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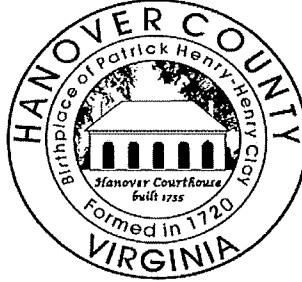
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HANOVER COUNTY

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BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

May 28, 2024

Mile Branch Investments, L.L.C.
c/o Grayson Johnson
2418 Granite Ridge Road, Suite D
Rockville, Virginia 23146

RE: Approval of CUP2023-00011, Mile Branch Investments, L.L.C.

Dear Mr. Johnson:

At their meeting of May 22, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request for a Conditional Use Permit in accordance with Section 26-120.13 of the Hanover County Zoning Ordinance to permit a self-storage warehouse facility on GPIN 7821-59-5952 (part), consisting of approximately 17.33 acres, zoned for B-2(c), Community Business District with conditions, subject to the following conditions:

1. *Project Phasing*: No outdoor storage of RVs or other vehicles may occur onsite until the two buildings shown on the sketch plan as Phase 1 have received a certificate of occupancy.
2. *Access for Emergency Response*: The owner must provide the Fire Department, Sheriff's Office, and Emergency Medical Services with proper keys or codes for gaining access to the site in an emergency, if requested.
3. *Exterior Colors*: Building exteriors must utilize low-reflectance, subtle earth-toned colors, such as taupe, tan, brown, beige, black, and/or grey, to minimize their visual impact. Red, blue, yellow, orange, and other bright colors may not be used on the exterior of these structures, except for use on trim, shutters, signage, or accent areas that make up no more than 10% of each façade.

4. *Screening of HVAC/Mechanical Equipment:* All HVAC equipment, including roof-mounted equipment, must be screened by architectural features compatible with the building façade architecture.
5. *Hours of Operation:* The self-storage warehouse facility will be open to lessees of the facility between the hours of 6:00 a.m. to 10:00 p.m. only.
6. *Design of Wet BMPs:* Any wet BMP must be aerated.
7. *Signage:* Any freestanding sign on the property must be a monument-styled sign and must include materials and design that are compatible with the proposed materials and architectural theme of the proposed structures. All freestanding and building-mounted signage must be externally illuminated, with lighting oriented to minimize glare onto adjacent properties and roadways. Sign elevations must be submitted to the Planning Director for his/her review, and approval or disapproval, at his/her sole discretion, prior to final approval of the site plan.
8. *Exterior Lighting:* The maximum height of pole-mounted exterior lighting is twenty feet (20'). The maximum height of any building-mounted exterior light fixture is twenty feet (20'). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, must be fully shielded with house side shields installed. The uplighting of buildings is prohibited.
9. *Parking and Storage Area Surfaces.* All access drives, drive aisles, and parking areas shown on the conceptual plan must be paved with asphalt, cement, or a comparable hard-surfaced material. The RV storage areas may be gravel or paved.
10. *Public Works Requirements:* All requirements of the Department of Public Works shall be met.
11. *Fencing.* Perimeter fencing must be installed as shown on the sketch plan. The fencing installed must be a Woodland Brown Trex privacy fence that is six feet (6') tall, or a similar solid privacy fence that is brown and consists of a composite material. Vinyl or wood fencing is prohibited.
12. *Vehicle Storage.* RV storage is permitted as an accessory use to the self-storage warehouse facility, provided that Condition #1 is met and RVs are only stored within areas designated for vehicle storage on the sketch plan. RVs may not be repaired or serviced while stored on the site. Boat storage is prohibited.
13. *Compliance with Development Regulations:* All development and use of the property must comply with all federal, State, and local statutes, ordinances, and regulations.

