

HANOVER COUNTY PLANNING DEPARTMENT  
REQUEST FOR CONDITIONAL USE PERMIT REVIEW  
CUP2023-00011, MILE BRANCH INVESTMENTS, L.L.C.  
**Due Date: 08/18/2023**

REQUESTED REVIEWERS:

- o Public Works
- o Public Utilities
- o GIS Department
- o Fire Marshal
- o VDOT
- o Sheriff's Office
- o Health Department
- o Building Inspections
- o Commissioner of Revenue
- o Current Planning
- o Development Review
- o Code Compliance
- o Assessor

FROM: Gretchen Biernot

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, August 16, 2023, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

- Recommend approval; No Further Review Necessary
- Revisions Required/ Comments Attached
- No Comment at this time; please route additional resubmittals
- No Comment at this time; do not route resubmittals

DATE: \_\_\_\_\_ REVIEWED BY: \_\_\_\_\_

Attachments:

- DPW:
- DPU:
- VDOT:

# Hanover County, Virginia

## Land Use Map

### Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Mech MU Low
- Mech MU High
- Destination Commerce
- Flood Plain

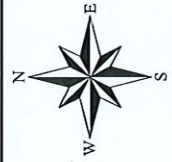
**CUP2023-00011**

Mile Branch Investments, L.L.C.

