

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING COMM IND DISTRICTS REVIEW
REZ2023-00030, LONEOAK LAND CO., 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



REZ2023-00030

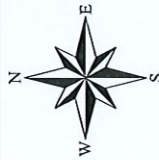
Loneoak Land Company, L.L.C.

Rezone A-1 to B-3 & A-1

Rural Village & Agricultural
Land Use

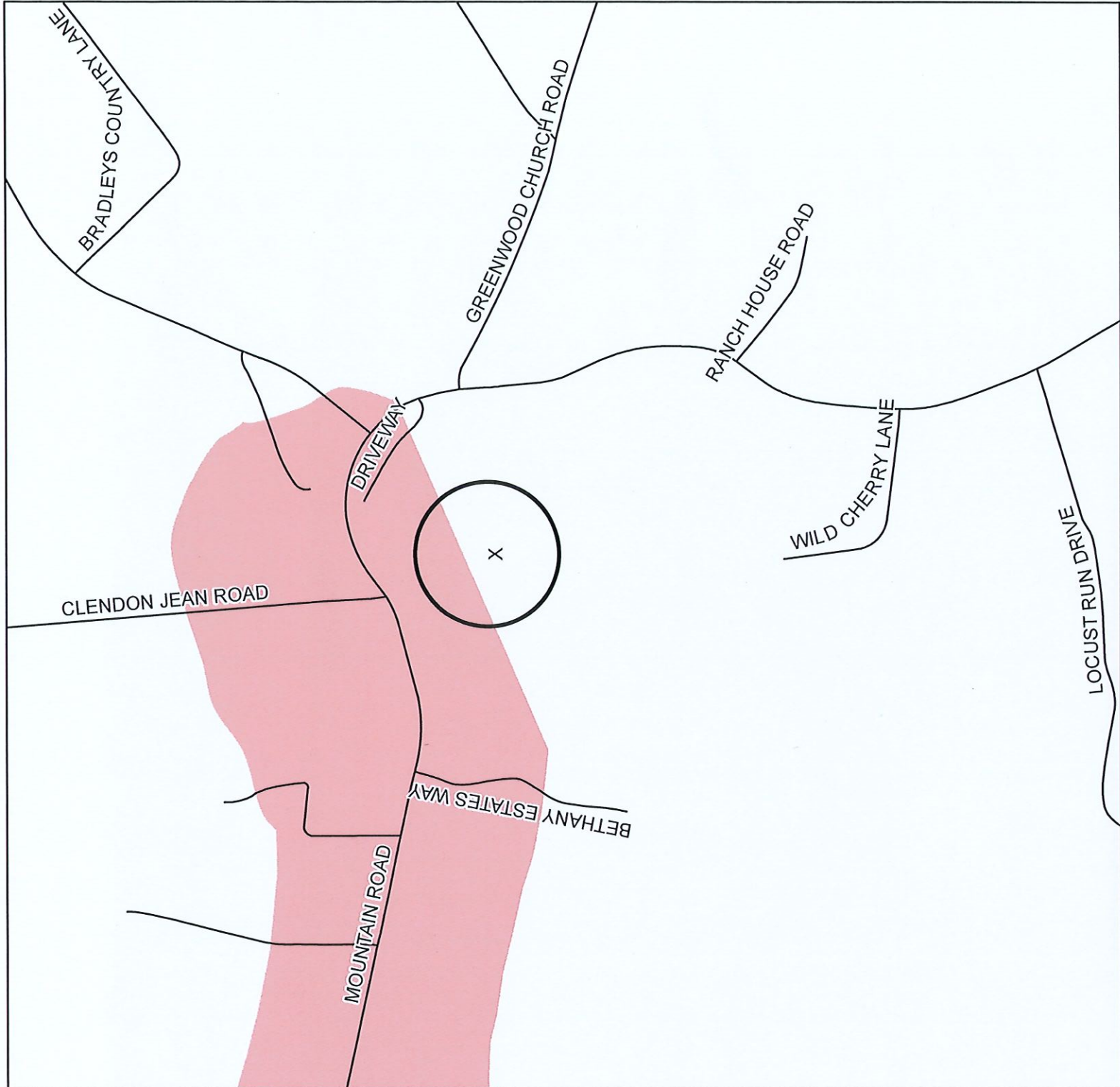
GPIN: 7821-59-5952

South Anna Magisterial District



1 inch = 900 feet

August 07, 2023



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- - - Water
- Structures
- Parcels
- Trees

REZ2023-00030

Loneoak Land Company, L.L.C.

