

Crucible Properties II, LLC
Conditional Use Permit Application
County of Stafford, Virginia
Impact Statement

Applicant: Team Crucible, LLC (“Applicant”)

Representative: John Garman

Project Name: “Crucible Training Complex”

Property: Tax Map No. 35-22, Consisting of approximately 86.449 acres

Zoning: M-1, Light Industrial

GDP: Generalized Development Plan, entitled “The Crucible”, Hartwood Magisterial District, Stafford County, VA, prepared by Freeling Engineering, PC attached hereto as Exhibit A (the “GDP”) ¹

CUP: Request for Conditional Use Permit under County Code Sections 28-35 and 28-185, et al., “School Industrial”

Date 21 October 2022

I. Project Overview

The applicant currently operates a professional, high level security training and management facility in the Property and has been doing so in the county of Stafford, Virginia (“County”) for over 23 years. During this period, the Applicant has trained over 3,000 persons annually for a variety of security clients, including without limitation U.S. Agencies such as the Department of State, Justice Department, and Department of Defense and several large U.S. private companies.

The Applicant employs 5 persons full time and 12 part time, many of whom live in the county and are former military personnel with specialized experience. The facility also includes, during various period of operations, 50 plus role players who come from the local community to assist the applicant with certain training requirements.

¹ Subsequent to the filing of this application, the Applicant reserves the right to make minor modifications or amendments to the GDP in order to address final engineering, architectural and design issues, and to ensure compliance with federal, state and County regulations, laws and ordinances.

Additionally, the Applicant trains corporations holding contracts with the agencies listed above and those employing professionals traveling to high risk areas. Clients attending training programs learn basic and advanced skills in tactical medicine, vehicle operation, small arms tactics, and individual protective measures. A representative sample of teaching topics is provided below:

Tactical Medicine

- Hemorrhage control
- Airway management
- Self Aid / Buddy aid
- Tourniquet use
- Pressure dressings
- Needle decompression
- Treatment of sucking chest wound
- Treatment of burn and blast injuries
- Patient carries

Small Arms Tactics

- Weapons manipulations
- Weapon qualification
- Electronic sites
- Use of barricades
- Shooting in depth
- Team movement
- Reactions to contact
- Known distance firing
- Weapon concealment
- Close confrontational shooting

Vehicle operation

- Hard surface driving
- Broken and unimproved roadway
- Off road Driving
- Threshold breaking
- Traction control
- Vehicle weight transfer
- Swerve to avoid
- Line Theory
- Traction transition
- Barricade breaching
- Convoy operations

Individual Protective Measures

- Hand to hand combat
- Route analysis
- Surveillance detection
- Attack recognition
- Hostage survival
- Communication
- Use of night vision goggles
- Land navigation
- conduct of personal security details

The property is currently zoned M-1, light industrial. The historical use of the property is light industrial, including prior to the Applicant's use, as an industrial vehicle study, crash testing use. The current use is an authorized (grandfathered if you will) non-confirming security training and management use under Section 28-874, et al. of the County code. In order for the applicant to conform to the current code, the Applicant is requesting a Conditional Use permit ("CUP") in accordance with Sections 28-35 and 28-185, et al., of the County code for use as a "School, Industrial", as defined under Section 28-25 of the County code.

The general description of the project as generally depicted on the GDP. Exhibit A is incorporated into this application by the reference.

II. GENERAL PROVISION OF THE APPLICATION

As noted above, the Applicant's current use of the Property has been ongoing since 1999, without interruption. Prior to the Applicant's use, the Property was utilized as a vehicle study, crash testing use for many years. Thus, the Property's light industrial uses described herein have been a longtime fixture and part of the rural fabric in this immediate community for many years. Further, the Applicant's use of the property is in harmony with the underlying zoning district, and given the private, rural setting of the area, in our opinion a reasonable use for this location of the County. Furthermore, and as noted above, this request is consistent with the historical use of the property

The Applicant has been a longtime viable business in the county, and its security training services have played a significant role in protecting out civil and military personnel domestically and overseas, especially during the Iraq, and Afghanistan conflicts. In addition, the Applicant's business is generating significant economic "ripple effects" that in turn off-site revenues within the County, including for the restaurant and lodging industries along the Rt. 17 corridor. Further, the Applicant employs locally, most of whom live within the county or immediate area.

The closest surrounding properties are zoned A-1 and M-2, all as shown on the GDP. The Property also includes significant buffers and berms as or near its borders, and includes heavy vegetation and wooded areas, all fenced in as shown on the GDP. Further, the Applicant has and will continue to undertake significant steps to prohibit persons from entering or trespassing onto the site, including through the construction and installation of new and improved fencing.

