

COUNTY OF YORK

MEMORANDUM

DATE: June 28, 2012 (PC Mtg. 7/11/12)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. UP-808-12, James York Plaza LLC

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6a) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on an approximately 1.7-acre portion of a 10.4-acre parcel of land located at 212 Hubbard Lane (Route 716) and further identified as Assessor's Parcel No. 10-22-C.

DESCRIPTION

- Property Owner: James-York Plaza LLC
- Location: 212 Hubbard Lane (behind James York Plaza shopping center, located at 701-A Merrimac Trail)
- Area: 1.7-acre portion of a 10.4-acre parcel
- Frontage: 50 feet on Hubbard Lane (Route 716) and 80 feet on Merrimac Trail (Route 143)
- Utilities: Public water and sewer
- Topography: Moderate to severe slopes to the north and west of the property
- 2025 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
- Existing Development: Private drive serving James York Plaza from Hubbard Lane)
- Surrounding Development:
 - North: Single-family detached homes (Queenswood)
 - East: Single-family detached homes (Nelson Circle) across Hubbard Lane
 - South: American Classic Self-Storage facility, James York Plaza shopping center
 - West: James York Plaza shopping center

- Proposed Development: 21,425-square foot mini-storage warehouse facility (130 storage units)

BACKGROUND

On November 18, 1998, the Board of Supervisors approved a Special Use Permit (Application No. UP-537-98, Resolution No. R98-208) to authorize a mini-storage warehouse facility on a 4.1-acre parcel located between the rear of the James York Plaza shopping center (located on Merrimac Trail) and the James York Playhouse (located on Hubbard Lane). In 2008, the owners of the mini-storage facility and the shopping center approached the County about expanding the facility to the opposite side of the private road that runs from Hubbard Lane to the shopping center and the mini-storage facility. By then, however, the Board of Supervisors had amended the Zoning Ordinance to prohibit single-story mini-storage warehouses in the GB zoning district, while allowing multi-story self-storage facilities with ground-floor retail uses with a Special Use Permit. The Board's rationale for this action was that the fiscal benefits of mini-storage warehouses are not strong enough to justify their location on any of the County's limited supply of highly visible GB-zoned parcels. With no opportunity to apply for a use permit, the applicant submitted an application to rezone a portion of the subject property from GB to conditional IL (Limited Industrial), where single-story mini-storage facilities were and are permitted as a matter of right. The Planning Commission considered that application (Application No. ZM-117-08) at its April 9, 2008 meeting and conducted a public hearing at which 21 residents – including four of the eleven Queenswood households whose homes directly abutted the subject property – spoke in opposition to the rezoning, citing concerns about the loss of a natural buffer between the subdivision and the shopping center, the removal of trees, the loss of wildlife habitat, lighting, etc. The Commission then voted 4:1 (two members absent) to recommend denial. The applicant subsequently requested that the Board of Supervisors public hearing on the application be deferred indefinitely, and the application was never considered by the Board and has since been withdrawn.

In 2011 the Board of Supervisors adopted another series of Zoning Ordinance text amendments, including one that reinstated the opportunity for single-story mini-storage establishments to be located in the GB district with a Special Use Permit. This action, which was requested by the applicant, was in recognition of the fact that there are GB-zoned properties in the County that do not have the highway frontage and visibility necessary to support viable retail development and that such parcels may be suitable for other uses, such as mini-storage warehouses. By allowing these facilities with a use permit, the Board ensured that it and the Planning Commission would have the ability to evaluate such proposals on a case-by-case basis, taking property location and development potential into account in the course of the application review.

CONSIDERATIONS/CONCLUSIONS

1. The property is located behind James York Plaza shopping center on Merrimac Trail. Immediately to the north is the Queenswood residential subdivision, and to the east is an undeveloped 3.1-acre parcel also owned by the applicant. The property is

designated for General Business development in the Comprehensive Plan and, accordingly, is zoned GB (General Business) as is most of the surrounding property with the exception of the parcels in Queenswood, which are zoned R13 (High-density single family residential).