Rezone A-1 to B-3 & A-1

GPIN: 7821-59-5952
South Anna Magisterial District



1 inch = 900 feet




































August 07, 2023



Hanover County, Virginia

Zoning Map

Legend

	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2023-00030

Loneoak Land Company, L.L.C.

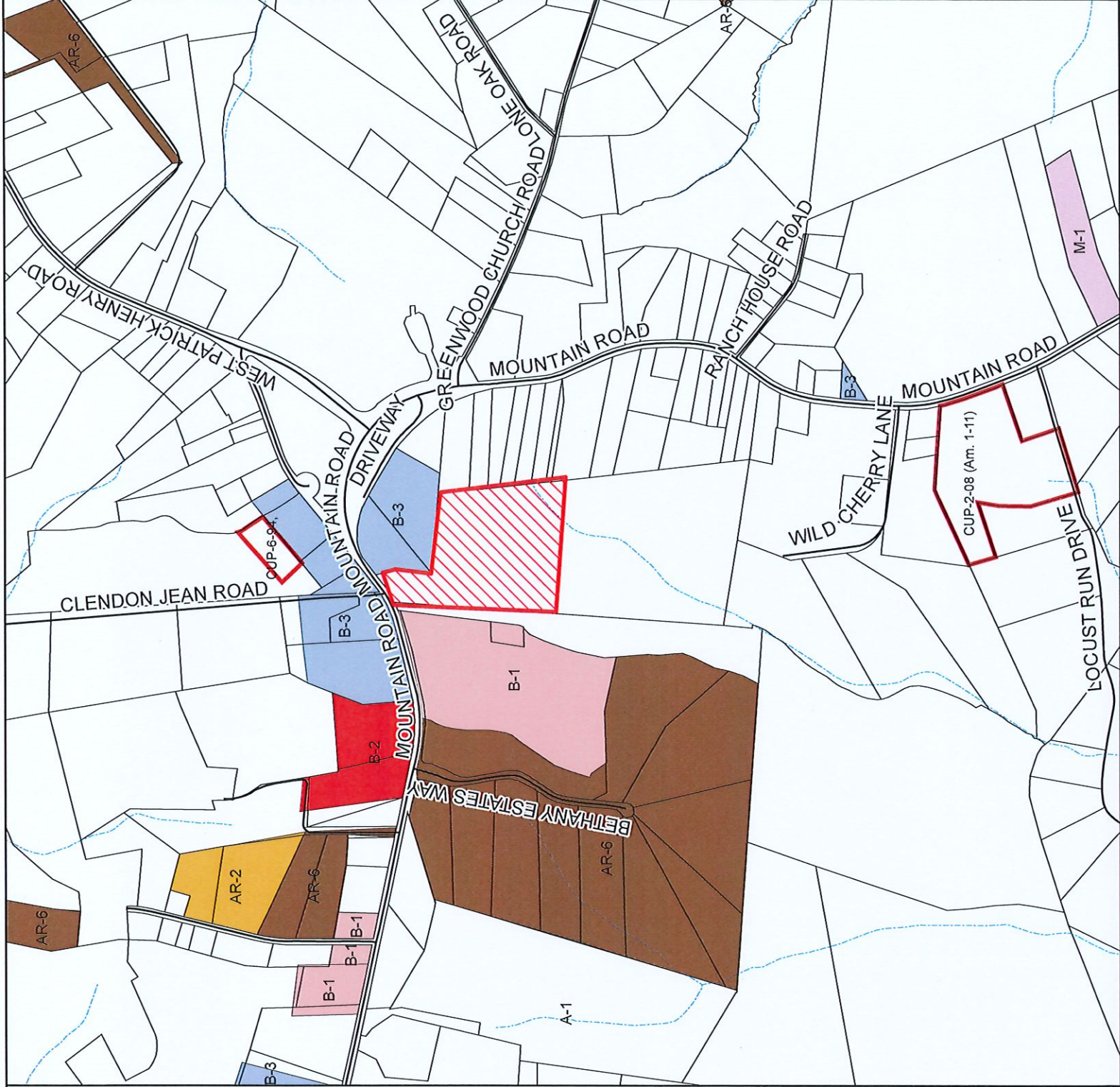
Rezone A-1 to B-3 & A-1

GPIN: 7821-59-5952
South Anna Magisterial District



1 inch = 900 feet

August 07, 2023



REZ2023-00030



Hanover County Planning Department Application

Request for REZONING

Case #: REZ2023-00030

Please type or print in black ink.

APPLICANT INFORMATION

Owner: LONEOAK LAND CO., LLC
 Contact Name: _____
 Address: 11033 DUDE RANCH ROAD
GLEN ALLEN, VA 23059

Telephone No. _____
 Fax No. _____
 Email Address _____

Applicant/Contract Purchaser: 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
realtyservices.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 []

GPIN(s) (Tax ID #'s) 7821-59-5952

 Deed Book 1267 Page 487
 Magisterial District SOUTH ANNA
 Location Description (Street Address, if applicable)
SOUTHEAST CORNER OF INTERSECTION OF
MOUNTAIN ROAD AND W. PATRICK HENRY ROAD

Total Area (acres/square feet) 48.100 AC.
 Current Zoning A-1
 Requested Zoning B-3 & A-1
 Requested Use SELF STORAGE WAREHOUSE
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 

Date 8/4/23

Print Name H. GRAYSON JOHNSON

Signature _____

Date _____

Print Name _____

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
realtyservices.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

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent 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 may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.
- c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", 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.)
- d. **Responses to questions on Pages 10 and 11**
- e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
 - 1) 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.
 - 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- g. **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.**)
- h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.
- i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
 - RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
 - RC** - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
 - RM*** - Conceptual plans that meet the requirements of Section 26-84.
