

# ORANGE COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT BUILDING  
128 WEST MAIN STREET  
ORANGE, VIRGINIA 22960



(540) 672-4347  
FAX: (540) 672-0164  
[orangecountyva.gov](http://orangecountyva.gov)

**Regular Meeting  
Gordon Building Meeting Room  
112 W. Main Street, Orange, VA 22960  
Thursday, March 6, 2014  
AGENDA**

**7:00 p.m.**

1. Call to Order
2. Determination of Quorum
3. Approval of Agenda
4. Public Comment
5. Old Business
  - A. Board of Supervisors Report – Jim Crozier
  - B. Planning and Zoning Report – Josh Frederick
  - C. Route 3 Sub-Committee Report
  - D. Planning Commission discussion of REZ 13-02 and SUP 13-04
6. New Business
7. Commissioner Comments
8. Next meeting – March 20, 2014 Public Hearing Scheduled
9. Adjourn

# ORANGE COUNTY PLANNING COMMISSION

GREGG ZODY, AICP  
DIRECTOR OF PLANNING AND ZONING  
COMMUNITY DEVELOPMENT BUILDING  
128 WEST MAIN STREET  
ORANGE, VIRGINIA 22960



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## STAFF REPORT

**TO:** Planning Commission Members

**FROM:** Gregg Zody, Director of Planning and Zoning *GZ*

**DATE:** February 26, 2014

**SUBJECT:** Reconsideration of REZ 13-02 and SUP 13-04 for March 6, 2014 meeting

During closed session at last night's Board of Supervisors meeting, the Supervisors requested that the Planning Commission revisit their January 16, 2014 recommendation for approval of both the rezoning and SUP application submitted by Stephen McLean.

Mr. McLean terminated his authorized agent rights through a Release of Authorized Agent Affidavit, to the property owner, Ken Dotson on February 4, 2014 (see Attachment 1). My understanding for the termination was based on the cost of installing a right turn lane to the site as required by the Virginia Department of Transportation.

As a result of the change of developer and applicant, the Board requests the Planning Commission re-review their recommended approval (January 16<sup>th</sup>, 2014). Staff has included the original staff report from the January 16, 2014 Planning Commission public hearing.

Staff has contacted Mr. Dotson to inform him of this agenda item, as he may want to attend the meeting and speak to the issue.

As a reminder, I will not be in attendance at this meeting due to a scheduling conflict with a training event.

Attachments: Release of Authorized Agent Affidavit  
Original Staff Report and Approval Resolutions (1/16/14 Public Hearing)

CC: Bryan David, Interim, County Administrator  
Thomas Lacheney, County Attorney  
Board of Supervisors

# ATTACHMENT 1

THIS RELEASE OF AUTHORIZED AGENT AFFIDAVIT made and entered into this 4<sup>th</sup> day of February 2014, by and between D & W Investments, L.L.C. (herein after referred to as "Owner" of tax map #23-12 E, F, H) and Stephen McLean (herein after referred to as "Applicant") desire to terminate all their prospective rights and obligations arising out of, from the Authorized Agent Affidavit dated October 30, 2013.

The parties hereto acknowledge and agree that the owner will continue with the application for rezoning and application for special use permit for Tax map #23-12 E, F, H.

WITNESS the following signatures and seals.

D & W Investments, L.L.C.

By: Kenneth L. Dato  
Its Manager

Date: 2/4/14

Stephen McLean  
Stephen McLean

2-4-14  
Date

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**RESOLUTION RECOMMENDING APPROVAL**

**MOTION: Goodwin**

**SECOND: Hutchison**

**January 16<sup>th</sup>, 2014  
Regular Meeting  
Res. No. 14-01**

**RE: REZ 13-02: McLean Self-Storage Facility**

**WHEREAS**, Stephen McLean has applied to rezone property, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres in Locust Grove, from Agricultural (A) to General Commercial (C-2); and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed rezoning on January 16<sup>th</sup>, 2014; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this rezoning; and

**WHEREAS**, the applicant verbally amended his application during the public hearing to rezone the property to Limited Commercial (C-1); and

**WHEREAS**, the Planning Commission has determined that this rezoning is consistent with the Comprehensive Plan and would serve the interests of public necessity, convenience, general welfare, and as good zoning practice.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors approve REZ 13-02, as amended, to rezone 10.882 acres, as referenced by tax map #23-12E, 12F and 12H, from Agricultural (A) to Limited Commercial (C-1).

**Votes:**

**Ayes:** Hutchison, Brooks, Yancey, Tucker, Goodwin

**Nays:** None

**Absent from Vote:** N/A

**Absent from Meeting:** N/A

**For Information:** Mr. Stephen McLean (applicant)  
D&W Investments (property owner)  
Clerk to the Board of Supervisors

**CERTIFIED COPY**

  
\_\_\_\_\_  
**Secretary to the Planning Commission**

**ORANGE COUNTY  
PLANNING COMMISSION**

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**RESOLUTION RECOMMENDING APPROVAL**

**MOTION:** Hutchison

**January 16<sup>th</sup>, 2014  
Regular Meeting  
Res. No. 14-02**

**SECOND:** Tucker

**RE: SUP 13-04: McLean Self-Storage Facility**

**WHEREAS**, Stephen McLean has applied for a special use permit, pursuant to Sec. 70-483(7) of the Zoning Ordinance, to install a self-storage facility on property in Locust Grove, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres; and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed special use permit on January 16<sup>th</sup>, 2014; and

**WHEREAS**, the Planning Commission's approval of REZ 13-02, as amended, is necessarily subsequent to approval of this special use permit as a matter of permitted uses; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this special use permit subject to certain conditions; and

**WHEREAS**, the Planning Commission has determined that this special use permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; not threaten the public health, safety or welfare; promote compatibility with the surroundings; and not result in substantial detriment to the surrounding property.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends, based on public necessity, convenience, general welfare, and good zoning practice, that the Orange County Board of Supervisors approve SUP 13-04 for tax map #23-12E, 12F and 12H with the attached conditions, amended during the public hearing, in order to mitigate the impacts of the proposed use.