All designated training courses are supervised and taught by experts in the applicable fields, and every precaution is undertaken to protect the students and personnel. In fact, the Applicant has an excellent safety record, and has developed internal policies and controls to ensure safety of its trainees. In addition, the Applicant conducts Activity Hazard Analysis to ensure best practices for the welfare and safety of its employees and students.

The Applicant's use is not detrimental to the public welfare or injuries to property or improvements in the immediate area. As noted above, the site is significantly buffered by berms, tree lines, natural vegetation and security fencing around its perimeter. In addition, given the length of time the current use has been operating in this area, it is telling how safe and professional the Applicant is as there have been no incidents, damages, or injury to adjoining properties or their owners during its 23 years history in this community. In fact, the Applicant has never been cited for violating any federal, state, or local statutes, regulations, or ordinances, including without limitation any sound violations or damages to adjoining properties, or the unlawful handling of firearms or ammunition.

As noted above, the Property has been utilized and/or zoned for light industrial purposes for over 35 years. The current County comprehensive plan designates the Property for Agricultural and Rural areas. Given the Applicant's type of use and the fact that it has been at this location for some time, the rural character and isolation of the site is practical and further compatible with the intended uses in this area. In this regard, located just to the Applicant's

southwest is a proposed future mining and extraction use on property owned by Vulcan Materials. As typical with mining uses, this future and proposed use will likely continue for an extensive period of time and mesh well with the Applicant's proposed use (which will further buffer residential uses to the north of the Vulcan site). Further both sites appear to be extensively buffered and isolated from other uses, including residential uses in the area. Further and as noted above, the Applicant's use will generate ongoing and significant economic benefit to the county, and provide a necessary training facility to assist many of our national security agencies. In this regard, we believe this facility is necessary for our national security efforts and partners well with many of our local military training facilities, including Quantico.

The property is also located outside the urban service area whereby the future land use plan, like this project, promotes low density uses in this area. The County's comprehensive plan encourages extensive buffering from adjoining properties and maintaining strands of trees, which is consistent with the Applicant's current and future use. This project will also have no impact on schools or utilities, and little if any impacts on other county services like transportation, fire, and rescue.

III. PUBLIC UTILITIES USE

The Applicant will not utilize county water or sewer.

IV. TRAFFIC VOLUMES

This application brings the property into compliance with the current Stafford County zoning code and does not increase any operational capabilities of the applicant. This application will not trigger the need for a traffic impact analysis. The AADT from Jack Ellington Rd. to the site is 300 trips per day. The relevant traffic counts are as follows: (i) from Route 17 along Richards Ferry to Jack Ellington Road = 1,400; (ii) from Jack Ellington Road to Dead End = 270; and (iii) Jack Ellington Road to site is = 300.

V. SOUND

All sound emanating from the subject site's property boundary is in accordance with Chapter 16 of county ordinance, applicable for applicant's M-1 Zoning district. A meeting with neighbors held on August 25, 2022 indicated the sound emanating from the site was less of a concern than the poor roads servicing the area.

The applicant understands that managing the sound that emanates from the site is important in being a good neighbor. To that end, the Applicant limits all activity that may be heard by neighbors to begin after 8:00am and end by 10:00pm. Also, all noise making devices used in attack scenarios are buried below the surface of the ground to reduce the sound signature. The Applicant works to direct primary activity that includes sound to the work week. The Applicant has a point of contact available by phone to respond to community members and any sound issues. The Applicant has often worked with neighbors in identifying where the sound is emanating as common call relate to sound emanating from sites other than the Project site.

VI. DUST AND SMOKE EMISSIONS

There are minimal dust or smoke emissions from the site as many activities will be indoors, except for driver off road training and weapons range fire training. The Applicant is also significantly buffered from its neighbors, and thus a significant majority of any emissions are contained on site. Due to Crucible's operating of five active live fire ranges, Crucible enlisted Rummel, Klepper & Kahl, LLP (RK&K), for site inspection and comment. On 8 September 2022, RK&K inspector visited the site and provided the reports attached titled "Site Inspection Summary". RK&K's summary finding are "that the facility complies with federal, Commonwealth of Virginia, and local environmental regulations and ordinances with respect to its land use operations, and we did not observe evidence of potential impacts to land surfaces, surface water, or groundwater."

VII. DOCUMENTS AND EXHIBITS:

The following documents and exhibits are incorporated as part of the application by this reference:

1. Generalized Development Plan prepared by Freeland Engineering, PC.
2. Environmental Inspection report prepared by Rummel, Klepper & Kahl, LLP (RK&K), Dated September 15, 2022, entitled "Site Inspection Summary"