

County of Hanover

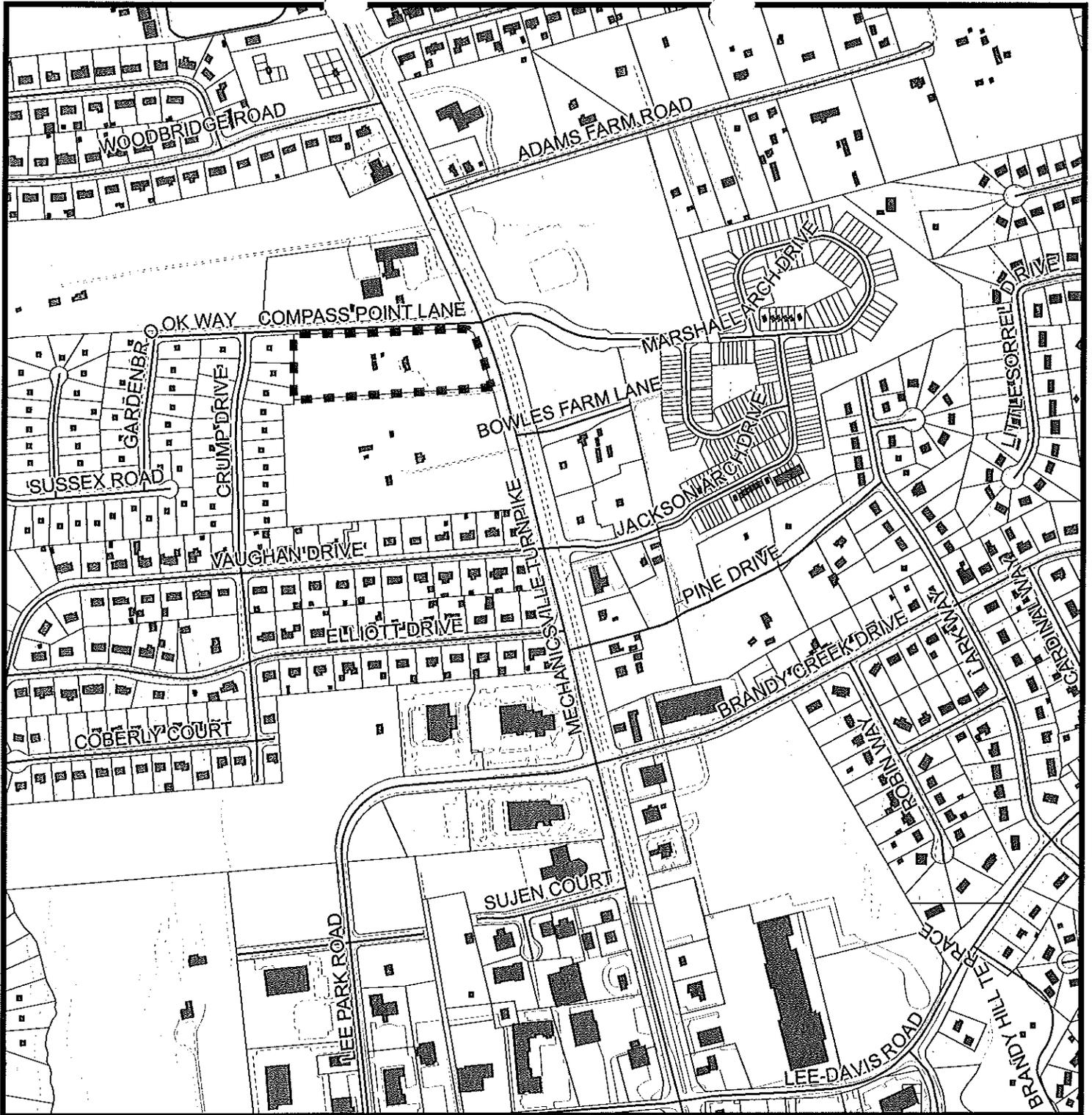
Board Meeting: June 25, 2014

Subject: Request for Conditional Use Permit Extension – CUP-6-07, Mechanicsville Storage, L.L.C. (formerly Budget Development Virginia) (**Henry Chickahominy Magisterial District**)

