



Application for  
**Use Permit**

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton  
Community Development Department, Planning Division  
22 Lincoln Street, 5th Floor  
Hampton, Virginia 23669

OFFICE USE ONLY  
Date Received:

**RECEIVED**

**APR 23 2019**

**CDD 5<sup>TH</sup> FLOOR**

Case Number: UP 19-00005

**1. PROPERTY INFORMATION**

Address or Location 36 Research Drive, Hampton, VA 23666 (6000996)  
3200 Magruder Blvd, Hampton, VA 23666 (6000997)  
LRSN 6000996 Zoning District C-3

Current Land Use undeveloped & vacant

Proposed Land Use Indoor shooting range

The proposed use will be in: ☒ an existing building ☒ a new addition ☒ a new building

**2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)**

Owner's Name Economic Development Authority (6000996)  
Eagle Land LLC (6000997)  
Address 1 Franklin Street, 600 City Hampton State VA Zip 23669  
3200 Magruder Blvd. City Hampton State VA Zip 23666  
Phone \_\_\_\_\_ Email \_\_\_\_\_

**3. APPLICANT INFORMATION (if different from owner)**

Applicant's Name Red Moon Partners, LLC  
Address 34 Research Drive City Hampton State VA Zip 23666  
Phone 757-240-4308 Email jimca@threatre.com

**4. APPLICANT AGENT INFORMATION (if different from applicant)**

Agent's Name Grady A. Palmer  
Address 999 Waterside Drive, Suite 1700 City Norfolk State VA Zip 23510  
Phone 757-629-0606 Email gpalmer@williamsmullen.com

## 5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Eagle Land LLC

Signed by:  
Name (printed) Emitt Wallace, Its (title) President  
Signature Emitt Wallace Date 6-5-19

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## 6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

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Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

☐ Proffer Statement

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)

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Name of Legal Entity Economic Development Authority  
of the City of Hampton, Virginia

Signed by:

Name (printed) Michelle Ferebee, Its (title) Chair

Signature [Signature] Date 5/29/2019

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Signature \_\_\_\_\_ Date \_\_\_\_\_

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## SIGNATURE DISCLAIMER

"Sections 14-3 and 14-21 of the City zoning ordinance require the written consent of the subject property owner for all use permit and rezoning applications. The Economic Development Authority of the City of Hampton (EDA) is the current owner of one of the subject properties. Accordingly, the EDA Chair's signature represents the EDA's consent to process the application, but does not constitute and should not be deemed to be an agreement by the EDA to dispose of its property nor is it an endorsement of any development proposal."



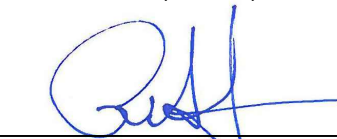
REZONING EXHIBIT  
OF THE PROPERTY OF  
THE ECONOMIC DEVELOPMENT  
AUTHORITY OF THE CITY OF  
HAMPTON, VIRGINIA  
& EAGLE LAND LLC

LOCATION:  
**HAMPTON, VIRGINIA**  
DATE: 5 / 13 / 2019      SCALE: 1"=100'  
PROJECT NO. -

**ATCS**<sup>®</sup>  
#690 TOWN CENTER DRIVE, SUITE 201  
NEWPORT NEWS, VIRGINIA 23606  
(757) 504-2976 FAX (757) 637-0276  
HERNDON - BALTIMORE - BLACKSBURG  
NEWPORT NEWS - RALEIGH - RICHMOND  
WASHINGTON, DC  
WWW.ATCSPLC.COM

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF NEWPORT NEWS, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TWENTY THOUSAND (20,000) FEET.

