

**Lunenburg Planning Office**  
Application for Conditional Use Permit for **Non-Solar Facilities**  
Case Number: **7-23** (Office Use Only)

**Section 1**

Applicant Name: Justin R. Clement  
Owner Name: Justin R. Clement  
Owner Signature: \_\_\_\_\_  
Contact Name for Application: Justin R. Clement  
Physical and Mailing Address: 3028 Poorhouse Road, Victoria, VA 23974  
Mailing address: P.O. Box 113, Victoria, VA 23974  
Phone Number: 434-321-9493  
Email Address: jrclement01@yahoo.com  
Fax Number (if applicable): \_\_\_\_\_  
Power of Attorney Name: \_\_\_\_\_  
Power of Attorney Signature: \_\_\_\_\_

As owner or authorized agent of this property, I certify that this application is complete and accurate to the best of my knowledge, and I authorize the Lunenburg County representative(s) entry on the property for purposes of reviewing this application.

**Section 2**  
**Property Information**

Parcel Number(s): 022-0A-0-20  
\_\_\_\_\_  
\_\_\_\_\_  
Area (ac./sq. ft.): 17.819 acres  
Magisterial District: Plymouth  
Address: 3028 Poorhouse Road, Victoria, VA 23974  
\_\_\_\_\_  
Existing Zoning: A-1  
Requested Use: Business  
\_\_\_\_\_  
Does this property have a historical designation? If yes, describe: no  
\_\_\_\_\_

Parcel number(s), acreage, magisterial district and existing zoning can be located at:  
<https://lunenburgis.timmons.com/#/mw1>. The address can be typed into the "By Parcel Address" search bar followed by selecting search. This will pull up the information pertaining to the parcel.

The application deadline is the **1<sup>st</sup> of the month preceding the month** in which the public hearing by the Planning Commission is to be held. The Planning Commission meeting is held on the 1<sup>st</sup> Thursday of the month at 7:00 p.m. Applications must be submitted in completed form a minimum of thirty (30) days prior to the scheduling of a public hearing by the Planning Commission. Notice of incomplete applications will be sent to the applicant at the listed address in Section 1.

The site plan must be submitted as described in the site plan requirements at the time of the application.

**Application fee is \$400.00**, which must be paid at the time of application submission.

**\*\*Incomplete applications will be returned to the applicant and not docketed for a public hearing\*\***

### Section 3

## Certification of Adjoining Property Owners, Board of Supervisors, and Planning Commissioners

### Applicants Certification:

I certify that I have notified all adjacent property owners, to the property which is the subject of this application request, that this application is being filed. Notifications were sent via first class mail.

Adjacent property includes all property touching the project parcel, across roadways, watercourses, railroads, and/or municipal boundaries.

I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Lunenburg County.

Applicant's Signature: Justin R. Clement

State of: Virginia

County of: Lunenburg

Before me, Beverly Gail Gregoric, on this 2<sup>nd</sup> day of

August, 2023 Justin R. Clement, personally appeared, and

provided verification to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2<sup>nd</sup> day of August, 2023

Beverly Gail Gregoric  
Notary Public's Signature

Lunenburg County  
Location of Commission

Registration #: 7594872

Commission Expiration: 7-31-26

Verification of Identity	
<input type="checkbox"/> Driver's License or Govt./State Identification Card:	
State: _____	Number: _____
<input type="checkbox"/> U. S. Passport:	Number: _____
<input type="checkbox"/> U. S. Military ID Card	
<input type="checkbox"/> Social Security Card	
<input type="checkbox"/> Birth Certificate	
<input checked="" type="checkbox"/> Other: <u>Personally known to me</u>	





## Notification of Application Submittal to Adjacent Property Owners

**To:** Adjacent Property Owner of Parcel(s) \_\_\_\_\_

**From:** Justin R. Clement

**Date:** \_\_\_\_\_

The following application will be submitted for review to the Lunenburg County Planning Office:

- Rezoning
- Conditional Use Permit
- Special Exception

**Requested Use or Exception:**

Business at outbuilding behind residence. Business of firearm sales, online sales, gunsmithing, ammunition sales, cerakoting and hydrographics for adding designs to the outer works of firearms and miscellaneous items

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The application will be available for viewing at the Lunenburg County Planning Office. The Planning Office shall notify all adjacent property owner(s) of the time, day, and location of the public hearing(s) to be held on this application. Should you have questions and/or comments, please contact the Planning Office at 434.696.2142 or [taylor@lunenburgva.gov](mailto:taylor@lunenburgva.gov).

**Section 4**  
**Applicant's Report**  
**Section 8.3(b) of Lunenburg Zoning Ordinance**

*Every application for a Conditional Use Permit shall be accompanied by a report from the applicant describing the proposed Conditional Use and explaining the manner which it complies with the requirements and standards of this article.*

The following questions address the basic issues. The Planning Commission and/or Board of Supervisors may request additional information.