Summary of Agenda Item: The Hanover County Board of Supervisors approved CUP-6-07 on August 27, 2008, to allow for the construction of a self-storage warehouse facility on GPIN 8724-29-4802. The site was then included in the blanket extension by the Virginia General Assembly of all conditional use and special exception permits to July 1, 2014. The owners did receive site plan approval in April, 2009 (SPR-37-09, Mechanicsville Storage, and L.L.C.). The owners indicate that due to economic conditions, the site has not been developed. A portion of the CUP area has been ground leased to a retail user, which is not a use permitted under the CUP for mini-storage. Staff has informed the owners that a site plan for the proposed retail use cannot be considered until either the CUP expires, or the owners amend the sketch plan and conditions to remove any area that is not consistent with the CUP. As there is not time to amend the zoning prior to the CUP expiration date of June 30, 2014, staff recommends that the extension be denied.

The property remains unimproved, and no zoning violations were found to exist when inspected.

County Administrator's Recommended Board Motion: Motion to deny extension request for CUP-6-07, Mechanicsville Storage, L.L.C. (formerly Budget Development Virginia)



**Hanover County,
Virginia**

General Parcel Map

Legend

-  Parcels
-  Structures
-  Private Road
-  Trees
-  Water
-  Roads

CUP-6-07

Budget Development Virginia
for self-storage warehouse

Zoned A-1

GPIN: 8724-29-4802

Henry Magisterial District



1 inch equals 600 feet
June 05, 2007

Hanover County Planning Department Application

Request for a Special Exception/ Conditional Use Permit Extension

Case #: CUP-6-07

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Mechanicsville Storage, LLC (Formerly: Buxton Development VA)</u>	Telephone No. <u>973-734-4246</u>
Contact Name: <u>Donald J. Engels</u>	Fax No. <u>973-267-9933</u>
Address: <u>22 Maple Avenue, Morristown, NJ 07960</u>	Email Address <u>djengels@hampshireco.com</u>

PROPERTY INFORMATION/ EXPLANATION
GPIN(s)(Tax Parcel #'s) <u>8724-29-47802</u>
Magisterial District <u>Henry</u>
Location Description (Street Address, if applicable) <u>6456 Mechanicsville Turnpike, Mechanicsville, VA 23111</u>
Briefly explain why an extension is necessary: <u>Current Conditional Use Permit expires at the end of June 2014.</u>

SIGNATURE OF APPLICANT
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><i>Donald J. Engels</i></u> Date <u>6/10/2014</u>
Print Name <u>Donald J. Engels, Vice President</u>

ATTACHMENTS
<input checked="" type="checkbox"/> a. Extension Fee - Special Exception \$20.00 Conditional Use Permit \$700.00
<input type="checkbox"/> b. For applications for mobile homes needed in a medical hardship case, provide an updated note from a medical doctor verifying that for health reasons a person must be located in close proximity to others who can provide care.
<input type="checkbox"/> c. Other information needed to support your request

Revised January 2008

PAID

RECEIVED
JUN 11 2014
HANOVER COUNTY
PLANNING OFFICE

Cheely, Claudia

Subject: FW: East Compass Point (CUP-6-07) Extension Request

From: Don Engels [mailto:djengels@hampshireco.com]
Sent: Monday, June 16, 2014 11:54 AM
To: Cheely, Claudia
Subject: Re: East Compass Point (CUP-6-07) Extension Request

The project did not move forward due to economic conditons. At this point, market conditions have not improved to a point where we intend to begin development. We continue to monitor the market and would like to preserve our development rights if at all possible.

Let me know if you need additional information.

Regards.

Don

Donald J. Engels
The Hampshire Companies
83 South Street
Morristown, NJ 07960
973-734-4246 (tel)
973-734-0390 (fax)

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On Jun 16, 2014, at 10:44 AM, "Cheely, Claudia" <cdcheely@hanovercounty.gov> wrote:

I am forwarding my e-mail to Chelsea Plaistowe to you in case she is not in the office to respond. This extension application was submitted extremely late and I am trying to complete the report to the Board of Supervisors today. Please let me know if you can respond to my questions below. I have determined that a site plan was approved in 2009, but that there has possibly been some change in ownership. We need to explain to the Board the reasons why no development has occurred since 2009, so if you can address that, I'd appreciate it.