  
RICHARD A. BARNES, LAND SURVEYOR  
LICENSE NO. 002730



**SOURCE OF TITLE**

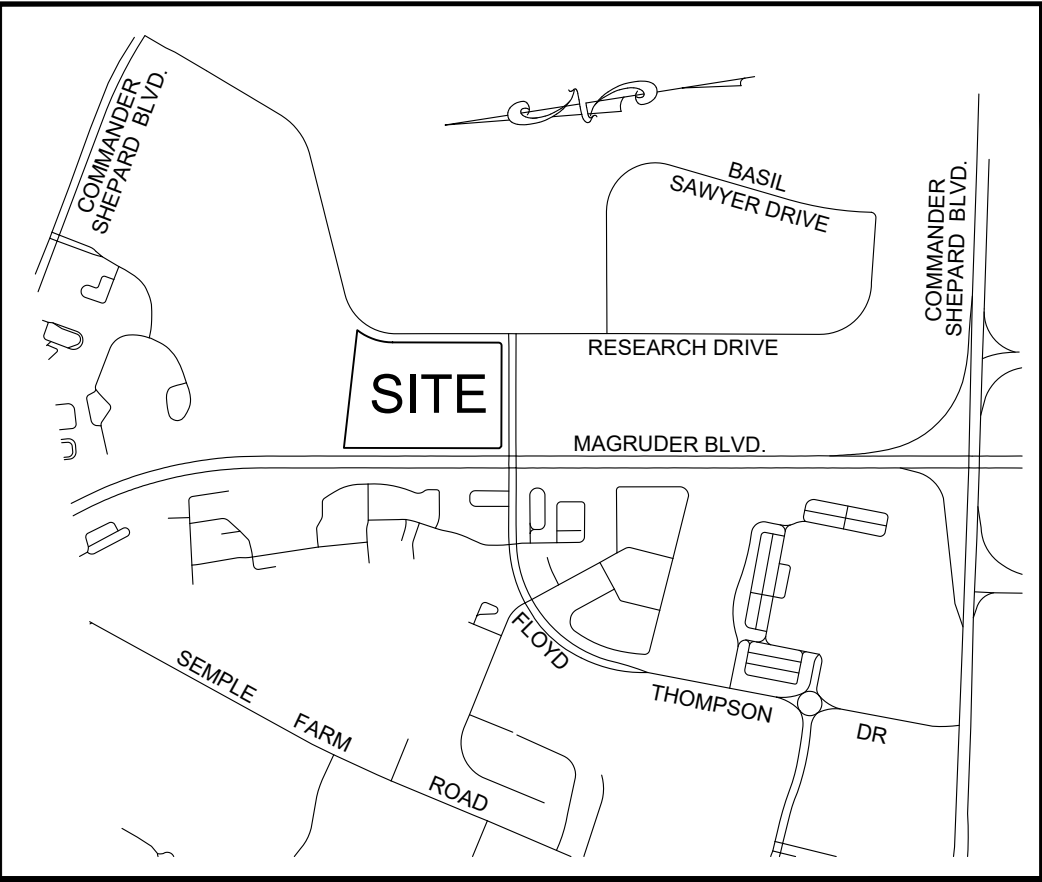
THE PROPERTY EMBRACED WITHIN THE LINES OF THIS PROPERTY LINE VACATION PLAT IS IN THE NAME OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF HAMPTON, VIRGINIA

LRSN 6000996 - BY INSTRUMENT #130012554  
LRSN 6000997 - BY INSTRUMENT # 060006884

BOTH INSTRUMENTS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF HAMPTON, VIRGINIA.

**NOTES:**

1. PROPERTY ADDRESSES: LRSN 6000996 - #36 RESEARCH DRIVE  
LRSN 6000997 - #3200 MAGRUDER BOULEVARD
2. IMPROVEMENTS ARE NOT SHOWN.
3. PLAT PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
4. THIS PROPERTY IS SUBJECT TO RIGHTS OF WAY, EASEMENTS, COVENANTS, AND ALL MATTERS OF PUBLIC RECORD.
5. THIS PLAT BASED ON RECORDED PLATS D.B. 403, PG. 870 & D.B. 449, PG. 777
6. PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD ZONE X & X-500 AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMPTON, VIRGINIA, MAP NUMBER 5155270010H, DATED MAY 16, 2016.

