

# Hanover County, Virginia

## Land Use Map

### Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

### CUP-15-05, Am. 1-15

Cavalier Rifle & Pistol Club

CUP expansion

Agricultural Land Use

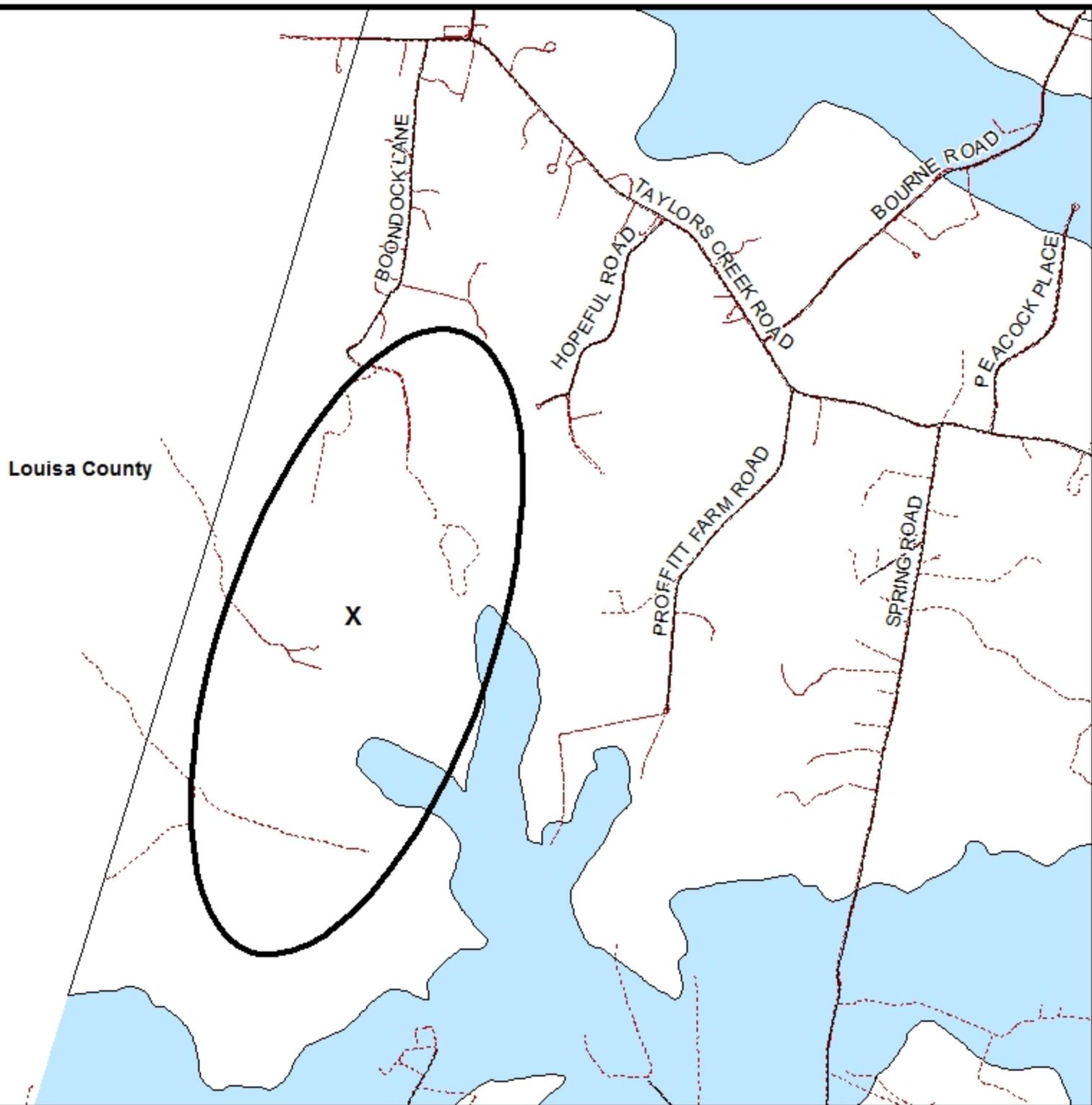
GPIN's: 6890-37-8223, et al.

