

# CUP2024-00001, AMERICAN FLEET HOLDINGS, L.L.C.

Conditional Use Permit Report  
South Anna Magisterial District  
Board Meeting Date: June 26, 2024



## Overview

Request	Conditional use permit (CUP) to permit vehicle and equipment storage
Current Zoning	M-2, Light Industrial District (C-14-74, no proffered conditions)
Acreage	Parcel Acreage: 7.06 acres CUP Area: 4.86 acres
Address	10578 Vermeer Place
Location	North line of Vermeer Place (private road) approximately 650 feet west of its intersection with Washington Highway (U.S. Route 1)
GPIN	7788-06-2282
General Land Use Plan	Business Flexible
Major Thoroughfare Plan	Vermeer Place: 50' Private Road
Suburban Service Area	Inside
Case Planner	Claudia Cheely
Associated Case	SPR2023-00041

## Executive Summary

The applicant is requesting a conditional use permit to allow vehicle and equipment storage within an existing business park off U.S. Route 1 south of Ashland. The applicant plans to build a gravel parking area within a fenced compound, which would be used to store commercial vehicles and equipment.

## Outstanding Issues

No known outstanding issues at this time.

## Motion

I move that the Board of Supervisors:

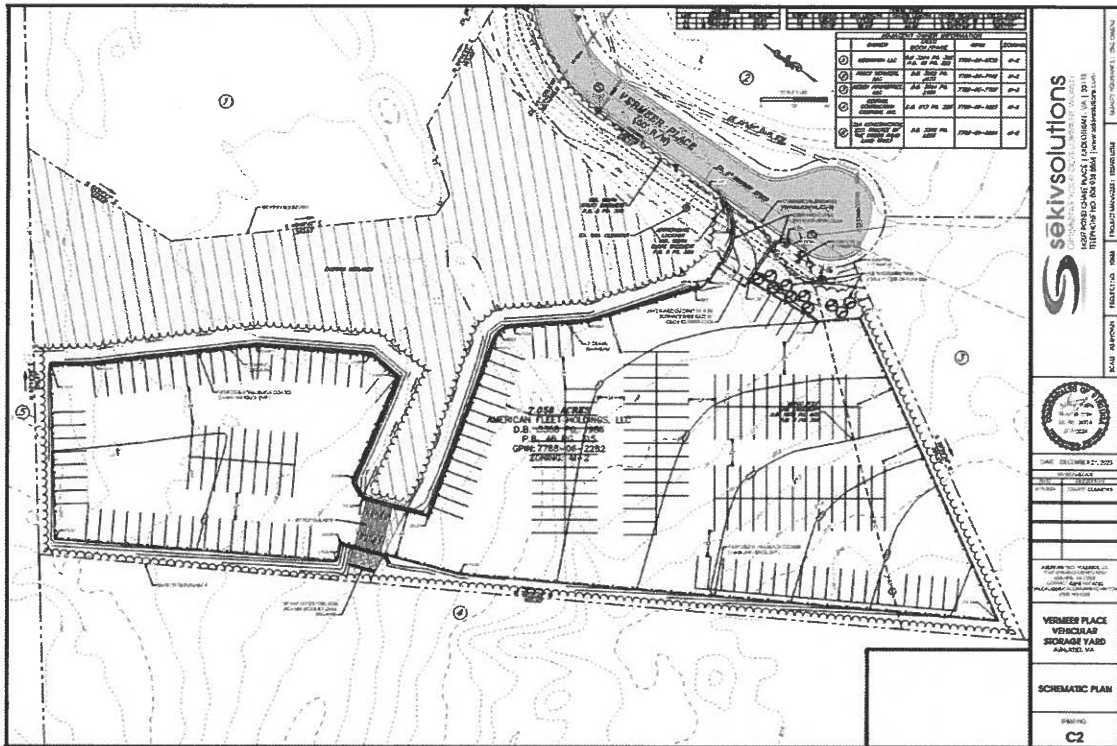
- a. Approve CUP2024-00001.
- b. Deny CUP2024-00001.
- c. Defer CUP2024-00001 until the Board of Supervisors' July 24, 2024, meeting.

## Planning Analysis

### *Proposed Use*

The applicant plans to store commercial vehicles related to their business, which repairs large commercial vehicles and equipment. The applicant's business will not use the entire site, so the proposal also includes possible leased storage space for RVs, boats, and vehicles of other contractors.

### *Sketch Plan*



The sketch plan shows the following features:

- *Site Entrance:* There will be one entrance to the site from Vermeer Place at its cul-de-sac.
- *Parking/Storage Areas:* Most of the site will include a gravel parking/storage area with approximately 190 spaces. The applicant intends to use the parking/storage area to store commercial vehicles and equipment.
- *Perimeter Fencing and Access Gate:* 6' perimeter fencing (black chain-link fencing) will enclose the gravel/parking storage area, with an electric sliding gate at the entrance to the compound and a "click-to-enter lock" for access by emergency services.
- *Screening at Site Entrance:* Ten (10) 6' tall evergreen trees will be planted in front of the perimeter fence, within the front 50' buffer. The trees will be planted adjacent to the entrance gate to provide screening of the gravel/parking storage area from Vermeer Place.
- *Open Space:* Existing wetlands will be preserved, providing open space and additional screening/buffering.

A site plan (SPR2023-00041) has been submitted that generally aligns with the sketch plan.