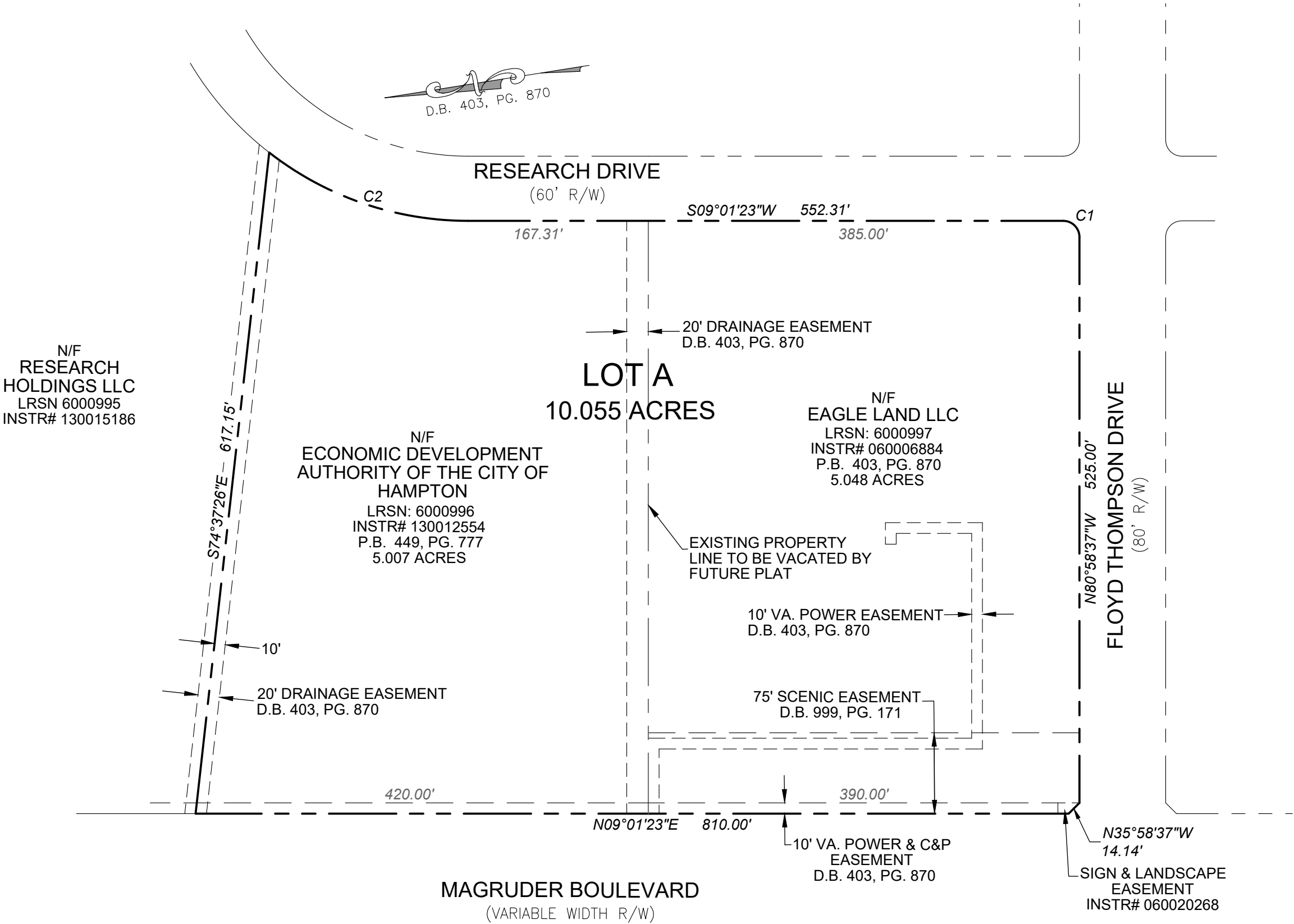