South Anna Magisterial District



1 inch = 1,600 feet

May 05, 2015



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

**CUP-15-05, Am. 1-15**

Cavalier Rifle & Pistol Club

CUP expansion

Zoned A-1

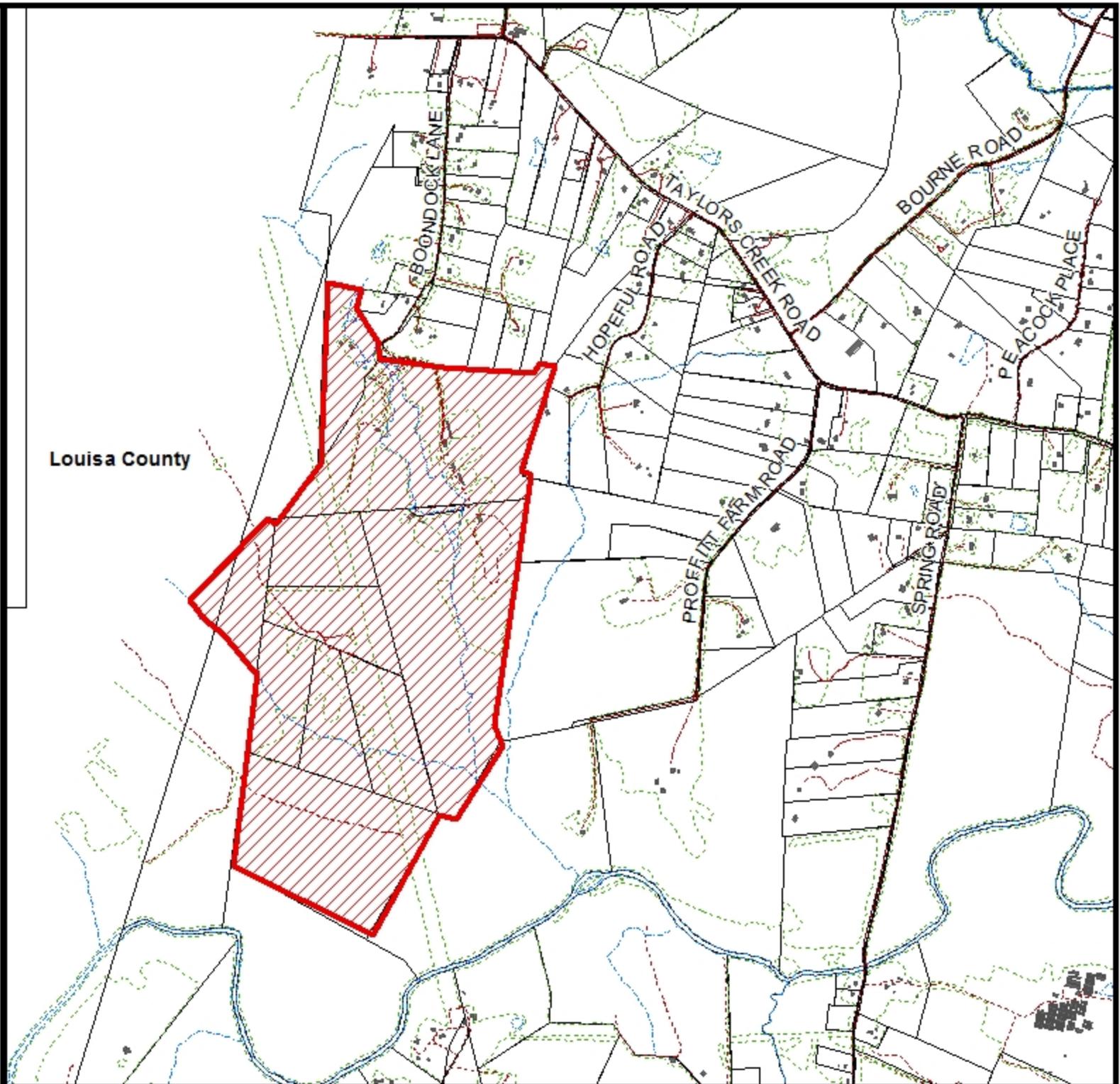
GPIN's: 6890-37-8223, et al.