### *Compatibility with Surrounding Area*

This property is located on Vermeer Place within the Vermeer Commercial Subdivision, a business park that includes a mix of commercial and industrial uses. All adjoining properties are zoned M-2, and this portion of the U.S. Route 1 corridor includes established businesses. This use is expected to generate limited traffic, noise, or other nuisances, minimizing negative impacts to nearby business operations. Existing and proposed vegetation will minimize visibility of the site from outside of the business park.

### *Vehicle and Equipment Storage: Recent Ordinance Amendments and Similar Cases*

In October 2023, an ordinance amendment was adopted that changed the requirements for vehicle storage lots to require a CUP for non-accessory lots located within the M-2 zoning district (Ordinance 23-11, Vehicle and Equipment Storage Lots). This request was submitted in December 2023, following that ordinance amendment.

Vehicle and equipment storage is defined as follows:

*The use of a building or land where the principal use is for the storage of boats, recreational vehicles, utility trailers and commercial vehicles and equipment. This use shall not include:*

- 1. accessory parking associated with residential, commercial, or industrial development;*
- 2. a non-accessory parking garage, lot, or deck; or*
- 3. the storage of recreational vehicles and boats which is designed as an amenity to serve residents of a master planned residential or mixed use community.*

A CUP for a similar case, which is located on a parcel approximately 350 feet away on Cobbs Road, was approved on January 24, 2024 (CUP2023-00016: Mega RV Storage 2, LLC). CUP2023-00016 was approved with seven conditions, which relate to right-of-way dedication, exterior lighting, exterior colors, signage, tree preservation, and screening. Those conditions were intended to minimize the project's visibility, as it is located along a major thoroughfare adjacent to residential uses; however, this project is located at the end of a private road within a business park and is surrounded by properties zoned M-2.

Recreational vehicles (RVs), motorboats, personal watercraft, and/or personal vehicles stored in Hanover County for at least 183 days in the tax year (six months and one day) are assessed the personal property tax, with tax years running from January 1 through December 31. Condition #4 would require that spaces for the storage of those vehicles be rented for a duration of at least six months and one day, so they would be assessed personal property tax in Hanover County (regardless of where the owner lives).

### *Community Meeting*

A community meeting for this case was held on April 17, 2024. No citizens attended the meeting, but the applicant's representatives shared information about the project with the Planning Commission members that were in attendance.

**Agency Analysis**

There were no substantive comments from any of the reviewing agencies.

**Ordinance Required Conditions**

**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.**

**Recommended CUP 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 six (6) months and one (1) day in duration.
5. *Compliance with Development Regulations*: All development and use of the property must comply with all federal, state, and local statutes, ordinances, and regulations.

**Planning Commission Recommendation**

On May 15, 2024, the Planning Commission held a public hearing regarding this request for a Conditional Use Permit to allow vehicle and equipment storage. No members of the public spoke on this request. Following the hearing, the Commission, on a motion by Mr. Leadbetter, and seconded by Mr. Martin, voted unanimously to recommend **APPROVAL** of this request, subject to staff’s recommended conditions and submitted sketch plan.

**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Application
- Traffic Study
- Historical Commission Recommendation
- Community Meeting Notes
- Citizen Correspondence
- Sketch Plan



















Initials: CDC

Maps

# 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

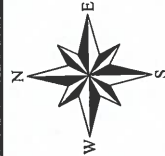
**CUP2024-00001**

American Fleet Holdings, L.L.C.