storage warehouse

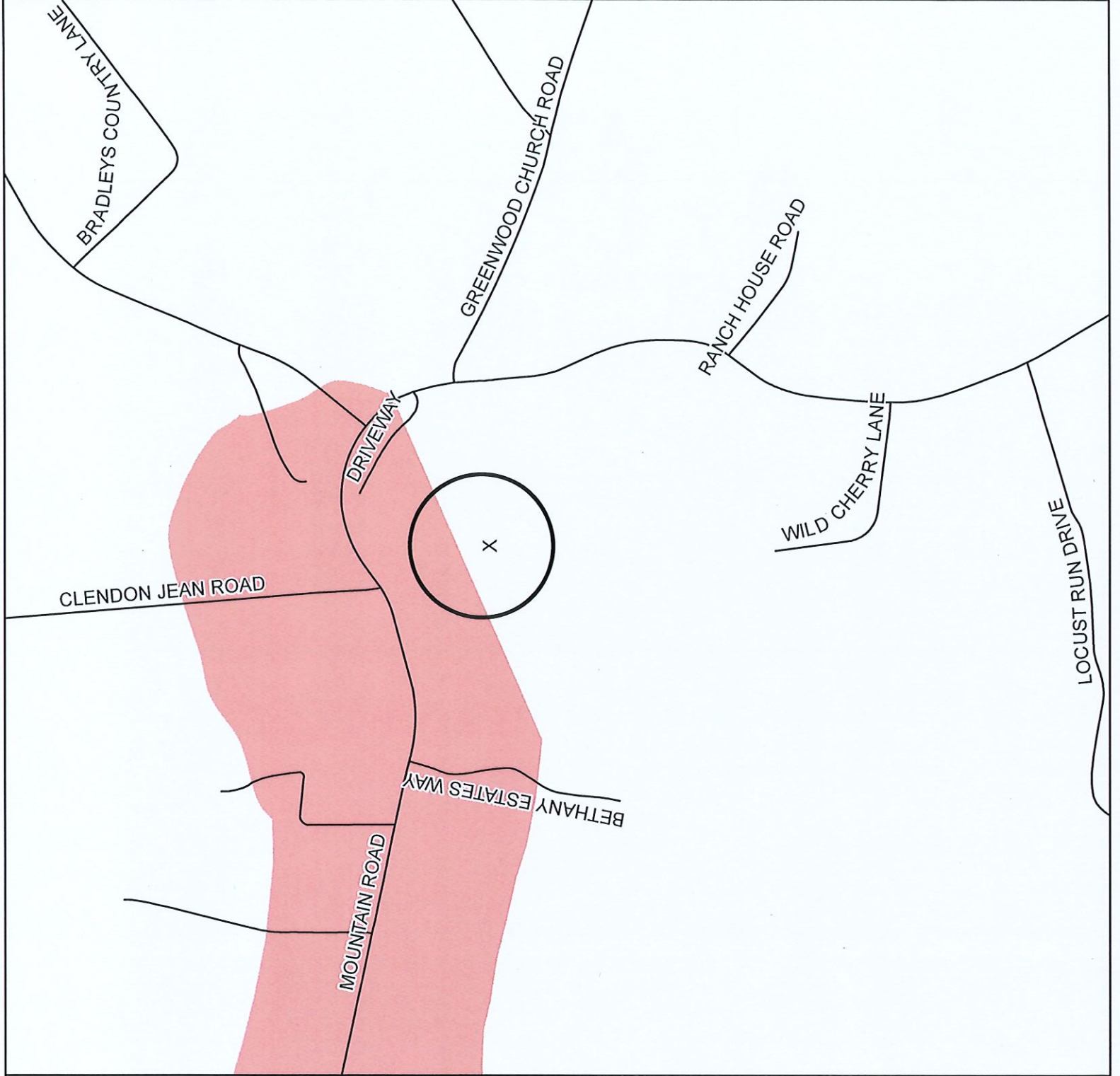
Rural Village & Agricultural  
Land Use

GPIN: 7821-59-5952  
South Anna Magisterial District



1 inch = 900 feet

August 07, 2023



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

- Roads
- Water
- Structures
- Parcels
- Trees

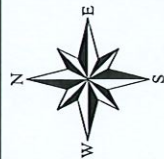
**CUP2023-00011**

Mile Branch Investments, L.L.C.

storage warehouse

Zoned A-1

GPIN: 7821-59-5952  
South Anna Magisterial District



1 inch = 900 feet

August 07, 2023





**CUP2023-00011**



Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP 2023-00011

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: MILE BRANCH INVESTMENTS, LLC
Contact Name: GRAYSON JOHNSON
Address: 2418 GRANITE RIDGE ROAD SUITE D
ROCKVILLE, VA 23146

Telephone No. 804-387-3060
Fax No.
Email Address grayson johnson @ hometown realty services . com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4

GPIN(s)(Tax ID #'s) 7821-59-5952
Total Area (acres/square feet) 48.10 AC. / 2,095,236 SF
Magisterial District SOUTH ANNA
Location Description (Street Address, if applicable)
SOUTHEAST INTERSECTION OF MOUNTAIN ROAD
AND W. PATRICK HENRY ROAD

Total CUP Area (acres/square feet) 17.33 AC. / 754,895 SF.
Current Zoning A-1
In accordance with Article 3, Division 9 Section 26-120
§ 13 of the Ordinance the following use is requested:
SELF STORAGE WAREHOUSE FACILITY WITH BOAT/RV
STORAGE

SIGNATURE OF OWNER POWER OF ATTORNEY CONTRACT PURCHASER (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.

Signature [Handwritten Signature]
Print Name H. GRAYSON JOHNSON
Signature
Print Name

Date 8/4/23
Date

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING\*\*:

Name MILE BRANCH INVESTMENTS, LLC
Address: 2418 GRANITE RIDGE ROAD SUITE D
ROCKVILLE, VA 23146

Telephone No. 804-387-3060
Fax No.
Email Address grayson johnson @ hometown realty services . com

\*\*It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

AUG 04 2023

HANOVER COUNTY PLANNING OFFICE

**REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:**

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- e. **Responses to questions on Page 10**
- f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- j. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

**ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE**

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by \_\_\_\_\_. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 8/4/23  
 Print Name H. Grayson Johnson

Signature of applicant/authorized agent \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Address to which notification letter is to be sent:  
MILE BRANCH INVESTMENTS, LLC  
2418 GRANITE RIDGE ROAD SUITE D  
ROCKVILLE, VA 23146

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email graysonjohnson@hometownrealtyservices.com  Fax \_\_\_\_\_

**FEES**

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	\$1500 + \$75/acre*
Amendment (after final approval)	\$1500

\*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

**FOR STAFF USE ONLY:**

Fees:           Base Fee _____ Acreage Fee _____ <b>TOTAL</b> _____	Accepted by: _____ HTE #: _____
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**NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS**

**Applicant's Statement:**

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request, as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property 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 Hanover County.

Applicant's Signature: \_\_\_\_\_



COMMONWEALTH OF VIRGINIA )

COUNTY OF HANOVER )

) to-wit:

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2023, by H Grayson Johnson (Name of Applicant).

