



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoukas  
County Manager

February 3, 2015

Ample Storage Lake Worth, LLC  
P.O. Box 608  
Smithfield, NC 27577

Re: Provisional Use Permit PUP2014-00020

Dear Sirs:

The Board of Supervisors at its meeting on January 27, 2015, granted your request for a Provisional Use Permit under Sections 24-62.2(h), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow a self-service storage facility on part of Parcel 784-746-8660, subject to the following conditions:

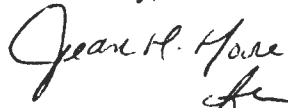
1. The exterior appearance of the building shall be in substantial conformance with the elevations titled "Ample Storage Henrico" by Roughton, Nickelson, Deluca Architects unless otherwise approved by the Planning Commission at the time of Plan of Development (POD).
2. Exterior building materials shall consist of full standard brick with tan accents and soldier courses, glass, and metal roofing as shown on the elevations submitted with this case and referenced in Condition #1 unless otherwise approved by the Planning Commission at the time of POD.
3. Development of the property shall be in substantial conformance with the concept plan titled "Ample Self-Storage (Brook Road Site) Sketch Plan" prepared by The Bay Companies, unless otherwise approved by the Planning Commission at the time of POD.
4. A landscape buffer of a minimum of thirty-five (35) feet shall be provided along the western right-of-way line of Brook Road (U.S. Route 1), as measured from the ultimate right-of-way line and shall be installed with plant quantities equivalent to the standards for Streetscape Buffers in the West Broad Street Overlay District - (Section 24-92.3(e) of the zoning ordinance). In addition, the understory trees referenced for transitional buffer 35 shall be required - (Section 24-106.2 (e)(3)(b)(iii)(1) of the zoning ordinance).
5. A landscape buffer of a minimum of twenty-five (25) feet shall be provided along the south line of the private road, Brook Run Drive, planted to a transitional buffer 25 standard as approved by the Planning Commission at the time of POD.

6. A Landscape Plan shall be submitted to the Planning Commission for review and approval.
7. A VDOT standard sidewalk shall be installed along the property frontage along Brook Road (U.S. Route 1). Upon the request of the County, the Owner shall dedicate additional right-of-way on Brook Road (U.S. Route 1) to accommodate widening to the ultimate right-of-way width and for sidewalks.
8. Detached signage shall be a monumental type and limited to 6-feet in height and attached signs shall be governed by B-2 regulations. Changeable message signs, portable or mobile signs and inflatable or other attention getting devices will be prohibited.
9. There shall be wrought-iron style fencing and gate between the two buildings along the entrance of the drive aisle to ensure access to the storage facility will only be between the hours of 6:00 a.m. and 10:00 p.m.
10. No chain-link fencing shall be permitted on the property.
11. All exterior lighting shall be produced from concealed sources and shall be reduced to no more than a security level following the close of business operations.
12. Any heating, ventilation, and air conditioning equipment shall be screened from public view at ground level at the Property lines with a wall or other architectural feature similar to the exterior of the buildings or as approved by the Planning Commission at the time of POD.
13. Outside speakers shall be prohibited. No external alarm bells or external warning devices that are audible beyond the boundary lines of the Property shall be permitted on the Property.
14. Dumpster enclosures and trash receptacles, not including convenience cans and recycling receptacles, shall be constructed of finished masonry materials (with the exception of gates and doors). Gates and doors shall be opaque and sturdy as determined at the time of POD.
15. Trash pickup from the Property shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and there shall be no trash pickup on Saturday and Sunday.
16. Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reason, all new utility lines shall be underground.

17. Any trucks owned by the operator or owner of the mini-storage warehouse facility and used for the convenience of its occupants shall be parked within the fenced area of the compound when not in use.
18. Outside storage shall not be permitted.
19. Prior to operation the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement the mutually agreed upon security recommendations affecting the property.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas".

