency exit doors (when the facility is not in use) to serve as a barrier and to preclude forced entry. The front door, if glass, shall be protected by glazing materials or protective film meeting the standard for the first floor window, and a roll-down steel grill shall cover the outside of such front door when the facility is not in use. A roll-down steel grill shall also be used for the access to the retail space on the second floor when the facility is not in use or the retail space is otherwise closed.

C. Bollards. If allowed by the owner of the property and applicable code and regulation provisions, the front of the business shall be protected by concrete-reinforced steel bollards.

D. Warning Signage. SRI shall discuss with PWCPD and/or SRI's consultant(s) the location and text of signage alerting of alarm and/or camera surveillance. Warning signage shall be subject to approval by the Prince William County Zoning Administration and/or subject to receipt of sign permit(s), if applicable, so long as warning signage does not preclude business signage.

LIGHTING/MOTION DETECTORS

SRI shall discuss with the PWCPD the placement of lighting and motion detectors. SRI may retain the services of the appropriate consultant(s) to assist in determining the number and placement of such equipment.

I. Lighting.

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

II. Motion Detectors.

- A. Motion Detectors shall, at a minimum, be utilized in the areas of the facility where firearms and ammunition are sold and stored and the access to such areas.
- B. Additional locations may be provided for motion detectors.
- C. Motion detectors shall be tied into a monitored burglary alarm system.

ALARM SYSTEM

I. Burglary Alarm System.

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

II. Alarm Activation Policy.

- A. SRI shall provide to the alarm monitoring station/service and the PWCPD the names and contact information, including telephone numbers, for the primary and an alternative point of contact to be notified when the alarm monitoring station detects alarm activity.
- B. Depending on the nature and location of the alarm activity, and if not already contacted by the alarm monitoring station/service, the notified primary or alternative point of contact shall contact the police and/or fire department.
- C. If other than the notified primary or alternative point of contact, a designated employee of SRI shall proceed to the facility to assist and/or coordinate with the police and/or fire departments and to reset the security equipment in the event of a mistaken alarm activation.
- D. Such point of contact and/or designated employee shall also proceed to arrange to secure the facility, as appropriate, based on the incident and police and/or fire department response.

SURVEILLANCE/SECURITY CAMERAS

I. Location/Camera Attributes.

- A. **Internal and external location.** SRI shall discuss with PWCPD the placement of external and internal cameras. SRI may retain the services of the appropriate consultant(s) to assist in determining the number, type and placement of such cameras.
- B. The entrance to the ammunition magazine shall be monitored by a camera for the exterior of the entrance door and by a second camera for the interior of the entrance door to the ammunition magazine.
- C. Cameras shall not be placed in locations where they may be tampered with or get “accidental” adjustments (for example, from bumping).
- D. Cameras shall not be pointed directly at bright light sources (either bulbs/lamps or direct sunlight).
- E. If allowed by the owner of the property and applicable code and regulation provisions:
 - 1. There shall be one (1) camera per exit to the facility (to include customer, employee, loading and fire door areas) aimed toward the interior of the facility.
 - 2. Each camera should have an unobstructed frontal view of the head and shoulders of everyone exiting the business.
 - 3. Cameras should have lenses configured with a depth of field of three (3) to ten (10) feet.

- F. One (1) camera should be located at each point of customer transactions in the retail gun shop area and where rental of firearms and/or reading and signing the required document(s) of understanding occur. Cameras will also be located within the firing range with unobstructed views of the firing line.
 - 1. Each camera should focus on where a customer would be expected to stand.
 - 2. Each camera should be located and/or steps taken to remove or minimize obstructions or reflection/glare.
- G. If low-pressure sodium (LPS) lighting is used at the facility, black-and-white cameras, if otherwise available and allowed, shall be utilized to minimize the effects of color rendition caused by LPS lighting.
- H. Video cameras should have a signal band width of at least 7 MHz, if otherwise allowed.
- I. Analog cameras using coaxial cable, if any, should have a signal-to-noise ratio of at least 48 dB. The line loss from the camera to the multiplexer or recorder should not fall below 45 dB.