My commission expires: 4/30/25

\_\_\_\_\_  
Notary Public

**Board of Supervisors Representative:** SUSAN P. DIBBLE

**Planning Commission Representative:** LARRY LEADBETTER

**List of Adjacent Property Owners:**  Check here if list is attached.

GPIN	Name	Address
7822-51-4175	GETTY VA LEASING, INC.	8565 MAGELLAN PARKWAY SUITE 400 RICHMOND, VA 23227
7822-51-8115	MOYER INVESTMENTS, LLC	9080 ATLEE STATION ROAD MECHANICSVILLE, VA 23116
7822-60-2758	LLOYD E. COMBS, II	16515 MOUNTAIN ROAD MONTPELIER, VA 23192
7722-60-2692	MEGAN E. O'TOOLE	16505 MOUNTAIN ROAD MONTPELIER, VA 23192
7822-60-3540	PINETTO J. COLEMAN	16497 MOUNTAIN ROAD MONTPELIER, VA 23192
7822-60-3420	ANN JEFFERSON JEANETTE & MARIO YOLANDA MITCHELL	16491 MOUNTAIN ROAD MONTPELIER, VA 23192
7822-60-3320	MICHAEL & KIMBERLY DOWD	16487 MOUNTAIN ROAD MONTPELIER, VA 23192
7822-60-3159	TIMOTHY R. PHILLIPS	P.O. BOX 223 MONTPELIER, VA 23192
7822-60-3123	TIMOTHY R. PHILLIPS	P.O. BOX 223 MONTPELIER, VA 23192

**NOTIFICATION OF ADJOINING PROPERTY OWNERS continued**

**List of Adjacent Property Owners:**

GPIN	Name	Address
7821-69-4917	ALVIN SIAO HO & ANNE TREVINO HO	16467 MOUNTAIN ROAD MONTPELIER, VA 23192
7821-69-4772	KEVIN E. & PENNY C. BATES	16457 MOUNTAIN ROAD MONTPELIER, VA 23192
7821-69-2575	CHRISTINE CHERE & EDWARD A. TAYLOR	8515 SHOOTING STAR COURT GILROY, CA 95020
7821-69-2264	PAUL FOMIN	273 WHITNEY LANE BUMPASS, VA 23024
7821-68-4956	CHARLES E. & GENEVA M. DALTON	16411 MOUNTAIN ROAD MONTPELIER, VA 23192
7821-68-4828	WILLIAM K. LEWIS	16407 MOUNTAIN ROAD MONTPELIER, VA 23192
7821-68-3796	BESSIE L. DANDRIDGE	16401 MOUNTAIN ROAD MONTPELIER, VA 23192
7821-68-0339	RICHARD S. POMFREY	16371 MOUNTAIN ROAD MONTPELIER, VA 23192
7821-58-2506	DARRELL A. & DONNA T. SHIRES	P.O. BOX 423 MONTPELIER, VA 23192
7821-47-0901	ANNE NOEL JONES JOHN ERNEST JONES, III	17055 MOUNTAIN ROAD MONTPELIER, VA 23192
7821-49-9679	ANNE NOEL JONES JOHN ERNEST JONES, III	17055 MOUNTAIN ROAD MONTPELIER, VA 23192
7822-51-1309	JOHN PETRUCCI, JR.	1060 GLEN OAK DRIVE YARDLEY, PA 19067
7822-51-3459	MWW REALTY CORPORATION	1713 WESTWOOD AVENUE RICHMOND, VA 23227

**NOTIFICATION OF ZONING APPLICATION SUBMITTAL**

**TO:** Adjacent Property Owner

**FROM:** MILE BRANCH INVESTMENTS, LLC

**DATE:** \_\_\_\_\_

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

**Applicant:** MILE BRANCH INVESTMENTS, LLC

**Property Location:** SOUTHEAST CORNER OF THE INTERSECTION OF MOUNTAIN ROAD AND W. PATRICK HENRY ROAD

**GPIN(s):** 7821-59-5952

**Requested Zoning District:** B-3 W/ CUP

**Requested Use/Exception:** \_\_\_\_\_

APPLICANT PROPOSES TO REZONE THE FRONT +/- 17 ACRES OF THE PROPERTY FROM A-1 TO B-3 WITH PROFFERS TO ALLOW FOR A SELF STORAGE WAREHOUSE FACILITY WITH BOAT / RV STORAGE. THE SELF STORAGE WAREHOUSE FACILITY ALSO REQUIRES A CONDITIONAL USE PERMIT.

