

# **Index File**

## **Application No. UP-816-12**

### **Old Dominion Associates, LC**

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 single-story mini-storage warehouse facility on a 4.22-acre parcel of land located at 7800 George Washington Memorial Highway (Route 17). The property, located approximately 1,300 feet south of the intersection of Route 17 and Fort Eustis Boulevard (Route 1050) and further identified as Assessor's Parcel 24-98, is zoned GB (General Business) and designated in the Comprehensive Plan for General Business development along Route 17 and Limited Industrial development to the rear.

#### Attachments:

1. Staff report
2. Zoning map
3. Sketch plan
4. Building renderings
5. Proposed Resolution No. PC12-21

# COUNTY OF YORK

## MEMORANDUM

**DATE:** November 7, 2012 (PC Mtg. 11/14/12)  
**TO:** York County Planning Commission  
**FROM:** Earl W. Anderson, AICP, Planner  
**SUBJECT:** No. UP-816-12, Old Dominion Associates, LC

### 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 single-story mini-storage warehouse facility on a 4.22-acre parcel of land located at 7800 George Washington Memorial Highway (Route 17). The property, located approximately 1,300 feet south of the intersection of Route 17 and Fort Eustis Boulevard (Route 1050) and further identified as Assessor's Parcel 24-98, is zoned GB (General Business) and designated in the Comprehensive Plan for General Business development along Route 17 and Limited Industrial development to the rear.

### DESCRIPTION

- Property Owner: Old Dominion Associates, LC
- Location: 7800 George Washington Memorial Highway (Route 17)
- Area: 4.22 acres
- Frontage: Approximately 188 feet on Route 17
- Utilities: Public water and sewer
- Topography: Flat
- 2025 Land Use Map Designation: General Business development along Route 17 and Limited Industrial development to the rear
- Zoning Classification: GB – General Business
- Existing Development: None
- Surrounding Development:

North: Army-Navy Tattoo and other retail shop

East: Undeveloped parcels fronting on Fort Eustis Boulevard and Old York Hampton Highway

South: Undeveloped parcel fronting on Route 17

West: Undeveloped parcels and J&K Heating and Cooling across Route 17

- Proposed Development: Single-story mini-storage warehouse facility

### **CONSIDERATIONS/CONCLUSIONS**

1. The subject parcel is located on the east side of George Washington Memorial Highway (Route 17). The site is currently forested with mature growth trees and has wetland areas throughout the property.
2. The subject property has minimal commercial development around it. To the north, there are Army-Navy Tattoo and a retail store. To the west, across Route 17, is a contractor shop. The properties southwest, south, and southeast of the property are undeveloped and are covered by mature growth trees.
3. The proposed development includes seven one-story mini-storage warehouses of varying sizes totaling 55,675 square feet of floor area and a 1,200-square foot one-story office/caretaker building. The caretaker space is permitted under the Zoning Ordinance, Section 24.1-272(c), *Accessory uses permitted in conjunction with commercial and industrial uses*, which allows living quarters for a proprietor or manager and family. No outdoor storage is proposed. The proposed gated entrance would be to the northern side of the property with entry into the mini-storage area controlled by a card reader. The access drive would continue through the warehouse area to a cul-de-sac turnaround at the rear. The applicant's concept plan shows a total of seven parking spaces near the office/manager's quarters, which meets the requirement for two spaces for the manager's quarters and two for the office. Additional parking spaces will need to be designated within the complex and included on the site plan with the actual number being dependent on the number of individual units/cubicles proposed. The parking requirement for the storage area will be one space for each twenty cubicles.
4. Since the property fronts on Route 17, any development to a depth of 500 feet will be subject to the provisions of the Route 17 Corridor overlay district set forth in Section 24.1-378 of the Zoning Ordinance. According to the building renderings submitted by the applicant, the building within the viewshed of Route 17 would have brick façades and wrought iron fencing between the buildings. Additionally, the rendering shows a brick monument-style sign along the front of the property.
5. The site falls within the Watershed Management and Protection Area overlay district and any development will be subject to the performance standards set forth in Zoning Ordinance Section 24.1-376, which require submittal of an Impact Study, along with a hazardous materials management plan and a stormwater runoff control plan. Additionally, Army Corps of Engineers wetland delineation and a field-verified Natural Resources Inventory as described in Section 23.2-6 of the County Code will be required.