vehicle storage

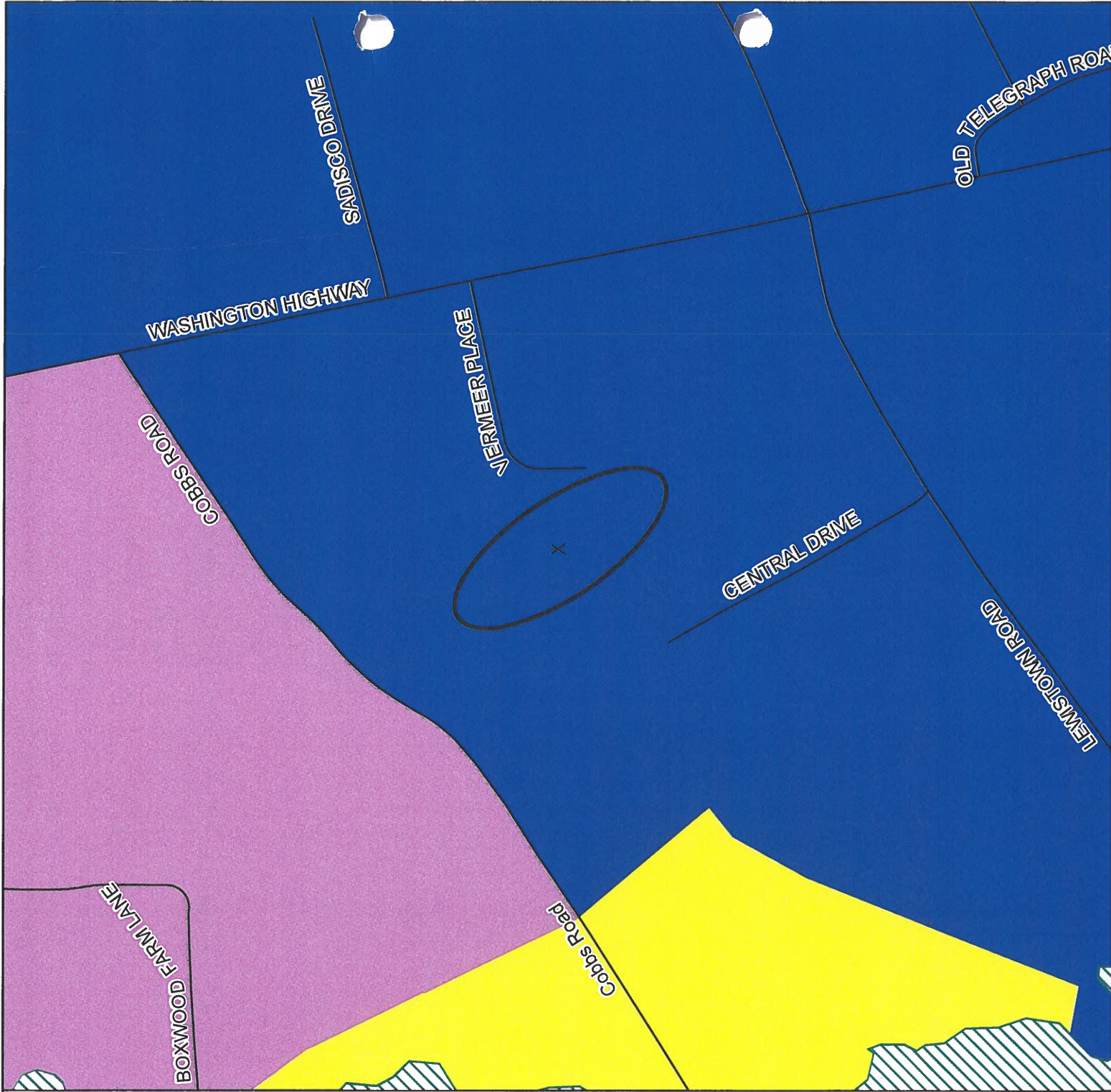
Business Flexible Land Use

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

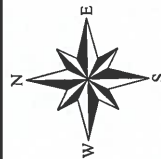
**CUP2024-00001**

American Fleet Holdings, L.L.C.