South Anna Magisterial District



1 inch = 1,600 feet

May 05, 2015



# Hanover County, Virginia

## Zoning Map

### Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

### CUP-15-05, Am. 1-15

Cavalier Rifle & Pistol Club

CUP expansion

Zoned A-1

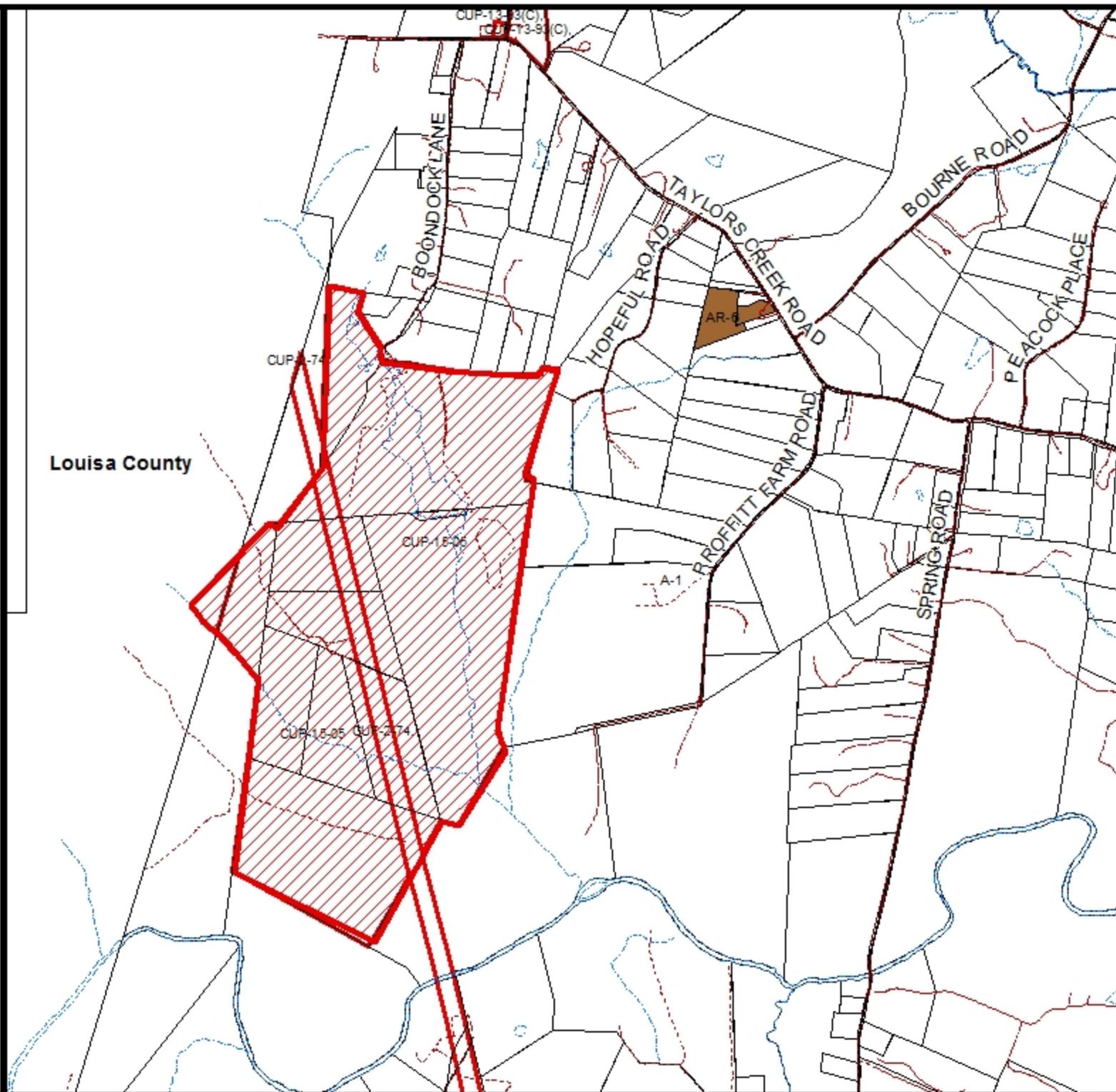
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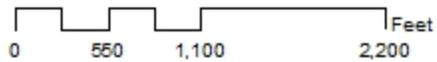
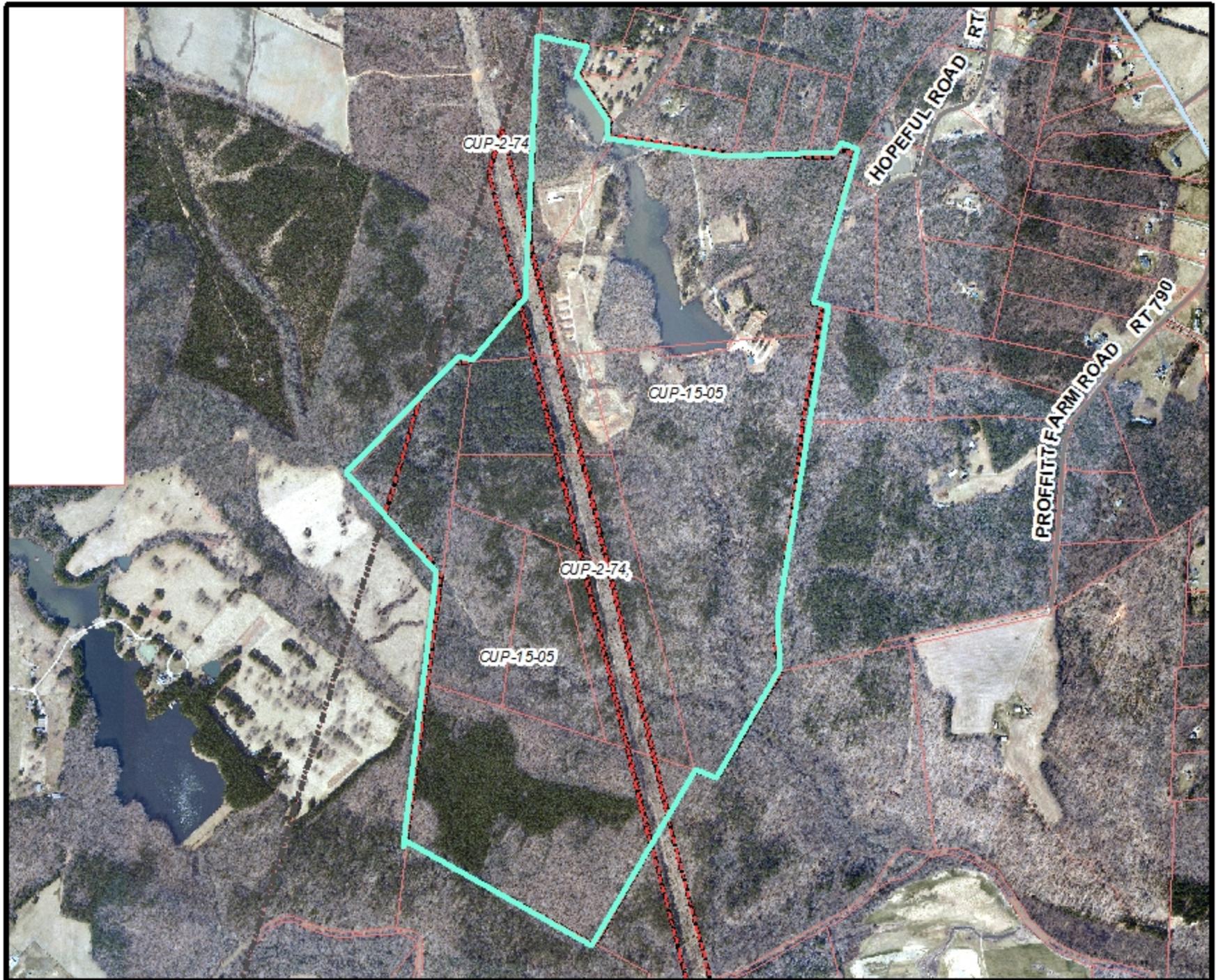
South Anna Magisterial District



1 inch = 1,600 feet

May 05, 2015





# CUP-15-05, AM. 1-15, CAVALIER RIFLE & PISTOL CLUB

Conditional Use Permit Amendment Report  
South Anna Magisterial District  
PC Meeting Date: October 15, 2015



## Overview

Request	To permit an amendment to the sketch plan and conditions of CUP-15-05, which permits a private club and private recreation facility
Zoning	A-1, Agricultural District
Acreage	434.61 acres
CUP Acreage	434.61 acres
Location	At the terminus of Boondock Lane (private road) approximately 0.68 mile south of Taylors Creek Road (State Route 610)
GPINs	6891-41-7956, 6890-37-5223, 6890-59-0704, 6891-30-4684, 6891-20-5055, 6890-39-6865, 6890-38-0916, 6890-38-6620, 6890-48-2570, 6891-41-8135, and 6891-33-8060
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Access is provided from Boondock Lane (private road), which is 0.68 mile south of Taylors Creek Road (State Route 610)
Suburban Service Area	Outside
Case Planner	Claudia Cheely

## Executive Summary

The Conditional Use Permit for the existing recreational use was approved by the Board of Supervisors on June 14, 2006. The applicant requests an amendment to the sketch plan and conditions to add or enlarge facilities within the area of the CUP and amend the conditions. The boundary of the approved CUP is not changing. The concurrent amendment request to SE-37-05 will cover the proposed changes to the rifle and pistol club sketch plan and conditions. Both the CUP and SE have conditions related to the maximum number of club members and guest use, and the applicant requests no caps on membership and guests.