6. One advantage of mini-storage warehouses over other types of commercial development is that they do not generate significant amounts of traffic. According to trip generation rates published in the ITE (Institute of Transportation Engineers) *Trip Generation* manual (8<sup>th</sup> edition), the proposed development can be expected to generate approximately 140 trips on an average weekday, with 8 AM peak-hour trips and 14 PM peak-hour trips. The peak hour for this use occurs on Saturdays between 10:00 AM and 1:00 PM, with approximately 23 trips. Based on the anticipated traffic generation, a right turn lane will not be warranted at the proposed entrance.
7. The fiscal impact of mini-storage warehouses, though positive, is relatively low in comparison with that of other commercial uses permitted as a matter of right in the GB district, and the employment impacts are negligible. However, absent a land assemblage that would combine this parcel with one or more of its neighboring properties, the development potential of the subject property is challenged due to its relatively narrow width and the presence of non-tidal wetlands areas.

### **RECOMMENDATION**

Because of its long and relatively narrow shape, the property is well-suited for mini-storage warehouses. The applicant's proposal is consistent with the Comprehensive Plan and the Zoning Ordinance. The development does front Route 17; however, the warehouse structures themselves will have brick façades that will blend well with the developments to the north and northwest. Therefore, based on the considerations and conclusions as noted, staff recommends that this application be forwarded to the Board of Supervisors with a recommendation of approval subject to the conditions contained in proposed Resolution No. PC12-21.

### **EWA**

#### **Attachments**

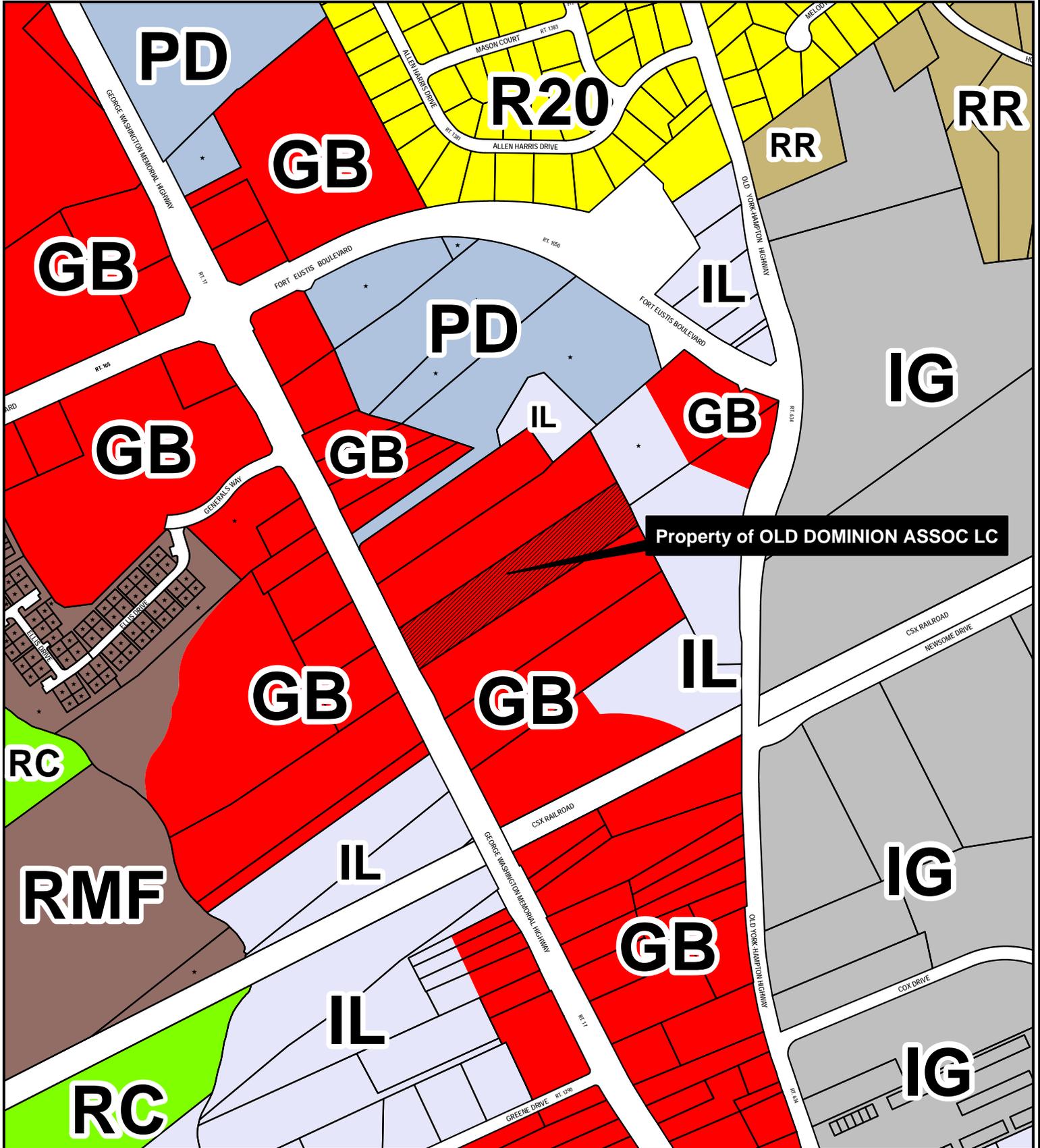
- Zoning Map
- Sketch Plan
- Building Rendering
- Proposed Resolution No. PC12-21