vehicle storage

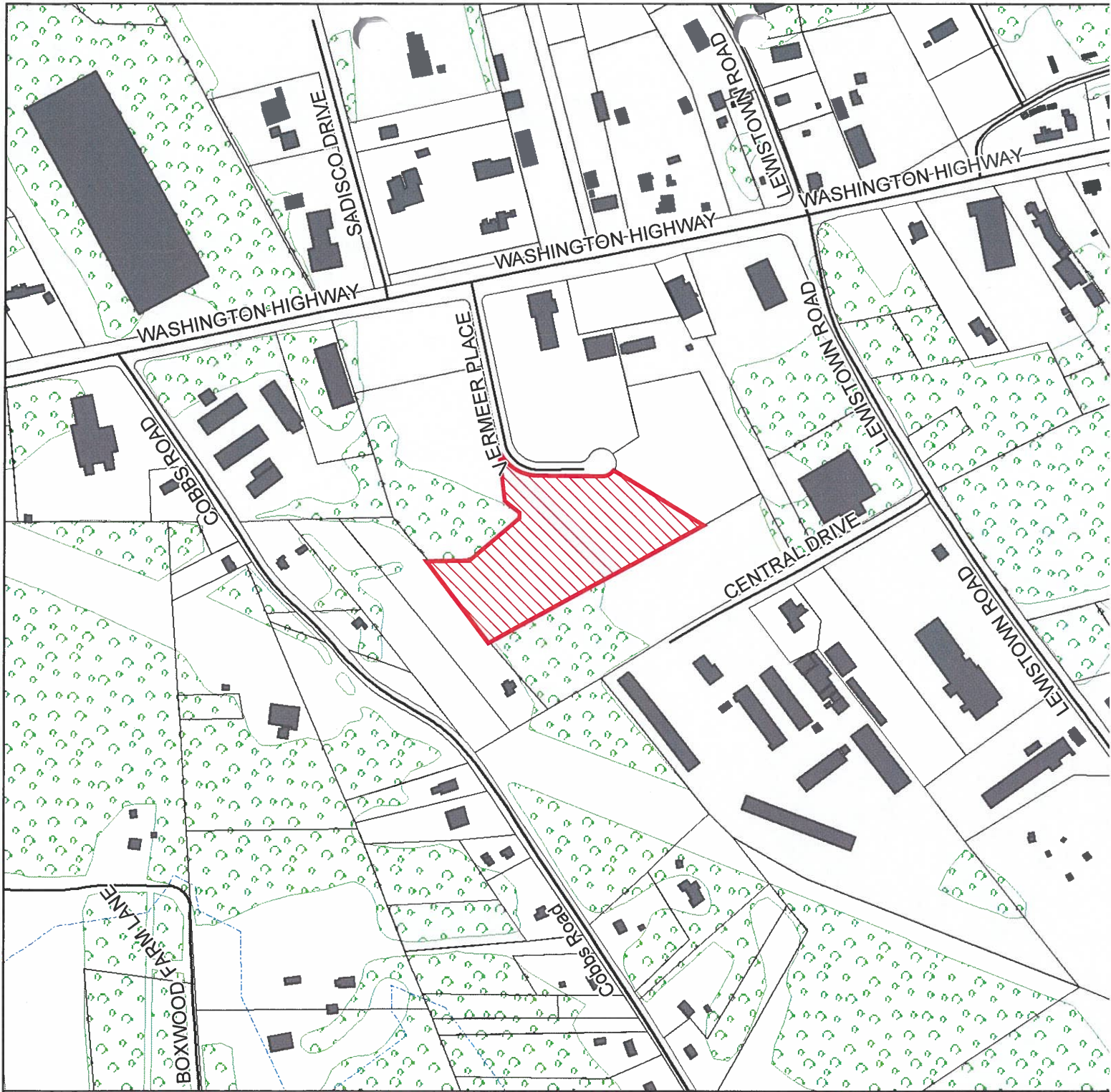
Zoned M-2

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**

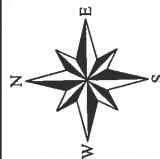
American Fleet Holdings, L.L.C.

vehicle storage

Zoned M-2

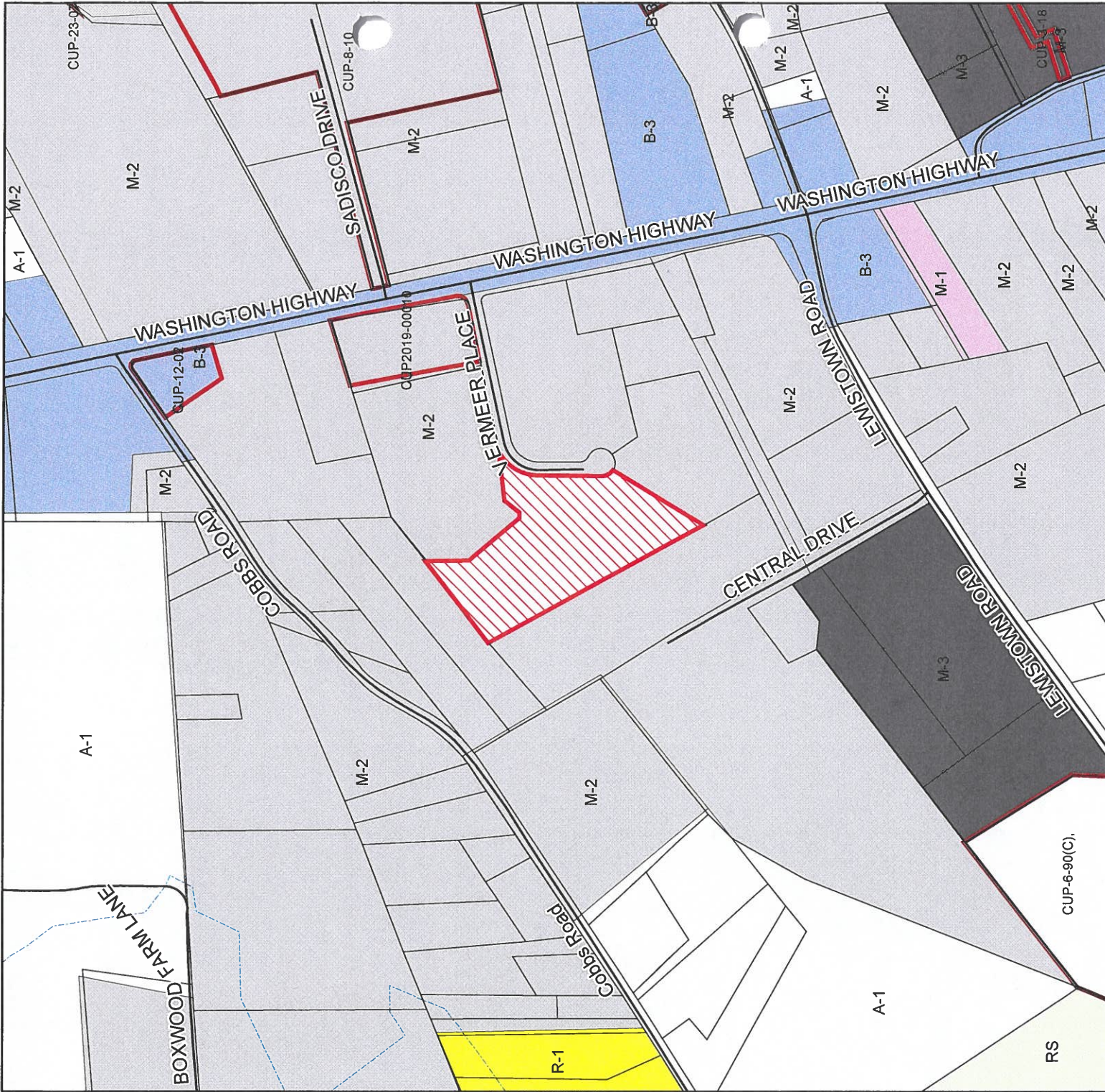
GPIN: 7788-06-2282

South Anna Magisterial District



1 inch = 500 feet

December 28, 2023



**CUP2024-00001**



Application

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

SIGNATURE OF OWNER <input checked="" type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (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 <u>[Signature]</u>	Date <u>12-21-2023</u>
Print Name <u>Gene Nuckols</u>	
Signature <u>[Signature]</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:**

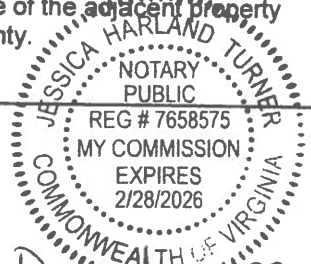
Fees:      Base Fee _____ Acreage Fee _____ TOTAL       _____	Accepted by: _____ HTE #: _____
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**NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS**

**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 21<sup>st</sup> day of December, 2023 by Gene Nuckols (Name of Applicant).