John A. Vithoulkas  
County Manager

pc: Bay Companies, Inc.  
Director, Real Estate Assessment  
Police, Special Services

GPIN 784-747-5128  
N/F  
BROOK RUN ASSOCIATES LLC  
USE: SHOPPING CENTER  
ZONING: B-3C

GPIN 784-746-6824  
N/F  
OVERLOOK BROOK RUN ASSOC  
USE: APARTMENTS  
ZONING: R-6

STORMWATER  
MANAGEMENT  
AREA

OUT-PARCEL

GPIN 784-746-8660  
(IN PART)  
N/F  
AMPLE STORAGE  
LAKE WORTH LLC  
USE: VACANT  
ZONING: B-3C

GPIN 784-746-6824  
N/F  
OVERLOOK BROOK RUN ASSOC  
USE: APARTMENTS  
ZONING: R-6

LEGEND:  
AD STORAGE ACCESS DOOR  
FD FIRE DOOR

PUP2014-00020

BROOK RUN DRIVE

25' LANDSCAPE BUFFER

11 SPACES

10 SPACES

86.85'

25' LANDSCAPE BUFFER

8' BLACK  
PAINTED  
ALUMINUM  
FENCE

43.00'

OUT-PARCEL  
ACCESS AND  
FIRE LANE

GATE

FD

AD

OFFICE

35.00'

35' LANDSCAPE BUFFER

BUILDING A

78'

AD

AD

AD

AD

AD

AD

AD

AD

AD

AD

AD

AD

AD

AD

AD

BUILDING B

202'

132'

AD

AD

AD

AD

AD

AD

AD

AD

AD

3 SPACES

2 AD  
SPACES

FD

FD

FD

FD

FD

FD

FD

FD

FD

FD

DUMPSTERS

19' TRANSITIONAL BUFFER

8' BRICK  
SCREEN  
WALL

20.00'

BROOK ROAD (ROUTE 1)

WILMER  
AVENUE

HENRICO COUNTY NAD 83  
VIRGINIA SOUTH ZONE

CONCEPT PLAN OF  
GPIN: 784-746-8660 (IN PART)  
LOCATED IN THE  
FAIRFIELD DISTRICT OF  
HENRICO COUNTY, VIRGINIA  
SCALE: 1"=60'  
DATE: OCTOBER 14, 2014

