

COUNTY OF YORK

MEMORANDUM

DATE: February 2, 2026 (BOS Mtg. 2/17/26)
TO: York County Board of Supervisors
FROM: Mark L. Bellamy, Jr., County Administrator 
SUBJECT: Application No. UP-1061-25, Lafayette Gun Club

LAND USE APPLICATION SUMMARY

Property Location: 331 Dare Road

Property Owner: Lafayette Gun Club of VA Inc.

Applicant: Lafayette Gun Club, Inc.

Request: To authorize the establishment of an indoor firing range (per Section 24.1-306 [category 9, no. 7] of the York County Zoning Ordinance)

SITE DATA

Existing Zoning Classification	RC – Resource Conservation and R20 – Medium Density Single-family Residential
2040 Land Use Map Designation	Medium-density residential
2040 Comprehensive Plan Sub-Area	Grafton East
Site Area	26.3
Frontage	Approximately 143 feet on Dare Road (Route 621)
Utilities	Public water & sewer
Topography	Relatively flat with berms at various locations throughout the property

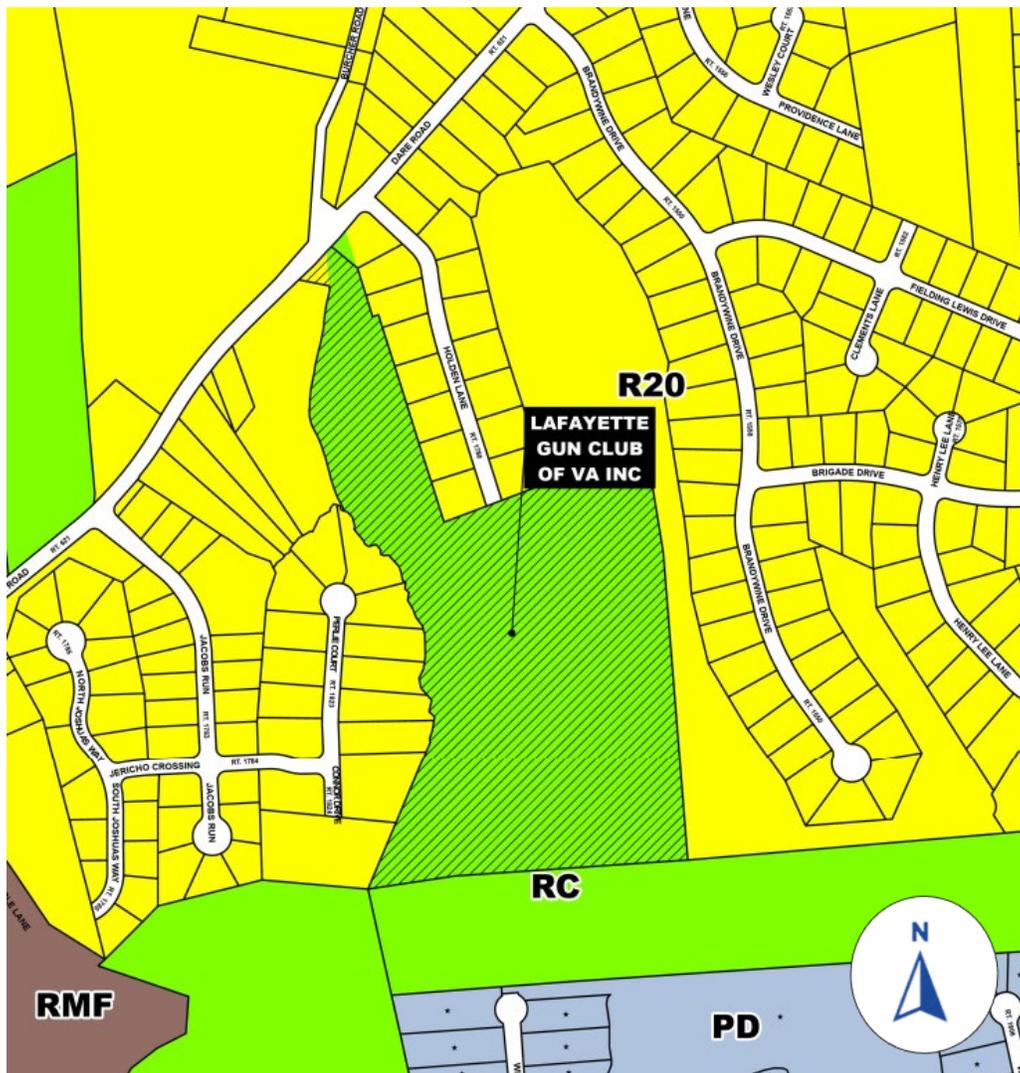
PROJECT PROPOSAL & BACKGROUND

Site Description and Existing Development

The subject property is 26.3 acres in size. Existing development on this parcel includes a clubhouse, an indoor firing range, outdoor firing ranges, and an outdoor shotgun range. A majority of the subject parcel is zoned Resource Conservation (RC) with a tenth (0.1) of an acre portion located at the entrance to the property zoned Medium Density Single-family Residential (R20). The entire parcel is designated Medium-density Residential in the Comprehensive Plan.

Nighborhood and Surrounding Development

The subject parcel is located in the Grafton East area and is bounded to the east by Brandywine housing subdivision including a lake owned by the Brandywine Lake Owners Association and the Lafayette Gun Club, which is zoned R20; to the south is Cole's Horse Autism Therapy Station and Peninsula Hardwood Mulch, both zoned RC. To the west is a single-family house, Jacobs Springs housing subdivision, and Lakeside Baptist Church, which are all zoned R20. To the north there are three single-family houses, which are also zoned R20.



Project Proposal

The applicant is seeking authorization to establish a new approximately 12,600 square foot indoor firing range on their property at 331 Dare Road. According to Section 24.1-306 (Category 9, number 7), indoor firing ranges are permitted in the RC zoning district by Special Use Permit. As stated in the applicant's narrative, the new "building will be located on the North portion of the existing shotgun range is (Ref C), with some of the shotgun range equipment shifted south, but still within the current shotgun range".