My commission expires:

02/28/2026

  
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

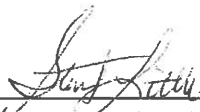
The following must be completed for all applications: The selection below is based on a projected daily trip generation of 36 vehicles per day and a site peak hour trip generation of 4 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation 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: 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"/>

## Community Meeting Notes

# Community Meeting Notes

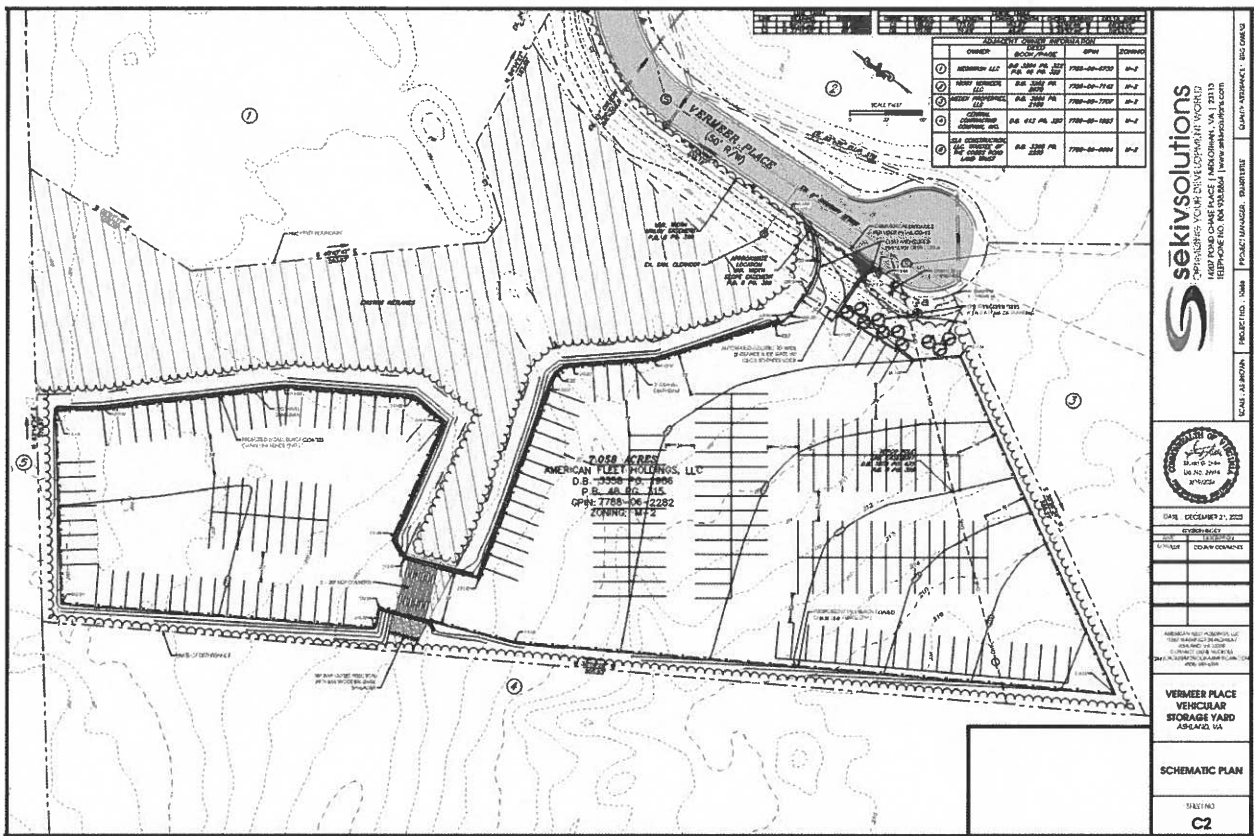
## CUP2024-00001, American Fleet Holdings, L.L.C.

A community meeting for CUP2024-00001, American Fleet Holdings, LLC, was held on April 17, 2024 at 6:00 pm at the Fairfield Inn and Suites at 11625 Lakeridge Parkway, Ashland, VA. The applicant is requesting a conditional use permit to allow a vehicle and equipment storage lot that will include RV and boat storage. No citizens attended the meeting. The following Hanover County representatives were also in attendance:

**Planning Commission:** Larry Leadbetter, South Anna District  
Alan Abbott, Ashland District

**Planning Staff:** Gretchen Biernot and Claudia Cheely

**Applicant:** Gene Nuckols, Stuart Little, and Kerry Hutcherson



Kerry Hutcherson gave an overview of the applicant’s plans for this site, which includes storage of commercial vehicles related to the owner’s business that involves repair of large commercial vehicles and equipment. His business will not use the entire site, so the proposal also includes possible leased storage space for RVs, boats, and vehicles of other contractors.

This case is tentatively scheduled for the May Planning Commission meeting.

