

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR CONDITIONAL USE PERMIT REVIEW
CUP2024-00001, AMERICAN FLEET HOLDINGS LLC
Due Date: 01/19/2024

REQUESTED REVIEWERS:

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

FROM: Claudia Cheely

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, January 17, 2024, 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

-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination Commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation Area
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

CUP2024-00001

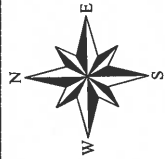
American Fleet Holdings, L.L.C.

vehicle storage

Business Flexible Land Use

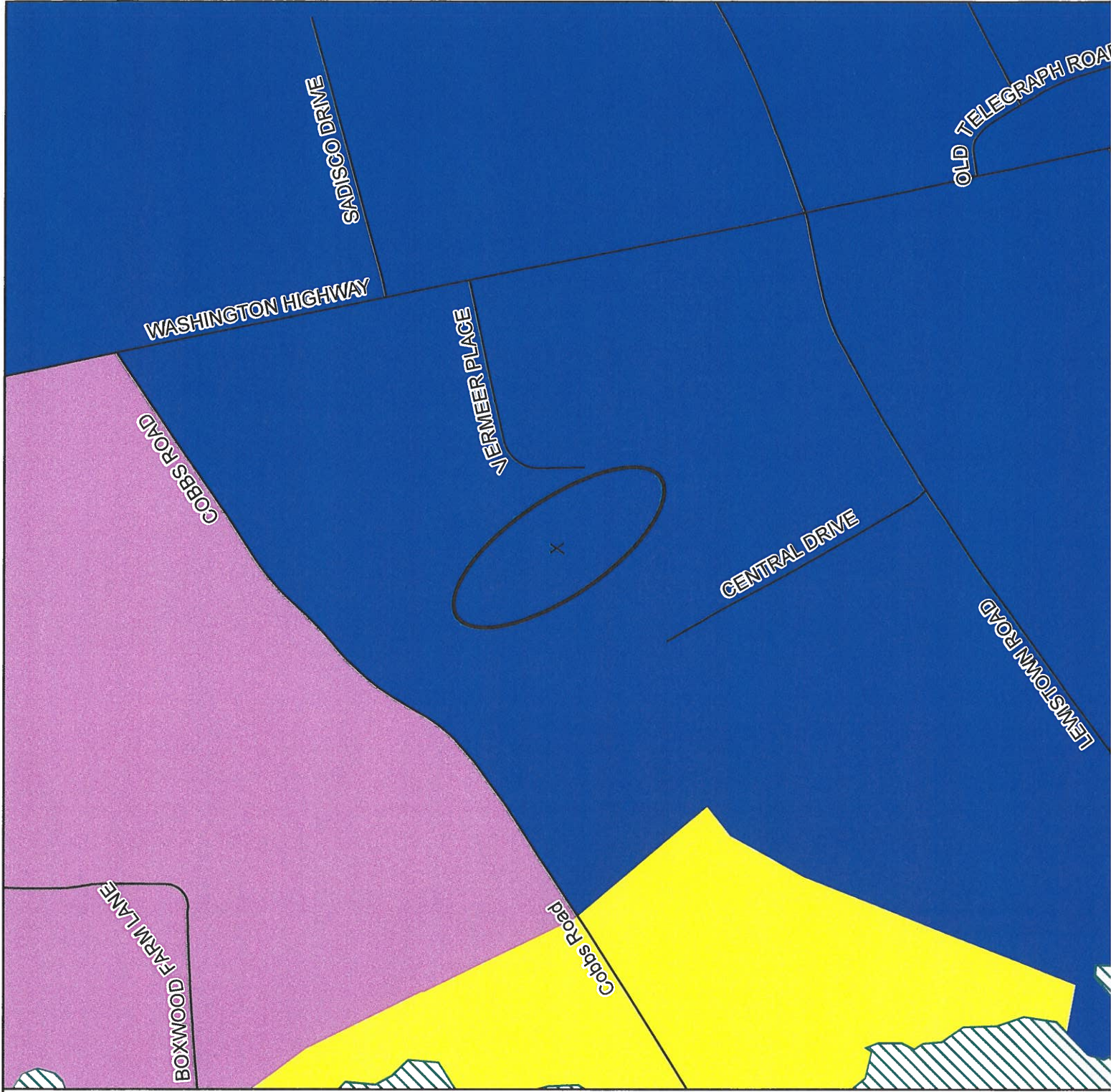
GPIN: 7788-06-2282

South Anna Magisterial District



1 inch = 500 feet

December 28, 2023



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

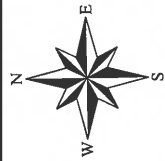
CUP2024-00001

American Fleet Holdings, L.L.C.