Claudia D. Cheely
Senior Planner II
Hanover County Planning Department
P. O. Box 470
Hanover, VA 23069
(804) 365-6171

From: Cheely, Claudia
Sent: Friday, June 13, 2014 4:30 PM
To: 'cplaiستowe@hampshireco.com'
Cc: Fennell, Shannon D.
Subject: East Compass Point (CUP-6-07) Extension Request

Ms. Plaistowe,

I've been asked to process the extension request, but will need to know a bit more information. The explanation for why an extension is necessary should be expanded. Can you tell me whether a site plan has been submitted and if so, what the status is of that review? If not, can you tell me why the project has not moved forward. Finally, if no progress has occurred since the 2007 CUP was approved, when do you expect to move forward?

Thanks for your help.

Claudia D. Cheely
Senior Planner II
Hanover County Planning Department
P. O. Box 470
Hanover, VA 23069
(804) 365-6171

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JOHN E. GORDON, JR., VICE-CHAIRMAN
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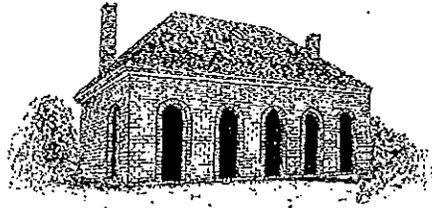
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COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

HANOVER COUNTY

ESTABLISHED IN 1720
WWW.CO.HANOVER.VA.US

August 27, 2008

PLANNING DEPARTMENT

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PLANNING DIRECTOR

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DEPUTY DIRECTOR OF PLANNING

JOHN A. BENDER
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J. KEITH THOMPSON
PRINCIPAL PLANNER

LEE W. GARMAN, AICP
PRINCIPAL PLANNER

P. O. BOX 470
HANOVER, VIRGINIA 23069

PHONE 804-365-6171
FAX: 804-365-6232

The Patrick Group, Inc
Attn: William T. Patrick, Jr.
4810 Nine Mile Road
Richmond, VA 23223

RE: Approval of CUP-6-07, Budget Development Virginia

Dear Mr. Patrick:

At its meeting of August 27, 2008, the Hanover County Board of Supervisors, on a motion by Mr. McGhee, seconded by Mr. Setliff, voted to **APPROVE** the above-captioned request for a Conditional Use Permit in order to permit the construction of a self-storage warehouse facility on GPIN 8724-29-4802, consisting of approximately 6.248± acres, subject to the following conditions:

1. The Property which is the subject of this request shall be used only for self-storage warehouse facilities and shall be developed in substantial conformance with the sketch plan titled, "Conceptual Plan/Sketch Plan, Budget Self Storage, Route 360 & Compass Point Ln, Mechanicsville, VA," prepared by Arcadis., dated August 4, 2008.
2. The buildings shall be constructed in substantial conformity with the elevations including two sheets titled, "Budget Self Storage, Elevations," dated June 26, 2008, and the materials represented on the elevations shall be used.
3. All requirements of Article 7, Section 8.8, shall be met.
4. The applicant shall connect to public water and sewer. In addition, the applicant shall dedicate a 20' wide utilities easement along the frontage of the Property on Route 360, as depicted on the sketch plan.
5. The property shall be open to lessees of the facility only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, and 9:00 a.m. to 7:00 p.m. on Sundays.
6. All requirements of the Department of Public Works shall be met.

The Patrick Group, Inc
Attn: William T. Patrick, Jr.
Page 2
August 27, 2008

7. All requirements of the Building Inspector's Office and Fire Department shall be met.
8. The property owners shall provide the Fire Department, Sheriff's Office, and Emergency Medical Services with the proper key or codes to gain access to the site in an emergency, if so requested.
9. Any free-standing sign on the Property shall be a monument-style sign, and the design and materials shall be consistent with the architecture and materials of the associated structure.
10. There shall be no more than 800 units in the subject self-storage warehouse facility.
11. All development and use of the Property shall comply with all Federal, State and local statutes, ordinances and regulations.

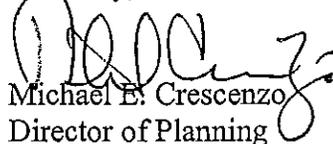
After the Board of Supervisors has approved a Conditional Use Permit, the Conditional Use so approved shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

You cannot begin to use the property under these conditions until you have filed, with this office, a Final Site Plan under the provisions of Title I., Article 7, Section 6, of the Hanover County Zoning Ordinance which complies with the conditions of approval.