# ORANGE COUNTY

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### SUP 13-04: McLean Self-Storage Facility Orange County Tax Map #23-12E, 12F & 12H

The conditions of this special use permit ("SUP") shall apply to the properties identified on county tax map 23 as parcels 12E, 12F & 12H, as well as any future division or consolidation of said properties. Compliance is the responsibility of the applicant, owners and assigns. The following conditions are intended to offset and mitigate impacts of the proposed development, and to render the application consistent with the applicable provisions of the Comprehensive Plan. If the conditions of the SUP or the information on the SUP plans are in conflict with one another or with the Zoning Ordinance, the more restrictive shall apply, unless, specifically modified, waived or otherwise specified in these conditions.

1. **Controlling documents** – Controlling documents shall be the conditions as set forth herein and the documents submitted with the application.
2. **Compliance** – Use and development of the subject property shall be in substantial conformance with these conditions. The Zoning Administrator shall determine "substantial conformance." The business owner and/or property owner shall be responsible for obtaining all required site plan approvals, building permits, health permits, VDOT permits, zoning and erosion & sediment control permits.

The business owner and/or property owner shall be responsible for complying with all local, state and federal laws and regulations that are applicable to the business.

3. **Uses** – This SUP shall permit the operation of a self-storage facility as generally shown on the site plan and described in the application.
4. **Performance Standards:**
  - Per recommendations by the Culpeper Soil & Water Conservation District in their comment letter dated November 18<sup>th</sup>, 2013:
    - A stormwater concept plan shall be submitted as part of a site plan that includes the delineation of critical slopes (>15%), streams, soils, and wetlands. The concept plan shall estimate the required storage volumes necessary for maintaining the 1-year peak flow rate and 1-year volume in forested condition as per a full LID design.
    - For the intermittent stream channel on the western side of the property, an undisturbed 35' stream buffer shall be maintained where slopes are 3% or less. An undisturbed 50' stream buffer shall be maintained where slopes are greater than 3%.
  - A minimum 50' natural, treed buffer shall be maintained on the sides and rear of the property.
  - Any freestanding sign for the site shall be monument-style with a maximum height of 10' in order to reduce the visual impact for motorists along Constitution Hwy (Rt 20).

**ORANGE COUNTY  
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- Storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. shall be screened so as to blend into the natural surroundings and not be visible from any public right-of-way.
- A parking concept plan shall be submitted as part of a site plan that clearly delineates the area reserved for storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. This area shall not be used to satisfy any other parking requirement.
- There shall be no minimum parking requirement for the drive-up storage units, provided they front on a drive aisle with a minimum width of 24' (or 12' for perimeter units). For any indoor climate-controlled storage units, 1 parking space shall be required for every 20 units.

**Votes:**

**Ayes: Hutchison, Brooks, Yancey, Tucker**

**Nays: Goodwin**

**Absent from Vote: N/A**

**Absent from Meeting: N/A**

**For Information: Mr. Stephen McLean (applicant)  
D&W Investments (property owner)  
Clerk to the Board of Supervisors**

**CERTIFIED COPY**

  
\_\_\_\_\_  
**Secretary to the Planning Commission**

ORANGE COUNTY  
DEPARTMENT OF PLANNING AND ZONING

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STAFF REPORT

TO: Orange County Planning Commission  
FROM: Josh Frederick, Senior Planner *JF*  
THROUGH: Gregg Zody, AICP *GZ*  
Director of Planning and Zoning  
DATE: January 9<sup>th</sup>, 2014  
RE: REZ 13-02/SUP 13-04: McLean Self-Storage Facility

Staff Recommendation

Based on the analysis and guidance from the Comprehensive Plan, Staff recommends approval of both the rezoning and special use permit applications. The Comprehensive Plan encourages development in Agricultural A2 future land use areas only if it is compatible with surrounding land uses; self-storage facilities are typically compatible with suburban development (Lake of the Woods), which is adjacent to the project site.

Case Overview

Request – Stephen McLean has applied to rezone property in Locust Grove from Agricultural (A) to General Commercial (C-2), and for a special use permit to install a self-storage facility pursuant to Sec. 70-483(7) of the Zoning Ordinance. The property is referenced by tax map #23-12E, 12F and 12H and is a total of 10.882 acres. The storage facility will be developed in phases and is anticipated to have approximately 620 units, of both climate-controlled and traditional drive-up varieties. The site will also contain boat and recreational vehicle storage areas. The applicant expects market demand and site constraints to ultimately dictate the number of storage units that can be built on the site.

Proffers – No proffers have been volunteered with regards to the rezoning request.

Location – The property is located on the northern side of Constitution Hwy (Rt 20) approximately 1/3 mile east of the intersection with Flat Run Rd (Rt 601).