**APPLICANT** Old Dominion Associates, LC

Special Use Permit request for a single-story  
mini-storage warehouse facility  
7800 GEO WASH MEM HWY

# ZONING MAP

APPLICATION NUMBER: UP-816-12



Property of OLD DOMINION ASSOC LC

★ = Conditional Zoning

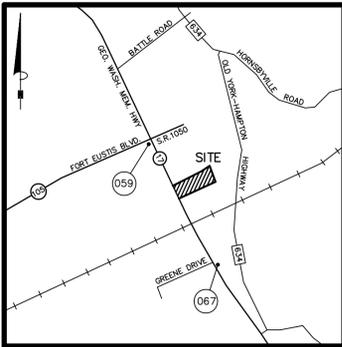


Printed on October 02, 2012



SOURCE: YORK COUNTY  
GIS PARCEL DATA and  
ZONING COVERAGE

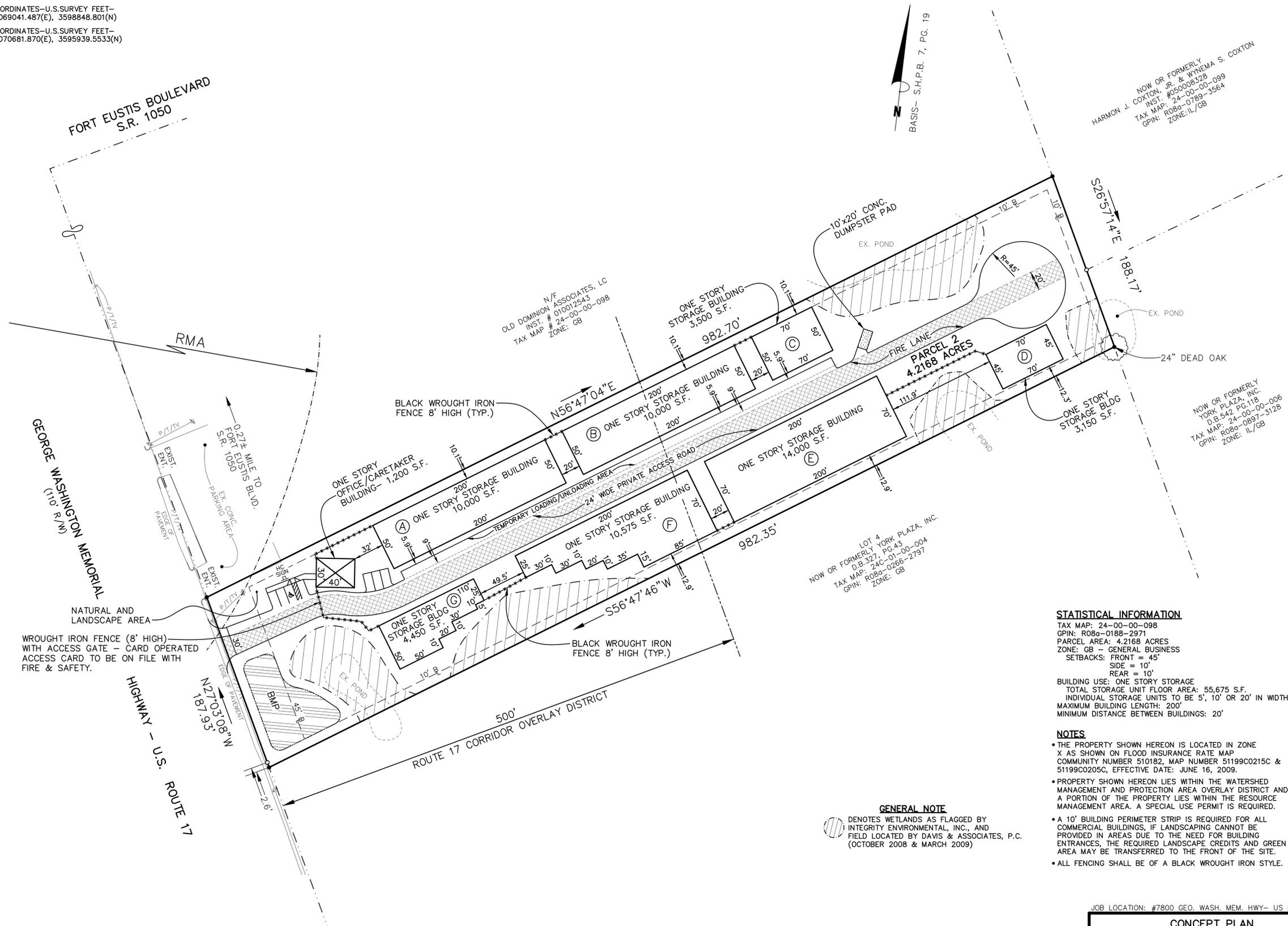
THIS IS NOT A LEGAL PLAT.  
This map should be used for  
information purposes only. It is  
not suitable for detailed site planning.



VICINITY MAP  
SCALE: 1"=2,000'

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**

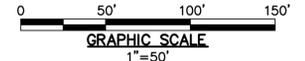
- 059 - COORDINATES-U.S.SURVEY FEET-  
12069041.487(E), 3598848.801(N)
- 067 - COORDINATES-U.S.SURVEY FEET-  
12070681.870(E), 3595939.5533(N)



**STATISTICAL INFORMATION**  
 TAX MAP: 24-00-00-098  
 GPIN: R08a-0188-2971  