Approval of the Final Site Plan from this office is your authorization to proceed to file building permits or other construction permits to initiate the requested change.

Should you require any additional information concerning this matter, please do not hesitate to contact Mr. John A. Bender, Deputy Director of Planning, or me.

Sincerely,



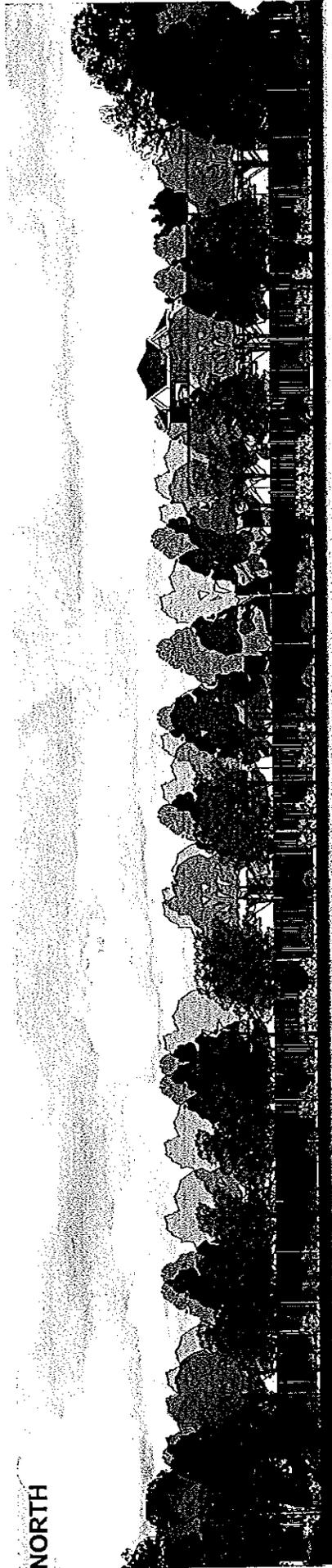
Michael E. Crescenzo
Director of Planning

CDC/sm/hte

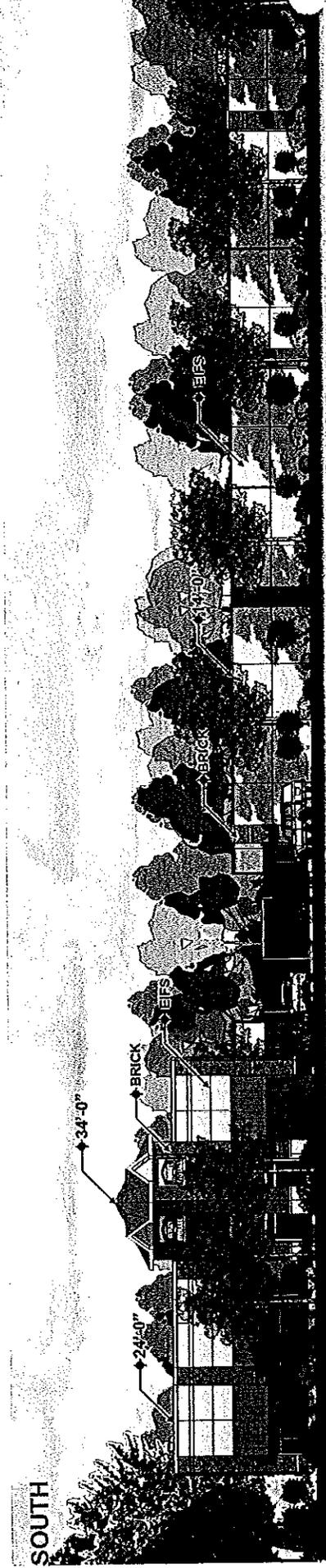
cc: The Honorable Charles D. McGhee
Dennis Walter, Esquire
Mr. Richard W. Paul
Mr. J. Keith Thompson
James W. Theobald, Esquire

Mr. Kevin Nelson
Mr. W. Randolph Johnson, Jr.
Mrs. Gretchen W. Biernot
Mrs. Sherri A. Carneal
Mr. Tim Mullins