## Staff Recommendation

**APPROVAL** subject to the conditions as outlined in the staff report and revision to the sketch plan to show recommended changes to the camping area.

## **Planning Analysis**

This request is to amend the sketch plan and conditions for CUP-15-05 to add facilities to the area of the CUP for the private club and private recreation facility and amend the related conditions. The recreational use of the property includes target and skeet shooting, fishing, boating and limited camping. The concurrent amendment request for SE-37-05 relates to the proposed changes to the rifle and pistol club sketch plan to include a new indoor firing range and enlargement of existing outdoor ranges and related conditions. The 166.57-acre area of the Special Exception Permit is within the area of the CUP, which includes a total of 434.61 acres. Both the CUP and SE have conditions related to the maximum number of club members and guest use, and the applicant requests no caps on membership and guests for both permits.

While this request relates only to the Conditional Use Permit, below is a summary of the request to amend the Special Exception:

- Sketch plan amendment to include an area for a future indoor firing range structure that includes an office and meeting areas/classrooms, future extension of Ranges 1 and 2, and the addition of future Range 5A, next to Range 5;
- Amendment to conditions to allow for:
  - Revisions of the definitions to add and delete definitions and made changes to others;
  - An expansion of hours of operation,
  - Removal of membership limits,
  - Removal of requirements related to different defined events, notice to the public of events, restrictions as to Sunday events,
  - Alteration of condition related to consumption of alcohol,
  - Increased use of automatic weapons and hours related to that use,
  - Increased use of camping area by both members and guests,
  - Deletion of most of the noise abatement and safety improvements conditions, and
  - Other miscellaneous edits to the current conditions because they are no longer needed since most of the facility has been completed and approved through the site plan process.

### *Compatibility with Surrounding Area*

The applicant's facilities are located at the terminus of Boondock Lane, which is an 18' private road maintained by the residents along that road and Cavalier. Property owners, including Cavalier, contribute to the road maintenance, but a roadway maintenance agreement has never been formalized. The main concern of the owners along Boondock Lane is the increased use of that road should the membership caps be lifted.

### *Sketch Plan*

The sketch plan for the CUP includes the area of the Special Exception Permit, which is the area where all proposed modifications to the sketch are proposed. Those modifications will be considered with the Special Exception Permit. The CUP sketch plan is provided on two sheets, the first showing the proposed changes to the rifle and pistol club on 166.57 acres and the second sheet showing the

remaining acreage within the CUP area (268.04 acres), which will remain natural and serve as additional forested buffer area. Staff notes that only the Hanover portion of GPIN 6891-20-5055 (16.2 acres) is subject to the Conditional Use Permit; the remaining acreage in that parcel (7.8 acres) is in Louisa County.

The CUP sketch plan shows existing treelines that were maintained during the 2006 zoning actions, which were designated as the forested buffer between the shooting ranges and adjacent residential development. CUP Condition 1 requires the depiction of this forested buffer and timber management plan. Less the expansion areas proposed with the SE, the modifications to the CUP show that the forested buffer/timber management plan area is maintained through depiction on the sketch plan sheets. Sheet 1 shows this area in dark gray, and all of sheet 2 is in the buffer area.

Finally, the applicant proposes allowing more use of the camping area. Currently, that area is limited to 25 members and guests and/or registered participants in various events being held by the gun club. The applicant has proposed a revised condition that removes the current limitation number, and has shown on the sketch plan a note that indicates that the maximum number of campers using the camping area shall be 100. Staff has recommended that this area be delineated on the plan and that instead of limiting people, limit the maximum number of camping sites. The applicant has looked at this and determined that the area is approximately 2 acres in size, and that up to 25 camping sites can be accommodated within that area. This seems reasonable considering this camping area is also used by boy scouts during organized events, who stay in various size tents. Staff recommends that the sketch plan be revised to delineate the 2-acre camping area with a note indicating that no more than 25 camping sites will be permitted.

### *Elevations*

Elevations of the proposed indoor facility were provided that show a metal building that from ground level to the eave is 16' tall. The pitched roof is a seamed steel roofing system. A color depiction of a similar structure was provided showing it as tan in color, with a green seam metal roof. The sketch plan shows this structure is approximately 11,400 square feet in size, with 4,200 square feet of that space shown for office use and 7,200 square feet as the indoor range. 47 parking spaces are shown on the sketch plan for this proposed facility.

### *Transportation*

VDOT had no comments regarding this request. But as noted herein, the residents of Boondock Lane are concerned about the increased use of Boondock Lane by the members and guests of the gun club, and the maintenance of that road.

### *Community Meeting*

The applicant held a community meeting on July 29, 2015. Issues raised at the meeting included the following:

- The applicant's proposal to delete the conditions of the CUP and SE to remove caps on membership, guests and regulation of events;

- The expansion of the hours permitted for firing of automatic weapons, as well as to the overall club hours as the applicant proposes. Currently, the club closes during hours of darkness and has more limited hours on Sundays, which provides neighbors some relief from the noise and traffic;
- The introduction of night shooting events;
- Because of the expansion of use of the site and the expansion of hours, the neighbors would be expected to endure fewer hours of peace from the noise of the shooting;
- The changes to conditions that control use of alcohol, which the residents opposed; and,
- The maintenance of Boondock Lane under existing conditions, but because the applicant is proposing an increase in membership and permitted guests, that road would endure further wear and tear without any proposed assurances from the Club that it would have increased responsibility for the maintenance of Boondock Lane.

Correspondence from nearby residents, both in support of and against this request, is attached.