# RUDY COYNER

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## ATTORNEYS AT LAW

OLIVER RUDY LAW BUILDING  
9910 WAGNERS WAY  
P.O. BOX 58  
CHESTERFIELD, VA 23832

CARRIE E. COYNER  
KERRY B. HUTCHERSON  
OLIVER RUDY (1937-2007)

Email: [kerry@rudycoyner.com](mailto:kerry@rudycoyner.com)  
Telephone (804) 748-3600, ex. 306  
Fascimile (804) 748-4671

March 28, 2024

Re: Vermeer Place Conditional Use Permit

Dear Neighbor:

I am writing to share information regarding a conditional use permit application that my client, American Fleet Holdings LLC, plans to file with Hanover County for its 7.058-acre property identified as GPIN 7788-06-2282 and located at 10578 Vermeer Place (the "Property"). Attached is a map showing the location of the Property.

The Property is currently zoned for a Light Industrial (M-2) District and is surrounded on all sides by other properties located in a Light Industrial (M-2) District. My client would like to operate a recreational vehicle and boat storage facility on the Property, and the Hanover County zoning ordinance for the M-2 district allows such vehicle and equipment, provided that a conditional use permit is obtained. Similar storage uses are already present in the vicinity of the Property, so my client's proposed use will be consistent with the existing pattern of development in the area.

You are receiving this letter because, according to Hanover County's real estate records, you are the owner of property located in the vicinity of the Property or you are an officer or representative of a homeowners' association for a neighborhood in the vicinity of the Property. **My client and I would like you to attend a community meeting that will be held at 6:00 p.m. on April 17, 2024 in the meeting room at the Fairfield Inn and Suites located at 11625 Lakeridge Parkway, Ashland, VA 23005.** The community meeting will be an opportunity for you to learn more about the proposed storage facility and ask questions or provide feedback before my client files its application for the conditional use permit. The community meeting will be the best opportunity for citizens to have an in-depth discussion regarding the details of the conditional

use permit application, but in addition to the community meeting, the Planning Commission and Board of Supervisors will have public hearings on the case once the application has been filed.

If you have any comments or questions, please email me at [kerry@rudycoyer.com](mailto:kerry@rudycoyer.com).




Sincerely,

A handwritten signature in black ink, appearing to read "Kerry Hutcherson", with a stylized flourish at the end.

Kerry Brian Hutcherson, Esquire

**County of Hanover,  
Virginia**

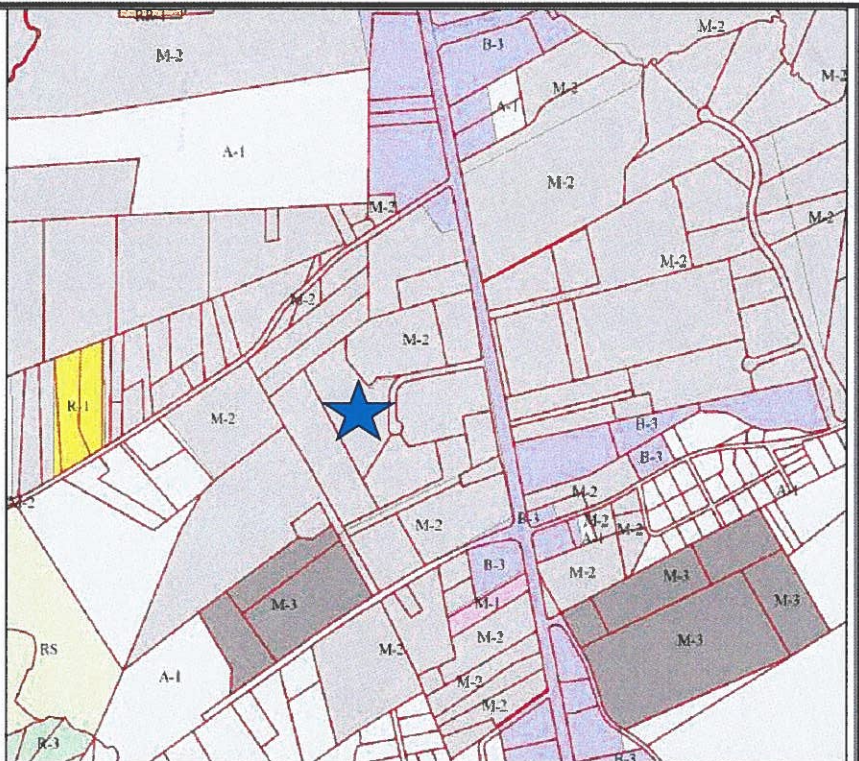
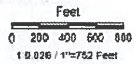
**Legend**

-  Tax Parcels
-  Building Addresses
-  Ashland Town Boundary

**Zoning Districts**

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

Map digitized from Hanover  
County, Virginia  
County of Hanover, Virginia



**Title:**



= the Property at 10578 Vermeer Place

**Date:** 3/27/2024

## Vermeer Place - American Fleet Community N

GPIN	Owner
1 7788-07-7454	Metro Rent-A-Car Company
2 7788-16-0872	Megawash, LLC
3 7788-06-6730	Megawash, LLC
4 7788-06-0664	Cobbs Road Land Trust
5 7788-06-0835	Cobbs Road Land Trust
6 7778-96-4124	Mega RV Storage 2, LLC
7 7778-95-5303	Lewistown Road, LLC
8 7788-05-0423	Lewistown Road, LLC
9 7788-05-7707	Medek Properties, LLC
10 7788-05-1923	Central Contracting Company, LLC
11 7788-05-8686	Ashland Lodge 2099 Loyal Order of Moose, Inc.
12 7788-16-2022	Ashland Lodge 2099 Loyal Order of Moose, Inc.
13 7788-06-7142	10501 Vermeer, LLC