Required Applications

If approved, the applicant would be required to submit a site plan for approval by the County's Division of Development Services and obtain building permits from the Division of Building Safety.

Public Comments

The public was notified of the application by letters sent to adjacent property owners. Information about the application was posted on the County's website and emailed to those who signed up to receive notifications. Additionally, a notice sign was posted on the property. The Planning Commission heard this application during its December 10, 2025, meeting and voted to continue the public hearing until January 14, 2026. Staff received 19 letters from 16 senders between December 8, 2025, and January 14, 2026.

Six letters were received prior to the December 10, 2025, meeting. Five of those letters were from citizens expressing concerns about the application and one was in support of it. During the December 10th meeting, three of the citizens who wrote letters, along with two additional citizens, expressed their concerns. After the meeting, the applicant met with stakeholders and revised their application to address community concerns.

Thirteen letters were received after the December 10, 2025, meeting and prior to the January 14, 2026, meeting. Twelve of those letters were written in support of the application. While the applicant has revised their application to address community concerns, one of the letters expressed concern that they would not be legally obliged to follow through. During the meeting, two citizens who submitted letters reiterated the aforementioned concern.

Any additional public comments received prior to the Board of Supervisors meeting will be forwarded to the Board of Supervisors for consideration.

ANALYSIS

1. Section 24.1-457 establishes performance standards for firing ranges. Section 24.1-457(a) states, "with the exception of paintball ranges, only completely enclosed indoor firing ranges are permitted." The applicant proposes establishing a new,

completely enclosed indoor firing range, which meets this standard. The subject parcel contains several outdoor firing ranges that were built in 1950. York County's first Zoning Ordinance was adopted in 1957; therefore, the existing outdoor firing ranges on the subject parcel are considered a legally non-conforming use and are allowed to continue. Any new land use established on the subject parcel must comply with the regulations of the Zoning Ordinance.