 - MX** - Master Plan that meets the requirements of Section 26-93.
 - BP** - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

Check here if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

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, 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:
MIILE 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

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	\$500
AR-6 (>2 lots), RC, RS, RM, MX	\$1500 + \$75/acre* for 1st 200 acres; \$30/acre* for acreage>200 acres
B, OS, M, BP	\$1100
Amendment of Proffer or Planned Unit Development	\$1500

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

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

FOR STAFF USE ONLY:

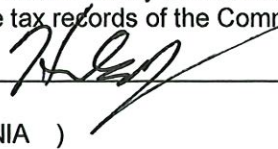
Base Fee _____	Accepted by: _____ HTE #: _____
Acreage Fee _____	
TOTAL FEE _____	

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, water courses, 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 4th 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: 8/4/2023

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 INTERSECTION OF MOUNTAIN ROAD
AND W. PATRICK HENRY ROAD

GPIN(s): 7821-59-5952

Requested Zoning District: B-3 & A-1

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 PROPOSED SELF STORAGE WAREHOUSE FACILITY ALSO REQUIRES A CONDITIONAL USE PERMIT.

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.

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Rural Village and Agricultural
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? Mountain Road - Major Arterial.
3. Describe in detail the proposed use of the property. Applicant proposes self storage warehouse facility containing approx. 524 units with associated parking and drive aisles as well as approx. 126 spaces of boat/rv storage.
4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? No major utilities are located on the property. The rear of the parcel contains a substantial amount of wetlands and a resource protection area.
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.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? _____
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? _____

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____

4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area?

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features?