2. The property is accessed from the west through the James York Plaza parking lot and from the east by a private drive that extends to Hubbard Lane and serves as the rear shopping center entrance and exit. Directly across this private drive is a 47,000-square foot mini-storage warehouse facility (American Classic Self-Storage) that was authorized through the approval of a Special Use Permit in 1998. Because of the success of the mini-storage business, the applicant wishes to build a second phase on the subject parcel and has submitted this application.
3. The applicant's sketch plan depicts four (4) mini-storage warehouse buildings ranging in size from 3,825 to 7,800 square feet, the largest of which would be climate-controlled. The existing self-storage facility has a manager's office that would serve this project as well. Access to the development would be via the unnamed private drive, which is owned by the property owner and labeled "James York Lane" on the sketch plan. The overall layout of the proposed development as depicted on the plan is generally consistent with the requirements of the County's development regulations; however, the Department of Fire and Life Safety has indicated that the asphalt will need to be extended all the way to the eastern wall of the easternmost warehouse building in order to ensure that fire apparatus will be able to reach within 150 feet of the entire facility.

It should be noted that the current proposal is much smaller and less intensive than the 2008 rezoning proposal. In response to the concerns raised by nearby residents, the applicant has significantly scaled back the project to minimize the potential for any adverse impacts on the surrounding area. The total project area has been reduced from 8.3 acres (80% of the parcel acreage) to 1.7 acres (16% of the parcel acreage), and the total building area has been reduced by two-thirds, from 64,200 to 21,425 square feet. As a result of these changes, the distance between the proposed facility and the nearest residential lot has more than doubled from 120 to 265 feet.

4. Mini-storage warehouse facilities are less intensive than most retail and office uses that are permitted on the subject property as a matter of right. They do not generate significant amounts of noise, activity, or traffic. According to trip generation rates for mini-storage published in the ITE (Institute of Transportation Engineers) *Trip Generation* manual (8th edition), a 130-unit self-storage facility would be expected to generate up to 33 vehicle trips on an average weekday, including three (3) in the AM peak hour and three (3) in the PM peak hour. The facility is open from 7:00 AM to 9:00 PM, although 24-hour access is occasionally provided to clients that operate outside of normal business hours. Furthermore, the mini-storage warehouses would be only fourteen feet (14') in height, which is lower than most commercial uses that would be permitted as a matter of right under the existing GB zoning, for which the maximum allowable building height is fifty feet (50').

5. Along the parcel's northern property line is a perennial stream that generally follows the boundary between the subject parcel and the homes in the Queenswood subdivision. The stream is subject to the requirement for a 100-foot vegetated RPA (Resource Protection Area) buffer, and the remainder of the parcel is located in the RMA (Resource Management Area). The proposed mini-storage facility would be ninety feet (90') from the RPA buffer at its closest point. Because of the property's location in a Chesapeake Bay Preservation Area (CBPA), any development thereon will be subject to the provisions of the Chesapeake Bay Preservation Act. The developer will be required to perform a Natural Resources Inventory that clearly depicts the extent and location of any manmade or natural bodies of water, including but not limited to rivers, creeks, streams, channels, ditches, lakes and ponds; floodplains; tidal and non-tidal wetlands; and tidal shores. The inventory must be submitted to the CBPA Manager for review and approval prior to or concurrent with the submission of an application for a site plan, subdivision, or land disturbing permit for the development.

The RPA buffer encompasses approximately 2.9 acres of the 10.4-acre parcel and ensures that there will be a permanent undisturbed vegetative buffer ranging in width between 90 and 100 feet between the proposed storage facility and the adjacent lots in Queenswood. This is much greater than the 35-foot transitional buffer the Zoning Ordinance requires between the GB and R13 zoning districts.

RECOMMENDATION

Mini-storage warehouses are a relatively quiet, non-intensive commercial use that does not generate significant levels of activity or traffic. Staff believes the proposed self-storage facility would be an appropriate transitional use for the area between the shopping center and the adjacent residential neighborhood. Located behind a shopping center over 600 feet from Merrimac Trail, the subject property has little if any visibility from the commercial corridor and little viability, in staff's opinion, for most of the commercial uses that are permitted in the GB zoning district. In scaling back the project to avoid negative impacts on the surrounding area, the applicant has made a good-faith effort to respond to the concerns raised by nearby residents in 2008, leaving 8.3 acres – 84% of the property – undeveloped and retaining an undisturbed natural buffer ranging from 265 to 795 feet between the development and the adjacent residential lots. Therefore, based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions set forth in proposed Resolution No. PC12-12.