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Montpelier RV and Self-Storage," dated April 26, 2024, and prepared by Youngblood, Tyler & Associates, Inc. and elevations titled, "Montpelier Self Storage," prepared by Johnson Construction Company, dated February 23, 2024.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

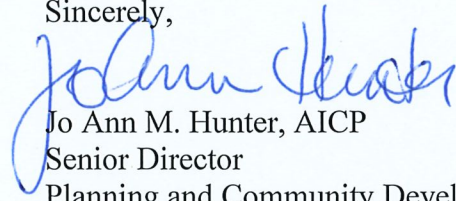
Mr. Johnson
May 28, 2024
Page 3

The Conditional Use Permit shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

Prior to initiating the new use on this property, you must obtain site plan approval. The Planning staff will be glad to assist you in this process. The approved sketch plan is attached.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Jessica Crews, Applicant Liaison, or me at (804) 365-6171.

Sincerely,



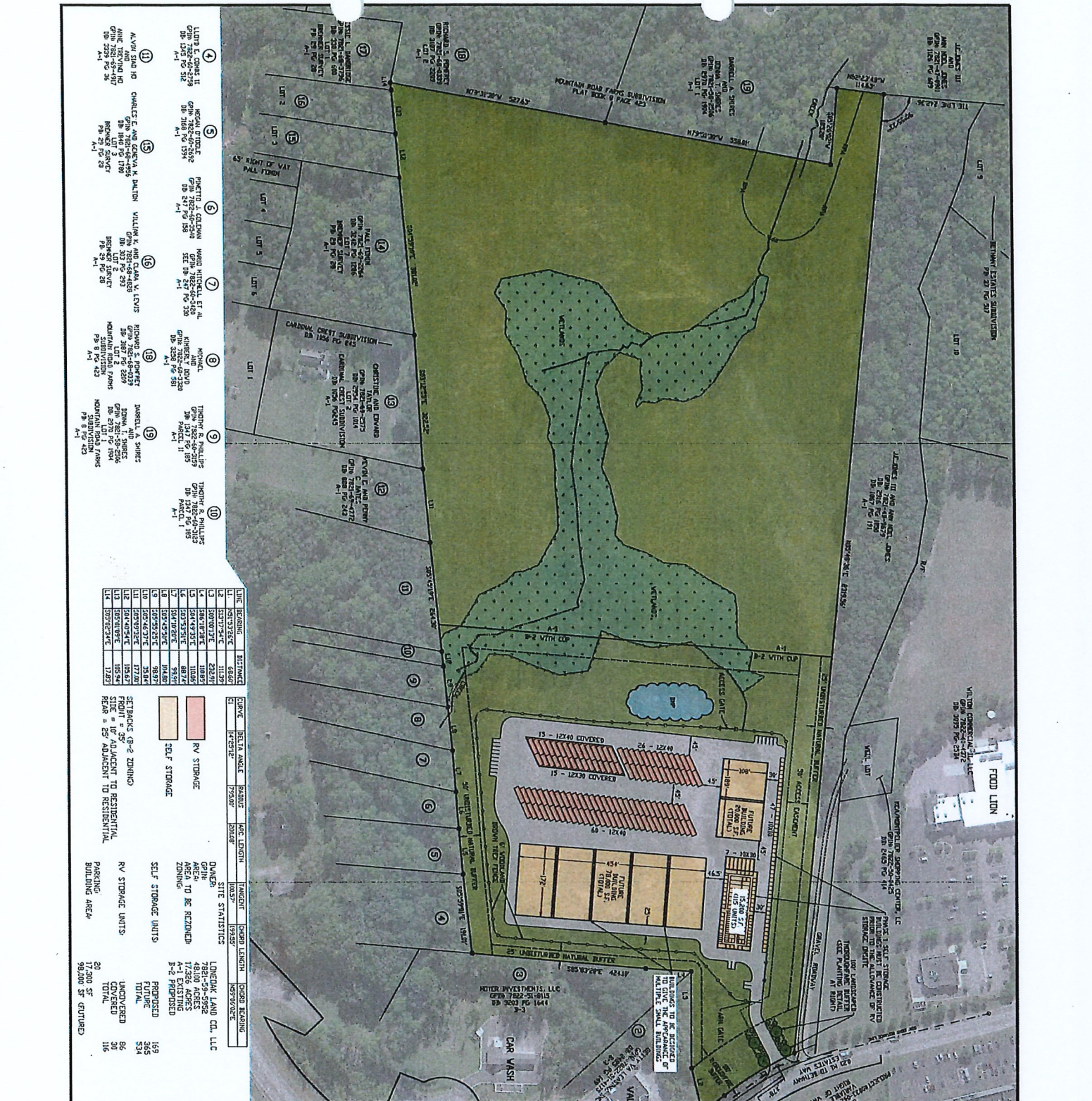
Jo Ann M. Hunter, AICP

Senior Director

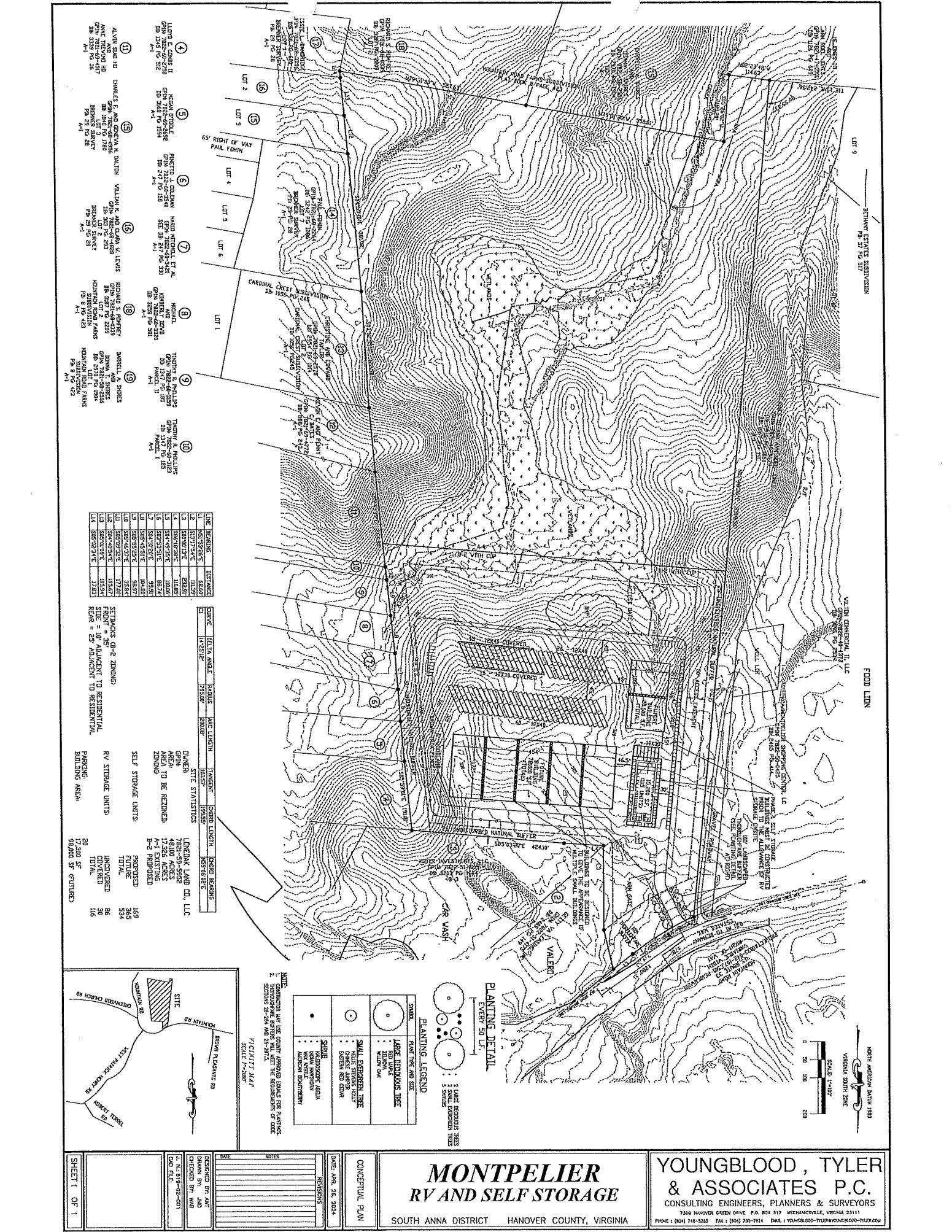
Planning and Community Development

JMH/abw

cc: Susan P. Dibble
Planning Commission
Richard W. Paul
Tim O'Keefe
Jason Hazelwood
Jessica Crews
Assessor
Kimberlee Daniels