8500 BELL CREEK ROAD  
MECHANICSVILLE, VA 23116  
(804) 569-7060  
FAX: (804) 569-7061

Consulting  
Engineers

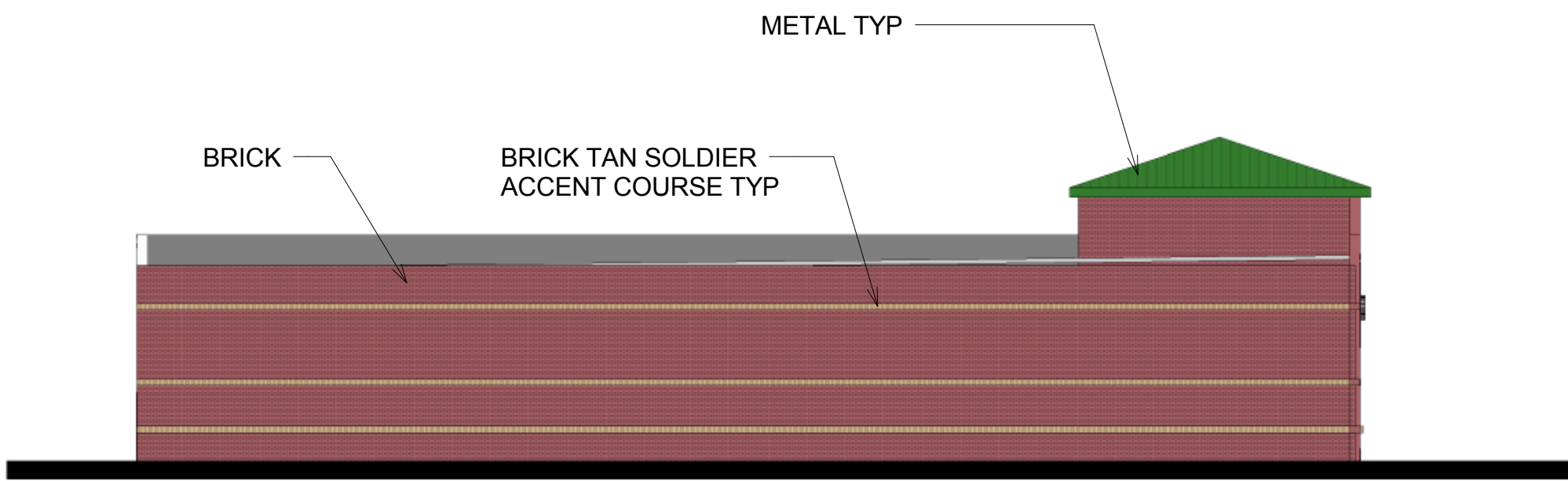
JN: 14045

**BAY**  
RICHMOND