TCC

Attachments:

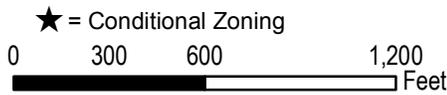
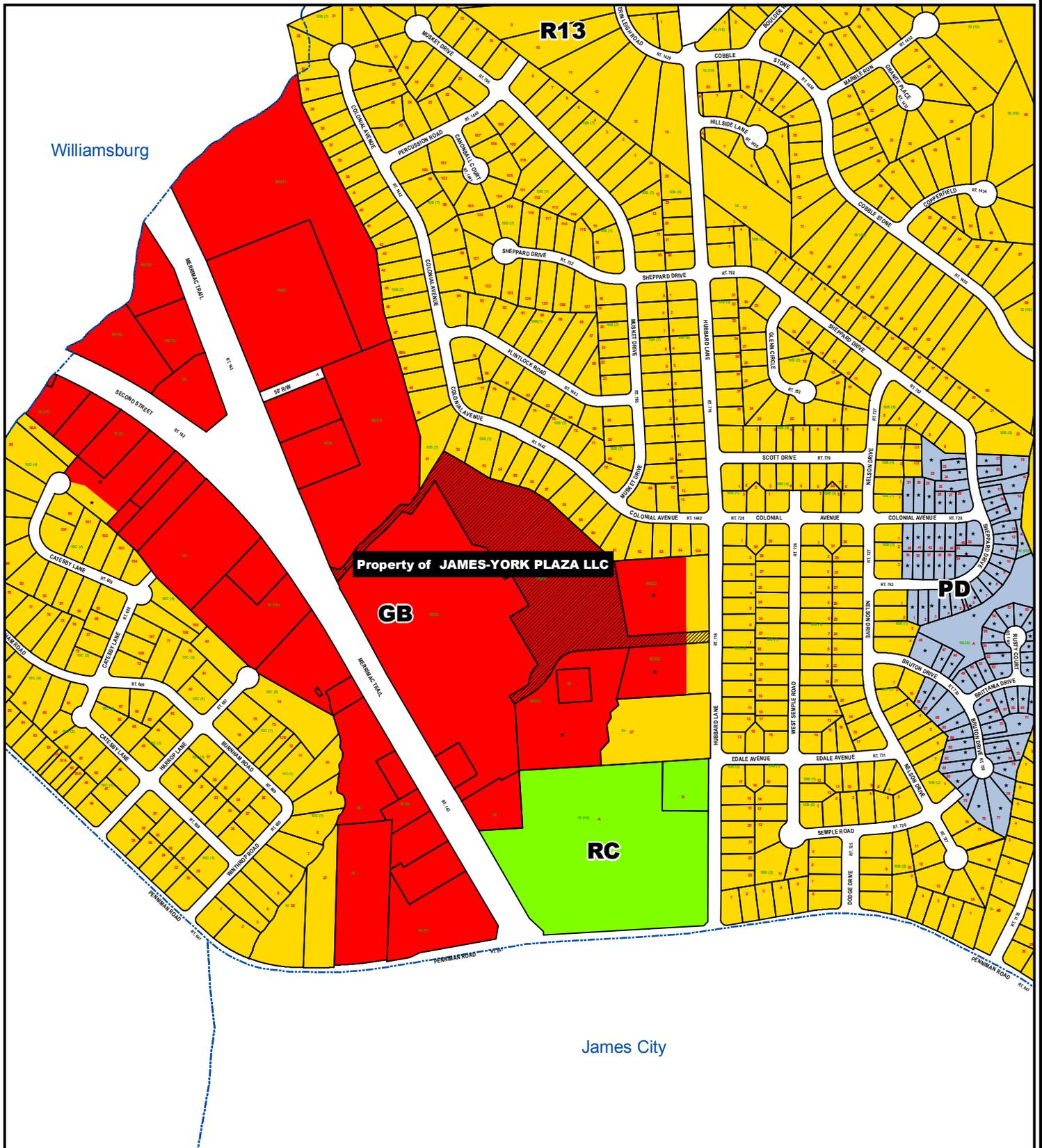
- Zoning Map
- Sketch Plan
- Subdivision Plat
- Photos