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes, see attached. _____
2. What provisions will be made to ensure safe and adequate access to the subject property? _____
A commercial entrance to the site will be installed on Mountain Road. _____

3. How will the traffic impact of this development be addressed?: _____
The proposed use is a low traffic generator with only 99 trips per weekday. _____

4. 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? The site is located in the Village of Montpelier adjacent to other commercial uses. Market studies have indicated the need for a self storage and boat/RV storage facility. Buffers have been provided along Mountain Road and the eastern property line. The rear +/- 30 acres of the site will remain wooded and undeveloped. The wetlands / streams on-site will be preserved. _____
5. What type of signage is proposed for the site? The site will have an entrance monument on Mountain Road. _____

6. Have architectural/building elevations been submitted with this application? _____
Photos / renderings of example architecture have been proffered. _____

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 _____
- 4. Historic Resource/File No. _____ GPIN _____
- 5. 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? No
- 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

C COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

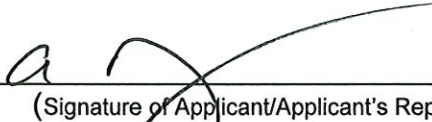
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 99 vehicles per day and a site peak hour trip generation of 11 AM / 11PM vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE 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)

01/3/23

(Date)

ANDREW BROWNING, P.E.

(Applicant/Applicant's Representative – Print Name)

RECEIVED

AUG 04 2023

MV REALTY CORPORATION
CPIN 7822-51-24259
ZONED B-3

JOHN PETRUCCI JR.
CPIN 7822-51-1995
ZONED B-3

WILTON COMMERCIAL II, LLC
CPIN 7822-40-4372
ZONED B-1

JE JONES III AND ANN NIEL JONES
CPIN 7821-49-3679
ZONED A-1

BETHANY ESTATES SUBDIVISION
P.B. 37 PG. 517

LOT 9
ZONED AR-6

LOT 10
ZONED AR-6

JE JONES III AND ANN NIEL JONES
CPIN 7821-47-0901
ZONED A-1

GETTY VAL LEASING, INC
CPIN 7822-51-4175
ZONED B-3

MOYER INVESTMENTS, LLC
CPIN 7822-50-2758
ZONED B-3

LLOYD E. COMBS II
CPIN 7822-50-2758
ZONED A-1

MEGAN TUTTLE
CPIN 7822-50-2692
ZONED A-1

DARRELL A. SHIRES AND
DORINNA SHIRES
CPIN 7821-58-2506
ZONED A-1

FRANCO J. COLGAN
CPIN 7822-50-3540
ZONED A-1

MARIO MITCHELL ET AL
CPIN 7822-50-3420
ZONED A-1

MICHAEL AND
KIMBERLY DEVO
CPIN 7822-50-3320
ZONED A-1

TIMOTHY R. PHILLIPS
CPIN 7822-50-3359
ZONED A-1

TIMOTHY R. PHILLIPS
CPIN 7822-50-3123
ZONED A-1

ALVIN SIAO HO AND
ANNE TONG HO
CPIN 7822-50-4917
ZONED A-1

KEVIN E. AND PENNY C. BATES
CPIN 7821-59-4772
ZONED A-1

CHRISTINE AND EDWARD
CPIN 7822-50-2575
ZONED A-1

PAUL FIMIN
CPIN 7821-59-2264
ZONED A-1

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

VILLIAM K. AND CLARA V. LEWIS
CPIN 7821-58-4828
ZONED A-1

BESSIE L. DANBRIDGE
CPIN 7821-58-3796
ZONED A-1

RICHARD S. POWREY
CPIN 7821-58-0339
ZONED A-1

DARRELL A. SHIRES AND
DORINNA SHIRES
CPIN 7821-58-2506
ZONED A-1

MOUNTAIN ROAD FARMS
SUBDIVISION
P.B. 8 PG. 423
ZONED A-1

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SUBDIVISION
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ZONED A-1