vehicle storage

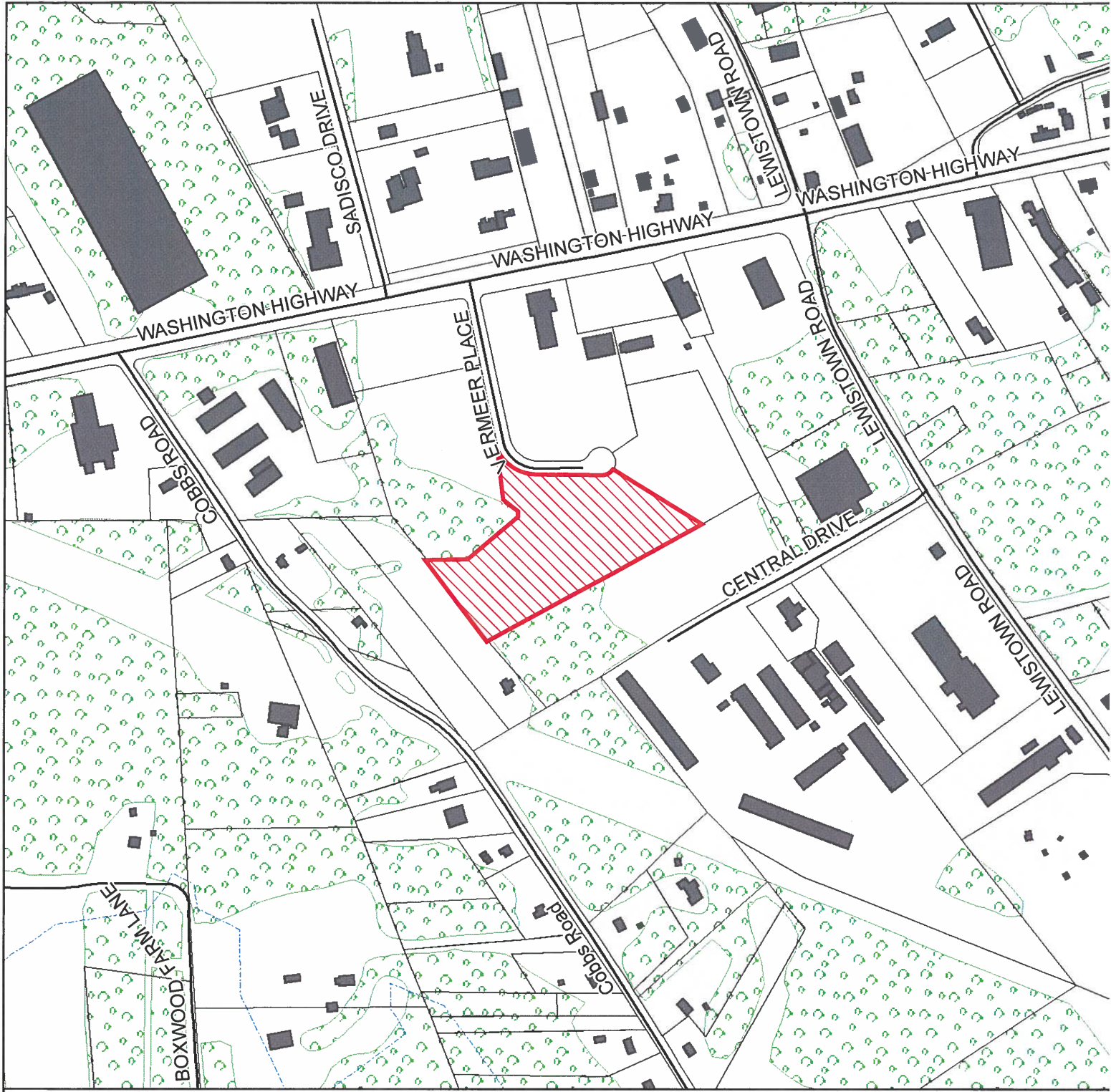
Zoned M-2

GPIN: 7788-06-2282
South Anna Magisterial District



1 inch = 500 feet

December 28, 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		

CUP2024-00001

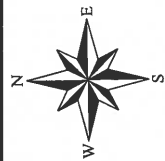
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vehicle storage