## Meeting Mailing List

### Address

11371 Washington Hwy Ashland, VA 23005

5307 New Kent Road Richmond, VA 23225

5307 New Kent Road Richmond, VA 23225

PO Box 860 Glen Allen, VA 23060

PO Box 860 Glen Allen, VA 23061

5307 New Kent Road Richmond, VA 23225

330 S 4th Street, Richmond, VA 23219

330 S 4th Street, Richmond, VA 23219

PO Box 36, Mechanicsville, VA 23111

PO Box 15179, Henrico, VA 23227

PO Box 173, Ashland, VA 23005

PO Box 173, Ashland, VA 23005

925 Merritt Blvd, Dundalk, MD 21222

## Sketch Plan





DATE: DECEMBER 21, 2023  
REVISION BLOCK

DATE: 3/17/2024 COUNTY COMMENTS

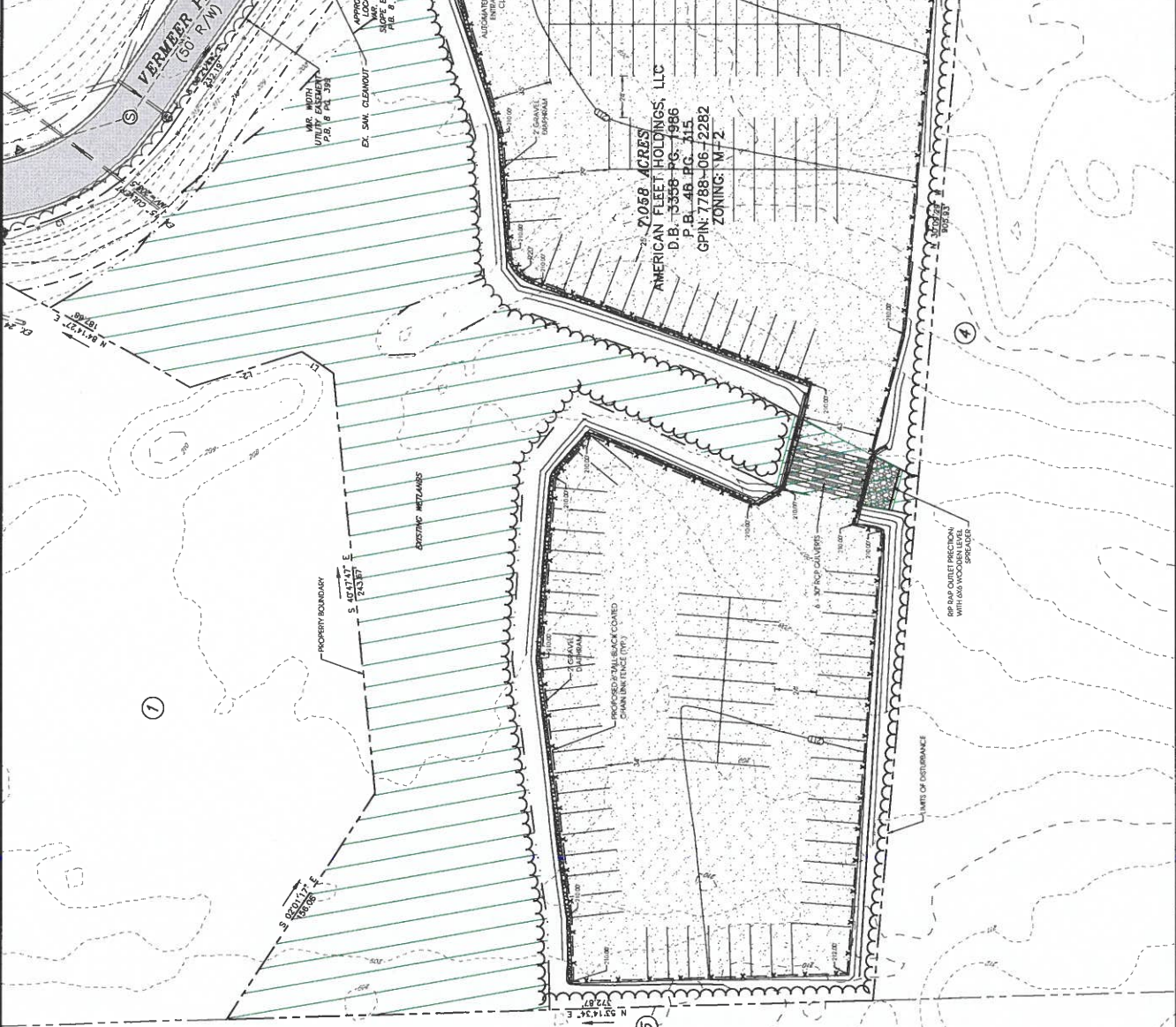
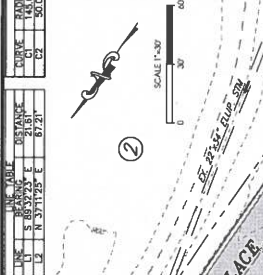
AMERICAN FLEET HOLDINGS, LLC  
1155 W. PARKWAY  
ASHLAND, VA 23005  
OFFICE: 804.535.6115  
BRANDON@AMERICANFLEET.COM  
(804) 333-6234