LINE	BEARING	DISTANCE
1	N 89° 57' 34" E	11.97
2	S 89° 00' 12" E	23.91
3	S 89° 18' 36" E	11.97
4	S 89° 18' 36" E	11.97
5	S 89° 18' 36" E	11.97
6	S 89° 18' 36" E	11.97
7	S 89° 18' 36" E	11.97
8	S 89° 18' 36" E	11.97
9	S 89° 18' 36" E	11.97
10	S 89° 18' 36" E	11.97
11	S 89° 18' 36" E	11.97
12	S 89° 18' 36	



LINE	BEARING	DISTANCE
1	N 51° 57' 28" E	111.57
2	S 88° 00' 11" E	232.51
3	S 88° 00' 11" E	104.87
4	S 88° 00' 11" E	104.87
5	S 88° 00' 11" E	104.87
6	S 88° 00' 11" E	104.87
7	S 88° 00' 11" E	104.87
8	S 88° 00' 11" E	104.87
9	S 88° 00' 11" E	104.87
10	S 88° 00' 11" E	104.87
11	S 88° 00' 11" E	104.87
12	S 88° 00' 11" E	104.87
13	S 88° 00' 11" E	104.87
14	S 88° 00' 11" E	104.87

GRADE	DATA ANGLE	GRADE	REC. LENGTH	HEIGHT	GRADE BEARING
1	N 4° 31' 51" E	72.80	63.80	19.25	N 92° 52' 51" E
2	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
3	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
4	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
5	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
6	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
7	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
8	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
9	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
10	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
11	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
12	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
13	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E
14	S 88° 00' 11" E	104.87	104.87	104.87	S 88° 00' 11" E

OWNER	SETBACKS	RV STORAGE UNITS	SELF STORAGE UNITS
OWNER: LINDSEY LAND CO., LLC	FRONT = 10' ADVANCEMENT TO RESIDENTIAL ZONING	UNCOVERED	FUTURE
SETBACKS: 10'-0" ZONING	REAR = 25' ADVANCEMENT TO RESIDENTIAL ZONING	COVERED	TOTAL
		TOTAL	TOTAL
		17,300 SF	169
		98,000 SF	345
			534
			86
			30
			116

PLANTING DETAIL
EVERY 50 LF

PLANTING LEGEND

●	LARGE DECIDUOUS TREE
○	SMALL DECIDUOUS TREE
○	SMALL EVERGREEN TREE
○	SMALL SHRUB
○	SMALL PERENNIAL PLANT
○	SMALL ANNUAL PLANT
○	SMALL ORNAMENTAL TREE
○	SMALL PALM TREE
○	SMALL BUSH
○	SMALL SPREADER
○	SMALL SHRUB
○	SMALL PERENNIAL PLANT
○	SMALL ANNUAL PLANT
○	SMALL ORNAMENTAL TREE
○	SMALL PALM TREE
○	SMALL BUSH
○	SMALL SPREADER

NOTES:

- CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS OF CODE SECTIONS 24-344 AND 24-371.2.
- CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS OF CODE SECTIONS 24-344 AND 24-371.2.

VICINITY MAP
SCALE 1"=100'

CONCEPTUAL PLAN

DATE: APR. 16, 2024

DESIGNED BY: JAY BROWN, P.E. AND DREW BROWN, P.E.

DRAWN BY: JAY BROWN, P.E.

CHECKED BY: JAY BROWN, P.E.