Zoned M-2

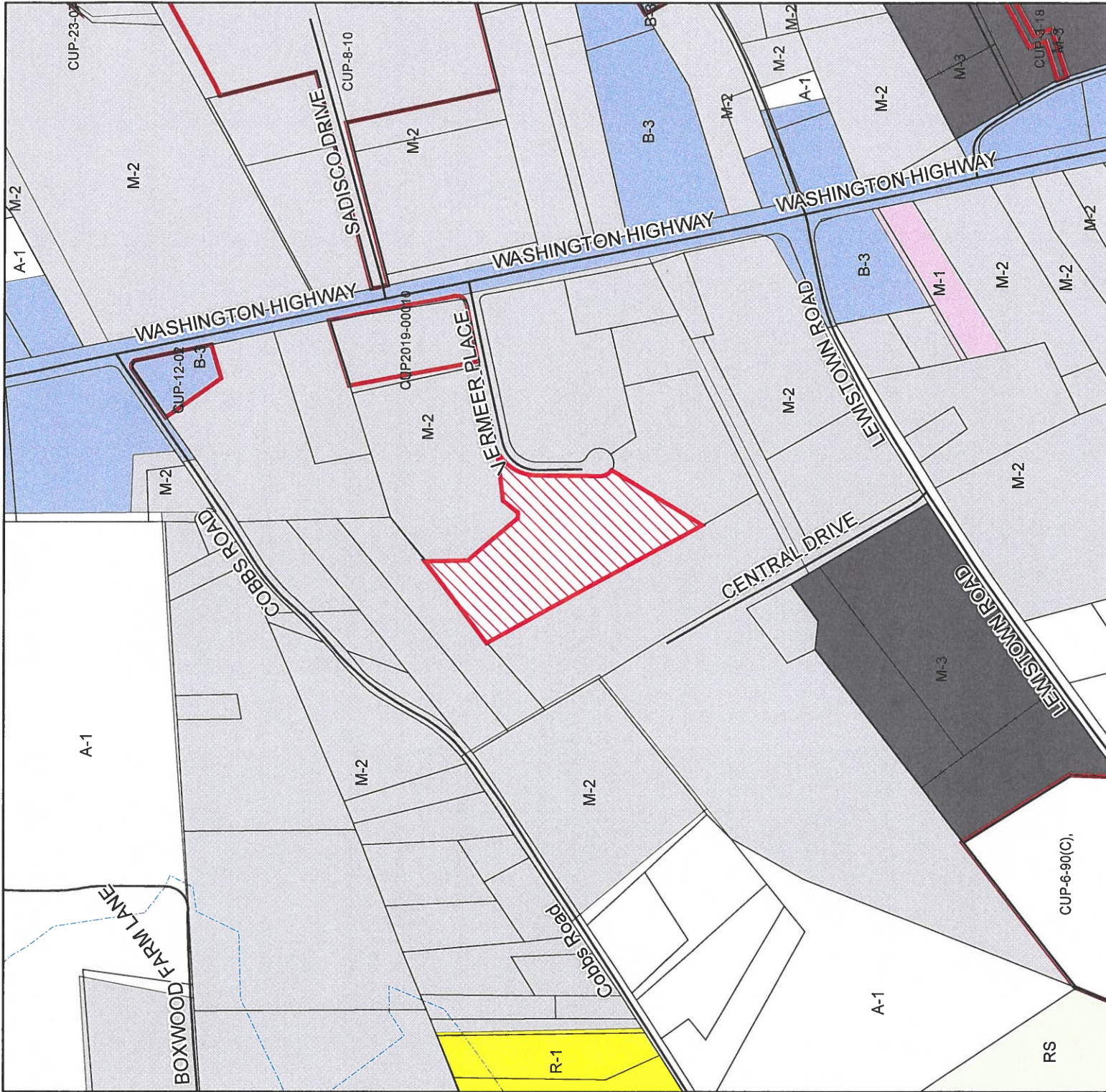
GPIN: 7788-06-2282

South Anna Magisterial District



1 inch = 500 feet

December 28, 2023



CUP2024-00001



Hanover County Planning Department Application



Request for a Conditional Use Permit

Case #: CUP2024-00001

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>American Fleet Holdings, LLC</u>	Telephone No. <u>804.353.6234</u>
Contact Name: <u>Gene Nuckols</u>	Fax No. _____
Address: <u>11361 Washington Highway</u>	Email Address <u>gnuckols@morookaamerica.com</u>
_____	_____