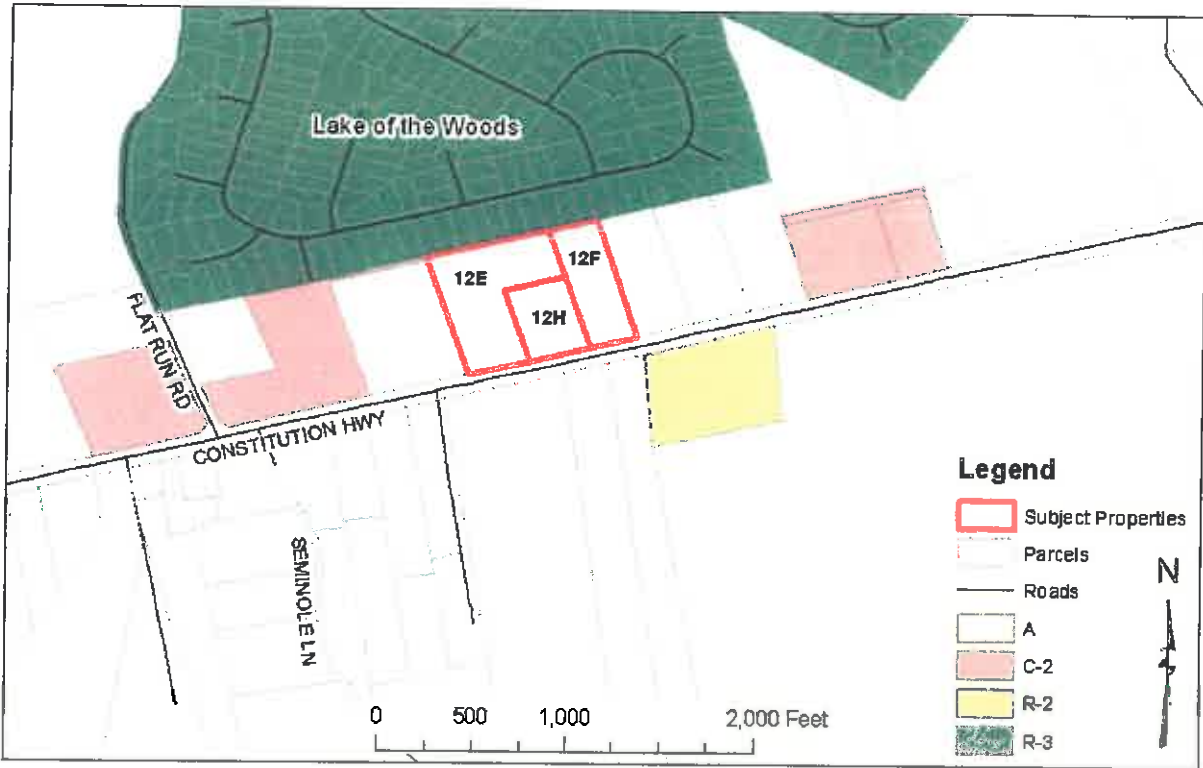
Zoning/Land Use – The property is currently zoned Agricultural (A), as are the properties on either side and across the road (with the exception of one). The parcel immediately to the west contains a single-family residence. Lake of the Woods is adjacent to the northern boundaries of the subject parcels. The parcels at the intersection of Flat Run Rd (Rt 601) and Constitution Hwy (Rt 20) were rezoned to General Commercial (C-2) in September 2013 (REZ 13-01). The parcels to the east which are currently zoned C-2 contain a gas station, car wash (SUP 97-10), mini-golf course (SUP 11-02) and related accessory uses. The parcel currently zoned General Residential (R-2) contains a retail business (*Apperson's*



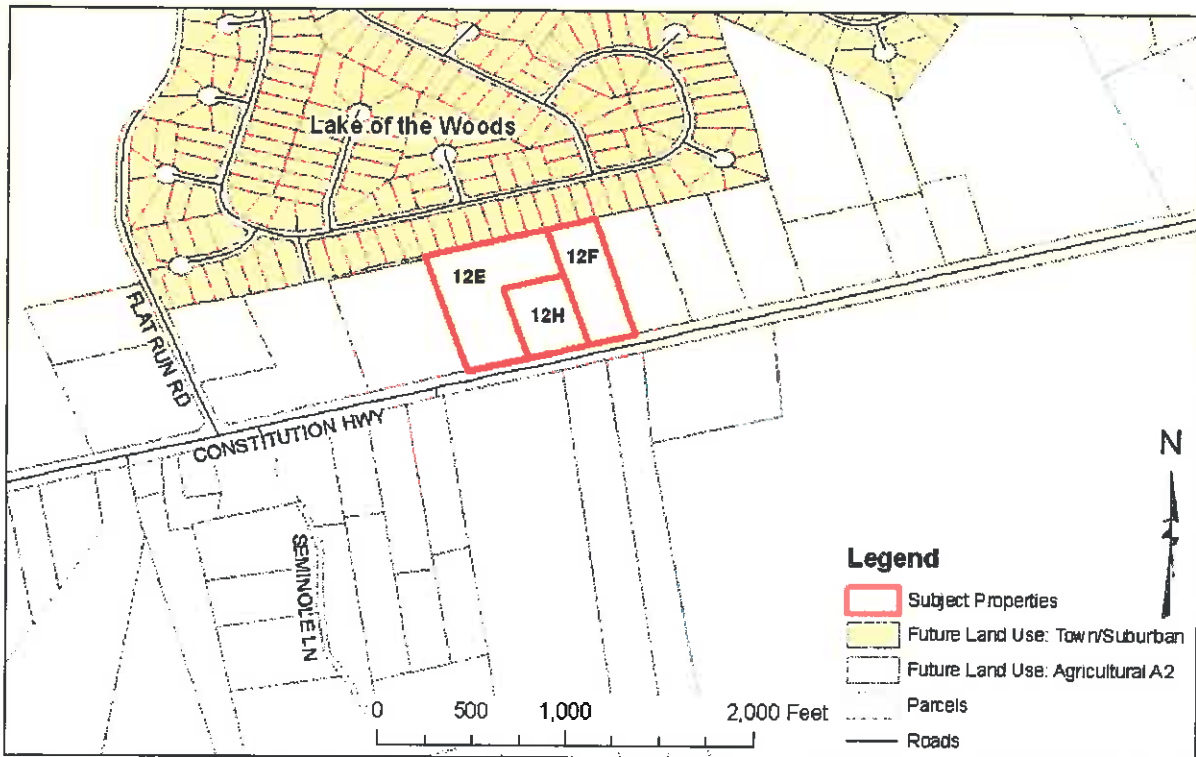
# ORANGE COUNTY

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Travel Trailers) and a single family home. With the exception of Lake of the Woods, the predominant land use in the vicinity is forest.



Current Zoning Map



Future Land Use Map

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Comprehensive Plan – The subject parcels are within the Agricultural A2 future land use designation and, as such, the 2013 Comprehensive Plan offers the following relevant guidance:

- Encourage agricultural, commercial and industrial enterprises that are compatible with Orange County's unique features. (p. 17)
- The plan for these areas [A2 land use] is based on an increase in the number of similar or compatible mix of uses, adjacent to existing residential or commercial developments. (p. 27)

Community Input - The public hearing notice was advertised in the Orange County Review on January 2<sup>nd</sup> and January 9<sup>th</sup>, and notices to adjacent property owners were mailed out on January 2<sup>nd</sup>. One call was received regarding the application, prior to distribution of agenda packets to the Commission.