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P.B. 8 PG. 423
ZONED A-1

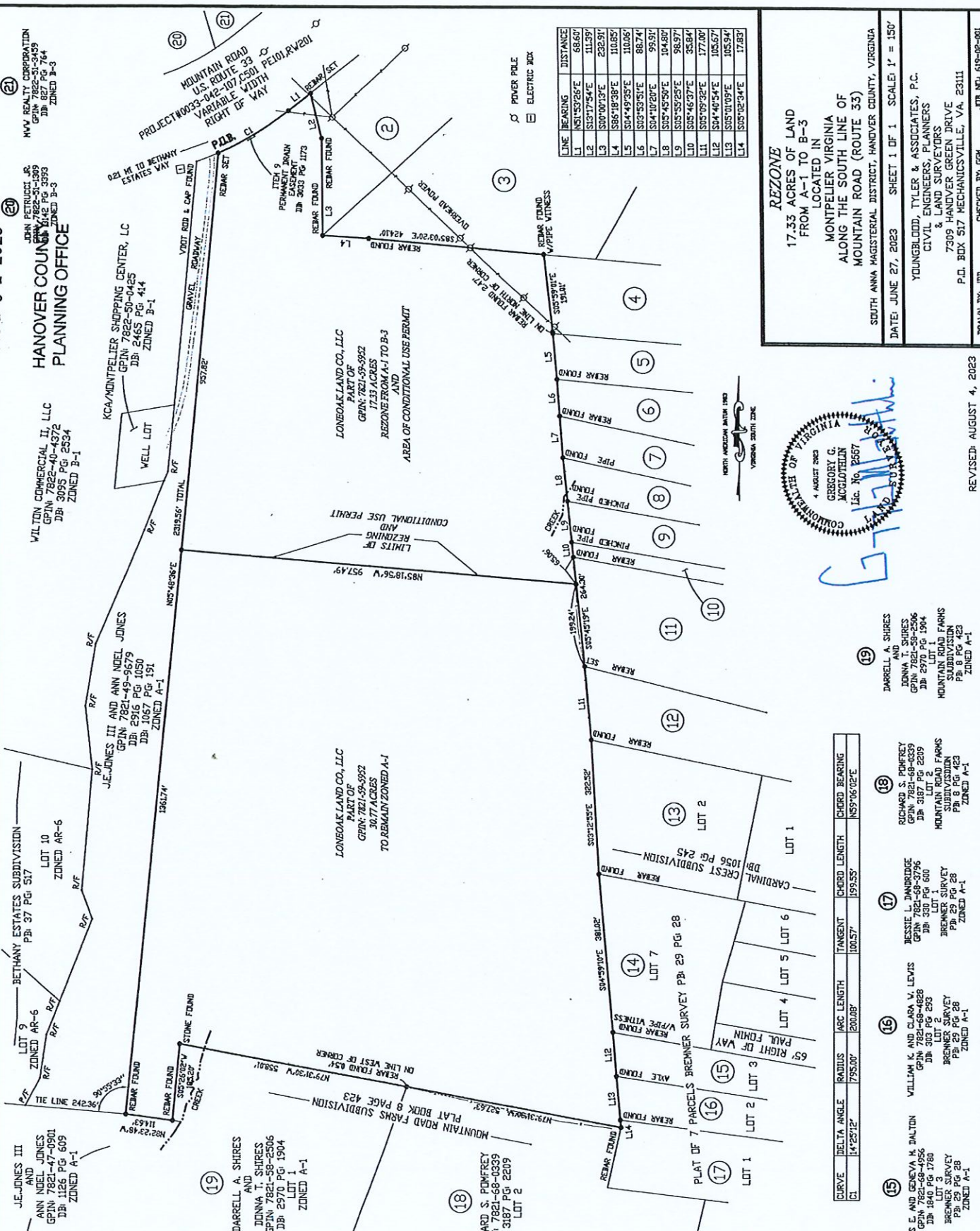
MOUNTAIN ROAD FARMS
SUBDIVISION
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ZONED A-1