 PARCEL AREA: 4.2168 ACRES  
 ZONE: GB - GENERAL BUSINESS  
 SETBACKS: FRONT = 45'  
 SIDE = 10'  
 REAR = 10'  
 BUILDING USE: ONE STORY STORAGE  
 TOTAL STORAGE UNIT FLOOR AREA: 55,675 S.F.  
 INDIVIDUAL STORAGE UNITS TO BE 5', 10' OR 20' IN WIDTH  
 MAXIMUM BUILDING LENGTH: 200'  
 MINIMUM DISTANCE BETWEEN BUILDINGS: 20'

- NOTES**
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0215C & 51199C0205C, EFFECTIVE DATE: JUNE 16, 2009.
  - PROPERTY SHOWN HEREON LIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND A PORTION OF THE PROPERTY LIES WITHIN THE RESOURCE MANAGEMENT AREA. A SPECIAL USE PERMIT IS REQUIRED.
  - A 10' BUILDING PERIMETER STRIP IS REQUIRED FOR ALL COMMERCIAL BUILDINGS, IF LANDSCAPING CANNOT BE PROVIDED IN AREAS DUE TO THE NEED FOR BUILDING ENTRANCES, THE REQUIRED LANDSCAPE CREDITS AND GREEN AREA MAY BE TRANSFERRED TO THE FRONT OF THE SITE.
  - ALL FENCING SHALL BE OF A BLACK WROUGHT IRON STYLE.