PARCEL INFORMATION	For multiple parcels, please also complete Page 4 []
GPIN(s)(Tax ID #'s) <u>7788-06-2282</u>	Total CUP Area (acres/square feet) <u>4.86 AC/ 211,702 SF</u>
_____	Current Zoning <u>M-2</u>
Total Area (acres/square feet) <u>7.058 AC/ 307,446 SF</u>	In accordance with Article 3, Division <input type="checkbox"/> Section <u>26-174</u>
Magisterial District <u>South Anna</u>	§ _____ of the Ordinance the following use is requested:
Location Description (Street Address, if applicable) _____	<u>Vehicle and Equipment Storage</u>
<u>10578 Vermeer Place</u>	_____
_____	_____

SIGNATURE OF OWNER <input checked="" type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> <i>(attach contract)</i>
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 <u></u> Date <u>12-21-2023</u>
Print Name <u>Gene Nuckols</u>
Signature <u></u> Date <u>12-21-2023</u>
Print Name <u>GENE L NUCKOLS</u>

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Stuart Little</u>	Telephone No. <u>804.955.5572</u>
Address: <u>14207 Pond Chase Place</u>	Fax No. _____
<u>Midlothian, VA 23112</u>	Email Address <u>slittle@sekivsolutions.com</u>
_____	_____
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

RECEIVED

DEC 28 2023

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 12-21-2023
 Print Name Gene Nuckols

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email gnuckols@morookaamerica.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 _____
 TOTAL _____

Accepted by: _____
 HTE #: _____

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)

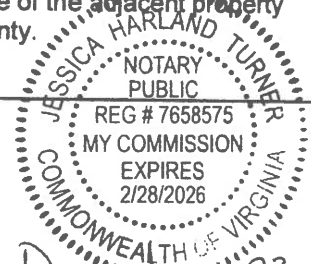
to-wit:

The foregoing instrument was acknowledged before me this 21st day of December, 2023, by Gene Nuckols (Name of Applicant).

My commission expires:

02/28/2026

Jessica Harland Turner
Notary Public



Board of Supervisors Representative: Susan Dibble

Planning Commission Representative: Larry Leadbetter

List of Adjacent Property Owners:

GPIN	Name	Address
7788-05-1923	Central Contracting Company, Inc.	PO BOX 15179 HENRICO, VA 23227
7788-05-7707	MEDEK Properties, LLC	PO BOX 36 MECHANICSVILLE, VA 23111-0000
7788-06-7142	10501 Vermeer, LLC	925 MERRITT BLVD DUNDALK, MD 21222
7788-06-6730	Megawash, LLC	5307 NEW KENT ROAD RICHMOND, VA 23225
7788-06-0664	Cobbs Road Land Trust	PO BOX 860 GLEN ALLEN , VA 23060

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? The Applicant requests a conditional use permit to allow "Vehicle and equipment storage" as defined by Zoning Ordinance Section 26-6. The Applicant's property is currently zoned M-2, and Zoning Ordinance Section 26-174 allows "Vehicle and equipment storage" with a conditional use permit.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. An approximate 4.8 acres area of the Applicant's property will be cleared and graded to establish a gravel surface lot. The remaining area not cleared will remain in its existing condition as wetlands. In addition to storage of "Vehicle and equipment storage," the Applicant plans to use the property as/for a "Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors," all of which is permitted by-right in the M-2 district by Zoning Ordinance Section 26-172 (20).

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.) The Applicant's property is zoned M-2, is surrounded by other properties that are zoned M-2, and is located along the U.S. Route 1 Corridor where other vehicle storage facilities are located. The Applicant's property is located on Vermeer Place with easy access to Route 1 and I-95 via Route 1 and Lewistown Road, which makes it an ideal location for quick and convenient traffic circulation via Major Collector, Major Arterial, and Interstate roads, all of which will ensure that the proposed vehicle storage use and its associated traffic will utilize a robust transportation network that is designed to handle significantly more traffic than the peak hour 10 ADT that is expected to be generated by the proposed use. The County's comprehensive plan recommends "Business Flexible" for this area, which is a planned future land use that includes light industrial uses such as vehicle storage. The Applicant's property is already partially screened by existing vegetation and buildings on adjacent properties, which will mitigate and visual impact from the storage use. The Applicant plans to proffer conditions to address potential impacts from the requested conditional use, which may include security fencing and lighting.