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The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

**EXPLANATION: (Attach additional sheets, if necessary)**

1. What type of use is being requested? SELF STORAGE WAREHOUSE FACILITY WITH BOAT/RV STORAGE

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2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. \_\_\_\_\_

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THE FRONT +/- 17 ACRES OF THE PROPERTY WILL BE REZONED FROM A-1 TO B-3 WITH A CONDITIONAL USE PERMIT TO ALLOW FOR SELF STORAGE WAREHOUSE FACILITY WITH BOAT / RV STORAGE AND ASSOCIATED PARKING AND DRIVE AISLES. THE FACILITY WILL CONTAIN APPROX. 524 STORAGE UNITS AND APPROX. 126 BOAT/RV STORAGE SPACES.

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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? (For example, this may include traffic or environmental impacts.) \_\_\_\_\_

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THE PROJECT IS LOCATED ADJACENT TO OTHER COMMERCIAL USES AND MARKET STUDIES HAVE INDICATED THAT THERE IS A NEED FOR A STORAGE FACILITY IN THIS AREA. THE SITE WILL BE BUFFERED FROM MOUNTAIN ROAD AND THE ADJACENT RESIDENTIAL USES. THE +/- 30 ACRES IN THE REAR OF THE SITE WILL PRESERVED AND REMAIN WOODED. THE EXISTING WETLANDS AND STREAMS ONSITE WILL BE PRESERVED. THE PROPOSED USE IS A LOW TRAFFIC GENERATOR.

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4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) NO

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5. Is the subject property located in a Dam Break Inundation Zone?  Yes  No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

**HISTORIC SITE IMPACT ANALYSIS**

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_
- 2. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_
- 3. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:


- a) Is the historic site listed as a National or State Registered Landmark? \_\_\_\_\_
- b) Is the historic site open to the public? \_\_\_\_\_
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Date: 8/4/23

## COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 99 vehicles per day and a site peak hour trip generation of 11 AM/ 11 PM vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11TH edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 151 and Page Number 119,122,123).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal **MEETS** at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.

  
\_\_\_\_\_  
(Signature of Applicant/Applicant's Representative)

0/3/23  
\_\_\_\_\_  
(Date)

ANDREW BROWNING, P.E.  
\_\_\_\_\_  
(Applicant/Applicant's Representative – Print Name)

## SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
<input checked="" type="checkbox"/>	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6. Proposed changes in zoning, if any.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	<input type="checkbox"/>

