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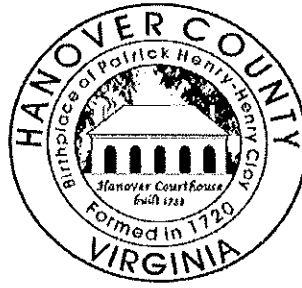
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P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

September 27, 2023

VIA E-mail: graysonjohnson@hometownrealtyservices.com

Grayson Johnson
Mile Branch Investments, LLC
2418 Granite Ridge Road, Suite D
Rockville, VA 23146

RE: REZ2023-00030, Loneoak Land Company, LLC
CUP2023-00011, Mile Branch Investments

Dear Mr. Johnson,

Planning staff has conducted a review of your application materials and provides the comments listed below. Attached, you will also find comments from other reviewing agencies. Your request has tentatively been placed on the Planning Commission's agenda for **January 18, 2024**. Please respond to the comments below by **December 15, 2023**, which is the submittal deadline for the January meeting. If the revised documents are not received by the date noted above, staff cannot assure that your request will be placed on this agenda. Please email me a PDF of the revised sketch plan. Do not submit hard copies of the revised plan until after we have discussed the revisions. 14 hard copies of the revised plan will be due 14 days prior to the Planning Commission meeting.

The following are Planning staff's comments regarding your request:

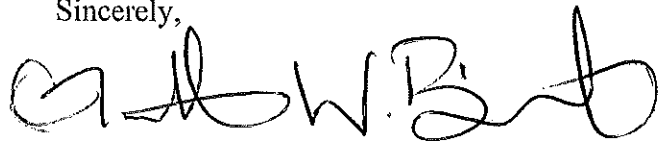
1. The General Land Use Plan shows only the front portion of the property as Rural Village and the rear portion for Agricultural use. Staff would recommend only rezoning the portion of the property for the self-storage use (17 acres). In addition, staff would also recommend that the rezoning application be revised to request B-2 zoning instead of B-3.
2. VDOT has not yet provided comments on this case. As soon as I receive those comments, I will forward them.
3. The Health Department made the following comments: If onsite sewage disposal and private well, owner will need to contact an AOSE/PE to evaluate and design system. Submit proposal

to Health Department for review prior to Health signing Building Permit application for construction.

4. The thickness of the topographic lines on the plan make it difficult to discern some elements of the plan. Please make those lines less bolded.
5. Plan should show/provide better detail for drive aisles.
6. Section 26-297.5 of the Zoning Ordinance requires that the property be screened with a fence or plantings on all sides except the front. Please indicate whether a fence or plantings will be provided and show details. Please indicate areas on the plan where existing vegetation will be preserved and where trees and shrubs will be planted. Show specific trees and shrubs to be planted along Mountain Road to meet both the thoroughfare buffer requirements of Section 26-264 and the planting requirements of Section 26-297.5. Staff would recommend the buffer along Mountain Road exceed requirements to reduce the view of the site from the road.
7. Please show the locations of all proposed dumpsters on site.
8. Provide elevations with colors, materials, and dimensions.
9. There does not appear to be support for the RV/boat storage in this area. Consideration should be given to removing this use from the application.
10. Please contact me to set up a staff/applicant meeting. This meeting must be held prior to the submittal deadlines and following the community meeting. It may be beneficial to wait to address the technical comments in this letter until after that meeting.
11. Staff may have additional comments following the responses to this comment letter.

Please contact me at (804) 365-6369 to discuss these comments.

Sincerely,



Gretchen W. Biernot, AICP
Current Planning Manager



HANOVER COUNTY

Office of the Fire Marshal



Office (804) 365-6195
Fax (804) 537-5488

13326 Hanover Courthouse Road
P.O. Box 470 Hanover, VA 23069

fmo@hanovercounty.gov
Dispatch (804) 365-6140

PLANS REVIEW

JURISDICTION:	Hanover
TRAKIT FILE #	REZ2023-00030
TO:	Gretchen Biernot
FROM:	Paul Polivka – Lieutenant Fire Plans Review Office 804-365-4858 Email: ptpolivka@hanovercounty.gov
SUBJECT:	LONEOAK LAND CO., L.L.C.
DATE:	8-16-2023
TYPE OF REVIEW	RZ 1st Review
COMMENTS:	<ol style="list-style-type: none"> The Fire Marshal's Office has no comments on the rezoning of this property. If this project moves towards the site plan process the applicant should be aware of the requirements of the Hanover Fire Marshal's Office. Requirements can be found on the Hanover Fire and EMS web page https://www.hanovercounty.gov/1082/Plans-Review
TrackIt:	8-16-2023

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Loneoak Land Co., LLC

PROJECT #: REZ2023-00030

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment:

Comments Below:

DATE: 8/16/2023

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has no comments. The development is outside of the Suburban Service Area and DPU has no facilities adjacent to the site.

Future submissions for this request do not need to be routed to DPU for review. Please feel free to contact me if you have any questions or concerns.

Department of Public Works Comments

CASE NAME: LONEOAK LAND CO., L.L.C.

TRACKIT PROJECT #: REZ2023-00030

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment

Comments Below

DATE: 08/16/2023

REVIEWED BY: Michael J Dieter

No comments on the Rezoning.

- 1) Additional development subject to runoff reduction and channel protection.
- 2) With the large increase in impervious area, it is likely that the onsite detention of stormwater will be required.
- 3) If development is 5 acres or more or 10lb or more of phos load, 75% of nutrient reduction must be met on site.
- 4) Wetlands delineation, evaluation of CBPA and extent of RPA required. Water quality impact assessment certification required along with associated supporting information.
- 5) Analysis of downstream manmade and natural systems to a point where the site is less than 1% of drainage area will likely be required.