2. Section 24.1-457(b) states, "no structure except screening fences and identification signs used for firing ranges shall be located closer than one hundred feet (100') to any residential lot line." The new indoor range would be approximately 134 feet from the nearest property line on Perlie Court and approximately 225 feet from the Holden Lane area.
3. Section 24.1-457(c) of the Zoning Ordinance states that "the protection of adjacent properties shall be assured by proper design, location, and orientation of structures, backstops, and firing lines." While this standard cannot be applied to the existing legally non-conforming outdoor shooting ranges, the applicant has taken steps to mitigate the impact of the outdoor ranges using physical features like the proposed additional landscaping, by fortifying the existing earthen berms, and by proposing procedural changes. As stated in the applicant's narrative:
 - *Additional landscape buffering (Arborvitae and Ligustrum) for Holden Lane—the primary line of sight to the new indoor range building. This would provide a visual block, running laterally from the East side of the [Lafayette Gun Club] LGC main gate to North-West corner current indoor range. Along the Perlie Court line-of-sight the majority of the building will be blocked by the existing Western berm and trees. Additional landscape buffering (Arborvitae and Ligustrum) for Perlie Court will extend from the North end of the existing gravel drive towards the West side of the LGC Main Gate.*
 - *Clarified updated internal procedural changes made and several more planned*
 - *Agreed to increase the height of the Eastern Berm of the 50yd range with an ~ 5ft tall "Capture Barrier" netting sufficient to stop any fragments.*
 - *Agreed to increase the height of the main shotgun berms as depicted in the revised SUP*
 - *Agreed to limit airborne target shooting (i.e Trap/5-stand) to 12 gauge and smaller, #8 & 9 shot (eliminates 7 1/2) after the range reconfiguration*
 - *Agreed to bring in a shotgun range consultant for review of current and future operations—trying to schedule for Jan 2026*
 - *Agreed to bring in the NRA Range Technical Team for an overall range evaluation and repeat every three years--or sooner if significant range modifications are made. Trying to schedule for Jan 2026.*

The proposed location for the new indoor firing range is over the location of the existing outdoor shotgun range. Regarding the current earthen berms, the applicant stated in their narrative that "Moving some of the shotgun equipment South reduces

noise for residents on Perlie Court. The shift places the shotgun noise deeper within the heightened earthen berm construct. This will further mask sound to Perlie Ct as the berms also have denser, established forestation.”

4. Section 24.1-457(d) states that the indoor range “shall be designed so that no range noise is audible at the property line. Documentation certified by an architect and professional engineer to this effect shall be submitted with site and building plans.” If the Special Use Permit is approved, the applicant will be required to submit the required documentation for the new indoor firing range during the site plan approval process. However, the applicant has outlined in their narrative some of the measures they’ve taken to mitigate noise. The new indoor firing range “will employ state of the art, to-standard soundproofing”. The applicant goes on to say, “the firing area will be fully enveloped within a significant cement structure, employ acoustic deadening panels, be enveloped by a well-insulated metal building and therefore have a much lower sound signature than the current indoor range.”

The noise documentation is not required for the existing legally non-conforming indoor firing range. Nevertheless, the applicant has taken measures to reduce the noise impacts. The existing indoor firing range is located approximately eighty-three feet (83’) from the property line adjacent to Holden Lane. The applicant stated in their narrative that, while they plan to retain the existing indoor range, they would move “a majority of activity” from the existing indoor range to the new one. Activity in the existing indoor range would be “curtailed from a multi-caliber facility to a .22 rimfire only” facility. The establishment of the new indoor firing range would reduce the impact of noise on the citizens of Holden Lane closest to the existing indoor firing range.

5. According to Section 24.1-457(e), “it shall be the property owner or lessee’s responsibility to ensure the firing range is managed by an individual currently certified to perform such supervision as a range master or range safety officer by a federal, state, local, or other nationally recognized certification.” This does not need to be submitted during the Special Use Permit process but will need to be presented during annual inspections. The applicant confirmed verbally that they can meet this requirement and will present the documentation upon request.
6. Lafayette Gun Club is a private establishment, secured by a gate at the entrance of the property. The County’s Department of Fire and Life Safety reviewed the application and requested that the applicant install a Knox® gate switch on the main gate to allow emergency vehicles to enter the site. A condition of approval has been proposed that would make this a requirement.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its January 14, 2026, meeting and, subsequent to a public hearing that was continued from December 10, 2025, at which the applicant’s representative and two members of the public spoke, voted 6:0 (Mr. Wassmer absent) to recommend approval.

COUNTY ADMINISTRATOR RECOMMENDATION

The proposed indoor firing range meets the performance standards of the York County Code, and it is proposed to move most activity from the existing indoor range to an improved, modern, and sound-attenuated facility. The new indoor firing range would be one hundred and thirty-four feet (134') from the nearest property line, reduce existing noise, and provide a betterment to the surrounding community. Therefore, based on the considerations and conclusions as noted, I recommend that the Board of Supervisors approve this application, subject to the conditions set forth in proposed Resolution R26-19.

Carner/6689

Attachments:

- Excerpts from the minutes of the December 10, 2025, and January 14, 2026, Planning Commission meetings
- Zoning Map
- Applicant's Narrative
- Sketch Plans
- Interior Plan
- Citizen Comments
- Proposed Resolution R26-19