RECEIVED

AUG 04 2023

M.V. REALTY CORPORATION  
GPN 7822-51-3499  
DB: 827 PG 764  
ZONED B-3

JOHN PETRUCCI JR  
GPN 7822-51-3309  
DB: 812 PG 3393  
ZONED B-3

WILTON COMMERCIAL II, LLC  
GPN 7822-40-4372  
DB: 3095 PG 2534  
ZONED B-1

J.E. JONES III AND ANNI NOEL JONES  
GPN 7821-49-9679  
DB: 2916 PG 1050  
DB: 1067 PG 191  
ZONED A-1

BETHANY ESTATES SUBDIVISION  
PB: 37 PG 517  
LOT 10  
ZONED AR-6

J.E. JONES III AND ANNI NOEL JONES  
GPN 7821-47-0501  
DB: 1126 PG 609  
ZONED A-1

GETTY VA LEASING, INC  
GPN 7822-51-4175  
DB: 2485 PG 149  
ZONED B-3

MOTER INVESTMENTS, LLC  
GPN 7822-51-8815  
DB: 1117 PG 344  
ZONED B-3

LLOYD E. COMBS II  
GPN 7822-60-2798  
DB: 3168 PG 1594  
ZONED A-1

KEGAN LITTLE  
GPN 7822-40-2632  
DB: 3168 PG 1594  
ZONED A-1

FRANKIE L. COLEMAN  
GPN 7822-60-3159  
DB: 247 PG 159  
ZONED A-1

MARIO MITCHELL ET AL  
GPN 7822-60-3420  
DB: 247 PG 330  
SEE ZONED A-1

MICHAEL AND KIMBERLY DOWD  
GPN 7822-60-3320  
DB: 3525 PG 381  
ZONED A-1

TIMOTHY R. PHILLIPS  
GPN 7822-60-3159  
DB: 1347 PG 185  
ZONED A-1

TIMOTHY R. PHILLIPS  
GPN 7822-60-3123  
DB: 1347 PG 185  
ZONED A-1

ALVIN SHAO HO AND ANNE TAYLOR  
GPN 7822-60-3977  
DB: 3339 PG 36  
ZONED A-1

KEVIN E. AND PENNY C. BATES  
GPN 7821-69-4772  
DB: 888 PG 243  
ZONED A-1

CHRISTINE AND EDWARD TAYLOR  
GPN 7821-69-2375  
DB: 827 PG 104  
ZONED A-1

PAUL FOWIN  
GPN 7821-69-2264  
DB: 3242 PG 1286  
ZONED A-1

BRENNER SURVEY  
P.B. 29 PG 28  
ZONED A-1

CHARLES E. AND GENA A. DALTON  
GPN 7822-60-1656  
DB: 1840 PG 1780  
ZONED A-1

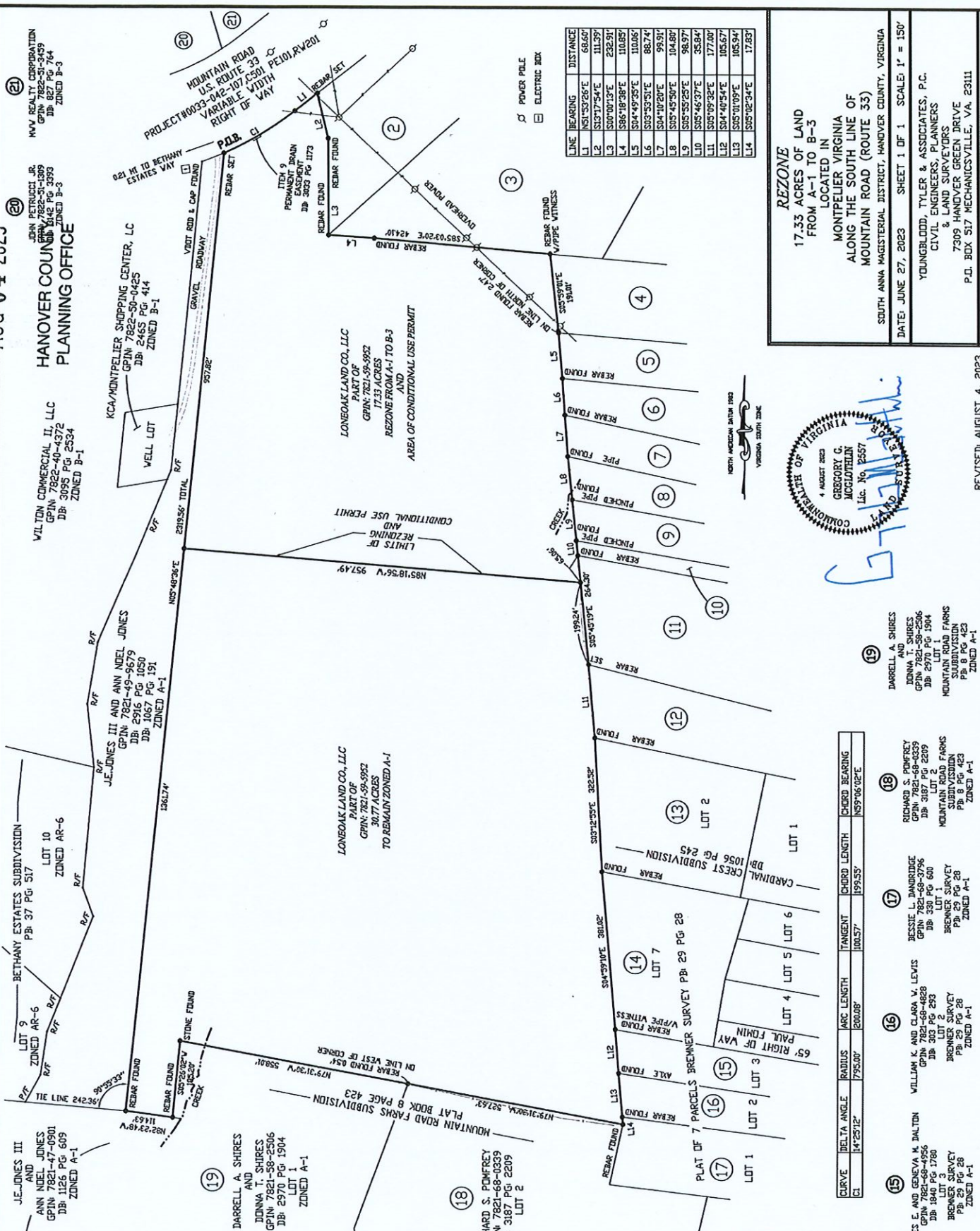
BESSIE L. DANDRIDGE  
GPN 7821-68-3796  
DB: 330 PG 600  
ZONED A-1