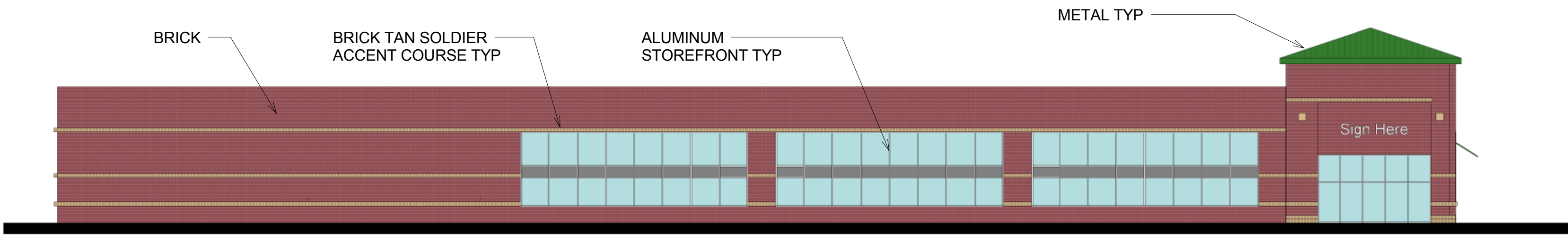
THE BAY COMPANIES

FILED: 14045\_zoning

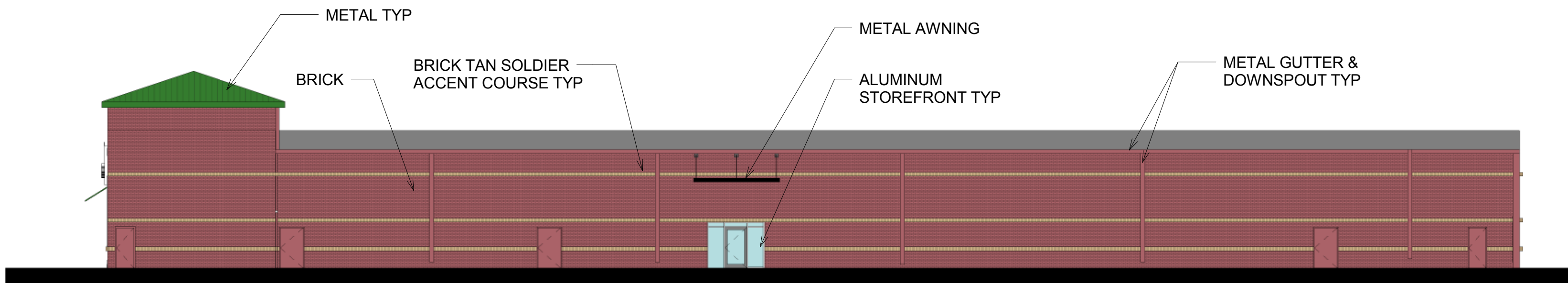




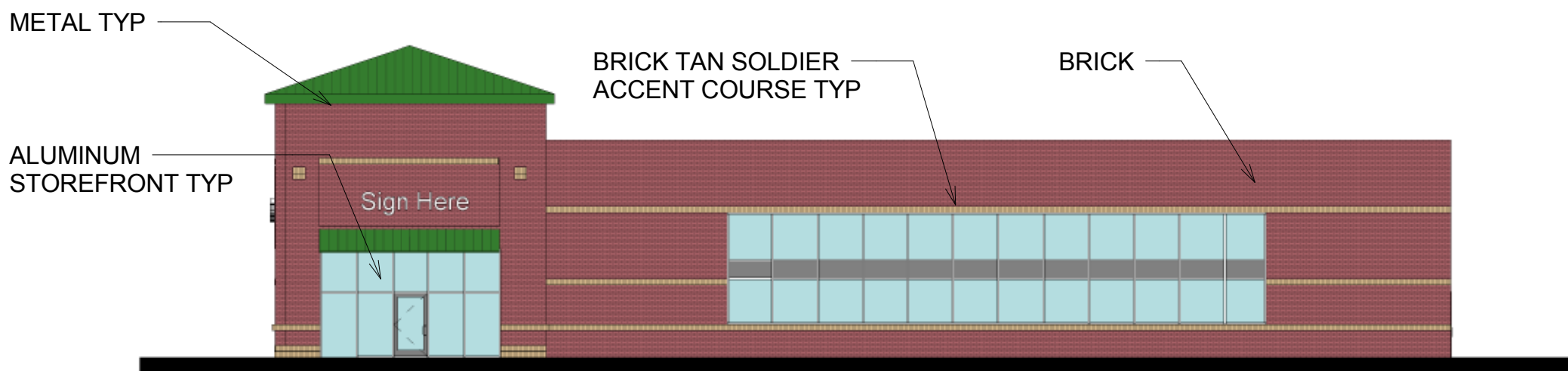
3 Building A South Elevation  
A1 1/16" = 1'-0"