**Agency Analysis**

Agency	Comment Summary
Site Planning	Any areas identified for use during hours of darkness will be required to provide illumination in accordance with Section 26-267; those areas would include the proposed indoor shooting range and any area to be used for the proposed night shooting events.
Public Works	Provided standard comments related to stormwater and Chesapeake Bay regulations

**In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan sheets titled, “Compiled Map of 166.57 Acres Now and Formerly in the Name of Cavalier Rifle and Pistol Club, Inc. Encompassing an Area for Conditional Use and Special Exception Permits,” dated May 12, 2014, and most recently revised September 30, 2015, and “Plat of Survey of 275.84 Acres Now and Formerly in the Name of Cavalier Rifle and Pistol Club, Inc. for Conditional Use Permit”, dated March 31, 2015, most recently revised October 1, 2015, both prepared by Kenneth M. Hart & Associates, and the elevations titled, “Cavalier Rifle & Pistol Club”, dated July 1, 2015.**

**A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.**

**Staff’s Recommended Conditions**

Staff has reviewed the 2006 conditions as well as the applicant’s proposed changes. The conditions below reflect the conditions staff now recommends:

1. **Buffer.** The site plan shall depict a forested buffer surrounding the facilities on the property. The forested buffer shall extend to the boundary of the properties governed by this Conditional Use Permit. The forested buffer shall be subject to a timber management plan, which shall be submitted to the Hanover County Planning Department at the time of site plan; provided,

however, that there shall be no clear-cutting of any portion of the forested buffer. Nothing in this section shall prevent the removal of dead or diseased trees, or parts thereof.

2. **Parking.** No parking shall be permitted along Boondock Lane.
3. **Public Announcement System.** The only type of public announcement system shall be a bullhorn or other similar hand held microphone and loudspeaker system.
4. **Well Head Protection.** No new development (buildings, structures, parking) or active use shall be allowed within 100 feet of the well. The site plan shall reflect a 100-foot buffer around the well.
  - A. The Club shall test for lead in the well on an annual basis and report any results which exceed regulatory standards or action levels.
  - B. The Club shall obtain all necessary permits from the Department of Health prior to the use of the well for potable water as may be needed for any new facilities such as the Indoor Shooting Range.
  - C. The Club shall develop a drum management plan. Only drums that are empty, labeled as empty, and with the lids removed shall be kept on site. No bulk storage of cleaning chemicals, pesticides, or petroleum product (55 gallons or greater) shall be allowed.
5. **Camping.** Camping is permitted on-site in the designated camping area by members of the Club and their guests, as well as registered participants of the Organized Events, provided no more than 25 camp sites are permitted on the property at any one time.
6. **Compliance.** All development and use of the Property shall comply with all federal, state and local statutes, ordinances and regulations.

### **Summary of Outstanding Issues**

As previously discussed in the report, staff recommends that the following issues be addressed:

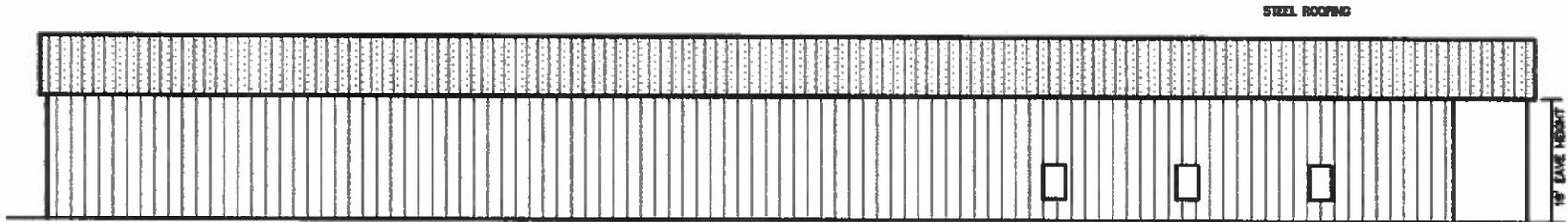
- Staff recommends that the sketch plan be revised to delineate the 2-acre camping area with a note indicating that no more than 25 camping sites will be permitted.

cdc/HTE

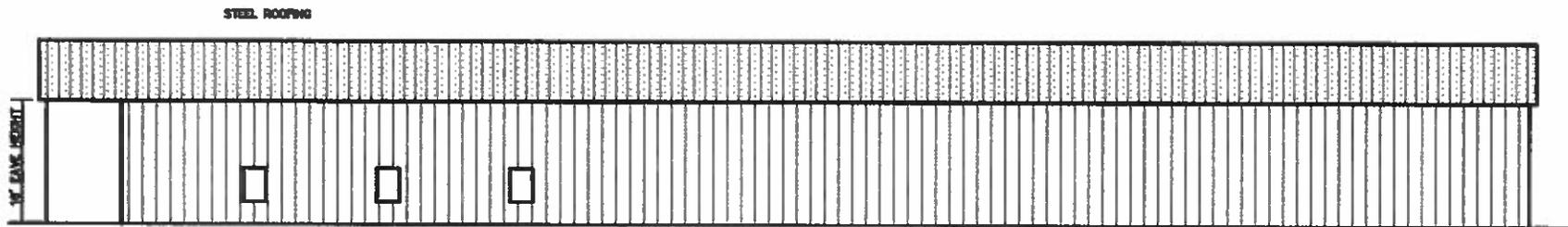
**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- Approval Letter/Approved Sketch Plan
- County Traffic Study
- Application Materials
- Agency Review Comments
- 527 Traffic Study
- Citizen Correspondence
- Photographs
- Elevations/Sketch Plan