II. Recording/Storage.

- A. Closed Circuit Television (CCTV) systems should capture and record at least one (1) complete frame per camera per second.
- B. If analog (VHS) recorders are used, they should have a minimum line resolution of 240 visible lines.
- C. If digital video recorders (DVR) are used, the minimum resolution should be at least 640 pixels in the horizontal direction and 480 pixels in the vertical direction.
- D. Compression, to the extent practicable, should be “loss-less” compression to avoid loss of information in the original file.
- E. Bit-for-bit copies should be used for files recorded on the hard drive to provide image output to DVDs (standard 5:1 compression technology should not be used).
- F. If VHS tapes are used in the CCTV system:
 - 1. Tapes should be re-used no more than 12 times.
 - 2. Tapes should be replaced on an annual basis.
 - 3. Tapes should be retained for 31 days before being re-used.
 - 4. Each tape should be labeled with a sequential number and the date/time of the recording.

G. For digital CCTV systems, storage capacity should be sufficient, if practicable, to achieve image retention similar to VHS, as provided above.

H. Systems should be checked periodically to ensure recording is occurring.

III. Evidence Procedures.

A. For tape-based (VHS) CCTV systems:

1. DO NOT stop the recording until law enforcement arrives (unless it is possible to accidentally overwrite the recording by not stopping).
2. When recording is stopped, the tape should be removed from the recording device and the tab immediately removed or shifted to the disabled setting.
3. The tape should be marked with the name of the business, the date/time of removal and the identity of the person doing these tasks.
4. The tape should be maintained at room temperature and out of direct sunlight.

B. For digital (DVR) systems:

1. When the recording is stopped (usually upon the direction of law enforcement), the business must provide someone qualified to provide assistance to recover the images.
2. The business must produce two (2) copies of the relevant images and video on a CD or DVD (non-rewritable).

IV. General.

A. The CCTV system shall have a backup power supply and surge protection. The backup power supply should provide at least thirty (30) minutes of power to properly shut down the system and preserve recordings.

B. The CCTV system must be reviewed annually to determine if it needs maintenance.

KEY/ACCESS CONTROL, DOOR/FIRE DOOR/WINDOW ATTRIBUTES

It is not the intent of this Security Plan to compromise fire/life safety in order to provide building security, and to the extent provisions set forth herein would conflict with or violate fire/life safety codes and/or Prince William County Fire Marshal/Fire & Rescue recommendations, efforts shall be made to resolve the conflict, balancing security with fire/life safety, and in the event of unavoidable conflict, life/fire safety considerations shall ultimately control.

I. Locks.

A. Keyed locks.

1. All keyed locks utilized shall be Underwriters Laboratories (UL) rating 437 compliant.
2. Different locks/keys may be used for different doors/access to different areas of the facility, with access and key availability based on the nature and responsibilities of the employee position/duties.

B. Electronic locks.

1. All electronic locks utilized shall be UL 1034 or UL 2058 compliant.
 2. Electronic locks shall have audit/tracking capability.
 3. Access control to the stockroom and ammunition magazine shall be by an electronic lock and keycard system.
 4. Different keycards and access codes may be utilized for electronic locks for different areas within the facility, with access and keycard/access code availability based on the nature of the employee position/duties.
- C. The facility will use the Prince William County Fire Department's volunteer Knox Box system to provide the Fire Department with access to the facility. Knox Boxes will be mounted in the exterior wall and located at the front and rear of the use.

II. KEY/ACCESS CODE CONTROL.

A. General.

1. Ensure responsible individuals maintain control over key, including keycard, and access code storing, issue and accounting.
2. Issuing keys, keycards and access codes must be kept to the absolute minimum needed to perform duties at the facility.

Attachment C – Security Plan

3. Keys, keycards and access codes should only be issued to people who have a valid and official need to have them.
4. Accurate records must be maintained to show accountability.