Application Review Committee Comments - The ARC met on November 19<sup>th</sup>, 2013 to give the applicant a chance to provide details on the rezoning/special use request and to allow affected county departments and other agencies a chance to ask questions and express concerns about the applicant's proposal. Relevant comments/questions are outlined below:

- Orange County Fire & EMS – The department had questions/comments related to the following items:
  - The type of heat in the conditioned storage units.
  - The required list of non-storable items.
  - Fire suppression.
  - After-hours emergency access.
  - Surveillance cameras.
- Orange County Building Department – The department had questions/comments related to the following items:
  - The installation of dedicated fire extinguisher boxes.
  - Pre-engineered building plan requirements.
- Virginia Department of Health – The agency had a question regarding septic drainfields on the site, to which the applicant responded that they had been previously permitted when the property was subdivided in 2011.
- Culpeper Soil & Water Conservation District – The District's letter can be found as attachment B to this report.
- Virginia Department of Transportation – VDOT's official comment letter and email regarding a TIA can be found as attachments C & D, respectively, to this report.

### Analysis

Zoning Ordinance – All 3 parcels are currently zoned Agricultural (A), which permits the following by-right uses:

- (1) Agriculture.
- (2) Single-family dwelling.
- (3) Two-family dwelling.
- (4) Manufactured home.

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- (5) Place of worship.
  - (6) Cemetery or graveyard.
  - (7) Sign subject to sections 70-308 and 70-696.
  - (8) Farm enterprise, farm stand, wayside stand.
  - (9) Temporary uses, with a zoning permit pursuant to sections 70-309 and 70-122, limited to the following:
    - a. Temporary or seasonal sales.
    - b. Special events.
- (Ord. of 5-2-1996, § 202; Ord. of 7-12-2011(2))*

And the following special uses:

- (1) Agricultural equipment sales or service, or both.
  - (2) Airport.
  - (3) Bed and breakfast inn.
  - (4) Boarding kennel or commercial breeding kennel.
  - (5) Camp, campground or recreational vehicle park.
  - (6) Carnival, circus, fairground or similar temporary activity.
  - (7) Elder care center, child day care center, or nursery school.
  - (8) Livestock auction or farmer's market.
  - (9) Manufactured home park.
  - (10) Mine or quarry.
  - (11) Office of less than 4,000 ft<sup>2</sup> gross floor area, including professional or contracting office.
  - (12) Private cultural, recreational or institutional use.
  - (13) Public garage.
  - (14) Public use such as school, park, library, fire and rescue station, public facility, or maintenance facility.
  - (15) Retail store of less than 4,000 ft<sup>2</sup> gross floor area, including, farmer's market, farm stand greater than 1,000 ft<sup>2</sup> gross floor area, flea market, or retail nursery.
  - (16) Sanitary landfill.
  - (17) Veterinary service, including animal hospital.
  - (18) Cluster housing development (see also article VI).
  - (19) Bicycling, horseback riding, carriage rides, and other similar transient recreational uses which involve overnight stays on private property.
- (Ord. of 8-11-1998, §§ 203, 203.18; Ord. of 5-8-2001; Ord. of 7-12-2011(2))*

The applicant is seeking to rezone the parcels to General Commercial (C-2), which permits the following by-right uses:

- (1) Automobile sales, service, storage and rental.
- (2) Commercial assembly plant, such as a printing or framing shop.
- (3) Office building.
- (4) Place of worship.
- (5) Private cultural, recreational or institutional use.
- (6) Public use such as school, park, library, fire or rescue station, public utility, or maintenance facility.
- (7) Restaurant.
- (8) Retail store.
- (9) Signs in accordance with sections 70-486 and 70-696 et seq.

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- (10) Up to four dwelling units attached to any permitted commercial use.
  - (11) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
    - a. Temporary or seasonal sales.
    - b. Special events.
- (Ord. of 5-2-1996, § 802; Ord. of 3-9-2010)*

And the following special uses:

- (1) Carnival, circus, noncommercial fairground or similar temporary activity.
  - (2) Limited manufacturing and processing.
  - (3) Manufactured home sales and service.
  - (4) Theater, video game parlor, or other recreational use.
  - (5) Wholesale distribution or warehouse.
  - (6) Adult-oriented business.
  - (7) Any commercial use which is not expressly permitted in any district.
- (Ord. of 5-2-1996, § 803)*

Threat to Public Health, Safety and/or Welfare – Self-storage facilities are passive land uses with relatively low intensity. Given this factor, and that the property will be fenced and under surveillance, no public safety impacts are anticipated. As this area is not pedestrian-oriented there is no anticipation of non-vehicular safety impacts.

The site will require limited private well and septic service to serve the office on site. However, there is no foreseeable impact on the public health.

The project will offer storage space to nearby population centers in the most populated area of the county. As such, the project represents an expansion of available services to county citizens and an expansion of taxable commercial land and is thus a positive impact on the public welfare.

Compatibility With Surroundings – Self-storage facilities are typically located nearby to residential land uses and along major roadways for ease of access and availability. The project is also located near existing commercially-zoned property (within ¼ mile), notably the recently-rezoned parcels at Flat Run Rd (Rt 601) and Constitution Hwy (Rt 20). US Park Service property (the Wilderness Battlefield) begins approximately ½ mile to the east.

Substantial Detriment to Surrounding Property – Sec. 70-484 of the Zoning Ordinance requires a minimum 50' setback/buffer between parcels zoned General Commercial (C-2) and any adjacent agricultural and/or residential use in order to screen said uses from "any adverse impact." Properties in the Lake of the Woods that are adjacent to this project may be affected by spillover floodlighting, depending on installation of the lighting and the opacity of the required landscape buffer. Noise and refuse are not anticipated to be issues to surrounding properties.

