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COUNTY ADMINISTRATOR



HANOVER COUNTY

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PLANNING DEPARTMENT

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SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

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DEPUTY DIRECTOR OF PLANNING

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DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

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

June 4, 2024

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

RE: Approval of REZ2023-00030, Loneoak Land Co., 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 to rezone from A-1, Agricultural District, to B-2(c), Community Business District with conditions, on GPIN 7821-59-5952 (part), consisting of approximately 17.33 acres, with conditions 1 through 11 as set forth in the attached Ordinance for REZ2023-00030, Loneoak Land Co., L.L.C. The Board’s approval incorporates adoption of the Ordinance. Attached please find the approved conceptual plan.

Prior to initiating the new uses on this property, you must obtain Site Plan approval. The Planning staff will be glad to assist you in this process.

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
Richard W. Paul
Jessica Crews

Planning Commission
Tim O’Keefe
Assessor

Erin Baber
Jason Hazelwood
Kimberlee Daniels

ORDINANCE REZ2023-00030

OWNER OF RECORD: LONEOAK LAND CO., L.L.C.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of **APPROVAL** of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 22nd day of May 2024, and advertised in the Mechanicsville Local once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended with conditions by the rezoning of the property described as on GPIN 7821-59-5952 (part), consisting of approximately 17.33 acres, and located on the south line of Mountain Road (U.S. Route 33) approximately 1,000 feet west of its intersection with West Patrick Henry Road (State Route 54), from A-1, Agricultural District, to B-2(c), Community Business District with conditions, subject to the following conditions, which were proffered by the applicant on May 1, 2024 and accepted by the Board:

1. **Conceptual Plan.** The Property under consideration in this case (the "Property") shall be developed in substantial conformance with the exhibit titled "Montpelier RV & Self Storage" by Youngblood, Tyler & Associates dated April 26, 2024.
2. **Elevations.** Sides of buildings facing the property line will be designed and constructed to be substantially similar in architectural treatment with the elevations attached hereto entitled "Montpelier Self Storage" prepared by Johnson Construction Company, dated February 23, 2024. The outward facing side of future buildings will be designed to give the appearance of multiple small buildings, and compliance with this standard will be reviewed and approved by the Director of Planning. To achieve this, a wall offset (e.g. projection or recess in the façade plan) or change in material must occur at least once every forty (40) feet, with the offset or projection being at least ten (10) feet wide. A change in roofline, gable, and/or a dormer must occur at least once every forty (40) feet.
3. **HVAC.** Any mechanical units placed on the rooftop of the building shall be screened by architectural features which are compatible with building façade architecture. Screening shall be designed to block such units from view on any public streets immediately adjoining the Property. In addition, ground-mounted units shall be screened with either vegetation or with materials that are compatible with the architecture of the building.
4. **25' and 50' Natural Buffers.** Landscaping and buffers shall be provided as shown on the proffered conceptual plan. Buffers will retain existing mature trees that are healthy and suitable

for a landscaped buffer. Utility crossings shall be perpendicular to the greatest extent possible.

5. **Thoroughfare Buffer.** A one hundred (100) foot natural and landscaped buffer will be provided along the property frontage of Mountain Road, as shown on the proffered conceptual plan. The buffer will remain undisturbed and in its natural state except for the area necessary for clearing and grading for the access road and shoulders. Areas adjacent to the access road will be landscaped in accordance with the details shown on the conceptual plan. Trees may be removed in the natural buffer if dead or diseased.
6. **Monument Signs.** All freestanding signs on the Property shall be monument type. Signs shall reflect the architectural style and incorporate materials used for the storage facility. Signage will be externally illuminated in accordance with Section 26-273.
7. **Hours of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the Director of Planning. Construction signs shall be posted stating the hours of construction.
8. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas, and utility lines required to be above ground by the utility company.
9. **Lighting.** Lighting on the property will be limited to twenty (20) feet and will include house side shields.
10. **Permitted Uses.** The following uses will be permitted on the Property.
 - a. Self-storage facility with a Conditional Use Permit.
 - b. RV storage associated with the self-storage facility.
11. **Road Improvements.** Mountain Road will be restriped to provide a two-way left turn lane between the Dollar General driveway and the proposed site driveway.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

On motion of Ms. Dibble, seconded by Mr. Hudson, the members of the Board of Supervisors voted to approve Ordinance REZ2023-00030, as follows:

	Vote:
Ms. Dibble – Chair	Aye
Mr. Herzberg – Vice-Chair	Aye
Mr. Davis	Aye
Ms. Floyd	Aye
Mr. Hudson	Aye
Ms. Prichard	Aye
Mr. Stoneman	Aye

Public Hearings:

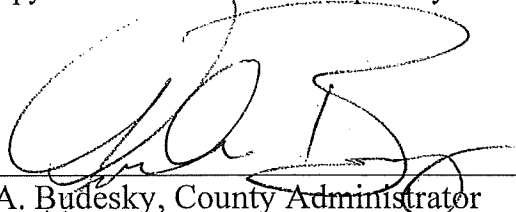
Planning Commission: March 21, 2024

Board of Supervisors: May 22, 2024

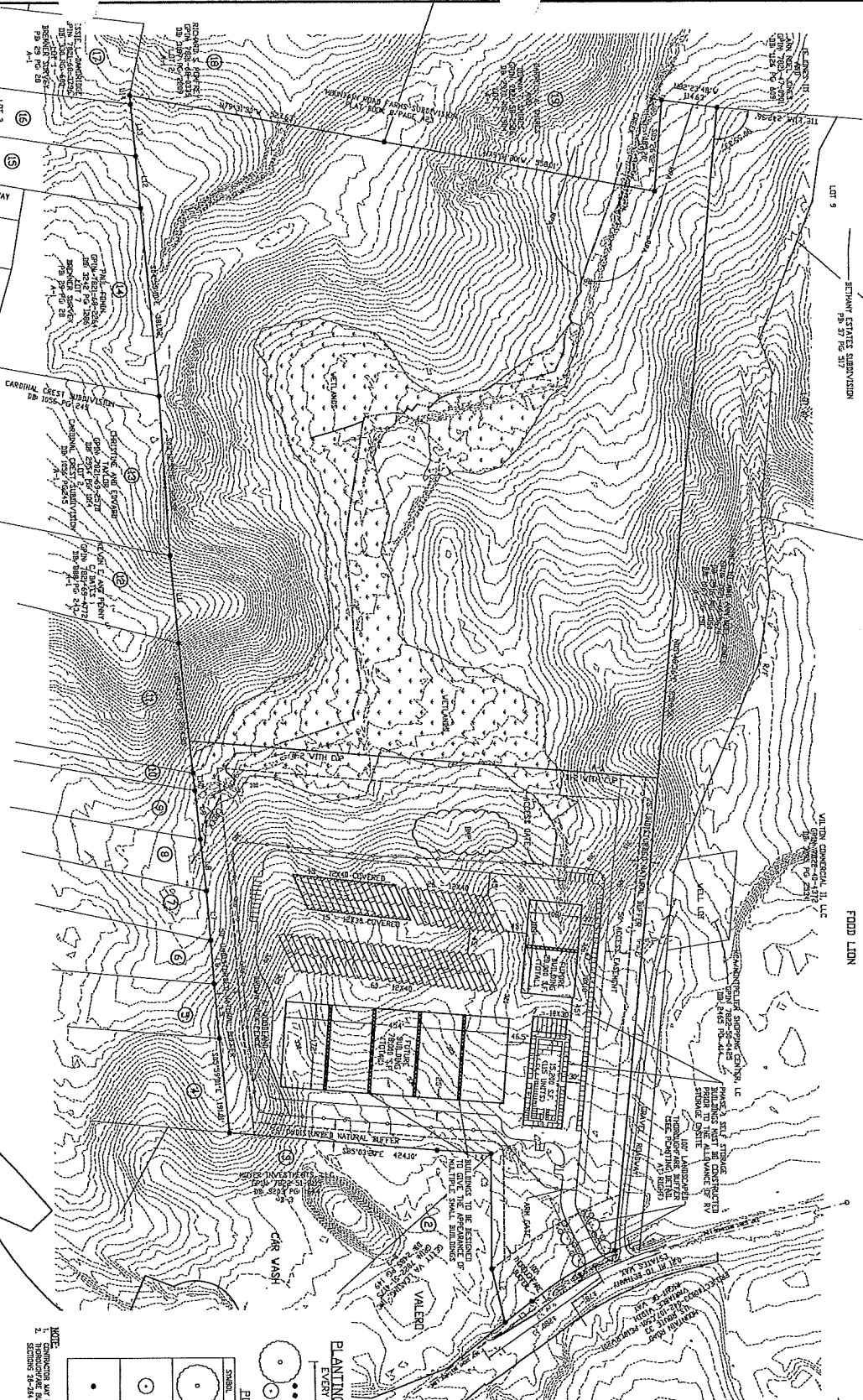
Adopted: May 22, 2024

This is to certify that the above is a true copy of REZ2023-00030 adopted by the Hanover County Board of Supervisors on May 22, 2024.