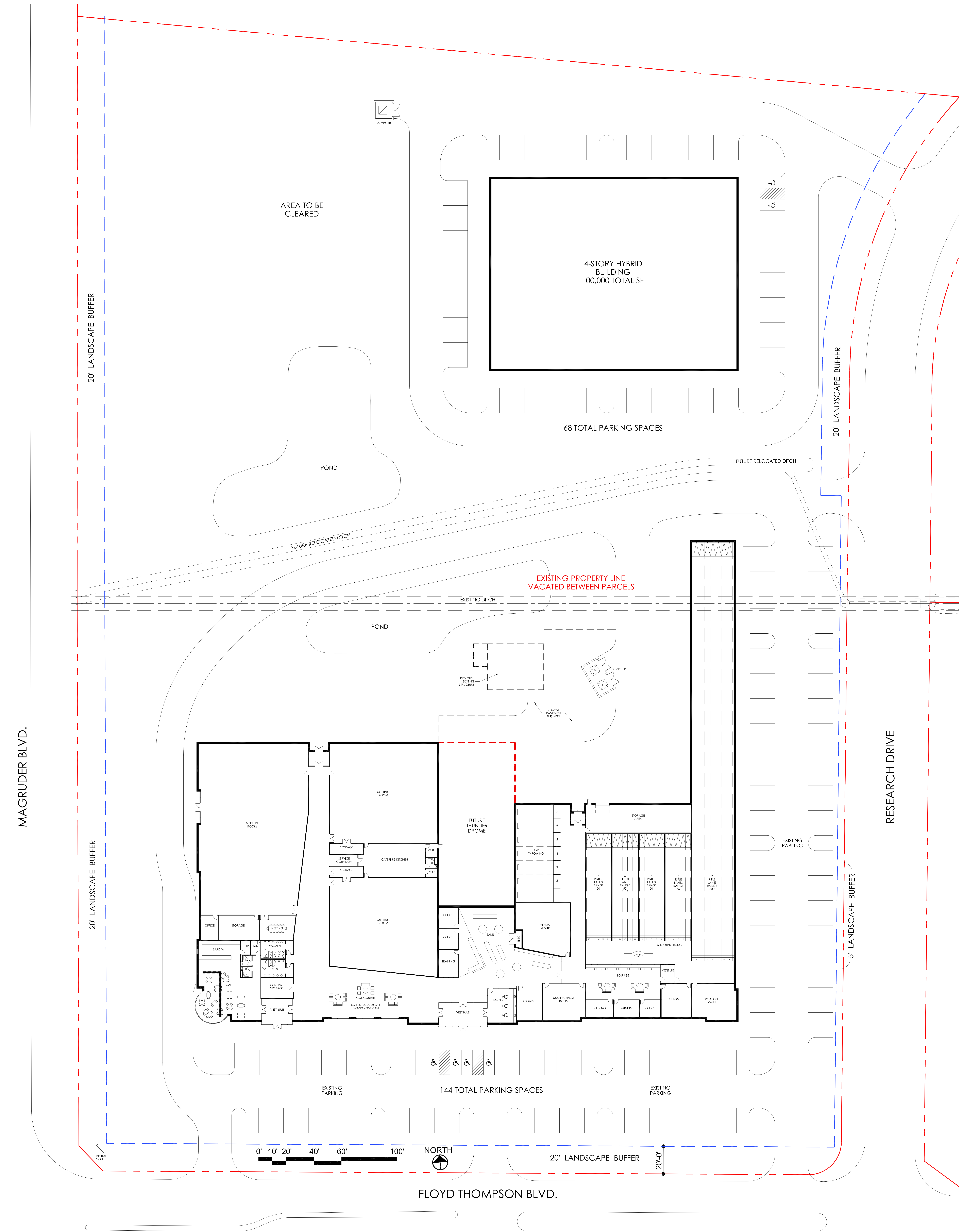
**VICINITY MAP**  
SCALE: 1" = 1000'