2 Building A East Elevation - Route 1  
A1 1/16" = 1'-0"



4 Building A Courtyard Elevation  
A1 1/16" = 1'-0"



1 Building A Street Elevation  
A1 1/16" = 1'-0"



KEY PLAN

PUP2014-00020

112014

## Ample Storage Henrico

Route 360  
Henrico, VA

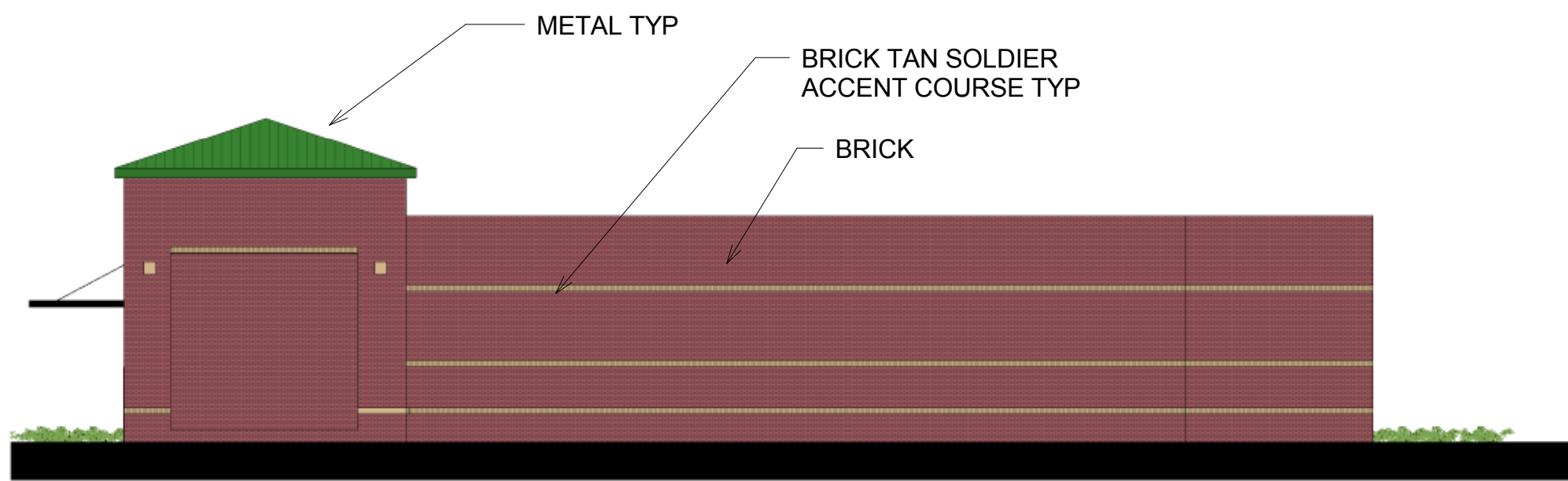
### REVISIONS

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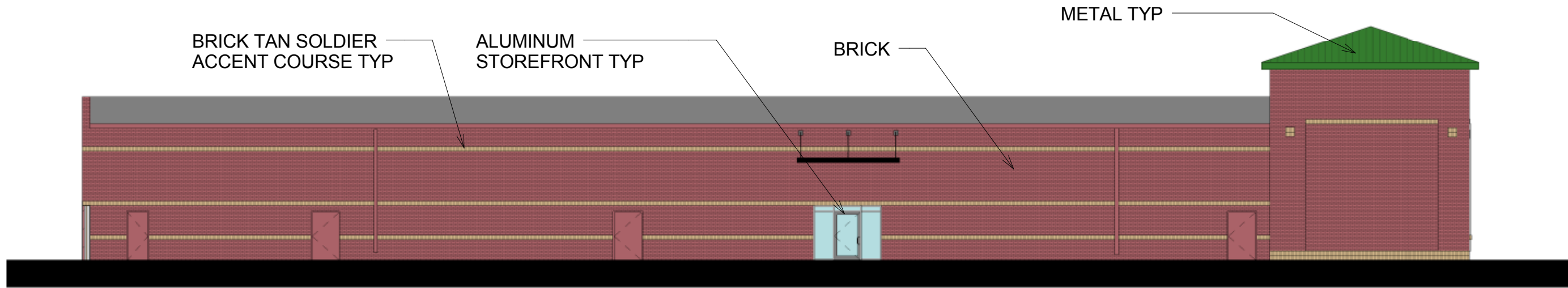
JOB NUMBER: 1429  
DRAWN: GP  
CHECKED: CN  
DATE: 11-20-14