Dated: May 22, 2024



John A. Budesky, County Administrator
Clerk, Hanover County Board of Supervisors

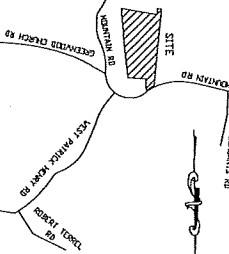


LINE	BEARING	DISTANCE
1	N 82°12'34"E	114.95
2	S 80°07'17"E	224.01
3	S 80°18'38"E	110.65
4	S 81°19'35"E	110.65
5	S 81°53'57"E	88.41
6	S 81°45'57"E	104.47
7	S 82°55'57"E	89.97
8	S 85°46'37"E	35.84
9	S 80°09'23"E	177.82
10	S 82°02'34"E	172.85
11	S 82°02'34"E	172.85

GRADE	BETA ANGLE	BANDE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	14.55°	75.56'	106.57'	159.52'	95.94°

OWNER	LANDING LAND CO. LLC
AREA TO BE RETAINED	782,759 SQ. FT.
AREA TO BE ZONED	17,262 ACRES
ZONING	A-1 EXISTING
PROPOSED	B-2 PROPOSED
TOTAL	169,354
UNCOVERED	86
TOTAL	116

STATION'S 0+2 ZONING
 SITE = UP ADJACENT TO RESTORANT
 FRONT = 25' ADJACENT TO RESTORANT
 REAR = 25' ADJACENT TO RESTORANT

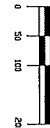


DATE	REVISIONS
DATE: APR. 26, 2024 <td>DESIGNED BY: APT </td>	DESIGNED BY: APT
	CHECKED BY: WMS
	DATE: 02-20-2021
	SCALE: 1"=100'

CONCEPTUAL PLAN
 DATE: APR. 26, 2024
 SOUTH ANNA DISTRICT HANOVER COUNTY, VIRGINIA

MONTPELIER RV AND SELF STORAGE

YOUNGBLOOD, TYLER & ASSOCIATES P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7330 HANOVER GREEN DRIVE P.O. BOX 517 WHEATLAND, VIRGINIA 23111
 PHONE: (804) 745-5245 FAX: (804) 735-7111 EMAIL: TYLER@YOUNGBLOOD-TYLER.COM



YOUNGBLOOD, TYLER & ASSOCIATES P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7250 HANOVER GREEN DRIVE P.O. BOX 517 WEDDICKSVILLE, VIRGINIA 23111
 PHONE: (804) 748-5333 FAX: (804) 752-7821 EMAIL: TYLER@YOUNGBLOOD-TYLER.COM