- Proposed Resolution No. PC12-12

APPLICANT
James York Plaza, LLC
Mini-storage warehouse facility
212 HUBBARD LN

ZONING MAP

APPLICATION NUMBER: UP-808-12

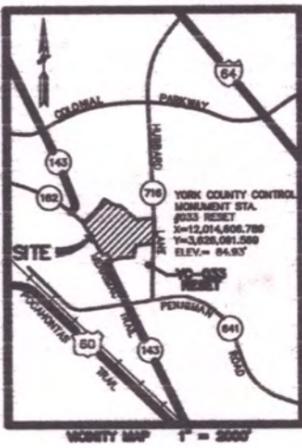


Printed on June 04, 2012



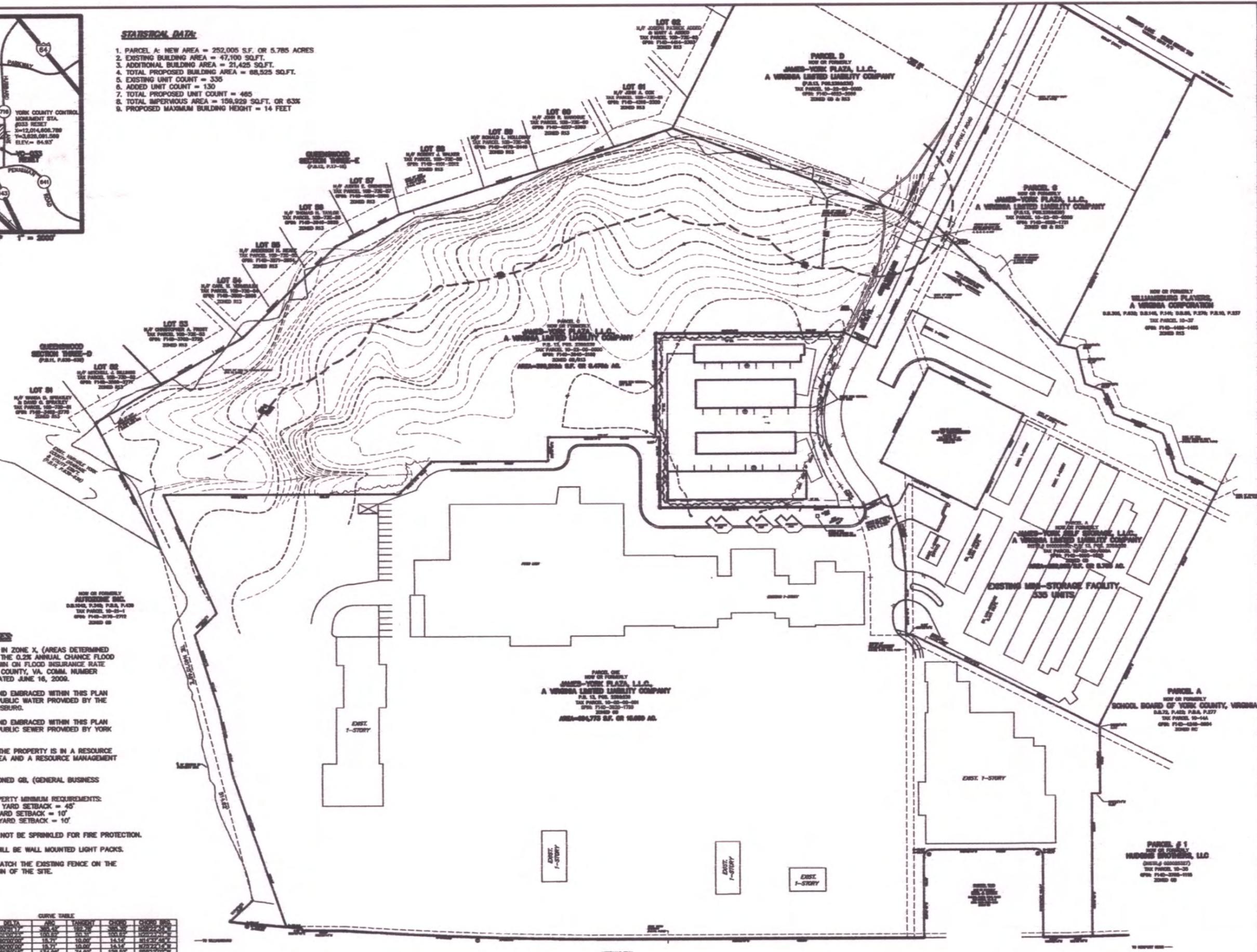
SOURCE: YORK COUNTY GIS PARCEL DATA and ZONING COVERAGE

THIS IS NOT A LEGAL PLAT. This map should be used for information purposes only. It is not suitable for detailed site planning.



