

## **M E M O R A N D U M**

DATE: July 14, 2020

TO: The Board of Supervisors

FROM: John Risinger, Planner

SUBJECT: Case No. ORD-19-0005. Consideration of Amendments to the Zoning Ordinance to Address Combat Tactical Training Facilities

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### **Introduction**

At its July 9, 2019 meeting, the Board of Supervisors requested the County Attorney to prepare an Initiating Resolution to consider an amendment to the Zoning Ordinance to exclude combat tactical training facilities as a permitted use in Agricultural and Residential Districts and to evaluate its appropriateness as a specially permitted use within the General Industrial (M-2) District. The Board of Supervisors cited concerns which included public safety and noise impacts. On August 13, 2019, the Board of Supervisors adopted the Initiating Resolution.

Combat tactical training facilities are designed for military style simulations which may include shooting ranges, evasive driving courses, and other training activities. This type of facility is commonly located on military bases to train service members for the United States Armed Forces or other federal agencies. In recent years, Virginia localities have received development proposals from private companies for commercially oriented combat tactical training facilities.

### **Overview**

The Initiating Resolution directed staff to prepare Ordinance language which would exclude combat tactical training facilities as a permitted use in Agricultural and Residential Zoning Districts. Staff reviewed development proposals and Ordinance language from other localities in Virginia. Staff determined that a definition could be created for combat tactical training facilities without listing it in any zoning district use list. Since the Zoning Ordinance is exclusionary in nature, combat tactical training facilities would not be allowed in any zoning district where the use is not listed as a permitted or specially permitted use.

The Initiating Resolution also directed staff to evaluate the appropriateness of including combat tactical training facilities as a specially permitted use in the M-2 District. The primary purpose of the M-2 District is to “establish an area where the principal use of land is for industrial operations which are not compatible with residential or commercial service establishments.” Staff determined that combat tactical facilities would not fulfill the intent of the M-2 District since it is not an industrial use.

Staff presented Phase I materials at the January 9, 2020, meeting of the Policy Committee. Staff recommended creating a definition for combat tactical training facilities within Section 24-2, Definitions, and not listing it as a permitted or specially permitted use within Agricultural and Residential Zoning Districts. Staff also recommended not including combat tactical training facilities as a specially permitted use in the M-2 District since the use does not match the intent of the district. At that meeting, the Policy Committee concurred with staff’s recommendations and directed staff to develop a draft definition for review.

Staff presented a draft definition for combat tactical training facilities at the March 12, 2020, meeting of the Policy Committee. The definition specified that it would not apply to facilities operated by government

agencies or certain currently permitted uses. The Policy Committee discussed the definition and directed staff to prepare a draft Ordinance using the draft definition language as presented.

Staff presented the draft Ordinance at the May 14, 2020, meeting of the Policy Committee. The Policy Committee recommended approval of the draft Ordinance to the Planning Commission by a vote of 4-0.

Staff presented the proposed Ordinance at the June 3, 2020, meeting of the Planning Commission. The Planning Commission recommended approval of the Ordinance to the Board of Supervisors by a vote of 7-0.

### **Recommendation**

Staff recommends that the Board of Supervisors approve the attached Ordinance.

JR/md  
ORD19-5CombtTac-mem

### Attachments:

1. Proposed Zoning Ordinance Amendment
2. Proposed Zoning Ordinance Amendment – Clean Version
3. Initiating Resolution
4. Unapproved Minutes of the June 3, 2020 Planning Commission Meeting