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

CONCEPTUAL PLAN
 DATE: APR. 26, 2014
 DESIGNED BY: AMT
 CHECKED BY: WMS
 DATE: 07-22-2011
 DRAWN BY: WMS

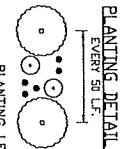
NOTES

1. UNDEVELOPED AREAS WILL BE REZONED TO RESIDENTIAL R-2.
2. UNDEVELOPED AREAS WILL BE REZONED TO RESIDENTIAL R-2.

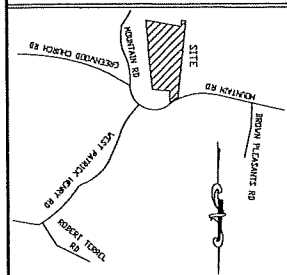
SHEET 1 OF 1

PLANTING LEGEND

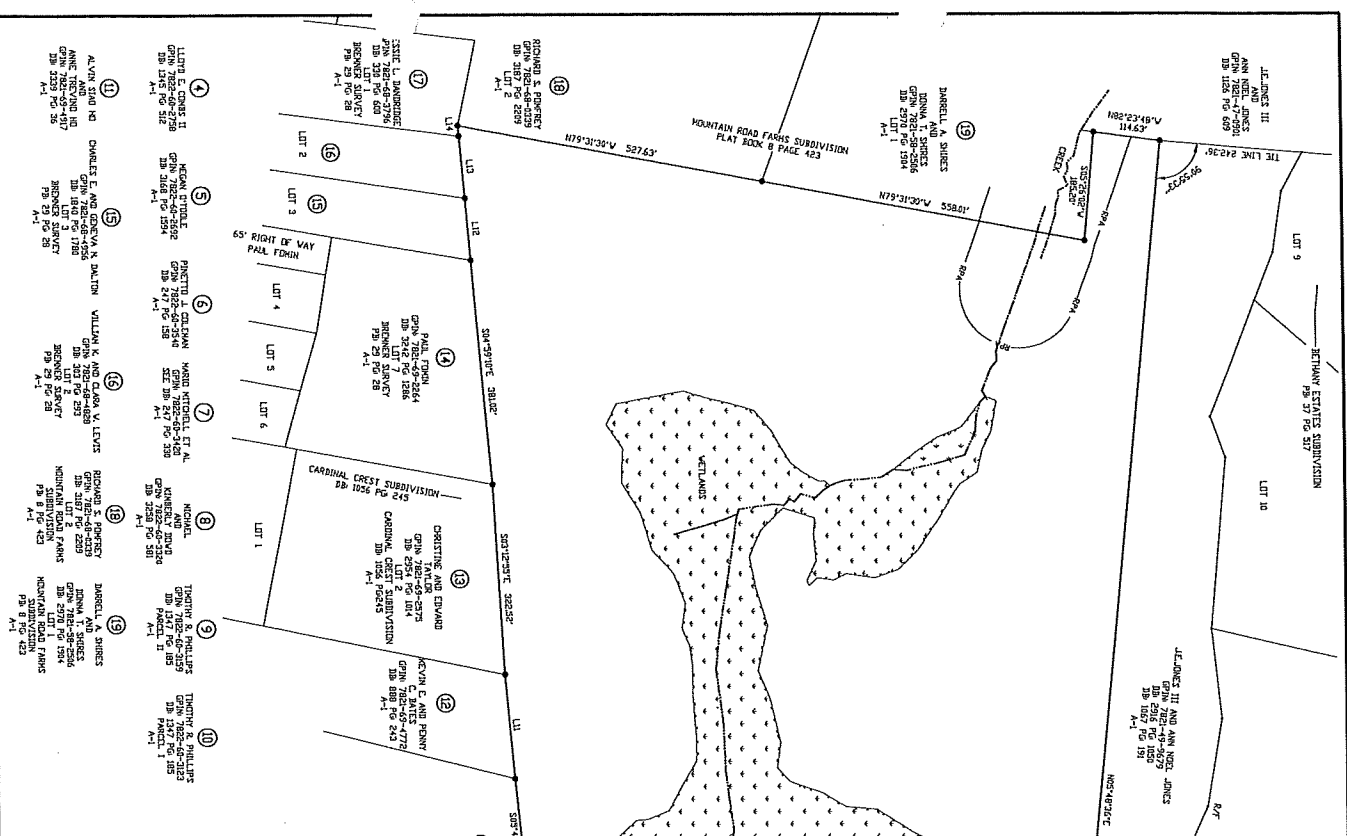
	LARGE DECIDUOUS TREE
	SMALL EVERGREEN TREE
	SMALL DECIDUOUS TREE
	SHRUB
	FLOWERING SHRUB
	PALM TREE
	PLANTING SPOT



NOTE: UNDEVELOPED AREAS WILL BE REZONED TO RESIDENTIAL R-2.
 UNDEVELOPED AREAS WILL BE REZONED TO RESIDENTIAL R-2.