WILLIAM K. AND CLARA V. LEVIS  
GPN 7821-68-4828  
DB: 303 PG 293  
ZONED A-1

RICHARD S. POMFREY  
GPN 7821-68-0339  
DB: 3187 PG 2209  
ZONED A-1

DARRELL A. SHIRES AND DONNA T. SHIRES  
GPN 7821-58-2586  
DB: 2970 PG 1904  
ZONED A-1

REAR FOUND



LINE	BEARING	DISTANCE
L1	N51°53'26"E	68.60
L2	S13°17'54"E	111.30
L3	S00°00'13"E	232.91
L4	S86°18'38"E	110.69
L5	S04°49'35"E	110.06
L6	S03°53'51"E	88.74
L7	S04°10'20"E	99.91
L8	S05°45'30"E	104.80
L9	S05°55'25"E	98.97
L10	S05°46'37"E	35.84
L11	S05°39'32"E	177.08
L12	S04°40'54"E	105.67
L13	S05°10'09"E	105.94
L14	S05°02'34"E	17.83

**REZONE**  
17.33 ACRES OF LAND  
FROM A-1 TO B-3  
LOCATED IN  
MONTPELIER VIRGINIA  
ALONG THE SOUTH LINE OF  
MOUNTAIN ROAD (ROUTE 35)

SOUTH ANNA MAGISTERIAL DISTRICT, HANOVER COUNTY, VIRGINIA

DATE: JUNE 27, 2023 SHEET 1 OF 1 SCALE: 1" = 150'

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.  
CIVIL ENGINEERS, PLANNERS  
& LAND SURVEYORS  
7309 HANOVER GREEN DRIVE  
P.O. BOX 517 MECHANICSVILLE, VA 23111

DRAWN BY: JDD CHECKED BY: GGM JOB NO: 619-02-001



CURVE	BETA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	14°25'12"	7535.00'	200.08'	100.57'	199.53'	N59°06'02"E

DARRELL A. SHIRES AND DONNA T. SHIRES  
GPN 7821-58-2586  
DB: 2970 PG 1904  
ZONED A-1

RICHARD S. POMFREY  
GPN 7821-68-0339  
DB: 3187 PG 2209  
ZONED A-1

BESSIE L. DANDRIDGE  
GPN 7821-68-3796  
DB: 330 PG 600  
ZONED A-1

WILLIAM K. AND CLARA V. LEVIS  
GPN 7821-68-4828  
DB: 303 PG 293  
ZONED A-1

RICHARD S. POMFREY  
GPN 7821-68-0339  
DB: 3187 PG 2209  
ZONED A-1

DARRELL A. SHIRES AND DONNA T. SHIRES  
GPN 7821-58-2586  
DB: 2970 PG 1904  
ZONED A-1

REVISED: AUGUST 4, 2023

RECEIVED

AUG 04 2023

HANOVER COUNTY  
PLANNING OFFICE

YOUNGBLOOD, TYLER  
& ASSOCIATES P.C.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
1200 WYOMING DRIVE, P.O. BOX 517, WOODLAND, VIRGINIA 22191  
PHONE: (804) 744-8225 FAX: (804) 730-7154 EMAIL: TYLER@YOUNGBLOOD-ASSOCIATES.COM

