

## BOARD OF SUPERVISORS AGENDA ITEM

*Meeting Date: October 3, 2023*

*Item Number: \_\_\_\_\_*

### Subject

Case Number 23-07-Z03: Amendment to the King George County Zoning Ordinance to allow and define Training Facilities in the Limited Agricultural District, A-1 as a use permitted only by special exception. Amendment to Sections 1.9 and 2.3.3.

### Recommended Action

The Department of Community Development Staff recommends that the King George County Board of Supervisors:

1. Approve Case Number 23-07-Z03: Amendment to the King George County Zoning Ordinance to allow and define Training Facilities in the Limited Agricultural District, A-1 as a use permitted only by special exception.

**Or**

2. Deny Case Number 23-07-Z03: Amendment to the King George County Zoning Ordinance to allow and define Training Facilities in the Limited Agricultural District, A-1 as a use permitted only by special exception, as recommended by the King George County Planning Commission.

### Summary of Information

On June 6, 2023, the King George County Board of Supervisors directed staff to amend the ordinance to expand the definition of Private Schools, a use permitted only by special exception in the Limited Agricultural district, A-1. The intent is to facilitate an educational use that would involve safety, security, and survivability training to avoid and mitigate risks. This use would not be permitted under the current ordinance.

A private school as defined in Section 1.9 Definitions of Terms is, "A facility that provides a curriculum of elementary and/or secondary academic instruction including kindergartens, elementary schools, junior high schools, high schools and colleges which are owned and operated privately. This definition shall be construed as being inclusive of all buildings, structures, grounds and uses that are associated with the organization of the school

Legal Review

\_\_\_\_\_ Complete

\_\_\_X\_\_\_ N/A

including, but not limited to administration buildings, athletic fields, cafeterias, chapels, classrooms, dormitories, laundries, staff housing, and other similarly used buildings.”

In consultation with the County’s Legal team and upon reviewing similar terms proposed in the draft ordinance overhaul, it was suggested that a separate definition rather than an expansion of the current definition might be more appropriate to facilitate this specialized training use. Additionally, accessory uses that are not permitted in the ordinance need to be addressed in the definition like, defensive driving tracks or the discharge of firearms. Staff researched surrounding localities who regulate similar facilities and have provided a summary of the findings below.

### Westmoreland County

Westmoreland county is home to the O’Gara Training Facility. This facility is a 360-acre tactical training facility that specializes in innovative safety and security training with on and off-road driving tracks and multi-caliber shooting ranges. The facility is in the Agriculture, A-1 Zoning district and is classified a School, a by right use in the A-1 district.

### Stafford County

The Stafford County Board of Supervisors meet on June 6<sup>th</sup> to consider a request for a conditional use permit to allow an industrial school in the Light Industrial District, M-1. The request was on behalf of the Crucible training facility which consists of an 87-acre high level security training and management facility that includes off road driving tracks and multiple shooting ranges. The facility is classified as an Industrial School which is permitted by Conditional use permit in the Industrial Light district, M-1. The Conditional use permit was approved by the Stafford County Board of Supervisors.

### Background

The King George County Planning Commission held a public hearing to discuss the proposed Training Facility on September 12<sup>th</sup>. The Commissioners voted to forward Case Number 23-07-Z03 to the board with a recommendation of denial (5-3). The commissioners expressed their interest in the proposal but felt there was not enough time to plan for any unforeseen mitigation.

Sec.15.2-2285 of the Virginia Code gives the Planning Commission 100 days to make its recommendation to the Board of Supervisors. The 100 days are tolled from the first meeting of the Planning Commission after the proposed amendment has been referred to by the Board of Supervisors. The Board requested staff to amend the ordinance on June 6<sup>th</sup> and the first Commission meeting following the request was June 13<sup>th</sup>. The 100-day limit for the Planning Commission would expire September 21<sup>st</sup>. If the commission did not vote at their September 12<sup>th</sup> meeting Case Number 23-07-Z03 would have been forwarded as a recommendation for approval.

## Zoning Text Amendment

### Amendment to Section 1.9 Definitions of terms

Training Facility. An establishment which primarily provides safety, security, or survivability training for the purpose of educating students to obtain or maintain a public safety, private security, or high threat civil or foreign service vocation. This definition shall be construed as being inclusive of all buildings, structures, grounds and uses that are associated with the organization of the Training Facility including, but not limited to, administrative buildings, cafeterias, classrooms, dormitories, staff housing, storage buildings; and accessory uses such as driving tracks, handgun ranges, and other similarly used structures.

Amendment to Section 2.3.3 Limited Agricultural District Regulations permitted only by special exception to allow Training Facility as a use permitted only by special exception in A-1.

18A. Training Facility

### Attachments

- Stafford Summary
- Westmoreland Summary
- Article 1 Draft Text Amendment
- Article 2 Draft Text Amendment
- Proposed Resolution