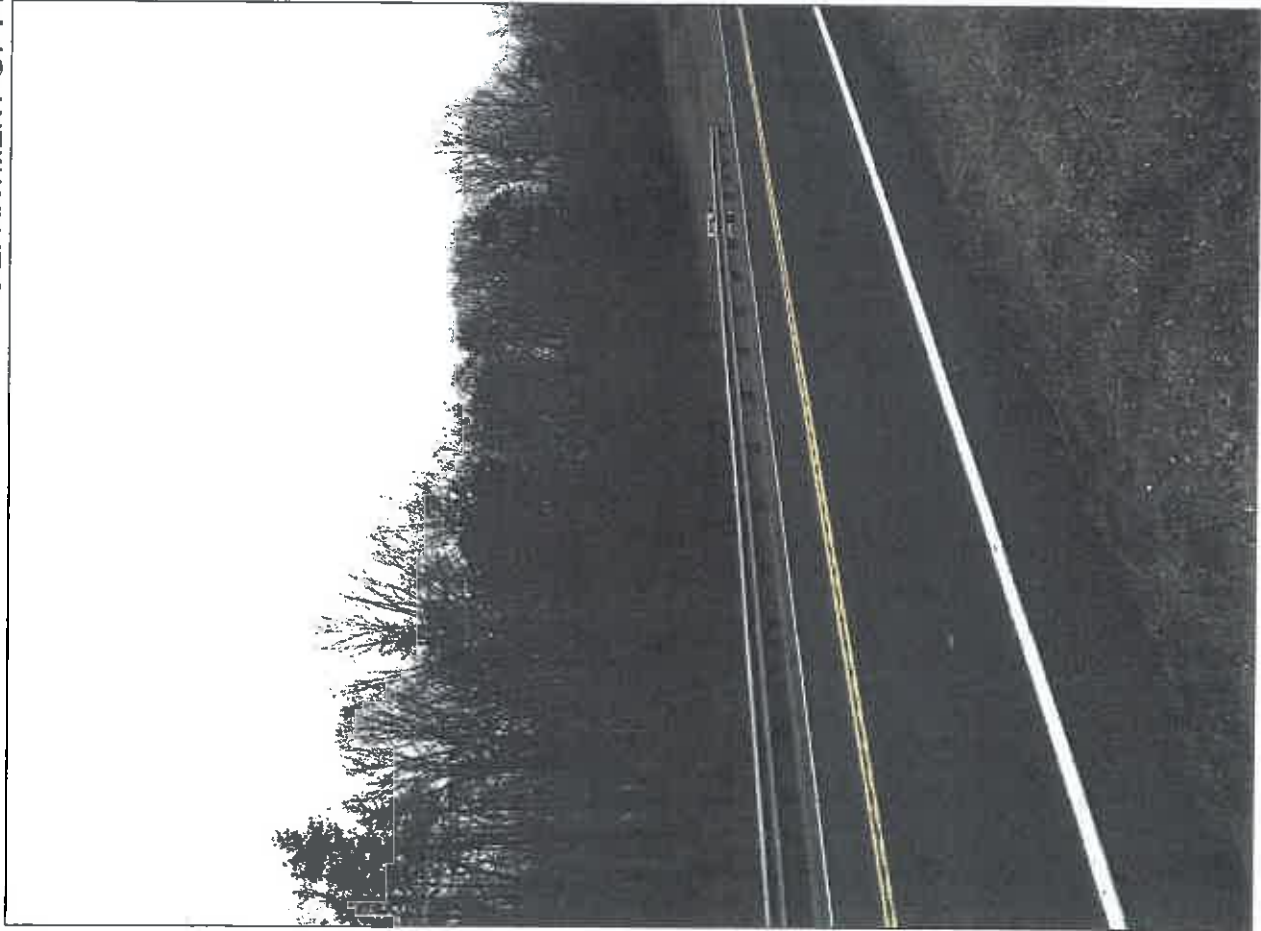
Any potential development on either parcel will have to mitigate stormwater impacts through approved Best Management Practices (BMPs) in order to both treat stormwater runoff and ensure excess runoff does not negatively affect surrounding properties. As indicated by the CSWCD, this project will not be grandfathered under Virginia Stormwater Management Regulations and will thus have to comply with the updated (and far more comprehensive) program regulations.