**MONTPELLIER**  
**RV & SELF STORAGE**  
SOUTH ANNA DISTRICT HANOVER COUNTY, VIRGINIA

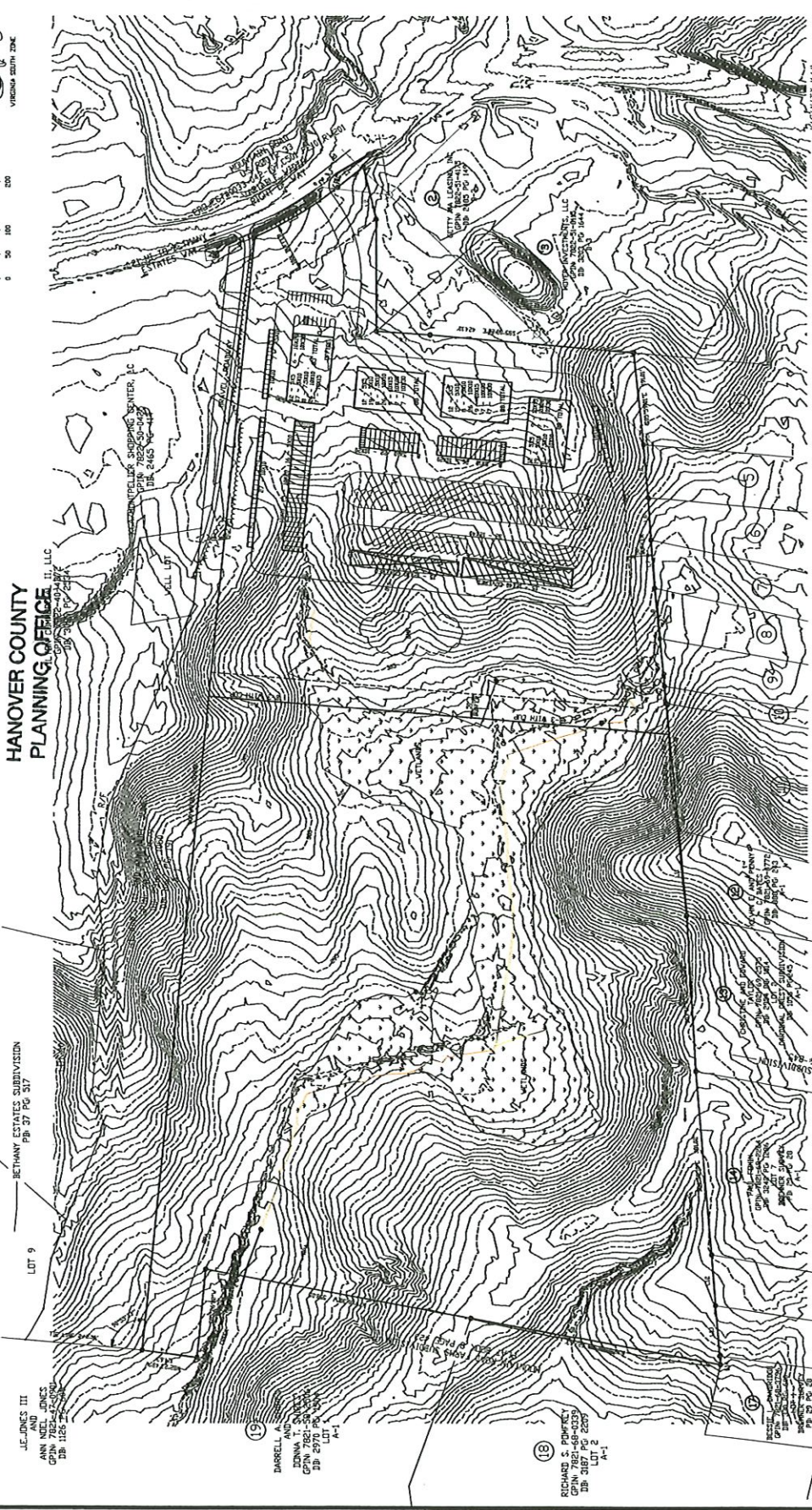
CONCEPT PLAN

DATE: AUGUST 4, 2023

REVISIONS

DESIGNED BY: AMT  
DRAWN BY: AMT  
CHECKED BY: AMT  
CAD FILE:

SHEET 1 OF 1



NOTE: TOPOGRAPHIC INFORMATION FROM LIDAR MAPS.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
1	114°00'00"	775.00'	1000.00'	1000.00'	1993.55'	89°00'00"E