B. Procedures.

1. Locks for specific and/or restricted areas shall be changed and/or re-keyed within three (3) business days when keys to such areas are lost or are not returned by an employee leaving SRI employment.
2. Locks shall be reprogrammed (in the case of keycards) within three (3) business days when a keycard is lost or not returned by an employee leaving SRI employment.
3. Access codes shall be changed promptly when an employee knowing such access code leaves SRI employment or the access code's security is otherwise compromised. Access codes should be changed on a periodic basis for security purposes.
4. A list should be maintained which identifies people with specific keys and/or access codes, people who are authorized to obtain master keys, and people who are authorized to reprogram keycards and/or change access codes.
5. All keys, including electronic keys (both those issued and those stored in a locked cabinet or similar container) must be inventoried at least once per year.
6. Requests for issuance of new, duplicate or replacement keys must be made in writing and approved by the designated responsible person(s) at the facility.
7. Keys, including electronic keys, which are not issued or are no longer necessary must be destroyed or stored in a locked container or cabinet, with access to such container or cabinet limited to the designated responsible person(s) at the facility.
8. The name and address of user or SRI shall not be placed on the keys/tags. Keys/tags shall not be marked to identify the exact premises or door(s) they open. A number shall be permanently placed on each such key to identify the key for purposes of accounting for all keys.
9. Keys and access code information shall not be left on desks, in unlocked drawers or where they can be removed and/or copied. Keys and access code information shall not be given, lent or otherwise provided to unauthorized persons. Staff shall be reminded of this on a periodic basis.
10. Keys checked out on a temporary basis must be returned to the master key holder (designated responsible person) in a timely manner no later than the end of the business day after completion of the task requiring the temporary checkout of a key.
11. Keys shall be returned/collected when a person leaves SRI employment.

12. Lost, stolen or non-returned keys, or lost/compromised access codes, must be reported immediately to the designated responsible person(s), and the affected locks must be re-keyed or reprogrammed, as applicable, and new key(s) and access code(s) issued.
 13. In cooperation with the Prince William County Fire Department, whenever a key or electronic key is changed, a replacement key or electronic key shall be placed in the appropriate Knox Box and the old key(s) removed.
- D. **Record-Keeping/Documentation.** Key control documentation shall contain at least the following information:
1. The control number assigned to each key and lock within the facility.
 2. The location (room number) for each lock in the facility.
 3. Each person who has been issued or has received keys and/or access codes to the facility, with the key number and lock to which the access code applies, issued/received by such person.
 4. The issue dates and last inventory dates for each key within the facility.
 5. The signature of each recipient for any keys issued to that person.

III. **Door/Fire Door Attributes.**

A. **Fire exit doors.**

1. All fire exit doors and frames shall be metal, no less than 18 gauge.
2. Exterior knobs shall be removed on rear fire exit doors.
3. A mortise style locking mechanism shall be considered for rear fire exit doors, consistent with being UL 437 rating compliant.
4. For rear fire exit doors, angle iron must be used to cover the latch portion and the entire length of the door edge, and attached with the flat edge covering the gap between the door and door casing on the exterior.
5. Rear fire exit doors shall have viewers (a.k.a., “peepholes”) installed for observation before the door is opened.
6. The rear door(s) shall be designed for exit purposes only and secured at all times to protect against forced entry. This shall not preclude their use as fire exits.