MOUNTAIN ROAD FARMS
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SUBDIVISION
P.B. 8 PG. 423
ZONED A-1

MOUNTAIN ROAD FARMS
SUBDIVISION
P.B. 8 PG. 423
ZONED A-1



LINE	BEARING	DISTANCE
L1	N81°53'26"E	68.60
L2	S13°17'54"E	11.39
L3	S80°00'13"E	232.91
L4	S86°18'38"E	110.85
L5	S04°49'35"E	110.05
L6	S03°53'51"E	88.74
L7	S04°10'20"E	99.91
L8	S05°45'56"E	104.89
L9	S05°55'25"E	96.97
L10	S05°09'32"E	177.00
L11	S04°40'54"E	105.57
L12	S05°01'09"E	105.94
L13	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 33)

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: GGH



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	14°25'12"	795.00'	200.08'	100.57'	N89°06'02"E	199.55'

REVISED: AUGUST 4, 2023

MONTPELIER STORAGE PROFFERS

August 3, 2023

1. **Conceptual Plan.** The Property under consideration in this case (the “Property”) shall be developed in general conformance with the exhibit titled “Montpelier RV & Self Storage” by Youngblood, Tyler & Associates dated August 4, 2023, attached hereto as Exhibit A. The exact locations, footprints, configurations, size, and details of the buildings, drives, roads, and other improvements shown on the Conceptual Plan are illustrative and may be subject to change as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of site plan review.
2. **Elevations.** The buildings constructed on the Property shall be similar in architectural treatment with the elevations attached hereto entitled “Montpelier Self Storage” attached hereto as Exhibit B.
3. **Exterior Building Materials.** Exposed exterior wall siding (above finished grade) of all buildings on the Property shall consist of brick, brick veneer, stone, cultured stone, cultured stone veneer, cementitious siding (e.g., Hardiplank or equivalent), other masonry or cementitious material, engineered siding (e.g., LP Smartside or equivalent), exterior insulated finishing system (EIFS), shake siding, PVC in gables or painted aluminum rake trim, or a combination of the foregoing. This shall not prevent the use of vinyl for windows, trim, molding, or other architectural features.
4. **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.
5. **Buffer Requirements.**
 - a. **Mountain Road.** A natural and landscaped buffer a minimum of one hundred (100) feet in width shall be provided along the boundary of the Property adjoining Mountain Road. The developer shall reserve the right to clear and grade the existing buffer to make the required site improvements. Utility and entrance road crossings shall be perpendicular to the greatest extent possible. In addition to the requirements of Section 26-264(a)(3) of the zoning ordinance, in areas within the buffer where no vegetation currently exists or areas of the buffer disturbed during construction, the buffer shall be planted with, or supplemented on the basis of, two (2) large deciduous trees, two (2) small evergreen trees, and five (5) shrubs for every fifty (50) linear feet or portion thereof.

- b. **Eastern Property Line.** A natural and landscaped buffer a minimum of fifty (50) feet in width shall be provided along the boundary of the Property along the eastern property line. The developer shall reserve the right to clear and grade the existing buffer to make the required site improvements. Utility and entrance road crossings shall be perpendicular to the greatest extent possible. In addition to the requirements of Section 26-264(a)(3) of the zoning ordinance, in areas within the buffer where no vegetation currently exists or areas of the buffer disturbed during construction, the buffer shall be planted with, or supplemented on the basis of, two (2) large deciduous trees, two (2) small evergreen trees, and five (5) shrubs for every fifty (50) linear feet or portion thereof.
 - c. **Additional Buffer requirements.** At the time of planting, large deciduous trees must have a minimum caliper of two (2) inches, small deciduous and evergreen trees shall measure not less than six (6) feet in height, and shrubs shall measure between eighteen (18) and twenty-four (24) inches in height. No retaining walls or retaining wall tie backs shall be located within these buffers.
6. **Monument Signs.** All freestanding signs on the Property shall be monument type.
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.