STATISTICAL DATA:

1. PARCEL A: NEW AREA = 252,005 S.F. OR 5.785 ACRES
2. EXISTING BUILDING AREA = 47,100 SQ.FT.
3. ADDITIONAL BUILDING AREA = 21,425 SQ.FT.
4. TOTAL PROPOSED BUILDING AREA = 68,525 SQ.FT.
5. EXISTING UNIT COUNT = 330
6. ADDED UNIT COUNT = 130
7. TOTAL PROPOSED UNIT COUNT = 460
8. TOTAL IMPERVIOUS AREA = 108,929 SQ.FT. OR 63%
9. PROPOSED MAXIMUM BUILDING HEIGHT = 14 FEET



GENERAL NOTES:

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VA. COMM. NUMBER 511960070C DATED JUNE 16, 2009.
2. WATER: THE LAND EMBRACED WITHIN THIS PLAN IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG.
3. SEWER: THE LAND EMBRACED WITHIN THIS PLAN IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
4. A PORTION OF THE PROPERTY IS IN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.
5. PROPERTY IS ZONED GB, (GENERAL BUSINESS DISTRICT)
GB ZONED PROPERTY MINIMUM REQUIREMENTS:
MINIMUM FRONT YARD SETBACK = 45'
MINIMUM SIDE YARD SETBACK = 10'
MINIMUM REAR YARD SETBACK = 10'
6. BUILDINGS WILL NOT BE SPRINKLED FOR FIRE PROTECTION.
7. SITE LIGHTING WILL BE WALL MOUNTED LIGHT PACKS.
8. FENCING WILL MATCH THE EXISTING FENCE ON THE EXISTING PORTION OF THE SITE.

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEG.	CHORD END.
1	10.00'	90.00°	31.42'	21.21'	10.00'	31.42'
2	10.00'	90.00°	31.42'	21.21'	31.42'	62.84'
3	10.00'	90.00°	31.42'	21.21'	62.84'	94.26'
4	10.00'	90.00°	31.42'	21.21'	94.26'	125.68'
5	10.00'	90.00°	31.42'	21.21'	125.68'	157.10'
6	10.00'	90.00°	31.42'	21.21'	157.10'	188.52'
7	10.00'	90.00°	31.42'	21.21'	188.52'	219.94'
8	10.00'	90.00°	31.42'	21.21'	219.94'	251.36'
9	10.00'	90.00°	31.42'	21.21'	251.36'	282.78'
10	10.00'	90.00°	31.42'	21.21'	282.78'	314.20'

RECEIVED
York County
MAY 31 2012
Planning Director



OVERALL PLAN
AMERICAN CLASSIC SELF STORAGE
JAMES-YORK SELF STORAGE, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY
SCHOOL BOARD OF YORK COUNTY, VIRGINIA
1 OF 2
DATE: 05/24/2012
SCALE: 1" = 60'





NOTES:

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VA. COMM. NUMBER 51199C0070C DATED JUNE 16, 2009.
2. PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

3. PROPERTIES CONTAINED WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE NOT LOCATED WITHIN THE WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
4. WATER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG.
5. SEWER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

6. PROPERTY IS ZONED GB, (GENERAL BUSINESS DISTRICT) AND R13, (SINGLE FAMILY RESIDENTIAL DISTRICT)

GB ZONED PROPERTY MINIMUM REQUIREMENTS:
 MINIMUM FRONT YARD SETBACK = 45'
 MINIMUM SIDE YARD SETBACK = 10'
 MINIMUM REAR YARD SETBACK = 10'

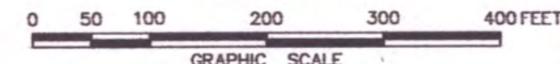
R13 ZONED PROPERTY MINIMUM REQUIREMENTS:
 MINIMUM FRONT YARD SETBACK = 30'
 MINIMUM SIDE YARD SETBACK = 12.5'
 MINIMUM REAR YARD SETBACK = 25'

BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF JAMES YORK SELF STORAGE, L.L.C. & JAMES-YORK PLAZA, L.L.C.

P.B. 13, PGS. 238 & 239
 BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 100' APRIL 20, 2012

C.E. Newbaker
 SURVEYING & PLANNING, INC.
 P.O. BOX 1298
 YORKTOWN, VA. 23692
 PH: 757-240-2562
 FAX: 757-926-4880

SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS AS FOLLOWS:

TAX PARCEL 10-02-00-001

TAX PARCEL 10-02-00-001 IS IN THE NAME OF JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, (FORMERLY, JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP) AND WAS ACQUIRED FROM JAMES-YORK PLAZA SHOPPING CENTER, INC., A VIRGINIA CORPORATION BY DEED OF CONFIRMATION DATED JULY 29, 1993 AND DULY RECORDED IN DEED BOOK 995, PAGE 63 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA. JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP CONVERTED INTO JAMES-YORK PLAZA, L.L.C. BY ARTICLES OF ORGANIZATION AND CONVERSION DATED JUNE 18, 1997 AND DULY FILED WITH THE VIRGINIA STATE CORPORATION COMMISSION.