**GENERAL NOTE**  
 DENOTES WETLANDS AS FLAGGED BY INTEGRITY ENVIRONMENTAL, INC., AND FIELD LOCATED BY DAVIS & ASSOCIATES, P.C. (OCTOBER 2008 & MARCH 2009)



JOB LOCATION: #7800 GEO. WASH. MEM. HWY- US ROUTE 17

**CONCEPT PLAN**  
**EARL STORAGE**  
 NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA

REVISIONS	
REVISED: MARCH 5, 2010	
REVISED: JANUARY 24, 2012	
REVISED: JUNE 25, 2012	
REVISED: JULY 11, 2012	
500' RTE 17 CORRIDOR OVERLAY DISTRICT	
REVISED: SEPTEMBER 18, 2012	
REVISED: OCTOBER 30, 2012	
PER COUNTY COMMENTS	

**DAVIS & ASSOCIATES, P.C.**  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY - SUITE G  
 YORKTOWN, VIRGINIA 23693  
 (757)867-8583



Earl  
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:

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Present

Vote

Richard M. Myer, Jr., Chair  
 Alexander T. Hamilton  
 Christopher A. Abel  
 Timothy D. McCulloch  
 Todd Mathes  
 Melissa S. Magowan  
 Mark B. Suiter

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On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A SINGLE-STORY MINI-STORAGE WAREHOUSE FACILITY AT 7800 GEORGE WASHINGTON MEMORIAL HIGHWAY**

WHEREAS, Old Dominion Associates, LC has submitted Application No. UP-816-12 to request 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 single-story mini-storage warehouse facility on a 4.22-acre parcel of land located at 7800 George Washington Memorial Highway (Route 17), further identified as Assessor’s Parcel No. 24-98 (GPIN #R08a-0188-2971) and located approximately 1,300 feet south of the intersection of Route 17 and Fort Eustis Boulevard (Route 1050); and

WHEREAS, said application has been forwarded 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-816-12 be,

and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval, to authorize the establishment of a single-story mini-storage warehouse facility on a 4.22-acre parcel of land located at 7800 George Washington Memorial Highway (Route 17), further identified as Assessor's Parcel No. 24-98 (GPIN #R08a-0188-2971) subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a single-story mini-storage warehouse facility on a 4.22-acre parcel of land located at 7800 George Washington Memorial Highway (Route 17), further identified as Assessor's Parcel No. 24-98 (GPIN #R08a-0188-2971).
2. A site plan prepared in accordance with the provisions set forth in Article V of the 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 activities on the site. Said site plan shall be in substantial conformance with the plan titled "Concept Plan, Earl Storage" prepared by Davis & Associates, P.G. and dated September 18, 2012, a copy of which shall remain on file in the office of the York County Planning Division.
3. Architectural design of buildings shall be in conformance with Section 24.1-378, *Route 17 corridor overlay district* and shall be in substantial conformance with the building elevations titled "Building Rendering" dated September 24, 2012, a copy of which shall be kept on file in the office of the York County Planning Division.
4. Development and operation of the single-story mini-storage warehouse facility shall be in compliance with the performance standards set forth in Section 24.1-484, *Standards for mini-storage warehouses*, of the Zoning Ordinance, except as modified herein.
5. Freestanding signage for the development shall be limited to one (1) monument sign on George Washington Memorial Highway in accordance with the dimensional standards set forth in Section 24.1-703(a), of the York County Zoning Ordinance.
6. All fencing shall be of a black wrought iron style. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
7. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of this resolution 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 prior to application for site plan 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.