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

**SCHEMATIC PLAN**

SHEET NO. **C2**

OWNER	DEED	OPIN	ZONING
① MECHANISM LLC	D.B. 1948 PC 227	7788-06-6730	M-2
② 10301 VERMEER, LLC	D.B. 45 PC 222	7788-06-7142	M-2
③ MEYER PROPERTIES, LLC	D.B. 3064 PC 2979	7788-05-7707	M-2
④ CENTRAL CONTRACTING COMPANY, INC.	D.B. 611 PC 210	7788-05-1923	M-2
⑤ SJA CONSTRUCTION THE CROSS ROAD LAND TRUST	D.B. 1395 PC 2233	7788-06-0864	M-2



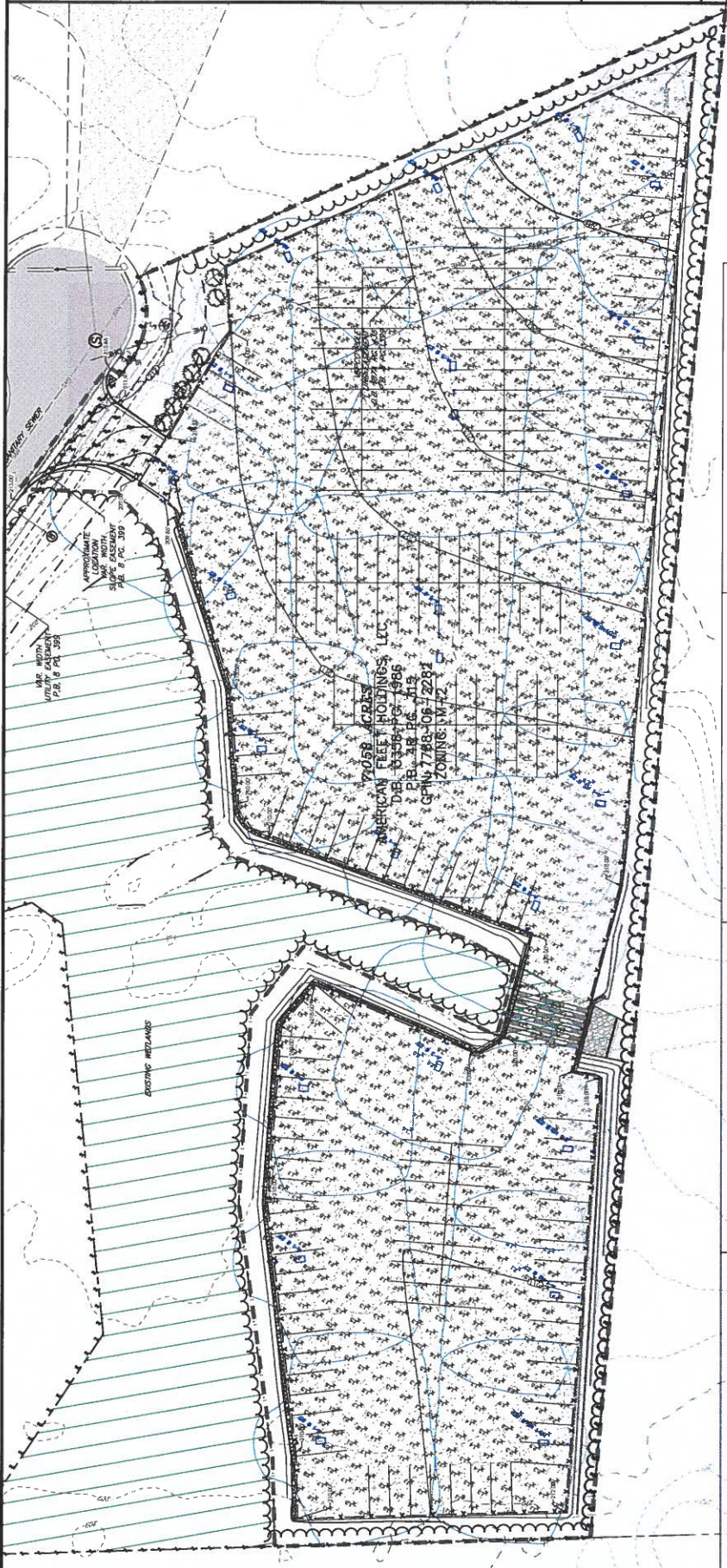


AMERICAN FLEET HOLDINGS, LLC  
 11300 WINDY HOLLOW DRIVE  
 ANNANDALE, VA 22003  
 CONTACT: GENE INCKOLE  
 GINC@CORPORATEAMERICAN.COM  
 (800) 333-6324

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

**LIGHTING PLAN**

SHEET NO.  
**C3**



**SMACU (Grouping Area, Neck, Blanking or Concrete Poles)**

Item	Description	Quantity	Notes
1	SMACU Pole	10	10' Spacing
2	SMACU Pole	10	10' Spacing
3	SMACU Pole	10	10' Spacing
4	SMACU Pole	10	10' Spacing
5	SMACU Pole	10	10' Spacing
6	SMACU Pole	10	10' Spacing
7	SMACU Pole	10	10' Spacing
8	SMACU Pole	10	10' Spacing
9	SMACU Pole	10	10' Spacing
10	SMACU Pole	10	10' Spacing

**LITHONIA LIGHTING**

**SMACU**

Item	Description	Quantity	Notes
1	SMACU Pole	10	10' Spacing
2	SMACU Pole	10	10' Spacing
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