- 1.) What type of use is being requested?  
Business in outhouse building behind residence to be selling firearms, cerakoting and hydrographics firearms and other items ,  
sales online, ammunition sales, and gunsmithing.  
\_\_\_\_\_  
\_\_\_\_\_
- 2.) Describe how you plan to develop the property for the proposed use and any associated uses.  
Improving of interior of outbuilding which already has existing brick walls, shingle roof, cement floor, etc. Driveway circles across front  
yard for convenient access and safe entry and exit.  
\_\_\_\_\_  
\_\_\_\_\_
- 3.) Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity?  
I will be providing services as described for which there a great demand. Many of my contacts are very interested in having me put designs  
on their firearms and other items. The town of Victoria lost one gun store a few years ago. My location makes me available to citizens of  
Lunenburg County. There will not be heavy traffic. I anticipate no more than one or two customers every few days. The majority of my  
customers will be online business. I do not anticipate having a large inventory of firearms and ammunition. I will be placing special  
orders from my suppliers online when customer has committed to the purchase.  
\_\_\_\_\_

Also, address the following:

- a. Details of Operations: See No. 3 above.  
\_\_\_\_\_
  - b. Hours of Operation: Monday - Saturday as needed, but no earlier than 8:00 a.m. and no later than 10:00 p.m.  
\_\_\_\_\_
  - c. Traffic: Minimal traffic. No more than one or two vehicles every two days or so. UPS or FedEx deliveries no more than once  
per day.  
\_\_\_\_\_
  - d. Noise: Occasional shooting of firearms as needed for gunsmithing purposes. No more than what I shoot now for personal use.  
\_\_\_\_\_
  - e. Dust/Smoke: none  
\_\_\_\_\_
  - f. Runoff: none  
\_\_\_\_\_
  - g. Intensity of Use: one or two customers in person every few days  
\_\_\_\_\_
  - h. Hazardous Materials: none other than gunpowder  
\_\_\_\_\_
  - i. Outside Storage: Within the building.  
\_\_\_\_\_
- 4.) Is the use location on a floodplain, wetland area, or dam break inundation zone? no
  - 5.) Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. no

6.) Has a survey of the parcel(s) been conducted to include project parcel, property boundaries, existing roadways and structures, and adjoining parcels, as well as, the parcel owner? If so, is it included in the application packet? yes

7.) Has a site plan been included to note the information required on the survey, but also any new construction, parking, clearing, planting, etc.? yes

8.) Has a business plan been established? If so, please provide it with application submittal. yes  
9.) Describe how the proposed project complies or refutes the goals and objectives noted in the Kenbridge-Victoria-Lunenburg Comprehensive Plan. This can be located the Lunenburg County, Virginia website.  
The business is located on property adjacent to the boundary line of the Town of Victoria.

It involves only a shop-building, approximately 20'x20' in the backyard of the applicant approximately 30 feet from applicant's backdoor of the residence. The shop building is unviewable from the road.

There would be no interference with agricultural uses.

Of applicant's 18 acres, the building is not located on open land or forest land being used for such purposes.

There will be no interference with any other residences in the area.

There will be no sewer requirements.

**Requirements for telecom site plans can be found in Section 22 Article III, items 22-81 thru 22-112 of the Lunenburg County Code.**

# **Impact Arms LLC BUSINESS PLAN**

Prepared by:

**Justin R. Clement**

3028 Poorhouse Rd  
Victoria, Virginia 23974  
434-321-9493  
jrclement01@yahoo.com



## **I. EXECUTIVE SUMMARY**

Impact Arms LLC (referred to from hereon in as the "Company") is intended to be established as a Limited Liability Company at 3028 Poorhouse Rd, Victoria, Virginia 23974 with the expectation of rapid expansion in the firearm sales, gunsmithing, cerakoting, hydrographics, etc. industry.

### **Business Description**

The Company shall be formed as Limited Liability Company under Virginia state laws and headed by Justin R. Clement.

### **New Service**

The Company is prepared to introduce the following service to the market:

gunsmithing: Building, repairing firearms. Cerakoting and hydrographics for adding designs to outer works of firearms and other miscellaneous items.

Will also be selling firearms and ammunition.



## **II. BUSINESS SUMMARY**

### **Industry Overview**

In the United States, the firearm sales, gunsmithing, cerakoting, hydrographics, etc. are very popular.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:  
Business owner's expertise, honesty, experience.

### **Business Goals and Objectives**

Short Term:

Successful business to the point of providing income for my family, and perhaps retire early from present employment.

Long Term:

same as short-term

### **Legal Issues**

The LLC/owner will obtain his federal firearms license once the CUP is approved by Lunenburg County Board of Supervisors. This is a requirement of the federal government before granting the license.

### **III. MARKETING SUMMARY**

#### **Target Markets**

The Company's major target markets are as follows:

Persons interested in purchasing, repairing, and improving appearance of firearms.

#### **Promotional Strategy**

The Company will promote sales using the following methods:

Word of mouth, online access.

#### **Services**

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

#### IV. FINANCIAL PLAN

##### 12-Month Profit and Loss Projection

Monthly expense for salaries and overhead (projected):	\$500.00
Revenue and sales for first year of business (projected):	\$10,000.00
Gross profit for first year of business (projected):	\$4,000.00