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.) _____
There are no known deed restrictions on the property.

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. N/A 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: 12/19/23

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

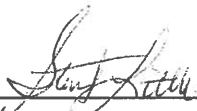
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 36 vehicles per day and a site peak hour trip generation of 4 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 151 and Page Number 109).

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)

12/19/23

(Date)

Stuart Little

(Applicant/Applicant's Representative – Print Name)

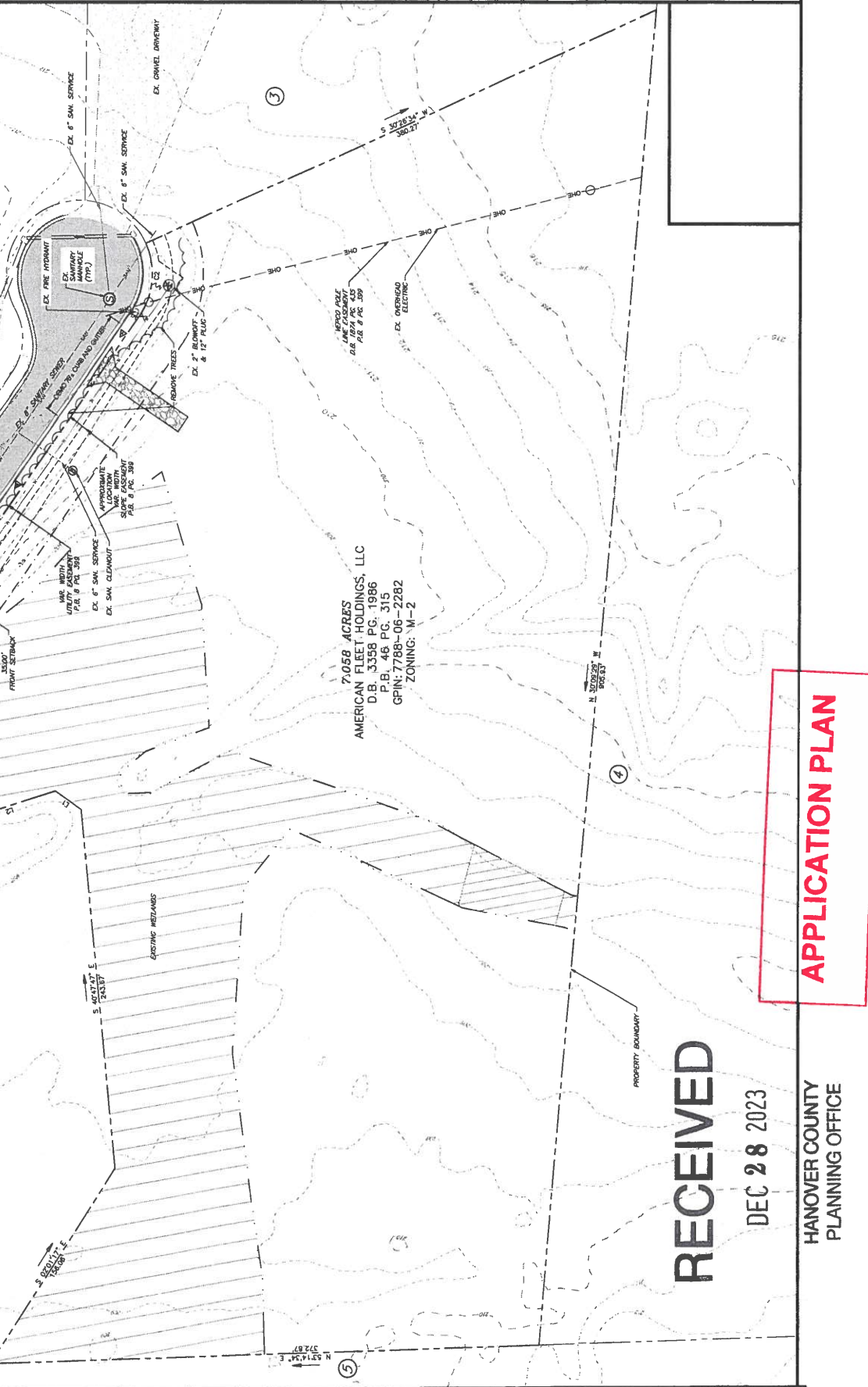
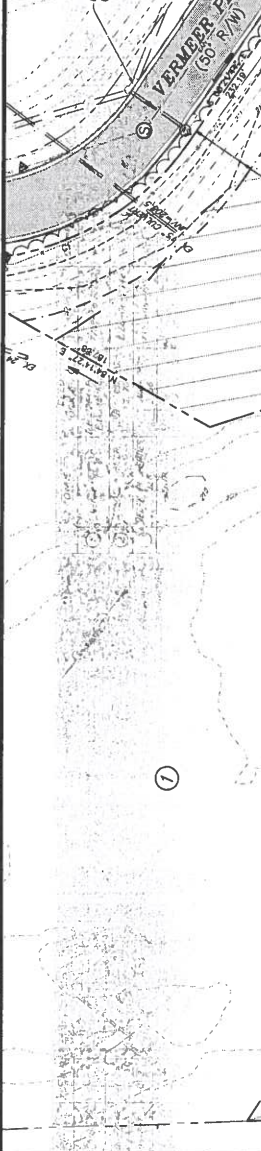
SKETCH PLAN CHECKLIST