TAX PARCEL 10-22-00-000A

TAX PARCEL 10-22-00-00A IS IN THE NAME OF JAMES YORK SELF STORAGE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 8, 2000 AND DULY RECORDED AS INSTRUMENT # 010008180 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 10-22-00-000C

TAX PARCEL 10-02-00-000C IS IN THE NAME OF JAMES-YORK PLAZA, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, (FORMERLY, JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP) AND WAS ACQUIRED FROM JAMES-YORK PLAZA SHOPPING CENTER, INC., A VIRGINIA CORPORATION BY DEED OF CONFIRMATION DATED JULY 29, 1993 AND DULY RECORDED IN DEED BOOK 995, PAGE 63 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA. JAMES-YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP CONVERTED INTO JAMES-YORK PLAZA, L.L.C. BY ARTICLES OF ORGANIZATION AND CONVERSION DATED JUNE 18, 1997 AND DULY FILED WITH THE VIRGINIA STATE CORPORATION COMMISSION.

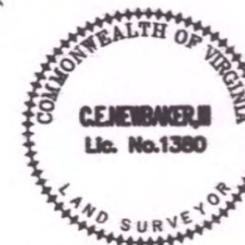
I CERTIFY THAT THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2012.

SIGNED: _____ DATE: _____
 C.E. NEWBAKER, III L.S.# 1380

PARCEL ONE: FORMER AREA = 684,806 S.F. OR 15.721 ACRES
 PARCEL A: FORMER AREA = 179,497 S.F. OR 4.120 ACRES
 PARCEL C: FORMER AREA = 451,687± S.F. OR 10.37± ACRES

PARCEL ONE: NEW AREA = 694,773 S.F. OR 15.950 ACRES
 PARCEL A: NEW AREA = 252,005 S.F. OR 5.785 ACRES
 PARCEL C: NEW AREA = 369,212± S.F. OR 8.476± ACRES

TOTAL SUBDIVIDED AREA = 1,315,990± S.F. OR 30.211± ACRES



THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (I) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (II) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT, OR PARCEL, BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT, OR PARCEL ALREADY OWNED BY JAMES YORK SELF STORAGE, L.L.C. & JAMES-YORK PLAZA, L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

RECEIVED
 York County

MAY 31 2012

Planning Director

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: _____ DATE: _____
 PLAT APPROVING AGENT

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE _____ DAY OF _____, 2012, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER _____

TESTE: _____
 CLERK

BY: _____

PROPERTY IS TAX PARCEL NUMBER:
 10-02-00-001; GPIN: F14D-3620-1799
 10-22-00-000A; GPIN: F14D-4095-1525
 10-22-00-000C; GPIN: F14D-3945-2189

OWNER'S CONSENT

THIS PLAT OF BOUNDARY LINE ADJUSTMENT OF THE LAND HERON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

JAMES-YORK PLAZA, L.L.C.
 A VIRGINIA LIMITED LIABILITY COMPANY

BY: **MARC A. SHOOK, MANAGER**

BY: _____ DATE: _____
 MARC A. SHOOK, MANAGER

BY: **STOKES PROPERTIES, L.L.C., MANAGER**

BY: _____ DATE: _____
 J. RANDOLPH STOKES, MANAGER

JAMES YORK SELF STORAGE, L.L.C.
 A VIRGINIA LIMITED LIABILITY COMPANY

BY: **JAMES-YORK PLAZA, L.L.C., MANAGER**

BY: _____ DATE: _____
 MARC A. SHOOK, MANAGER

BY: **STOKES PROPERTIES, L.L.C., MANAGER**

BY: _____ DATE: _____
 J. RANDOLPH STOKES, MANAGER

BY: **JYSS DEVELOPMENT, L.L.C., MANAGER**

BY: _____ DATE: _____
 MARC A. SHOOK, MANAGER

BY: _____ DATE: _____
 J. RANDOLPH STOKES, MANAGER

STATE OF VIRGINIA, COUNTY OR CITY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2012