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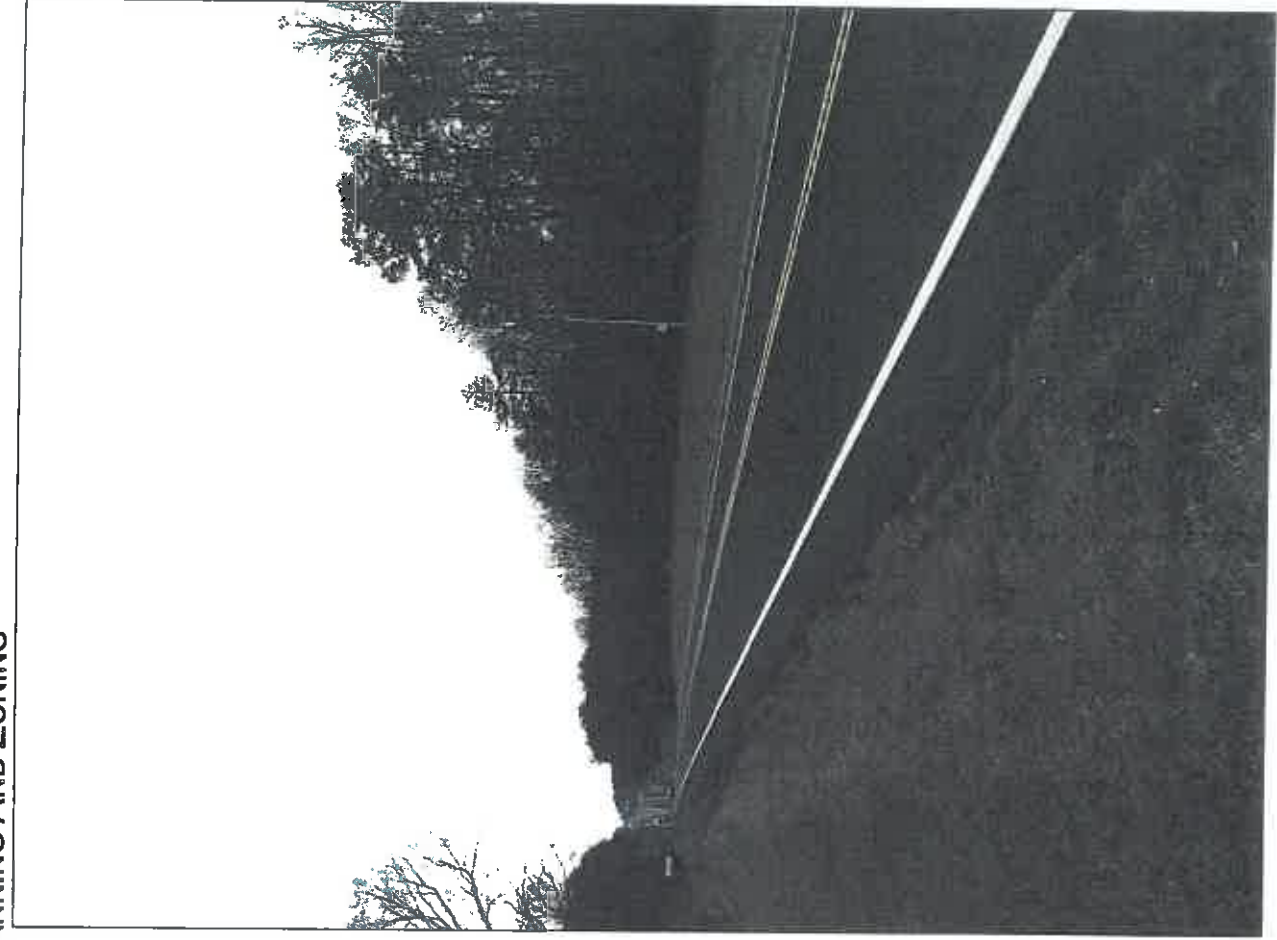
**Attachments:**

- A. REZ/SUP applications and supporting materials
- B. CSWCD letter dated November 18<sup>th</sup>, 2013
- C. VDOT letter dated December 6<sup>th</sup>, 2013
- D. VDOT email dated October 29<sup>th</sup>, 2013
- E. Draft Resolution 14-01 Recommending Approval of REZ 13-02
- F. Draft Resolution 14-01 Recommending Denial of REZ 13-02
- G. Draft Resolution 14-02 Recommending Approval of SUP 13-04 with conditions
- H. Draft Resolution 14-02 recommending Denial of SUP 13-04

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The site, looking eastward



The site, looking westward



# Culpeper Soil & Water Conservation District

*Serving Culpeper, Greene, Madison, Orange, & Rappahannock*

351 Lakeside Drive  
Culpeper, Va. 22701  
(540) 825-8591 Culp  
(540) 825-8637 fax  
(540) 672-1638 Orange  
(540) 672-2455 fax

November 18, 2013

Gregg Zody  
Orange County Planning Director  
P.O. Box 111  
Orange, VA 22960

Dear Mr. Zody,

I have reviewed the agency review committee materials dated for the November 19, 2013 ARC meeting. Included below are my comments:

REZ 13-02 & SUP 13-04 D&W Investments Tax Map 23 – 12E, F, and H

- Site improvements shall comply with the latest version of Orange County code for erosion and sediment control and stormwater management. This plan of development will not qualify for grandfathering under the Virginia Stormwater Management Program Regulations (9VAC25-870-48)
- Recommend a stormwater concept plan that includes the delineation of critical slopes (>15%), streams, soils, and wetlands. The concept plan should estimate the required storage volumes necessary for maintaining the 1-year peak flow rate and 1-year volume in forested condition as per a FULL LID design.
- The Orange County Stormwater Ordinance will require a 25-foot no-disturbance stream buffer on the identified intermittent stream channel. Recommend a 35 foot stream buffer for slopes less than 3 percent and 50-foot stream buffer for slopes up to 6 percent. This would be in accordance with the sheet-flow to open space specification on the Virginia Stormwater BMP Clearinghouse.
- The disturbance of the natural tree line along the route 20 frontage can be minimized by reducing the drive aisle width to 24 feet or less on either side of the storage buildings. Disturbance of the frontage tree line associated with grading should be mitigated with additional landscaping. Recommend an increased planting rate that replicates the natural density of trees.
- No hazardous chemicals or solid and liquid waste should be stored onsite without secondary containment systems.
- Recommend evidence of a stream and wetland delineation for the site be submitted.
- The well and septic field are not shown on the plans. There does not seem to be enough space for a septic field.
- Underground stormwater management facility or alternative BMPs are preferred. Above ground detention areas should minimize encroachment into the stream buffer area. Stormwater discharges should be sheet flow entering the stream buffer.

- Temporary stream buffer encroachments associated with grading shall be mitigated with additional landscaping along the stream buffer in accordance with the Riparian Buffer Modification and Mitigation Manual Guidance Manual 2006 found on the Virginia DEQ website.
- Recommend the “natural area” be preserved in natural vegetation.

Please feel free to contact me if you have any questions.

Sincerely,

Richard Jacobs  
Conservation Specialist

CC: Robert Bradford, Orange County Director  
Alyson Sappington, Orange County Director  
Warren Lee, Orange County Associate Director





Date: December 6, 2013

To: Josh Frederick, Senior Planner, County of Orange

cc: Anthony Hurlock, VDOT; Marshall Barron, VDOT

Re: **Stephen McLean – Proposed Self Storage Facility – Rte. 20, Locust Grove, Va.**  
Rezoning application – **REZ 13-02** and Special Use Permit application **SUP 13-04**  
Parcels #23-12E, 12F, and 12H - 0.3 miles east of the intersection of Route 20 and 601, Flat Run Road

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Mr. Frederick,

We have reviewed the above-referenced Rezoning and Special Use Permit applications, received November 1, 2013, at Orange County offices, and November 8 at VDOT-Culpeper District Office.