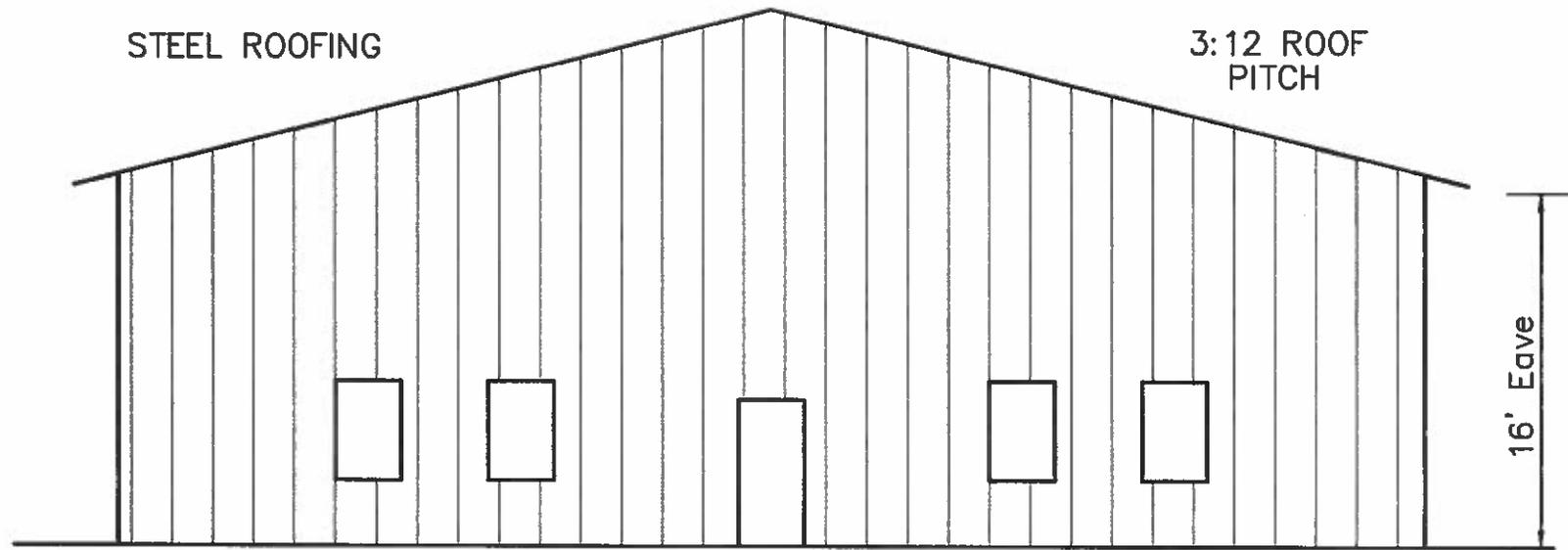


Left Side Elevation

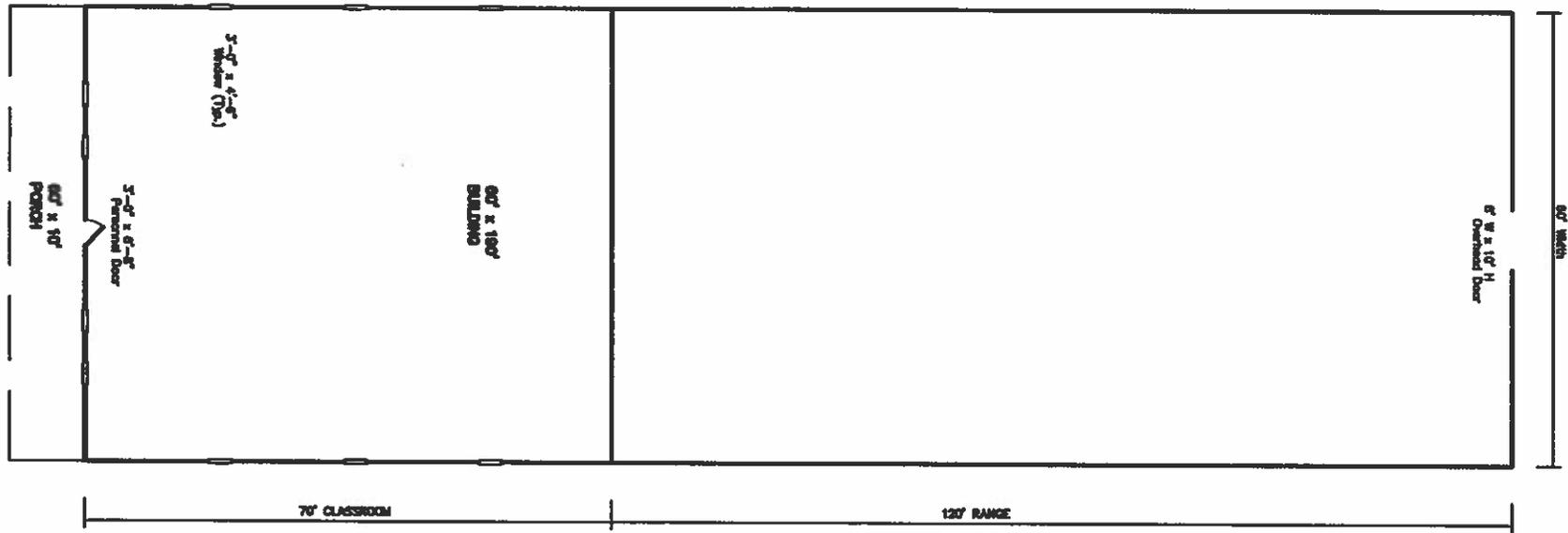


Right Side Elevation

Cavalier Rifle & Pistol Club  
Training Building Project  
Side Elevations  
01 July 2015



Cavalier Rifle & Pistol Club  
Training Building Project  
End Elevation  
01 July 2015



**Cavalier Rifle & Pistol Club**  
**Training Building Project**  
 Layout Plan  
 01 July 2015

If graphic determination, this parcel is located in Zones A & 1 per Flood Insurance Rate Maps from the Federal Emergency Management Agency. Reference Community Panel 3108500120 & effective 2 Dec., 2008.

Reference Hanover County's Special Exception Permit No. SE-37-05, Conditional Use Permit No. CUP-15-05, and the minutes of the Hanover County Board of Supervisors meeting dated 14 June, 2008.

Note: 140 Parking Spaces are shown. 1/8" = 20' typical. All buildings are existing unless noted otherwise.

The topography and improvements have been digitized from aerial photography by Louise Aerial Survey, Inc. The project was Run 26 April, 2014 and topography compiled 5 May, 2014. GPS control work was also performed 24 April, 2014 to convert the project to Virginia State DMC.