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: <ul style="list-style-type: none"> 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 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 type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input 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"/>

OWNER	BLOCK/PLAGE	GPIN	ZONING
①	D.B. 1947 P.C. 127	7788-06-0730	M-2
②	D.B. 1982 P.C. 127	7788-06-0742	M-2
③	D.B. 1984 P.C. 2158	7788-05-1707	M-2
④	D.B. 611 P.C. 120	7788-05-1903	M-2
⑤	D.B. 1088 P.C. 2252	7788-06-0684	M-2

ADJACENT OWNER INFORMATION
①
②
③
④
⑤




7.058 ACRES
 AMERICAN FLEET HOLDINGS, LLC
 D.B. 3358 PG. 1986
 P.B. 46 PG. 315
 GPIN: 7788-06-2282
 ZONING: M-2



Solutions
 OPTIMIZING YOUR DEVELOPMENT WORLD
 14207 POND CHASE PLACE | MIDDLEHAM, VA | 23113
 TELEPHONE NO. 804.938.8844 | WWW.SOLUTIONSVA.COM

SCALE: AS SHOWN
 PROJECT NO.: 10686
 PROJECT MANAGER: STUART LITTLE
 QUALITY ASSURANCE: SHIG OWENS



Sealing Date: 02/21/2023
 License No. 30791

DATE: DECEMBER 21, 2023
 REVISION BLOCK

DATE	DESCRIPTION

AMERICAN FLEET HOLDINGS, LLC
 11511 WOODBURN ROAD
 ASHLAND, VA 23005
 CONTACT: GENE HINDS
 GENE@AMERICANFLEET.COM
 (800) 333-6334

