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HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

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PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

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

July 26, 2024

Stuart Little
14207 Pond Chase Place
Midlothian, Virginia 23112

RE: Approval of CUP2024-00001, American Fleet Holdings, L.L.C.

Dear Mr. Little:

At their meeting of July 24, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request for a Conditional Use Permit in accordance with Section 26-174.14 of the Hanover County Zoning Ordinance to permit vehicle and equipment storage on GPIN 7788-06-2282, consisting of approximately 7.06 acres (CUP area limited to 4.86 acres), zoned M-2, Light Industrial District, subject to the following conditions:

1. *Lighting*: All lighting must be designed to include house-side shields. No lighting may exceed 25 feet in height.
2. *Signage*: Any freestanding signage oriented towards Vermeer Place must be designed as a monument sign with a masonry base.
3. *50' Buffer*: Within the front 50' buffer and for screening purposes, ten (10) 6' tall evergreen trees will be planted in front of the perimeter fence as shown on the sketch plan.
4. *Minimum Storage Duration*: Rental spaces for the storage of recreational vehicles (RV), motorboats, and/or personal watercraft must be rented for a term that is at least 183 days in duration. The property owner shall produce copies of all leases to the County upon request.
5. *No Overnight or Short-Term Parking of Trucks*: The property shall not be used as a truck stop or for the overnight or short-term parking of trucks or semitrailers. This shall not apply to vehicles stored as permitted as a contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.
6. *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, "Vermeer Place Vehicular Storage Yard", prepared by Sekiv Solutions, dated December 21, 2023, revised March 19, 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.