**AREA:**  
EXISTING AREA  
LRSN: 6000997 - 219,901 SQ.FT. OR 5.048 ACRES  
LRSN: 6000996 - 218,097 OR 5.007 ACRES  
  
PROPOSED AREA  
LOT A - 437,998 SQ.FT. OR 10.055 ACRES

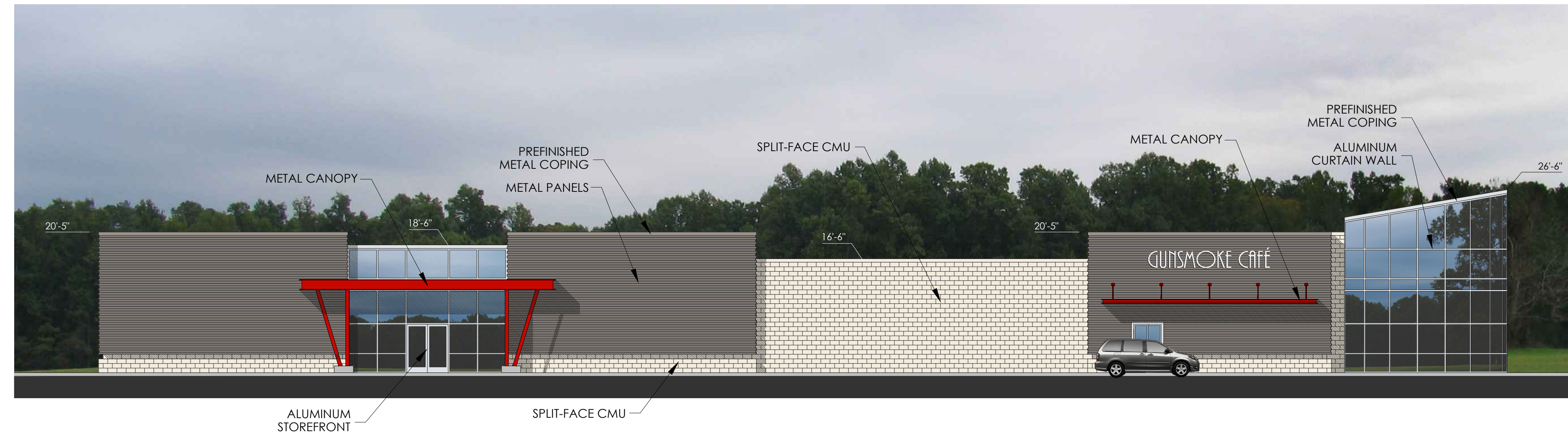
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	23.56'	15.00'	N54°01'23"E	21.21'	090°00'00"
C2	198.59'	300.00'	S27°59'09"W	194.98'	037°55'38"

\* LOT A WILL BE CREATED ONCE THE PROPERTY HAS BEEN REZONED AND OWNERSHIP OF BOTH PARCELS IS TRANSFERRED TO THE SAME ENTITY. AT THAT TIME A PROPERTY LINE VACATION PLAT WILL BE PREPARED AND RECORDED.