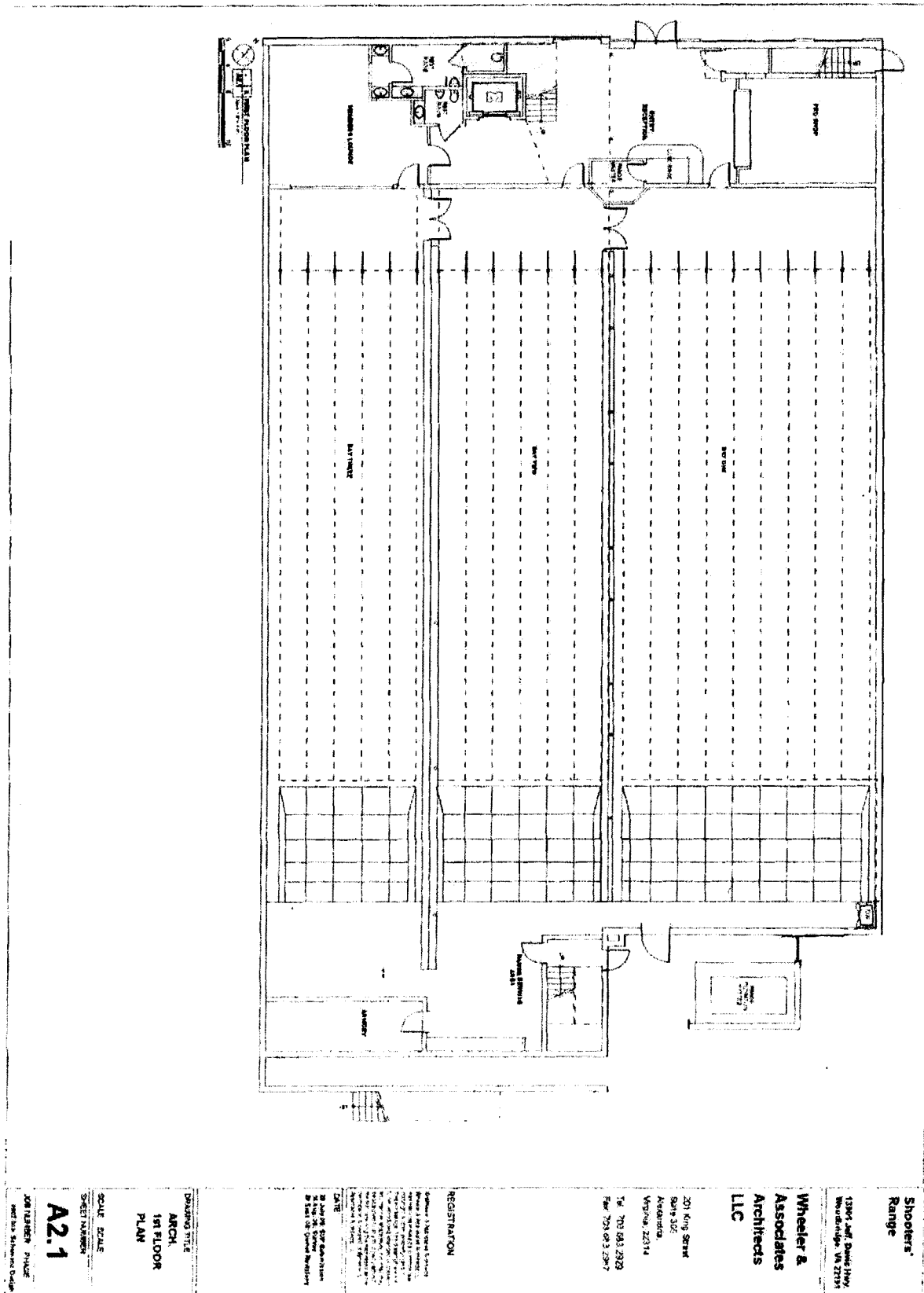
AMMUNITION MAGAZINE.

- A. At the suggestion of Prince William County Fire & Rescue, a separate autonomous “pre-action two-stage fire suppression system” shall be provided within the ammunition magazine, subject to Prince William County Fire Marshal and/or Fire & Rescue review.
- B. The fire suppression system shall be set to activate and charge at detection of smoke and to deploy at detection of flame within the magazine.
- C. A monitored smoke and flame detector shall be utilized within the magazine.
- D. Cameras, as provided above, shall monitor the exterior and interior of the ammunition magazine access door.
- E. Access to the ammunition magazine, as noted above, shall be by electronic keycard.
- F. The ammunition magazine shall be constructed according to applicable Code requirements of fire and theft resistant materials, painted red, with a fire resistant door and signed in white, four inch (4”) letters stating “Explosives Keep Out”.