Although we are not opposed to the concept of a rezoning and SUP to allow a self storage facility at the proposed location, the current application is too general in nature to make a specific recommendation.

The following information, as a minimum, would be necessary to conduct a more thorough review and evaluation:

1. A valid boundary plat prepared, signed, and sealed by a licensed Land Surveyor, showing the entirety of the three lots being utilized in this proposal, along with any and all existing or proposed easements and utility locations, will be required.
2. Site topography – At this preliminary stage using the County's GIS topography would be sufficient, but at the site plan stage field-run topography or site specific aerial topography, either one certified by a licensed Land Surveyor, per State Code, will be required.
3. The proposed disposition of the existing boundary lines and the existing, platted 50' wide shared ingress/egress easements between the three lots must be stated. It should be noted that the shared ingress/egress easements were created for residential lot use and may or may not be suitable for the proposed commercial use. It may be necessary to vacate one or both of the shared entrance easements.
4. There is a significant drainage way on the west side of Lot 12E that is unlikely to be accommodated by the proposed locations of the buildings on the submitted sketch plan of the self storage facility.
5. Traffic estimates from a current edition of the ITE Manual for this type and size of facility are needed. The traffic counts in the current application are not valid for use in the needed calculations for entrance type, right and left turn lane warrants, etc.
6. A paved commercial entrance will be required; the dimensions of the entrance could be determined at this time, but may be left until the site plan stage.

7. Right and left turn lane warrant calculations, and the commitment to construct the turn lanes themselves if indicated, will be required no later than site plan stage.

As can be seen above there are several important site design matters that can be performed now, and their impact evaluated with the overall project feasibility, or the applicant can choose to defer those items until the site plan stage. The applicant needs to understand, however, that a recommendation for approval at this time from VDOT concerning the rezoning or the SUP will in no way be a waiver from meeting and providing those items at the later stage.

If there are any questions, please contact me at (540-829-7603) or [john.orr@VDOT.Virginia.gov](mailto:john.orr@VDOT.Virginia.gov)

John A. Orr, P.E.  
Land Use Engineer  
540-829-7603

**From:** [Hurlock, Anthony W. \(VDOT\)](#)  
**To:** [stephen mclean](#);  
**cc:** [Orr, John \(VDOT\)](#); [Josh Frederick](#); [Janet Jones](#);  
**Subject:** RE: Proposed commercial drive way on Rt 20 - Orange County  
**Date:** Tuesday, October 29, 2013 9:06:06 AM  
**Attachments:** [vdot driveway.pdf](#)

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Mr. McLean,

Based on the attached sight distance profile, it appears that the entrance location meets VDOT's sight distance and spacing requirement for a commercial entrance. However, the actual entrance design will be based on the type of traffic and use of the property.

A TIA will not be required based on the number of vehicular trips submitted.

Please feel free to let me know if you have any further questions.

Anthony

*Anthony W. Hurlock*

**VIRGINIA DEPARTMENT OF TRANSPORTATION**

“Permit & Subdivision Specialist Sr.”

-Culpeper District Land Use "Culpeper North"-

Phone: (540) 829-7498

Fax: (540) 829-7705

**From:** stephen mclean [mailto:[srmclean1@gmail.com](mailto:srmclean1@gmail.com)]  
**Sent:** Monday, October 28, 2013 9:31 AM  
**To:** Hurlock, Anthony W. (VDOT)  
**Subject:** Proposed commercial drive way on Rt 20 - Orange County

Anthony - Sorry I was not able to return your call last Friday.

When I first talked with Orange County planning they were adamant that the first item to check on was weather it was even possible to put a commercial drive in that location. So I had James Luther shoot the site (attached) to make sure the line of site was adequate and that the location from light - Flat Run Road (west of property) and the commercial drive (east of property) for the car wash were far enough away to allow for a

commercial drive.

Also I anticipate 10 - 14 cars a day for phase 1 of property then 15 - 24 cars a day average when project is built out. Will a traffic impact analysis will be needed?

I don't know if this is enough information for you - I do have a stamped plan for you on everything James Luther shot.

Thank You,  
*Stephen McLean*  
*P.O. Box 1381*  
*Locust Grove, VA 22508*  
*315-247-1352*

ORANGE COUNTY  
PLANNING COMMISSION

ATTACHMENT E

COMMUNITY DEVELOPMENT BLDG.  
128 WEST MAIN STREET  
ORANGE, VIRGINIA 22960



OFFICE: (540) 672-4347  
FAX: (540) 672-0164  
[orangecountyva.gov](http://orangecountyva.gov)

**DRAFT RESOLUTION RECOMMENDING APPROVAL**

**MOTION:** January 16<sup>th</sup>, 2014  
**SECOND:** Regular Meeting  
Res. No. 14-01

**RE: REZ 13-02: McLean Self-Storage Facility**

**WHEREAS**, Stephen McLean has applied to rezone property, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres in Locust Grove, from Agricultural (A) to General Commercial (C-2); and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed rezoning on January 16<sup>th</sup>, 2014; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this rezoning; and

**WHEREAS**, the Planning Commission has determined that this rezoning is consistent with the Comprehensive Plan and would serve the interests of public necessity, convenience, general welfare, and as good zoning practice.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors **approve** REZ 13-02 to rezone 10.882 acres, as referenced by tax map #23-12E, 12F and 12H, from Agricultural (A) to General Commercial (C-2).

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:** Mr. Stephen McLean (applicant)  
D&W Investments (property owner)  
Clerk to the Board of Supervisors

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\_\_\_\_\_  
Secretary to the Planning Commission

ORANGE COUNTY  
PLANNING COMMISSION

ATTACHMENT F

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**DRAFT RESOLUTION RECOMMENDING DENIAL**

**MOTION:** January 16<sup>th</sup>, 2014  
**SECOND:** Regular Meeting  
Res. No. 14-01

**RE: REZ 13-02: McLean Self-Storage Facility**

**WHEREAS**, Stephen McLean has applied to rezone property, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres in Locust Grove, from Agricultural (A) to General Commercial (C-2); and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed rezoning on January 16<sup>th</sup>, 2014; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this rezoning; and

**WHEREAS**, the Planning Commission has determined that this rezoning is not consistent with the Comprehensive Plan and would not serve the interests of public necessity, convenience, general welfare, or as good zoning practice.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors deny REZ 13-02 to rezone 10.882 acres, as referenced by tax map #23-12E, 12F and 12H, from Agricultural (A) to General Commercial (C-2).