NORTH



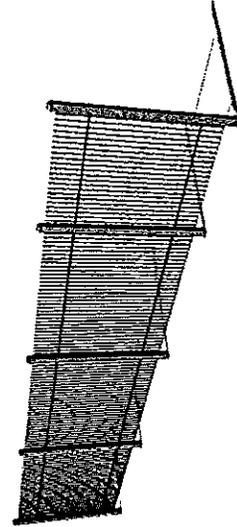
SOUTH



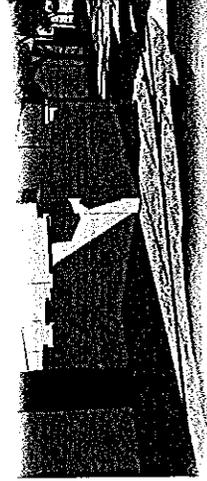
ELEVATIONS

2008.06.26

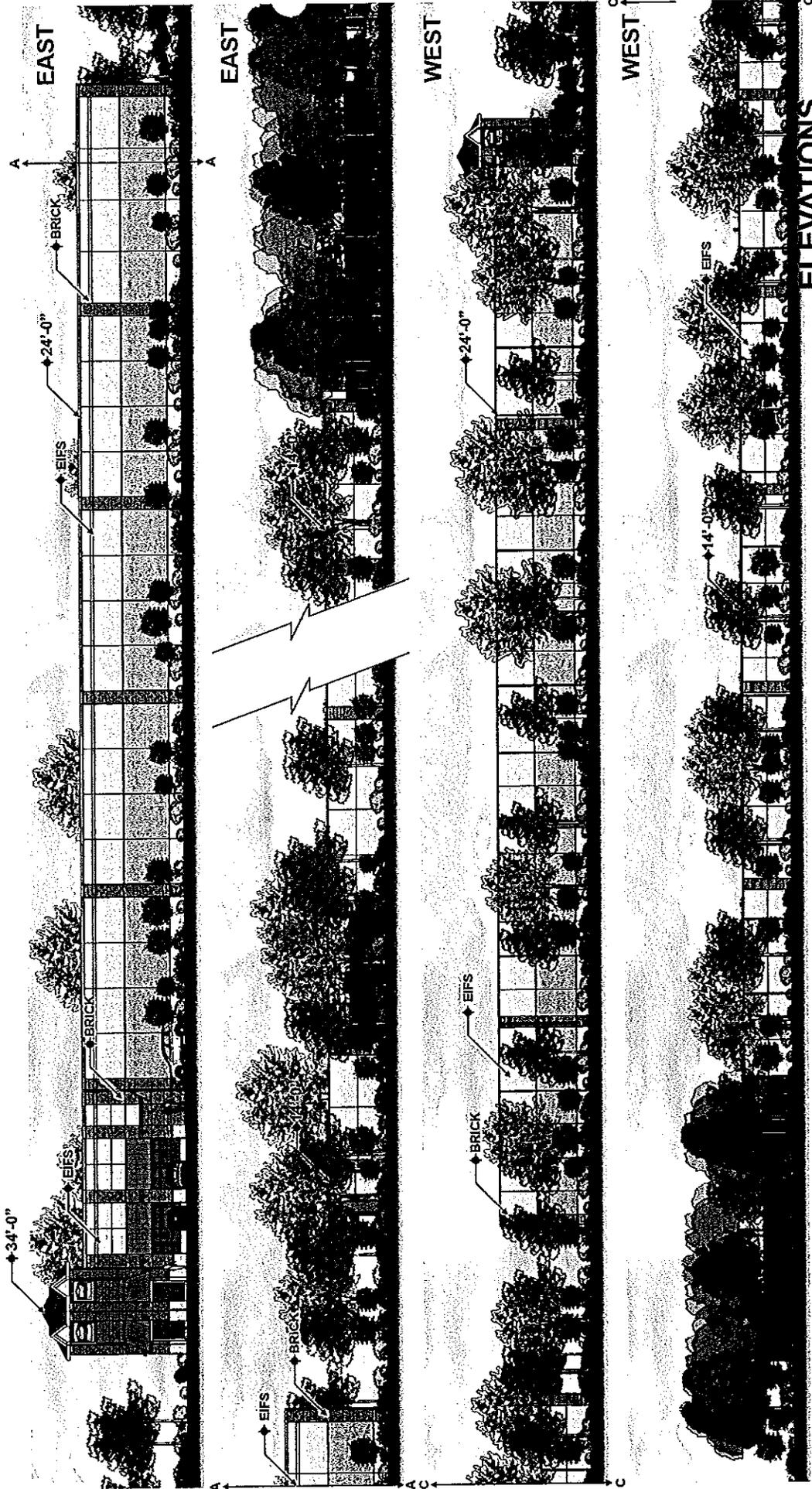
BUDGET SELF STORAGE
ROUTE 360 & COMPASS POINT LN.
RICHMOND, VA.