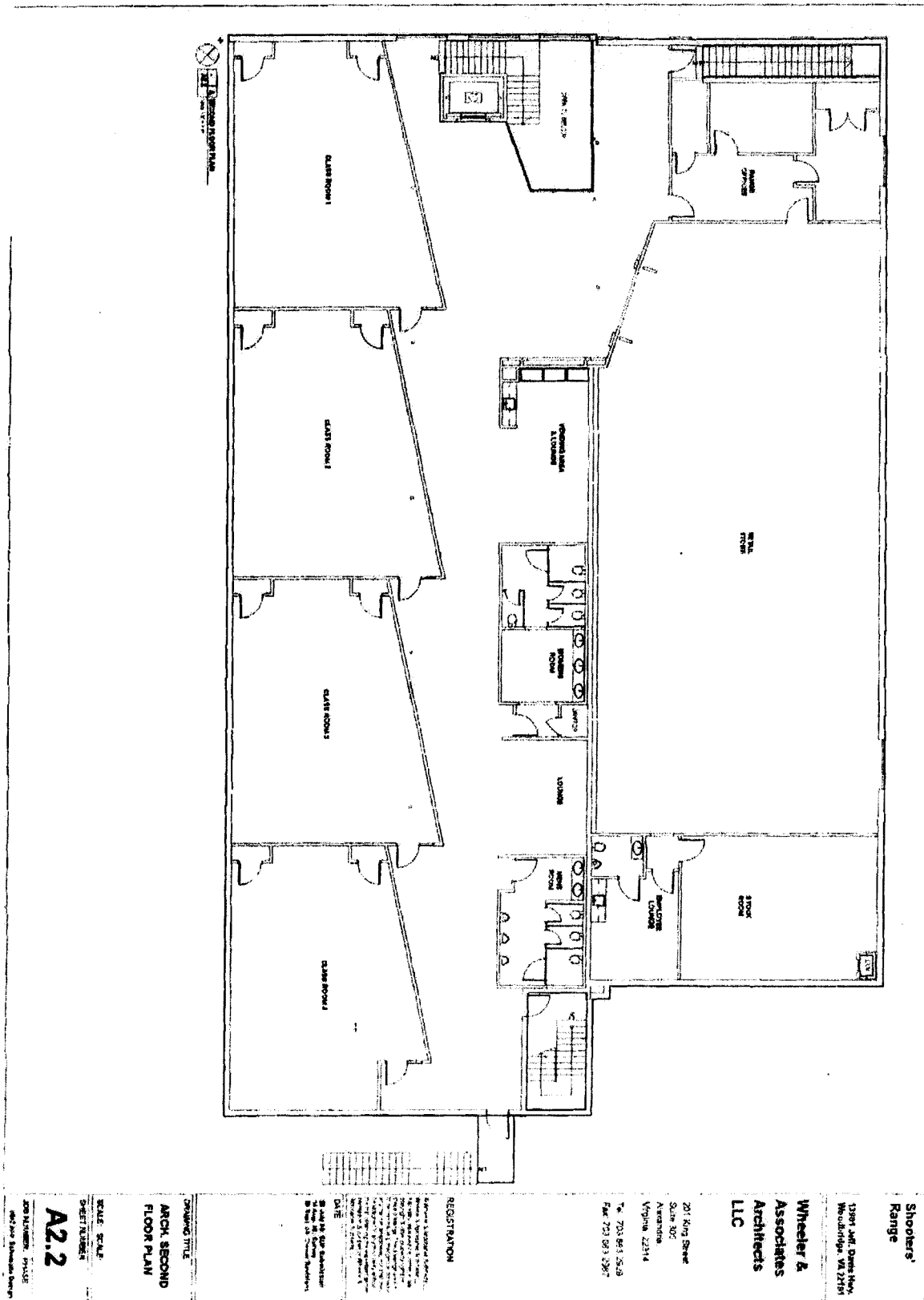
LANDSCAPING

Shrubs planted around any wall or fencing surrounding the filtration equipment to the rear of the building shall not exceed three (3) feet in height and shall be maintained to remain at or below the three (3) foot height limit.