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

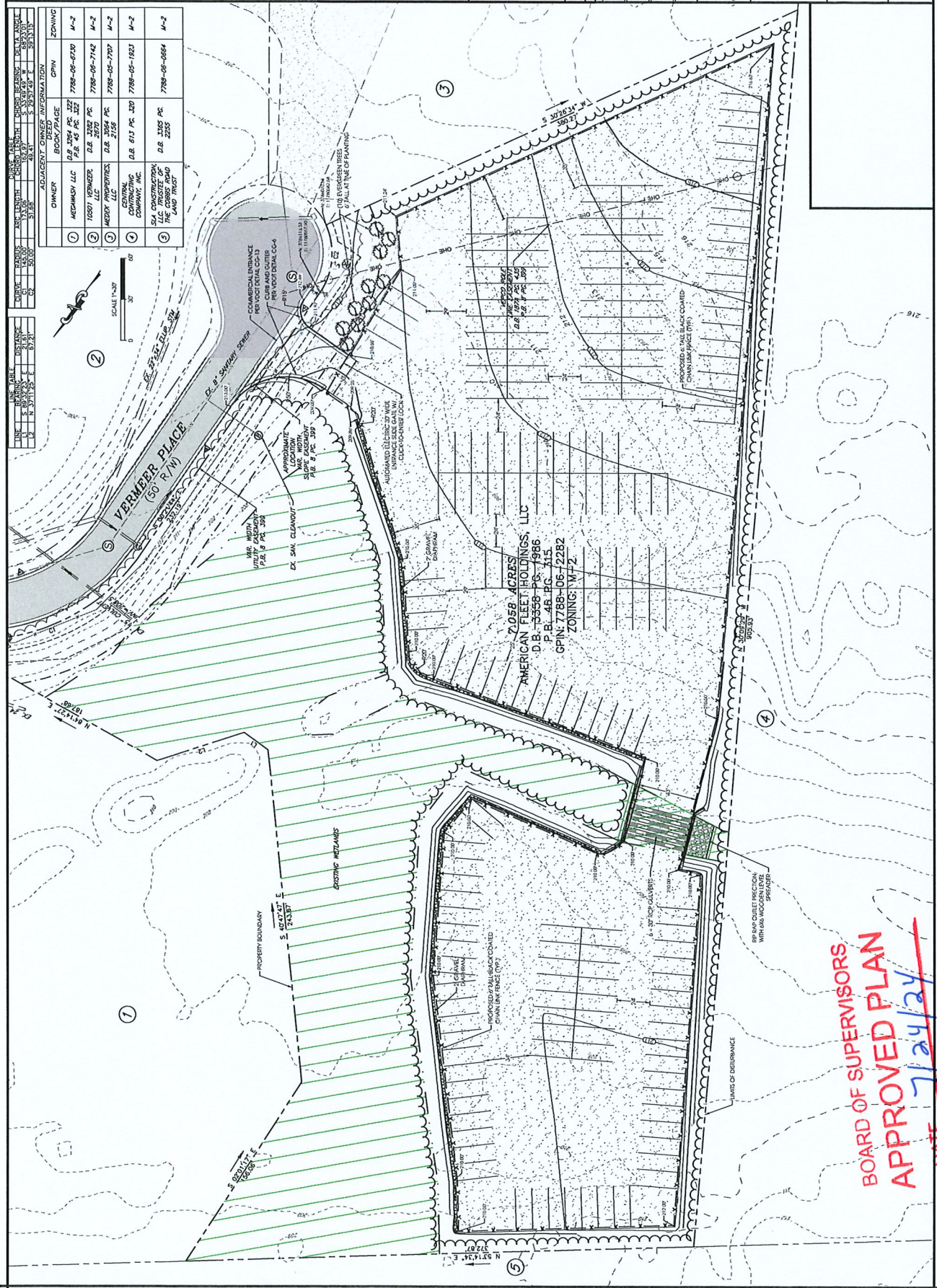
JMH/abw

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



DATE: DECEMBER 21, 2023
 REVIEWER: [REDACTED]
 COUNTY COMMISSIONERS
 JAY WOODEN
 AMERICAN FLEET HOLDINGS, LLC
 14207 POND CHASE PLACE
 MIDLOTHIAN, VA 23113
 WWW.AMERICANFLEET.COM
 (804) 353-0321

VERMEER PLACE
VEHICULAR
STORAGE YARD
 ASHLAND, VA
SCHEMATIC PLAN
 SHEET NO. **C2**



ADJACENT OWNER INFORMATION	OWNER	DEED BOOK/PAGE	GPIN	ZONING
1	MEDINASHY LLC	P.B. #5 PC 222	7788-06-020	M-2
2	10871 VERMEER, LLC	D.B. 1292 PC 2570	7788-06-712	M-2
3	MEDRY PROPERTIES, LLC	D.B. 3024 PC 2158	7788-05-777	M-2
4	CENTRAL CONTRACTING COMPANY, INC.	D.B. 613 PC 120	7788-05-182	M-2
5	SJA CONSTRUCTION LAND TRUST	D.B. 1208 PC 2255	7788-06-064	M-2

CURVE RADIUS: 50.00' (15.24 M)
 DISTANCE: 8.91' (2.71 M)
 SCALE: 1"=30'
 NORTH ARROW

BOARD OF SUPERVISORS
APPROVED PLAN
 DATE: 7/24/24

SEKIVOLUTIONS
OPTIMIZING YOUR DEVELOPMENT WORLD
14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8664 | WWW.SEKIVOLUTIONS.COM



