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HANOVER COUNTY

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ERIN M. BABER
BUSINESS MANAGER

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

July 8, 2024

Bob Hundley
ARM Group
9560 Kings Charter Drive
Ashland, Virginia 23005

RE: Approval of SE2024-00009, Closet Factory

Dear Mr. Hundley:

At their meeting of June 26, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request for a Special Exception in accordance with Section 26-199 of the Hanover County Zoning Ordinance to allow loading spaces in the front yard on GPIN 7787-69-2838, consisting of approximately 4.23 acres, zoned M-2, Light Industrial District, subject to the following conditions:

1. *Building Colors and Materials*: The materials and colors of the proposed improvements to the building must be compatible with the existing building, as determined by the Director of Planning.
2. *Landscaping along Cedar Ridge Drive*: The following landscaping must be shown on the site plan, installed, and maintained along Cedar Ridge Drive west of the proposed access shown on the sketch plan:
 - a. One (1) tree per twenty (20) linear feet, with no less than 30% and no more than 50% of the trees being evergreen; and
 - b. One (1) evergreen shrub per five (5) linear feet.

Existing vegetation can be used to meet the number of plantings required by this condition.

3. *Building Inspections and Fire Marshal Requirements*: All requirements of the Fire Department and the Building Inspector's Office must be met.
4. *Applicable 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 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "SPECIAL EXCEPTION CONCEPTUAL LAYOUT CLOSET FACTORY LAKERIDGE PARKWAY HANOVER COUNTY, VIRGINIA," dated April 26, 2024, and prepared by ARM Group, L.L.C.

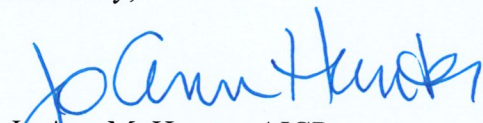
A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

The Special Exception 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 Exception was approved.

The approved plan is attached.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact me or Jessica Crews, Applicant Liaison, at (804) 365-6171.

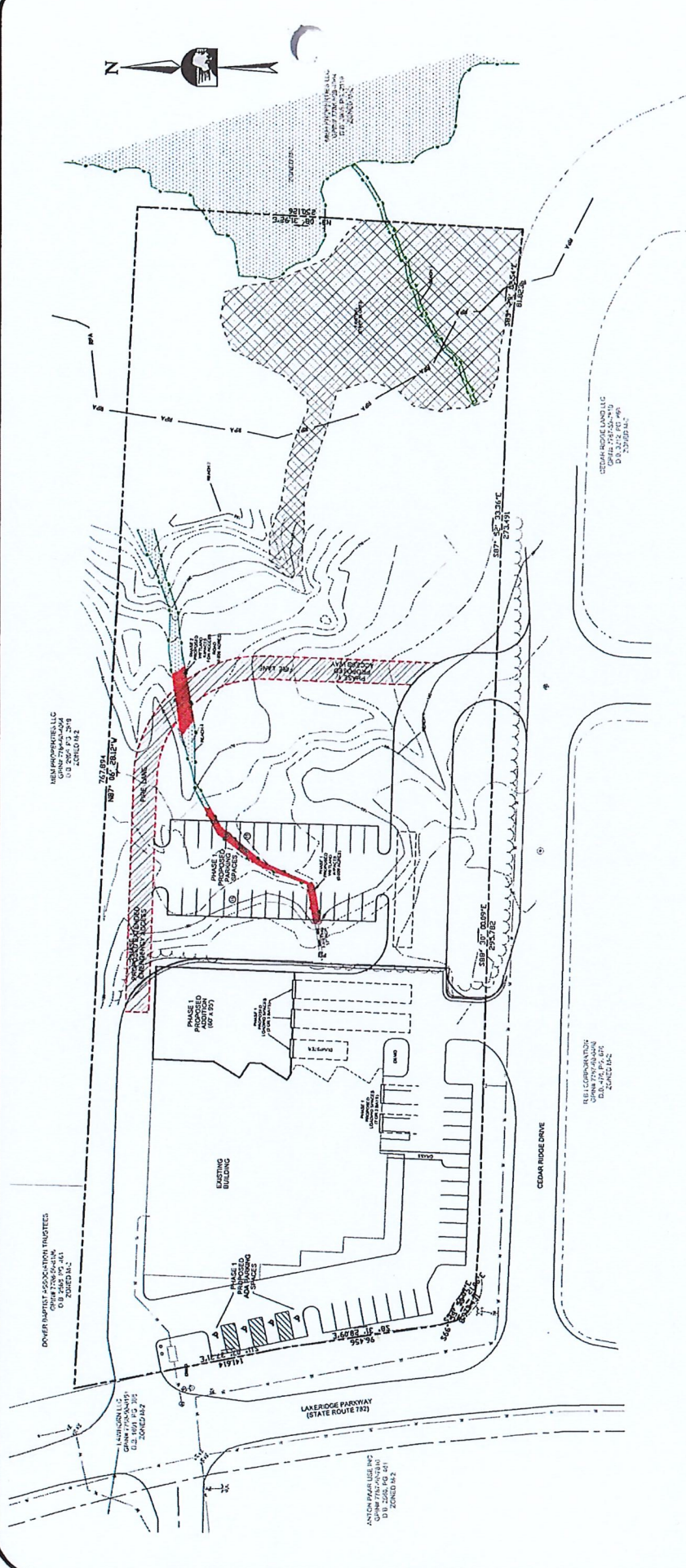
Sincerely,



Jo Ann M. Hunter, AICP
Senior Director
Planning and Community Development

JMH/abw

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



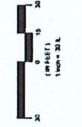
COMMUNICATION INFORMATION

OWNER/DEVELOPER: BINA HOLDINGS LLC
 13320 LAKERIDGE PRKY
 SUITE 100
 FAYETTEVILLE, VA 22034
 CONTACT: BRYAN HELLER
 PHONE: (804) 241-0654
 EMAIL: bryanheller@binaholdings.com

CIVIL ENGINEER: ANS ENGINEERING
 2526 HUNTS CHARTER DRIVE
 P.O. BOX 6160
 FAYETTEVILLE, VA 22034-1160
 CONTACT: ROBERT HUNDLEY
 PHONE: (804) 241-0654
 EMAIL: rhh@ans-engineering.com

PARCEL INFORMATION

CPM NUMBERS: 777-65-308
 TOTAL AREA: 4.27 ACRES
 PARCEL ADDRESS: 10333 LAKERIDGE PRKY
 PRESENT ZONING: M-2
 REQUESTED ZONING: NO CHANGE
 ADJACENT ZONING: M-2
 PROPOSED USE: LIGHT INDUSTRIAL
 WATER: PUBLIC
 SEWER: PUBLIC



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WETLANDS
- EXISTING WOODLINE
- EXISTING STEEP SLOPE

APPLICATION PLAN

RECEIVED

APR 29 2024

HANOVER COUNTY
PLANNING DEPARTMENT

SPECIAL EXCEPTION
 CONCEPTUAL LAYOUT
 CLOSET FACTORY
 LAKERIDGE PARKWAY
 HANOVER COUNTY, VIRGINIA

APRIL 26, 2024



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