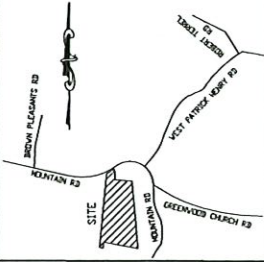
LINE BEARING	DISTANCE
1	120°32'52"E 68.62'
2	120°32'52"E 111.27'
3	120°32'52"E 220.57'
4	120°32'52"E 100.00'
5	120°32'52"E 100.00'
6	120°32'52"E 100.00'
7	120°32'52"E 100.00'
8	120°32'52"E 100.00'
9	120°32'52"E 100.00'
10	120°32'52"E 100.00'
11	120°32'52"E 100.00'
12	120°32'52"E 100.00'
13	120°32'52"E 100.00'
14	120°32'52"E 100.00'

SELF STORAGE UNITS 347  
 INTERIOR ACCESS 177  
 EXTERIOR ACCESS 177  
 RV PARKING OPEN 96 SPACES  
 RV PARKING CANOPY 30 SPACES  
 PARKING REQUIRED = 13 SPACES (2 FOR OFFICE + 1750 UNITS)  
 PARKING PROVIDED = 16 SPACES

**SITE STATISTICS**  
 OWNER: LAND OR, LLC  
 DEVELOPER: HILL BRANCH INVESTMENTS, LLC  
 OPINION AREA: 4810 ACRES  
 ZONING: R-3 PROPOSED  
 USE: SELF STORAGE AND RV/BOAT STORAGE

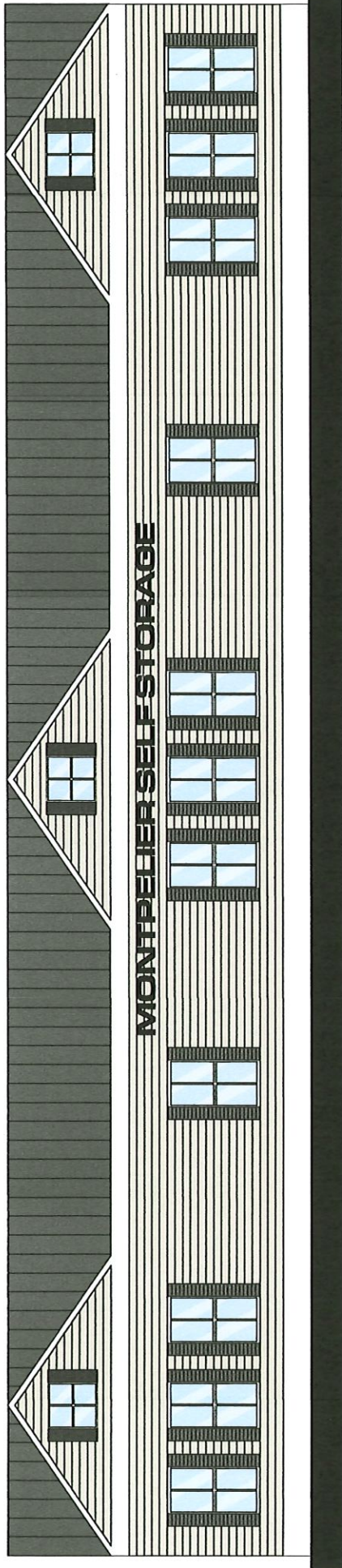
SETBACKS (R-3 ZONING)  
 FRONT = 25'  
 SIDE = 10' ADJACENT TO RESIDENTIAL  
 REAR = 25' ADJACENT TO RESIDENTIAL

- 1 POWER POLE
- 2 ELECTRIC BOX
- 3 THOMAS R. PHILLIPS  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 4 ALVIN ZEDIG JR  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 5 CHARLES C. AND JONICIA M. SALTIN  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 6 MEGAN STODOL  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 7 RICHARD S. DORNEY  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 8 VILLIAM M. AND CLARA M. LEWIS  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 9 MARIANNE S. AL  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 10 MICHAEL  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 11 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 12 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 13 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 14 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 15 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 16 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 17 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 18 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 19 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26
- 20 DANIEL AND  
OPINION AREA 7884-59-3552  
DB 2147 PG 103  
PG 25 PG 26



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

**EXHIBIT B**



Food Lion Parking Lot Elevation

# Montpelier Self Storage

Montpelier, VA across from Food Lion Shopping Center



Route 33 Elevation