Building A Elevations

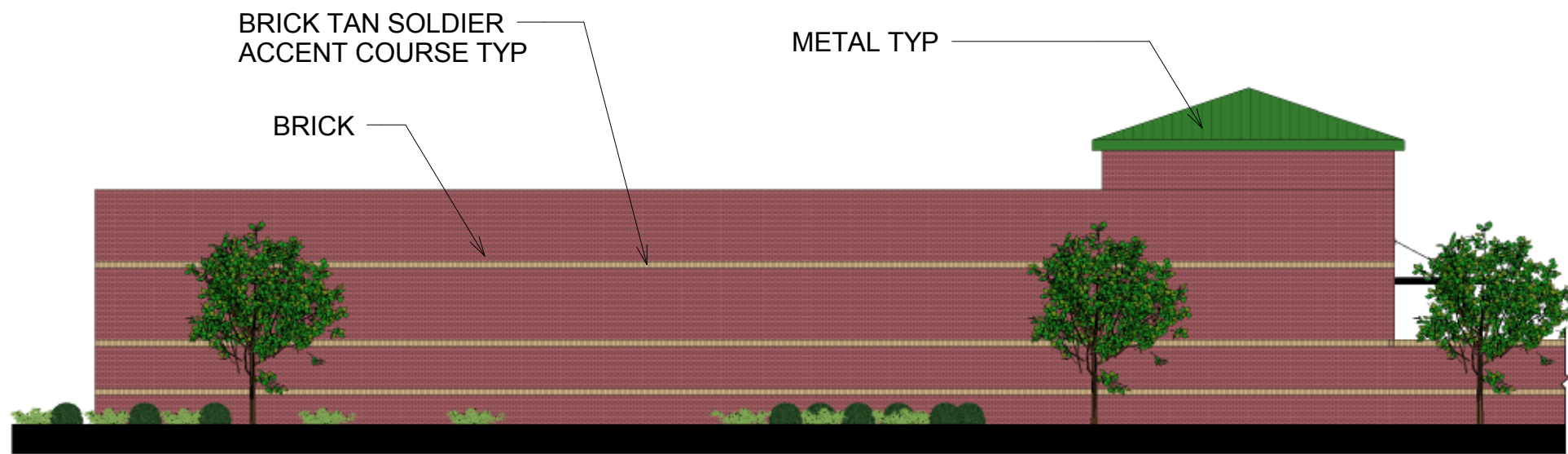
A1



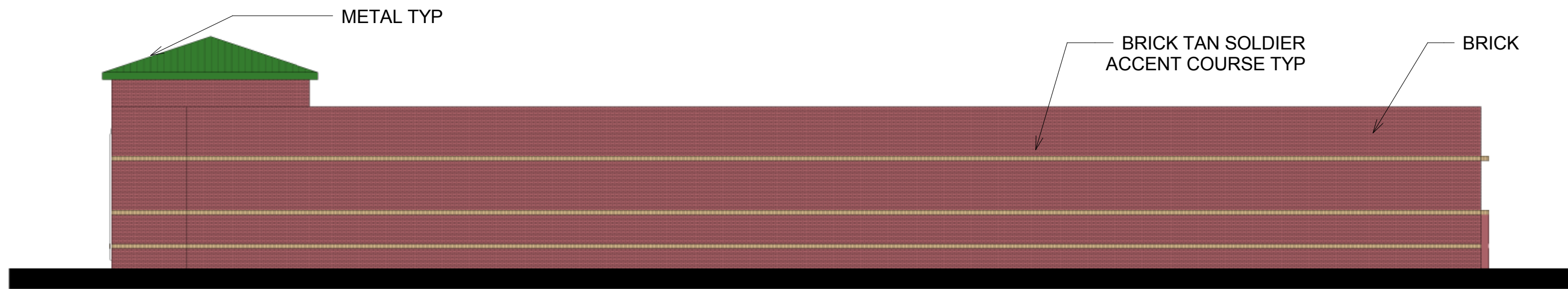
1 Building B Brook Run Drive Elevation  
A2 1/16" = 1'-0"