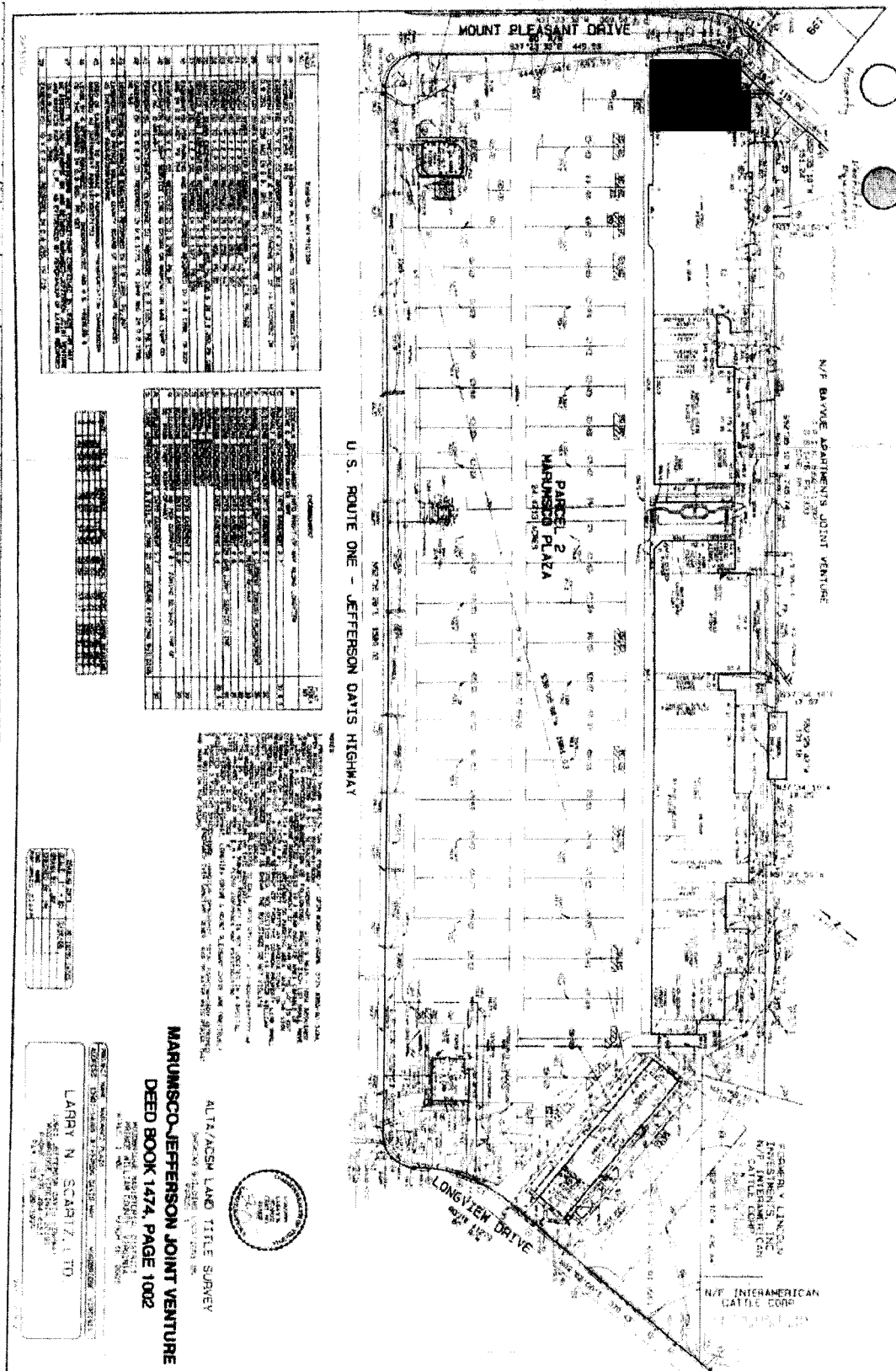
Attachment C – Floor Plan
Dated July 28, 2008, as revised through September 29, 2008