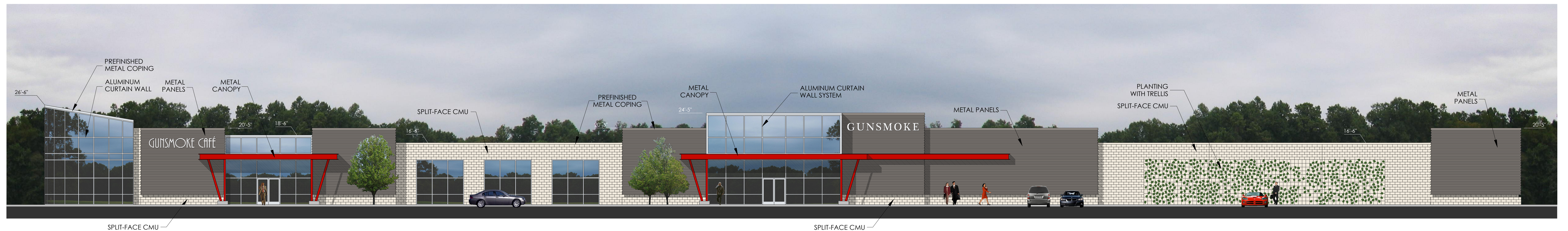




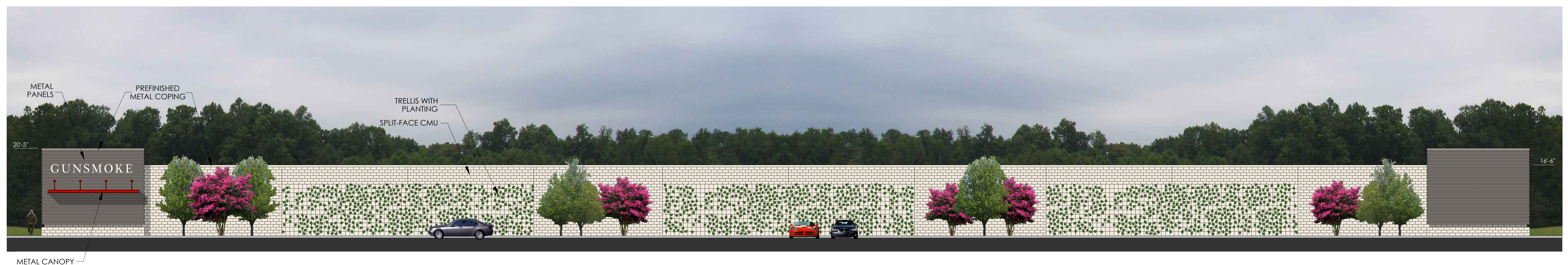




MAGRUDER BLVD. ELEVATION



FLOYD THOMPSON BLVD. ELEVATION



RESEARCH DRIVE ELEVATION

# Conceptual Elevations for Gunsmoke Facility

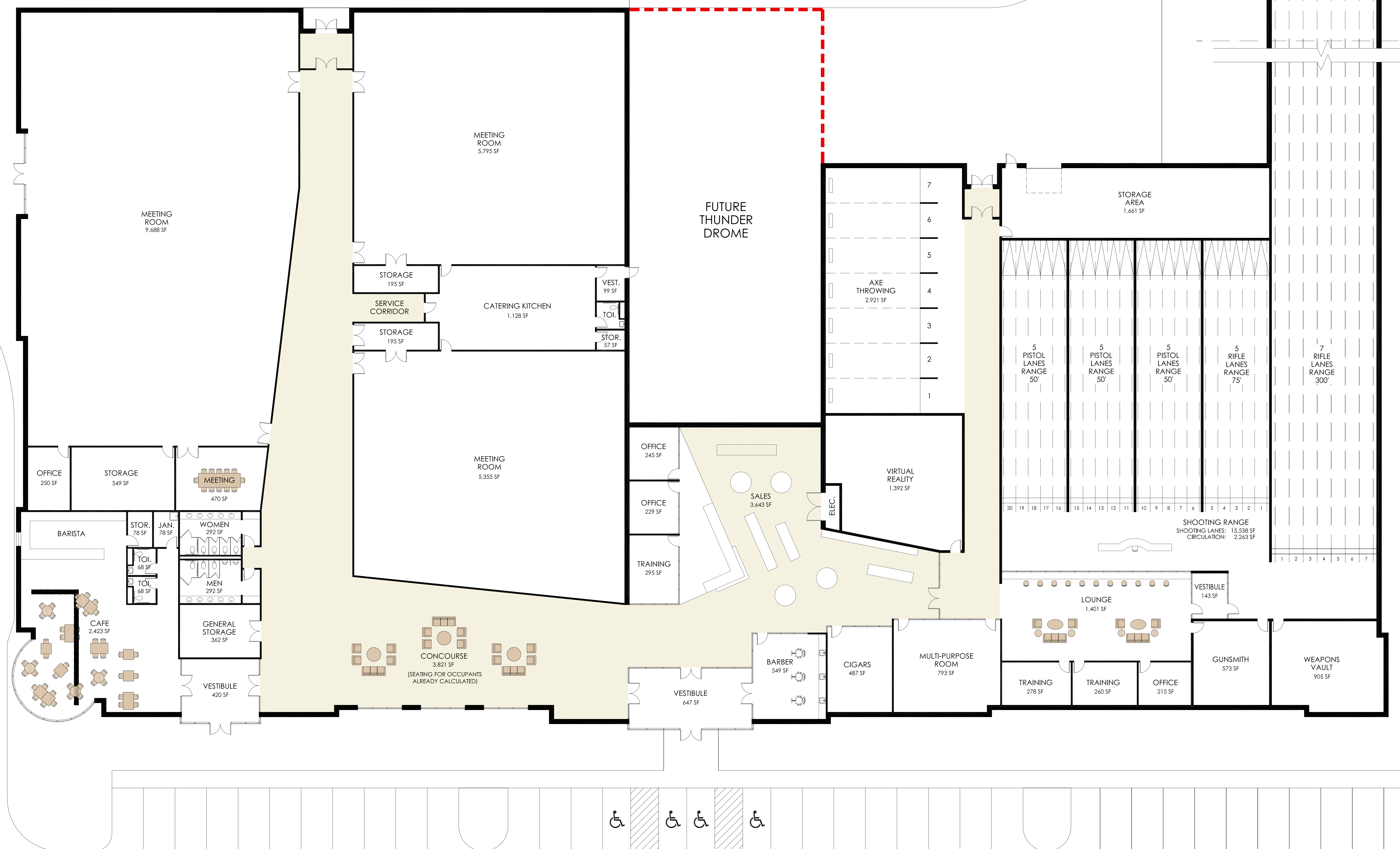
Hampton, Virginia

28 May 2019

***James River Architects***

ARCHITECTURE • PLANNING • LANDSCAPE ARCHITECTURE





# Conceptual Floor Plan for Gunsmoke Facility

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Hampton, Virginia

28 May 2019

71,191 SF

*James River Architects*

ARCHITECTURE • PLANNING • LANDSCAPE ARCHITECTURE



## **Narrative Statement**

Red Moon Partners, LLC, proposes an adaptive reuse of 3200 Magruder Blvd and the adjoining property located at 36 Research Drive, owned by the Economic Development Authority of the City of Hampton, Virginia. The intended purpose is to construct 4 distinct uses on the properties - an outdoorsmen's club to be called Gunsmoke™ with a retail component, an indoor drone racing venue called ThunderDrone™, a simulation center for modeling and simulations and a 100,000 square foot office/self-storage facility. Three of the proposed uses will enhance the opportunities for entertainment in Hampton and will be a destination for the region.

The properties are currently zoned M-1: Limited Manufacturing. The applicants are requesting the parcels, consisting of approximately 10.29± acres, be re-zoned to C-3: General Commercial, with proffers as well as use permits.

Gunsmoke™ will be a multi-faceted operation providing 24 hour access to a world class facility which brings, archery, firearms, training, food, and event space under one roof. The retail space will include a cigar bar and a café that will serve pre-prepared foods like sandwiches, salads, smoothies and coffee drinks in an environment similar to other well known coffee shops. There will be event rental space for private birthday parties, retirement ceremonies and meetings. The retail space is expected to sell ancillary archery, shooting equipment and supplies, as well as souvenirs (t-shirts, mugs and other branded items). There will be classroom space for instructional and mentoring programs and for private events.