This is a compiled map and not a plot of survey. This compiled map does not represent a current field survey and was prepared without the benefit of a title binder. This map was compiled from plots by this firm and from plots on record in the Hanover County Circuit Court Clerk's Office. No assurance are given as to the accuracy of plots of record not produced by this firm. This map is intended solely as a graphical representation to the Planning and Zoning Offices of Hanover County of the property to be included in the application for a conditional use permit by Cavalier Rifle and Pistol Club, Inc.

This compiled map is not for record in the Circuit Court Clerk's Office and may not be referenced for changes in title.

The bearings and distances for this compiled map are taken from a previous survey by Kenneth H. Hart & Associates dated 10 August, 2005 and related to Virginia State DMC. This boundary is not based on a current field survey. Corner relations are also taken from the said survey. Only the GPS and Mapping work is based on current field work.



WILTON LUMBER COMPANY, INC.  
DB 67 - 403  
PB 8 - 103  
(LOUISA COUNTY)

Legend:  
 ■ Timber Management Area  
 --- Fenceline

CHARLES G. WOODHAM  
DB 554 - 458  
(LOUISA COUNTY)

CAVALIER RIFLE AND PISTOL CLUB, INC.  
DB 1528 - 863  
PB 4 - 188, 83  
LOT 1  
CPN 8891-30-5055  
Zoning A-1

CAVALIER RIFLE AND PISTOL CLUB, INC.  
PORTION OF  
DB 1038-850  
PB 4-188, P3  
LOT 2  
CPN 8891-30-4894  
Zoning A-1

CAVALIER RIFLE AND PISTOL CLUB, INC.  
PORTION OF  
DB 1038-850  
PB 4-188, P3  
LOT 1  
CPN 8891-30-4894  
Zoning A-1

CAVALIER RIFLE AND PISTOL CLUB, INC.  
PORTION OF  
DB 629-473  
PNC DB 629-473  
CPN 8890-58-0704  
Zoning A-1

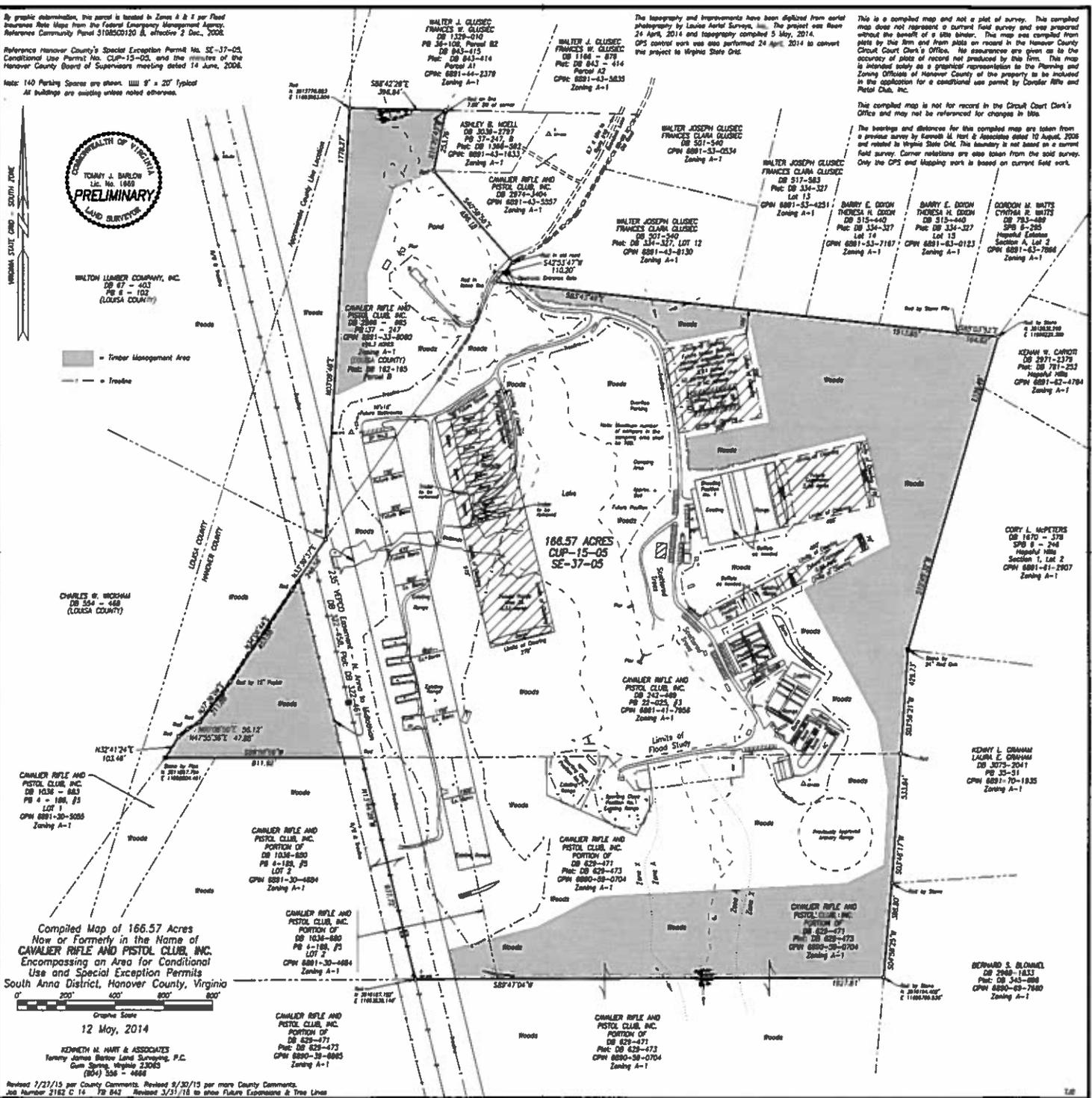
CAVALIER RIFLE AND PISTOL CLUB, INC.  
PORTION OF  
DB 629-473  
PNC DB 629-473  
CPN 8890-58-0704  
Zoning A-1