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:** Mr. Stephen McLean (applicant)  
D&W Investments (property owner)  
Clerk to the Board of Supervisors

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\_\_\_\_\_  
Secretary to the Planning Commission

ORANGE COUNTY  
PLANNING COMMISSION

ATTACHMENT G

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**DRAFT RESOLUTION RECOMMENDING APPROVAL**

**MOTION:** January 16<sup>th</sup>, 2014  
**Regular Meeting**  
**SECOND:** Res. No. 14-02

**RE: SUP 13-04: McLean Self-Storage Facility**

**WHEREAS**, Stephen McLean has applied for a special use permit, pursuant to Sec. 70-483(7) of the Zoning Ordinance, to install a self-storage facility on property in Locust Grove, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres, from Agricultural (A) to General Commercial (C-2); and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed special use permit on January 16<sup>th</sup>, 2014; and

**WHEREAS**, the Planning Commission's approval of REZ 13-02 is necessarily subsequent to approval of this special use permit as a matter of permitted uses; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this special use permit subject to certain conditions; and

**WHEREAS**, the Planning Commission has determined that this special use permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; not threaten the public health, safety or welfare; promote compatibility with the surroundings; and not result in substantial detriment to the surrounding property.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors **approve** SUP 13-04 for tax map #23-12E, 12F and 12H with the attached conditions in order to mitigate the impacts of the proposed use.

# ORANGE COUNTY

## PLANNING COMMISSION

### SUP 13-04: McLean Self-Storage Facility Orange County Tax Map #23-12E, 12F & 12H

The conditions of this special use permit ("SUP") shall apply to the properties identified on county tax map 23 as parcels 12E, 12F & 12H, as well as any future division or consolidation of said properties. Compliance is the responsibility of the applicant, owners and assigns. The following conditions are intended to offset and mitigate impacts of the proposed development, and to render the application consistent with the applicable provisions of the Comprehensive Plan. If the conditions of the SUP or the information on the SUP plans are in conflict with one another or with the Zoning Ordinance, the more restrictive shall apply, unless, specifically modified, waived or otherwise specified in these conditions.

1. Controlling documents – Controlling documents shall be the conditions as set forth herein and the documents submitted with the application.
2. Compliance – Use and development of the subject property shall be in substantial conformance with these conditions. The Zoning Administrator shall determine "substantial conformance." The business owner and/or property owner shall be responsible for obtaining all required site plan approvals, building permits, health permits, VDOT permits, zoning and erosion & sediment control permits.

The business owner and/or property owner shall be responsible for complying with all local, state and federal laws and regulations that are applicable to the business.

3. Uses – This SUP shall permit the operation of a self-storage facility as generally shown on the site plan and described in the application.
4. Performance Standards:
  - Per recommendations by the Culpeper Soil & Water Conservation District in their comment letter dated November 18<sup>th</sup>, 2013:
    - A stormwater concept plan shall be submitted as part of a site plan that includes the delineation of critical slopes (>15%), streams, soils, and wetlands. The concept plan shall estimate the required storage volumes necessary for maintaining the 1-year peak flow rate and 1-year volume in forested condition as per a full LID design.
    - For the intermittent stream channel on the western side of the property, an undisturbed 35' stream buffer shall be maintained where slopes are 3% or less. An undisturbed 50' stream buffer shall be maintained where slopes are greater than 3%.
  - A minimum 50' undisturbed natural buffer shall be maintained on the sides and rear of the property to satisfy the screening requirements of Sec. 70-484 of the Zoning Ordinance.
  - Any freestanding sign for the site shall be monument-style in order to reduce the visual impact for motorists along Constitution Hwy (Rt 20).



**ORANGE COUNTY**  
**PLANNING COMMISSION**

- Storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. shall be suitably screened so as to not be visible from any public right-of-way.
- A parking concept plan shall be submitted as part of a site plan that clearly delineates the area reserved for storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. This area shall not be used to satisfy any other parking requirement.
- There shall be no minimum parking requirement for the drive-up storage units, provided they front on a drive aisle with a minimum width of 24' (or 12' for perimeter units). For any indoor climate-controlled storage units, 1 parking space shall be required for every 20 units.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:    Mr. Stephen McLean (applicant)**  
**D&W Investments (property owner)**  
**Clerk to the Board of Supervisors**

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**Secretary to the Planning Commission**

ORANGE COUNTY  
PLANNING COMMISSION

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**DRAFT RESOLUTION RECOMMENDING DENIAL**

**MOTION:** January 16<sup>th</sup>, 2014  
**SECOND:** Regular Meeting  
Res. No. 14-02

**RE: SUP 13-04: McLean Self-Storage Facility**

**WHEREAS**, Stephen McLean has applied for a special use permit, pursuant to Sec. 70-483(7) of the Zoning Ordinance, to install a self-storage facility on property in Locust Grove, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres, from Agricultural (A) to General Commercial (C-2); and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed special use permit on January 16<sup>th</sup>, 2014; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this special use permit subject to certain conditions; and

**WHEREAS**, the Planning Commission has determined that this special use permit, as conditioned, would not further the purposes of the Comprehensive Plan or the Zoning Ordinance; threaten the public health, safety or welfare; promote incompatibility with the surroundings; and/or result in substantial detriment to the surrounding property.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors deny SUP 13-04 for tax map #23-12E, 12F and 12H.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:** Mr. Stephen McLean (applicant)  
D&W Investments (property owner)  
Clerk to the Board of Supervisors

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\_\_\_\_\_  
Secretary to the Planning Commission