ALUMINUM FENCING



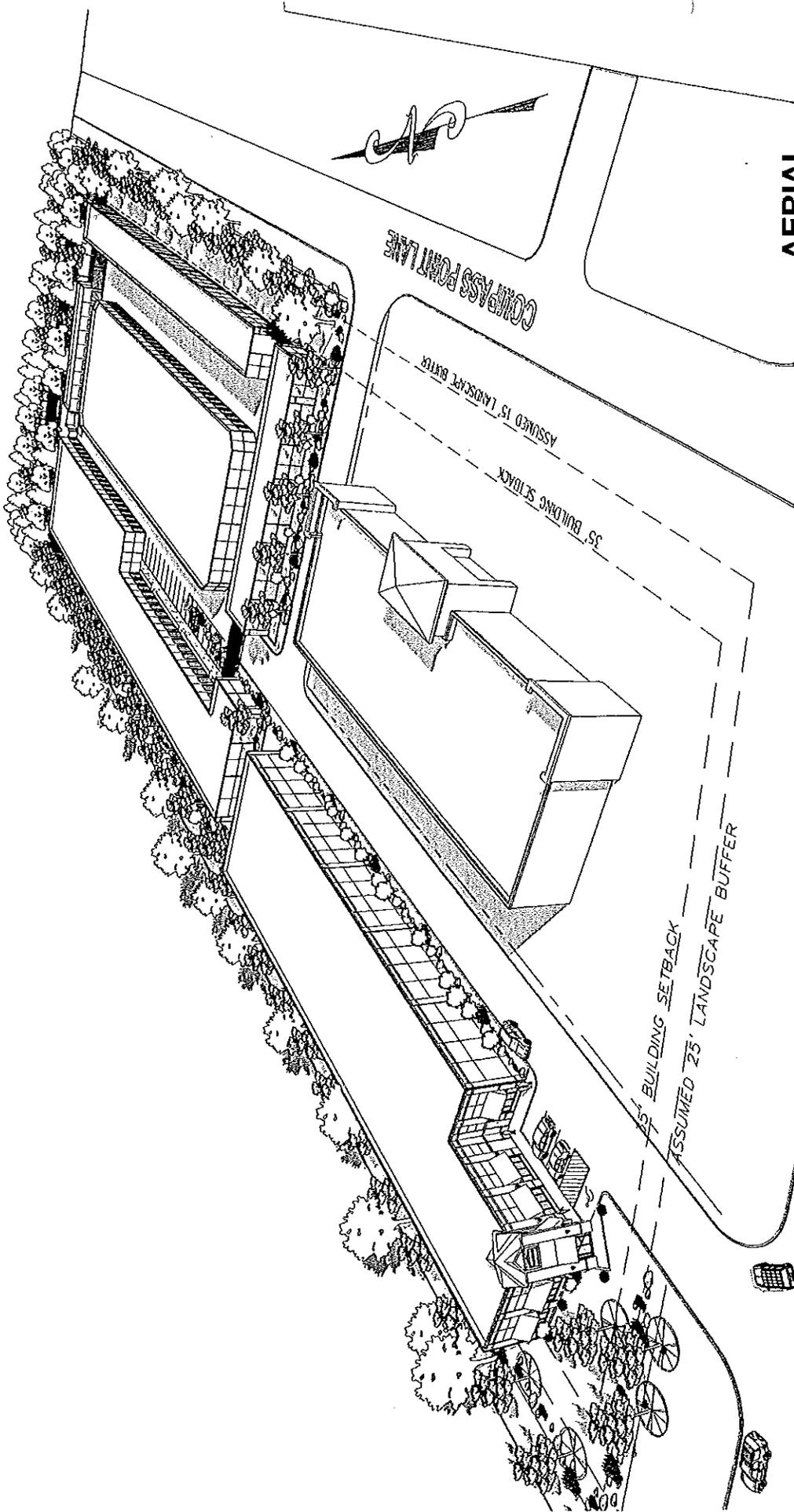
SPLIT FACE CMU FENCING



ELEVATIONS

2008.06.26
 BUDGET SELF STORAGE
 ROUTE 360 & COMPASS POINT LN.
 RICHMOND, VA.





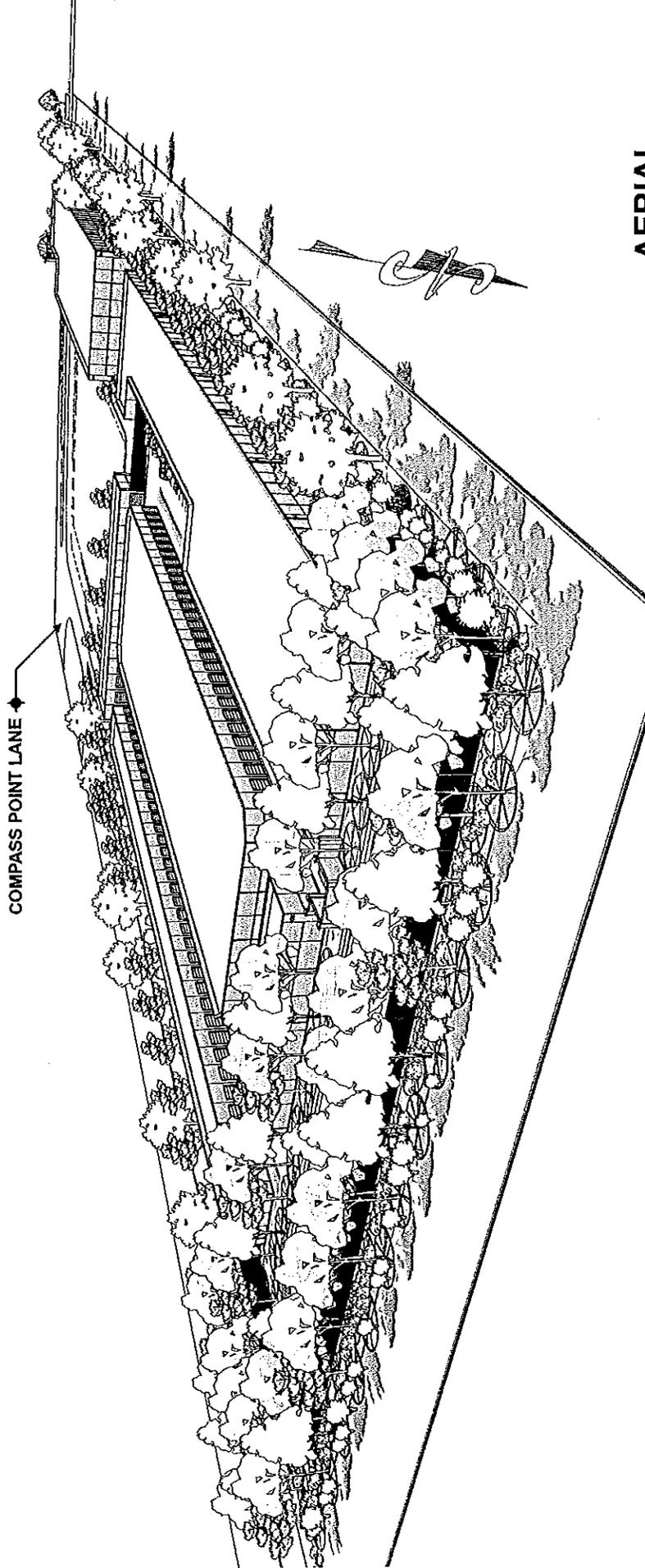
AERIAL

(W/ POTENTIAL ADJACENT STRUCTURE)

2008.08.04

BUDGET SELF STORAGE
ROUTE 360 & COMPASS POINT LN.
RICHMOND, VA.





AERIAL

2008.08.04

**BUDGET SELF STORAGE
ROUTE 360 & COMPASS POINT LN.
RICHMOND, VA.**