 NOTARY PUBLIC REGISTRATION No. _____

MY COMMISSION EXPIRES: _____

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1 (RT)	5729.08'	03°51'17"	385.42'	192.78'	385.35'	N28°22'34"W
2 (RT)	5729.08'	01°00'23"	100.62'	50.31'	100.62'	N25°23'37"W
3	10.00'	90°00'00"	15.71'	10.00'	14.14'	N14°37'46"E
4	10.00'	90°00'00"	15.71'	10.00'	14.14'	N75°22'14"W
5	275.00'	25°08'36"	120.68'	61.33'	119.71'	S47°03'27"W

LEGEND:
 ○ DENOTES PIN, PIPE, OR MONUMENT FOUND
 ● DENOTES IRON PINS SET
 --- (N86°08'10"E) (38.26') --- DENOTES PROPERTY LINE HEREBY VOIDED.
 RPA-RESOURCE PROTECTION AREA
 RMA-RESOURCE MANAGEMENT AREA

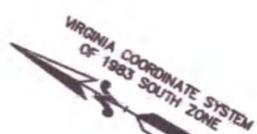
THIS PROPERTY IS SUBJECT TO A 10' CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RIGHT-OF-WAY AGREEMENT OF UNDETERMINED LOCATION PER DEED BOOK 224, P.441.

THIS PROPERTY IS SUBJECT TO A 10' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT OF UNDETERMINED LOCATION PER DEED BOOK 236, PAGE 412 AND DEED BOOK 246, PAGE 701.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF JAMES-YORK SELF STORAGE, L.L.C. & JAMES-YORK PLAZA, L.L.C.
 P.B.13, P.238 & 239
 BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 100' APRIL 20, 2012

C.E. Newbaker
 SURVEYING & PLANNING, INC.
 P.O. BOX 1298
 YORKTOWN, VA. 23692
 PH# 757-240-2562
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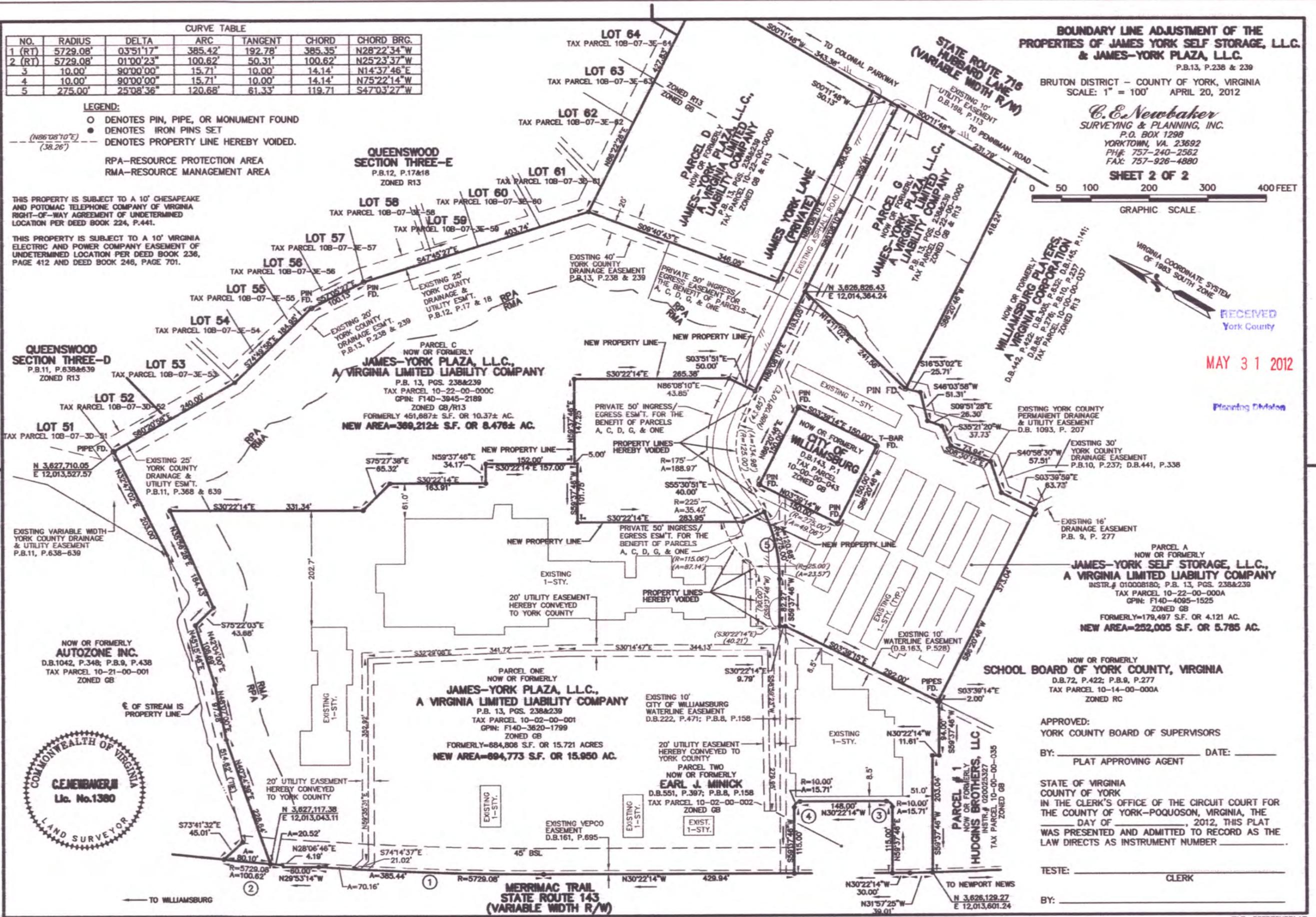
SHEET 2 OF 2
 GRAPHIC SCALE
 0 50 100 200 300 400 FEET