DATE: DECEMBER 21, 2023

REVISIONS

NO. DATE COMMENTS

1/19/2024 COUNTY COMMENTS

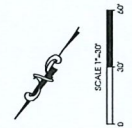
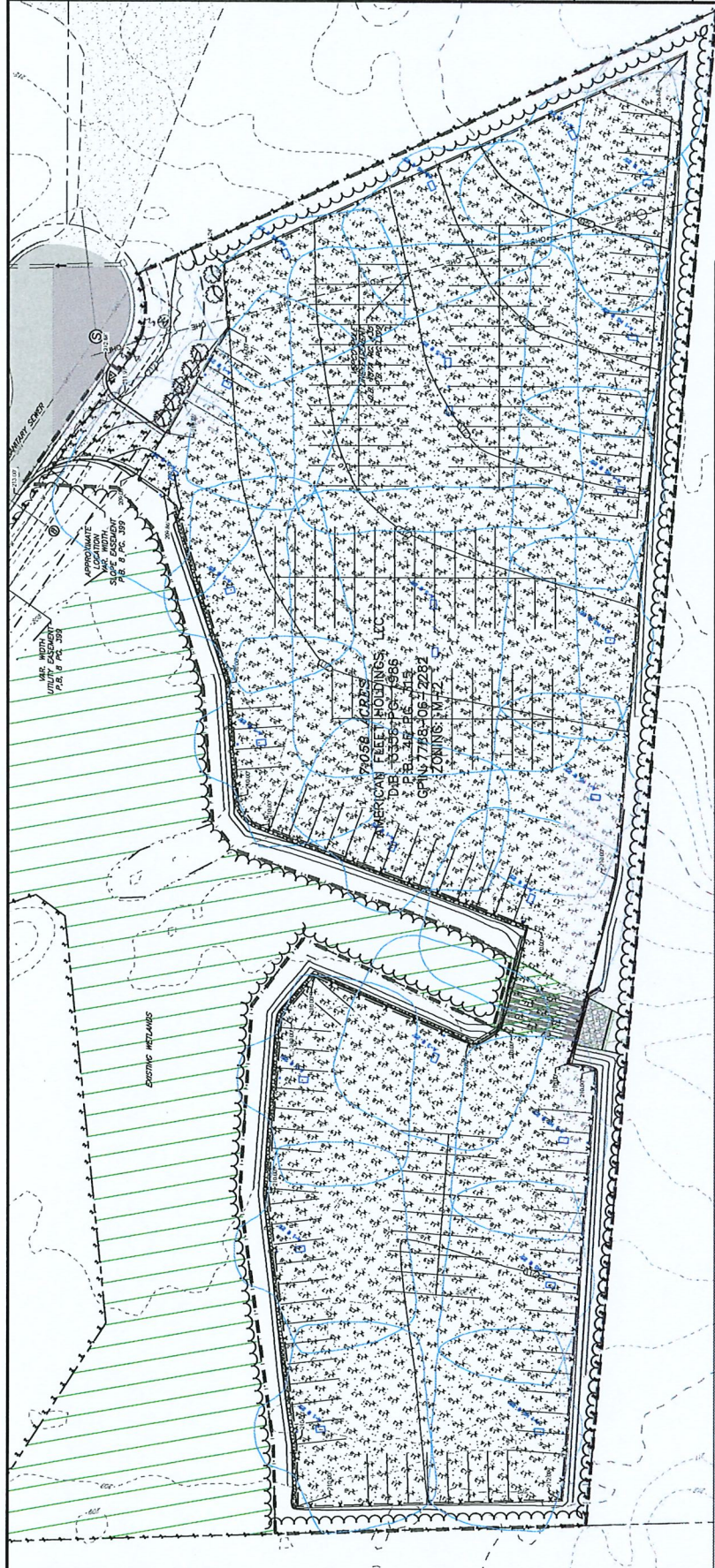
AMERICAN FLEET HOLDINGS, LLC
10000 WOODLAND DRIVE
ASHLAND, VA 23006
TEL: 804.535.1100
WWW.AMERICANFLEET.COM
GMAIL: AMERICANFLEET@AMERICANFLEET.COM
(804) 353-6331

VERMEER PLACE
VEHICULAR
STORAGE YARD
ASHLAND, VA

LIGHTING PLAN

SHEET NO.

C3



BOARD OF SUPERVISORS
APPROVED PLAN

DATE 7/24/24

SMACU (Upward Arm, Head, Suspender or Crown Pole)

Mounting	Height (ft)	Beam Dia. (ft)	Beam Angle (deg)	Light Output (lm)	Power (W)	Efficiency (%)
Standard	10	1.5	12	10,000	100	100
Standard	15	2.0	12	15,000	150	100
Standard	20	2.5	12	20,000	200	100
Standard	25	3.0	12	25,000	250	100
Standard	30	3.5	12	30,000	300	100
Standard	35	4.0	12	35,000	350	100
Standard	40	4.5	12	40,000	400	100
Standard	45	5.0	12	45,000	450	100
Standard	50	5.5	12	50,000	500	100
Standard	55	6.0	12	55,000	550	100
Standard	60	6.5	12	60,000	600	100
Standard	65	7.0	12	65,000	650	100
Standard	70	7.5	12	70,000	700	100
Standard	75	8.0	12	75,000	750	100
Standard	80	8.5	12	80,000	800	100
Standard	85	9.0	12	85,000	850	100
Standard	90	9.5	12	90,000	900	100
Standard	95	10.0	12	95,000	950	100
Standard	100	10.5	12	100,000	1000	100

SMACU (Downward Arm, Head, Suspender or Crown Pole)

Mounting	Height (ft)	Beam Dia. (ft)	Beam Angle (deg)	Light Output (lm)	Power (W)	Efficiency (%)
Standard	10	1.5	12	10,000	100	100
Standard	15	2.0	12	15,000	150	100
Standard	20	2.5	12	20,000	200	100
Standard	25	3.0	12	25,000	250	100
Standard	30	3.5	12	30,000	300	100
Standard	35	4.0	12	35,000	350	100
Standard	40	4.5	12	40,000	400	100
Standard	45	5.0	12	45,000	450	100
Standard	50	5.5	12	50,000	500	100
Standard	55	6.0	12	55,000	550	100
Standard	60	6.5	12	60,000	600	100
Standard	65	7.0	12	65,000	650	100
Standard	70	7.5	12	70,000	700	100
Standard	75	8.0	12	75,000	750	100
Standard	80	8.5	12	80,000	800	100
Standard	85	9.0	12	85,000	850	100
Standard	90	9.5	12	90,000	900	100
Standard	95	10.0	12	95,000	950	100
Standard	100	10.5	12	100,000	1000	100