BERNARD S. BARNELL  
DB 2988-1833  
PNC DB 343-688  
CPN 8890-69-7680  
Zoning A-1

Compiled Map of 166.57 Acres  
Now or Formerly in the Name of  
CAVALIER RIFLE AND PISTOL CLUB, INC.  
Encompassing an Area for Conditional  
Use and Special Exception Permits  
South Anna District, Hanover County, Virginia

Original Scale  
12 May, 2014  
KEDWEN H. HART & ASSOCIATES  
Jeremy James Bartow Land Surveying, P.C.  
Gum Spring, Virginia 23065  
(804) 536 - 4666

Revised 7/27/15 per County Comments. Revised 9/30/15 per more County Comments.  
Job Number 3183 C 14 YB 842 Revised 3/31/16 to show Future Expansions & Tree Lines

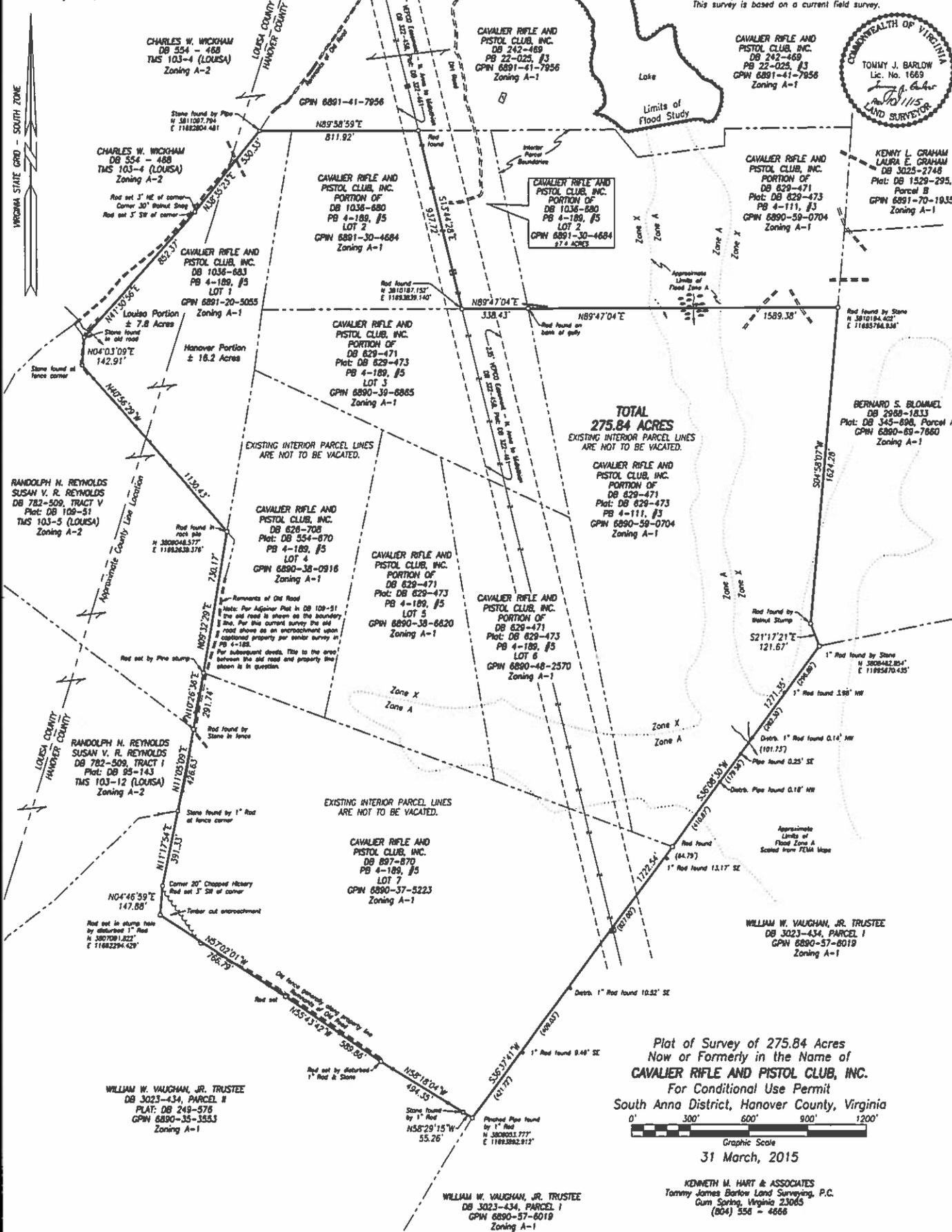
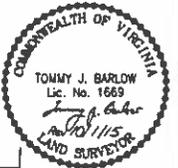


By graphic determination, these parcels are located in Zones A & X per Flood Insurance Rate Maps from the Federal Emergency Management Agency, Reference Community Panel 51085C0120 B, effective 2 Dec., 2008. The area shown within the boundaries of this plot is under a timber management plan.

Reference Hanover County's Special Exception Permit No. SE-37-05, Conditional Use Permit No. CUP-15-05, and the minutes of the Hanover County Board of Supervisors meeting dated 14 June, 2006.

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedure and standards established by the State Board of Architects, Professional Engineers, Land Surveyors, Certified Interior Designers, & Landscape Architects.

This survey was performed without benefit of a current title binder. This survey is based on a current field survey.



**TOTAL  
275.84 ACRES**  
EXISTING INTERIOR PARCEL LINES  
ARE NOT TO BE VACATED.

Plat of Survey of 275.84 Acres  
Now or Formerly in the Name of  
**CAVALIER RIFLE AND PISTOL CLUB, INC.**  
For Conditional Use Permit

South Anna District, Hanover County, Virginia



31 March, 2015

KENNETH M. HART & ASSOCIATES  
Tommy James Barlow Land Surveying, P.C.  
Crum Spring, Virginia 23065  
(804) 556 - 4666