DATE: APR. 16, 2024

PROJECT: MONTPELIER RV AND SELF STORAGE

SCALE: 1"=100'

MONTPELIER RV AND SELF STORAGE

SOUTH ANNA DISTRICT HANOVER COUNTY, VIRGINIA

YOUNGBLOOD, TYLER & ASSOCIATES P.C.

CONSULTING ENGINEERS, PLANNERS & SURVEYORS

2300 HANOVER GREEN DRIVE, P.O. BOX 517, MECHANICSVILLE, VIRGINIA 23111

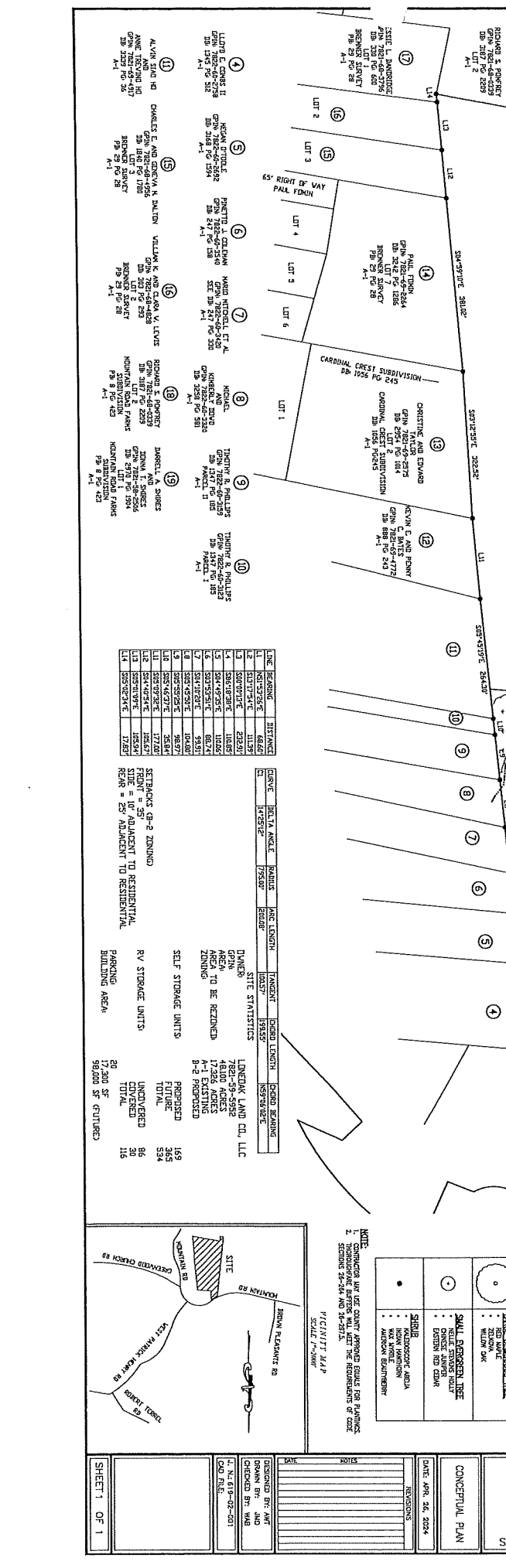
PHONE: (804) 745-5245 FAX: (804) 733-7214 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

SHEET 1 OF 1

CONCEPTUAL PLAN
 DATE: APR. 26, 2024
 DRAWN BY: MJP
 CHECKED BY: MJP
 DATE: APR. 26, 2024
 SCALE: 1"=40'

YOUNGBLOOD, TYLER & ASSOCIATES P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7350 HANOVER GREEN DRIVE P.O. BOX 517 WICHAMSVILLE, VIRGINIA 23111
 PHONE: (804) 515-5155 FAX: (804) 733-1111 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