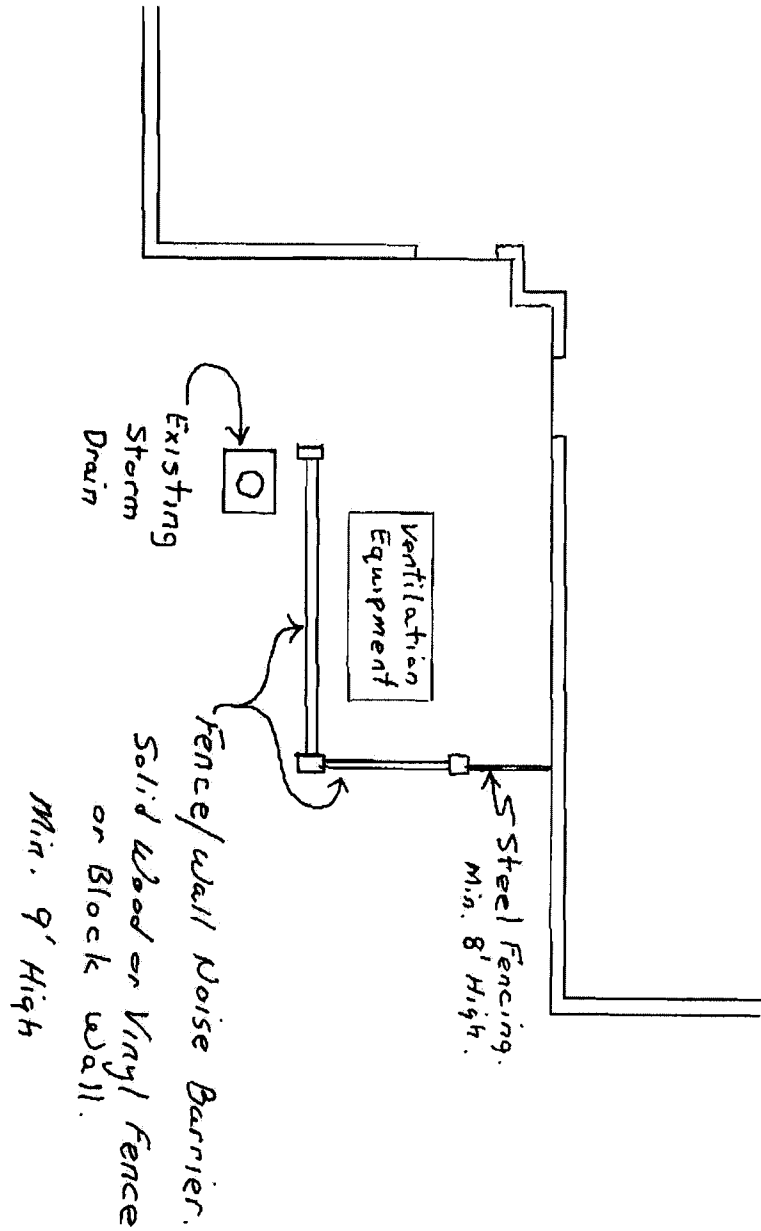
**Attachment C – Floor Plan
Dated July 28, 2008, as revised through September 29, 2008**