Our market research shows high-end ranges are in demand as the \$15 billion gun industry's sales have more than doubled since 2005. According to the National Shooting Sports Foundation, the average age of new target shooters is 33, while 47 percent live in urban or suburban areas and 37 percent of the customers are female. Shooters spend approximately \$10 billion a year on target shooting, including the cost of firearms, ammunition and range fees. New ranges around the country are targeting a new breed of shooter — younger, more affluent, style-focused, and increasingly female. The building will have state-of-the-art air filtering systems that will keep the gun smoke away from the shooters and other patrons. State of the art sound attenuation will be deployed so the shooting range will not be disruptive to the community which is currently a light manufacturing area.

Gunsmoke™ would welcome the Hampton Police Department to come and utilize the facility for its training needs and will entertain entering into a public/private agreement to use the facility to accommodate its officers day or night.

ThunderDrone™ will be an indoor drone racing experience. Allowing hobbyists, professionals and enthusiasts to utilize our facility to develop skills and compete in leagues and competitions. Participants can gather in a club-like atmosphere where users bring their own systems for events. NBC recently announced that they will be covering drone racing in 2019, which may provide an opportunity for Hampton to be showcased.



Other events, such as hack-a-thons may also be attracted to ThunderDrone™ essentially expanding entertainment options in the facility and Hampton.

The Modeling and Simulation Center (M&S) is not intended to be an arcade gaming experience. It is being designed to provide a view into the future of visualizations, simulations and war gaming. The intent is to build a multiplex of visualizations including; virtual and augmented realities (VR/AR), 2D/3D and even 4D experiences and to collaborate with multi-national companies to improve and advance best practices in the M&S community.

The projected employment for the project is estimated to add between 30 to 40 new full-time and part-time jobs