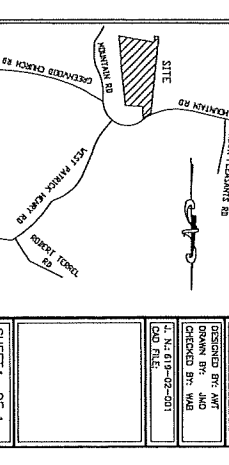
MONTPELIER RV AND SELF STORAGE
 SOUTH ANNA DISTRICT HANOVER COUNTY, VIRGINIA



LINE	BEARING	STATIONING
1	S11°17'42"E	111.89
2	S89°07'16"E	232.91
3	S84°09'30"E	102.91
4	S78°22'42"E	102.91
5	S34°49'35"E	102.91
6	S30°59'51"E	80.71
7	S25°42'32"E	104.28
8	S05°52'52"E	96.97
9	S85°46'27"E	58.84
10	S81°42'16"E	172.81
11	S25°12'17"E	128.97
12	S25°12'17"E	128.97
13	S25°12'17"E	128.97

CURVE	BETA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
1	175°52'02"	198.57	198.57	198.57

OWNER	SITE STATISTICS
LANEJACK LAND CO., LLC	782'-59'-59" E
OWNER	1728'± AREAS
GENERAL	1728'± AREAS
AREA TO BE REZONED	A-1 EXISTING
ZONING	B-2 PROPOSED
SELF STORAGE UNITS	169
PROPOSED	365
TOTAL	534
RV STORAGE UNITS	86
UNCOVERED	30
TOTAL	116
PARKING	18
BUILDING AREA	96,000 SF (TOTAL)



SETBACKS CH-2 ZONING
 FRONT = 35'
 SIDE = 10' ADJACENT TO RESIDENTIAL
 REAR = 25' ADJACENT TO RESIDENTIAL

SETBACKS CH-2 ZONING
 RV STORAGE UNITS
 UNCOVERED
 TOTAL

RV STORAGE UNITS
 COVERED
 TOTAL

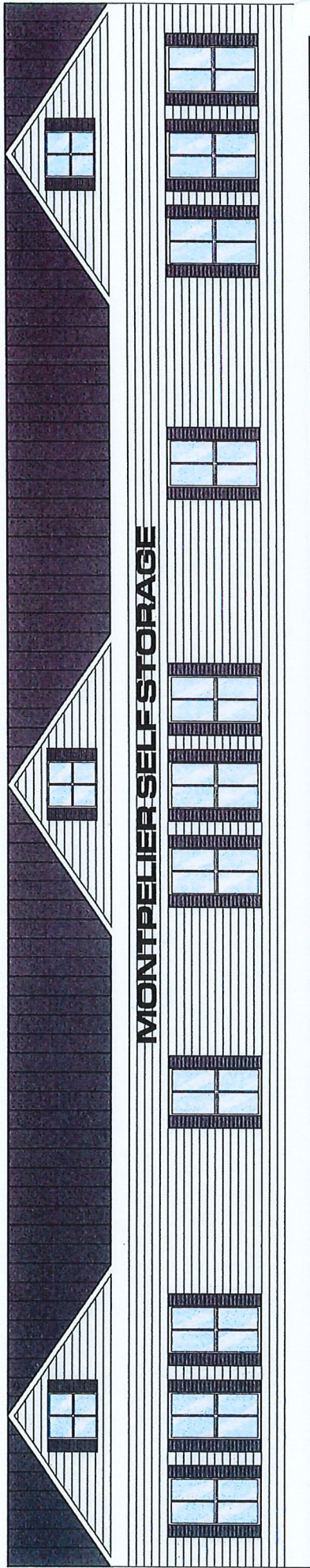
PARKING
 TOTAL

BUILDING AREA
 96,000 SF (TOTAL)

SHEET 1 OF 1

Montpelier Self Storage
Adjoining Food Lion Shopping Center in Montpelier, VA

JOHNSON CONSTRUCTION
COMPANY 2/23/2024
ARCHITECTURAL SHINGLES
HARDI-PLANK SIDING
MAX. BUILDING HEIGHT 35'



Food Lion Parking Lot Elevation

Montpelier Self Storage

Montpelier, VA across from Food Lion Shopping Center

JOHNSON CONSTRUCTION COMPANY

ARCHITECTURAL SHINGLES

2/23/2024

HARDIPLANK SIDING

MAX. BUILDING HEIGHT 35'



Route 33 Elevation