RECEIVED
 York County

MAY 31 2012

Planning Division



APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: _____ DATE: _____
 PLAT APPROVING AGENT

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE _____ DAY OF _____, 2012, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER _____

TESTE: _____ CLERK
 BY: _____

James York Plaza LLC Self Storage Expansion – Exhibits of Existing Self Storage



PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2012:

Present

Vote

Alexander T. Hamilton
Christopher A. Abel
Mario C. Buffa
Richard M. Myer, Jr.
Melissa S. Magowan
Mark B. Suiter

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO FOR A SPECIAL USE PERMIT TO ESTABLISH A MINI-STORAGE WAREHOUSE FACILITY BEHIND JAMES YORK PLAZA SHOPPING CENTER

WHEREAS, James York Plaza LLC has submitted Application No. UP-808-12 requesting a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6a) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on an approximately 1.7-acre portion of a 10.4-acre parcel of land located at 212 Hubbard Lane (Route 716) and further identified as Assessor’s Parcel No. 10-22-C; and

WHEREAS, said application has been transmitted to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ___ day of _____, 2012, that Application No. UP-808-12 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6a) of the York County Zoning Ordinance, for the establishment of a mini-storage warehouse facility on an approximately 1.7-acre portion of a 10.4-acre parcel of land located at 212 Hubbard Lane (Route 716), further identified as Assessor's Parcel No. 10-22-C, subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a mini-storage warehouse facility on an approximately 1.7-acre portion of a 10.4-acre parcel of land located at 212 Hubbard Lane (Route 716), further identified as Assessor's Parcel No. 10-22-C.
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any construction or land disturbing activity on the site. Said site plan shall be in substantial conformance with the sketch plan titled "OVERALL PLAN: AMERICAN CLASSIC SELF STORAGE," prepared by C. E. Newbaker Surveying & Planning, Inc. and dated May 31, 2012, except as modified herein.
3. An approved fire apparatus access road shall be provided for the facility in accordance with Section 503.1.1 of the 2009 International Fire Code. Said fire access road shall extend to within 150 feet of all portions of the facility and all portions of exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Accordingly, the asphalt surrounding the 3,823-square foot warehouse building depicted on the referenced plan shall be extended all the way to the eastern wall of the building.
4. The total area of the mini-storage warehouse facility shall not exceed 21,425 square feet.
5. The parking/circulation area, drive aisles, and buildings shall accommodate an inside turning radius of 33 feet for large fire and rescue apparatus.
6. The developer shall install a fire hydrant at the entrance to the facility.
7. In conjunction with the submittal of site plans for the project, the developer shall submit a site-specific and field-verified Natural Resources Inventory in accordance with the provisions set forth in Section 23.2-6 of the Chesapeake Bay Preservation Areas Ordinance.

8. In accordance with Section 24.1-115(b)(6) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court within one month of use permit approval.

BE IT FURTHER RESOLVED that this Special Use Permit is not severable, and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.