**VERMEER PLACE
 VEHICULAR
 STORAGE YARD**
 ASHLAND, VA

EXISTING
 CONDITIONS
 PLAN

SHEET NO.
CI

RECEIVED

DEC 28 2023

HANOVER COUNTY
 PLANNING OFFICE

APPLICATION PLAN



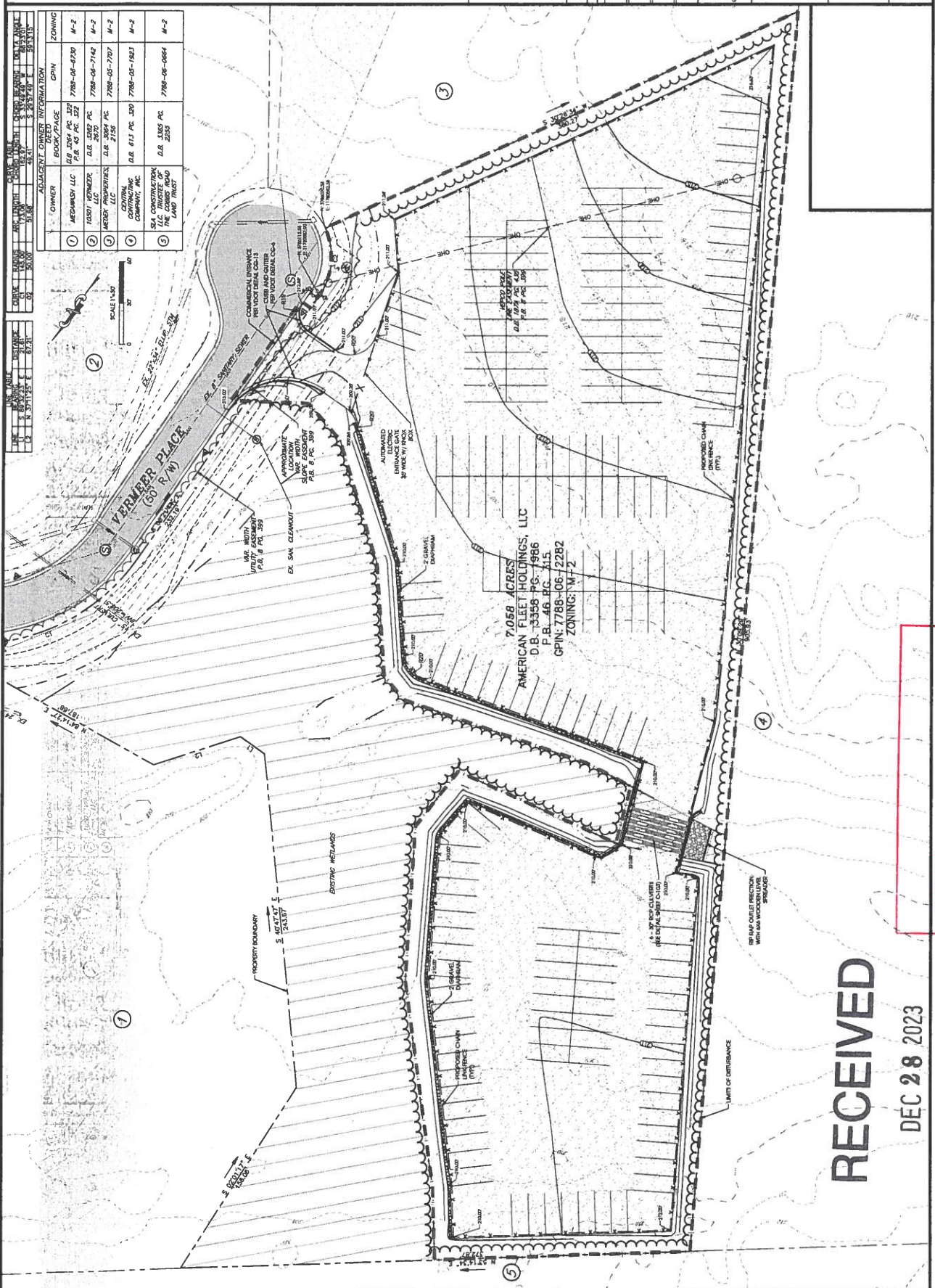
DATE	DECEMBER 21, 2023
REVISION BLOCK	
DATE	
DESCRIPTION	

AMERICAN FLEET HOLDINGS, LLC
 1151 WASHINGTON HIGHWAY
 CHANTOISE, VA 20151
 CONTACT: DAVID BONDURAS
 DBONDURAS@AMERICANFLEET.COM
 (800) 333-8284

**VERMEER PLACE
 VEHICULAR
 STORAGE YARD**
 ASHLAND, VA

SCHEMATIC PLAN

SHEET NO. **C2**



OWNER	BOOK/PAGE	GPIN	ZONING
1. AMERICAN FLEET HOLDINGS, LLC	D.B. 3358 PG. 127	7788-06-4730	M-2
2. 14207 POND CHASE PLACE, LLC	D.B. 3358 PG. 127	7788-06-4730	M-2
3. VERMEER HOLDINGS, LLC	D.B. 3358 PG. 127	7788-06-4730	M-2
4. SA CONSTRUCTION, LLC	D.B. 3358 PG. 127	7788-06-4730	M-2
5. SA CONSTRUCTION, LLC	D.B. 3358 PG. 127	7788-06-4730	M-2

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4. SA CONSTRUCTION, LLC	D.B. 3358 PG. 127	7788-06-4730	M-2
5. SA CONSTRUCTION, LLC	D.B. 3358 PG. 127	7788-06-4730	M-2

APPLICATION PLAN

RECEIVED

DEC 28 2023

HANOVER COUNTY
 PLANNING OFFICE