LINE	BEARING	DISTANCE
1	S 89° 17' 41" E	11.35
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99	S 89° 17' 41" E	11.35
100	S 89° 17' 41" E	11.35



LOT 1: CAROLINE GREST SUBDIVISION
 25' UNDISTURBED NATURAL BUFFER

LOT 2: PAUL DODD
 OPEN 7828-49-2824
 DB 2017 PG 2324
 20' UNDISTURBED NATURAL BUFFER

LOT 3: CHRISTINE AND EDWARD
 OPEN 7828-49-2824
 DB 2017 PG 2324
 20' UNDISTURBED NATURAL BUFFER

LOT 4: ACYVA C AND ROYCE
 OPEN 7828-49-2824
 DB 2017 PG 2324
 20' UNDISTURBED NATURAL BUFFER

LOT 5: TIMOTHY & PHILLIPS
 OPEN 7828-49-2824
 DB 2017 PG 2324
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LOT 6: TIMOTHY & PHILLIPS
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LOT 7: TIMOTHY & PHILLIPS
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LOT 8: TIMOTHY & PHILLIPS
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 DB 2017 PG 2324
 20' UNDISTURBED NATURAL BUFFER

LOT 9: DANIEL A. SHIRES
 OPEN 7828-49-2824
 DB 2017 PG 2324
 20' UNDISTURBED NATURAL BUFFER

LOT 10: DANIEL A. SHIRES
 OPEN 7828-49-2824
 DB 2017 PG 2324
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LOT 11: DANIEL A. SHIRES
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LOT 12: DANIEL A. SHIRES
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LOT 16: DANIEL A. SHIRES
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LOT 31: DANIEL A. SHIRES
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LOT 32: DANIEL A. SHIRES
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LOT 33: DANIEL A. SHIRES
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LOT 34: DANIEL A. SHIRES
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LOT 35: DANIEL A. SHIRES
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LOT 36: DANIEL A. SHIRES
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LOT 37: DANIEL A. SHIRES
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LOT 40: DANIEL A. SHIRES
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LOT 41: DANIEL A. SHIRES
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LOT 42: DANIEL A. SHIRES
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 DB 2017 PG 2324
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LOT 43: DANIEL A. SHIRES
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 DB 2017 PG 2324
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LOT 44: DANIEL A. SHIRES
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 DB 2017 PG 2324
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LOT 45: DANIEL A. SHIRES
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 20' UNDISTURBED NATURAL BUFFER

LOT 46: DANIEL A. SHIRES
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LOT 47: DANIEL A. SHIRES
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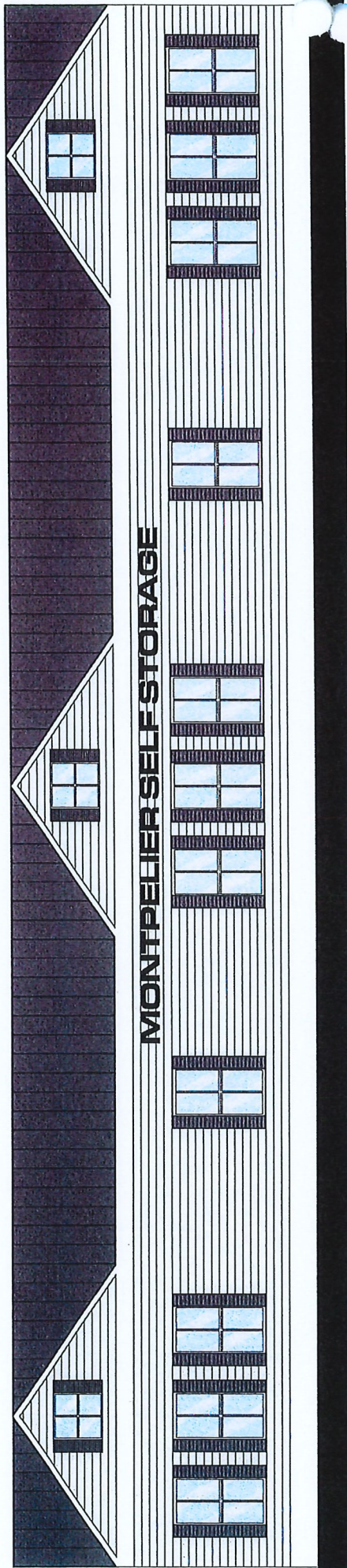
LOT 48: DANIEL A. SHIRES
 OPEN 7828-49-2824
 DB 2017 PG 2324
 20' UNDISTURBED NATURAL BUFFER

LOT 49: DANIEL A. SHIRES
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LOT 50: DANIEL A. SHIRES
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 DB 2017 PG 2324
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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