Attachment D
Contextual Exhibit

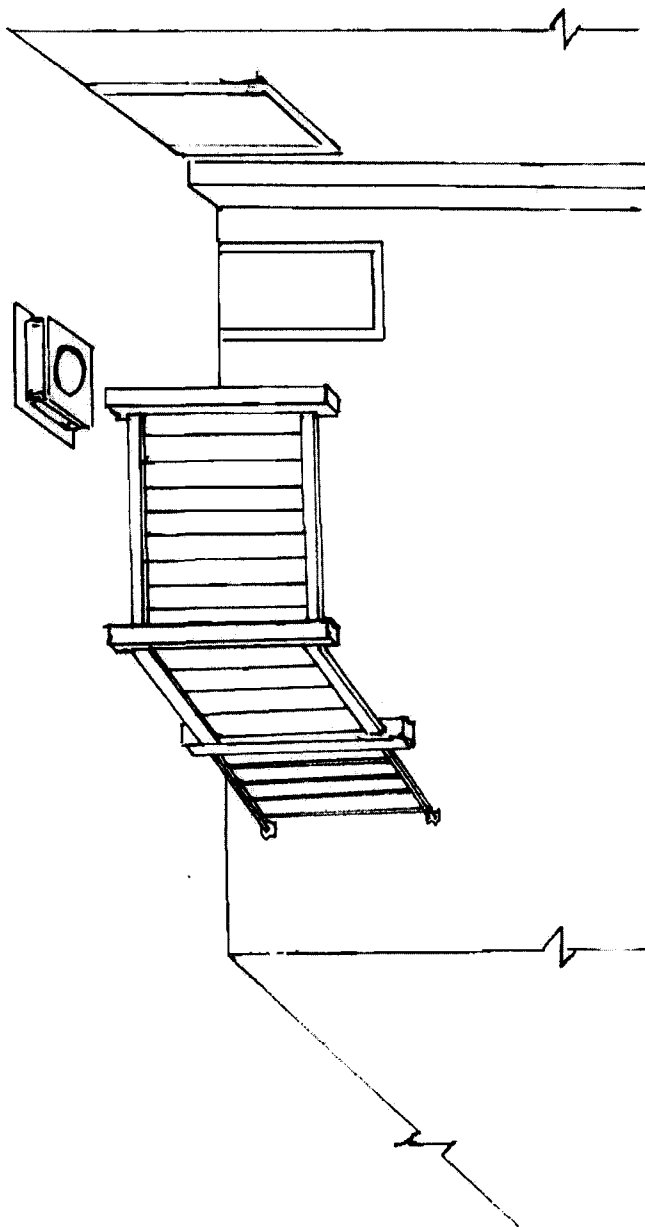


Fence/Wall Exhibit
Page 1 of 2



September 30, 2008

September 30, 2008



Page 2 of 2
Fence/wall Exhibit

Attachment F- Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: BRYANT
SECOND: FRIEDMAN
RE: SPECIAL USE PERMIT #PLN2009-00047, THE SHOOTER'S RANGE,
WOODBIDGE MAGISTERIAL DISTRICT
ACTION: RECOMMEND APPROVAL

November 5, 2008
Regular Meeting
Res. No. 08-153

WHEREAS, this is a request to allow a commercial indoor shooting range in an existing shopping center; and

WHEREAS, the site is located within Marumsco Plaza, +/-450 feet southeast of the intersection of Jefferson Davis Highway and Mt. Pleasant Drive; and

WHEREAS, the site is identified as GPIN 8392-72-6928 (pt), is zoned B-1, General Business and is designated General Commercial in the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 5, 2008, at which time public testimony was received and the merits of the above-referenced special use permit were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this special use permit;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #PLN2009-00047, The Shooter's Range, subject to conditions dated October 24, 2008.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Prince William County Planning Commission does request that between now and the Board of County Supervisors hearing, the applicant and staff work on the language for the police satellite sub-station and hold a town hall meeting with the surrounding community.

Votes:

Ayes: Burgess, Friedman, Fry, Gonzales, Hendley, Holley, Hosen, Bryant


Nays: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

CERTIFIED COPY


Clerk to the Commission