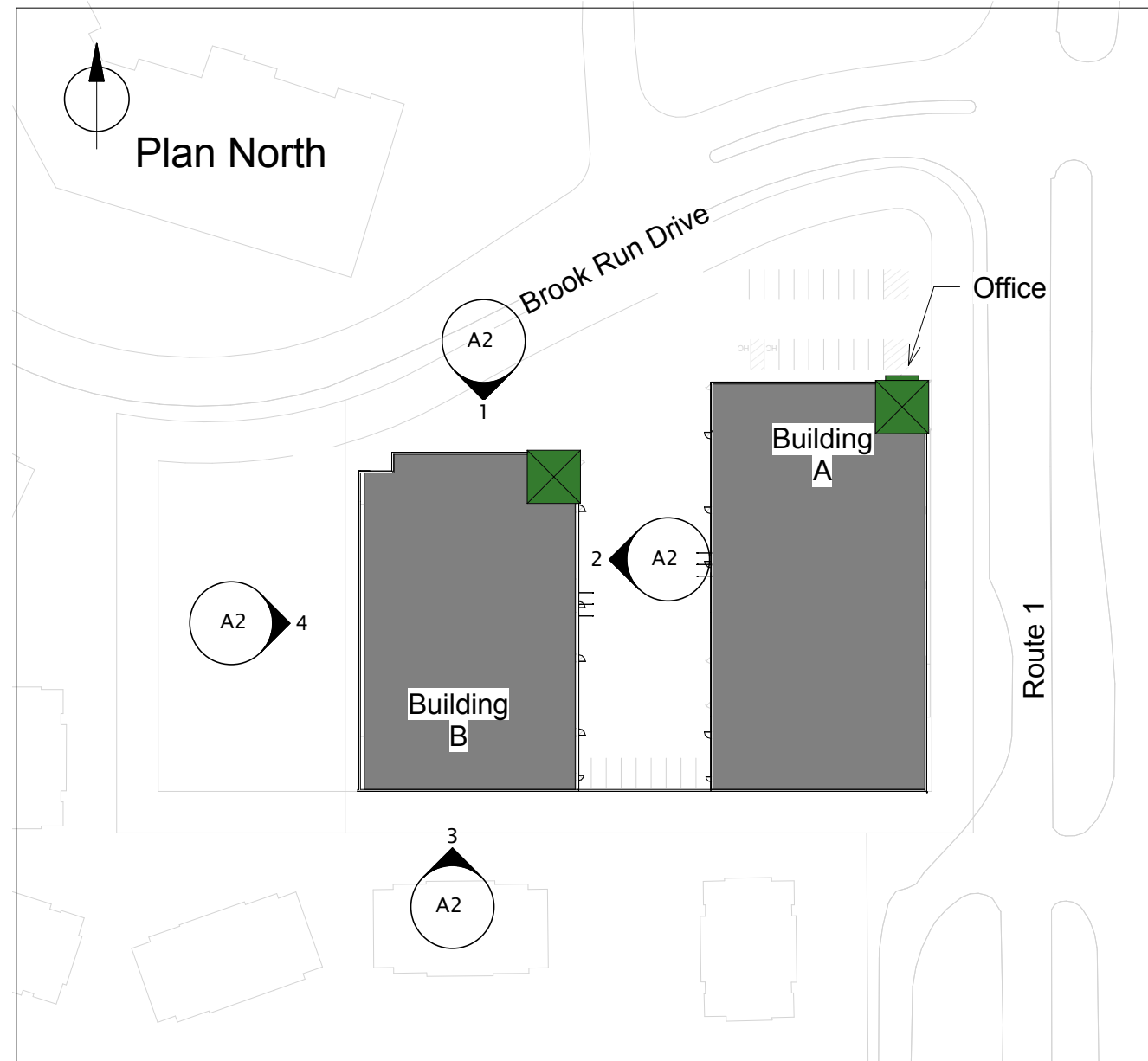
2 Building B Courtyard Elevation  
A2 1/16" = 1'-0"



3 Building B South Elevation  
A2 1/16" = 1'-0"



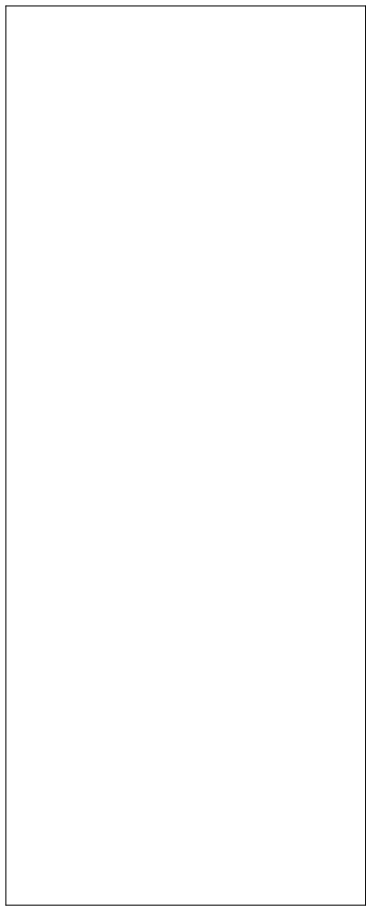
4 Building B West Elevation  
A2 1/16" = 1'-0"



KEY PLAN -Building B

PUP2014-00020

112014



## Ample Storage Henrico

Route 360  
Henrico, VA

### REVISIONS

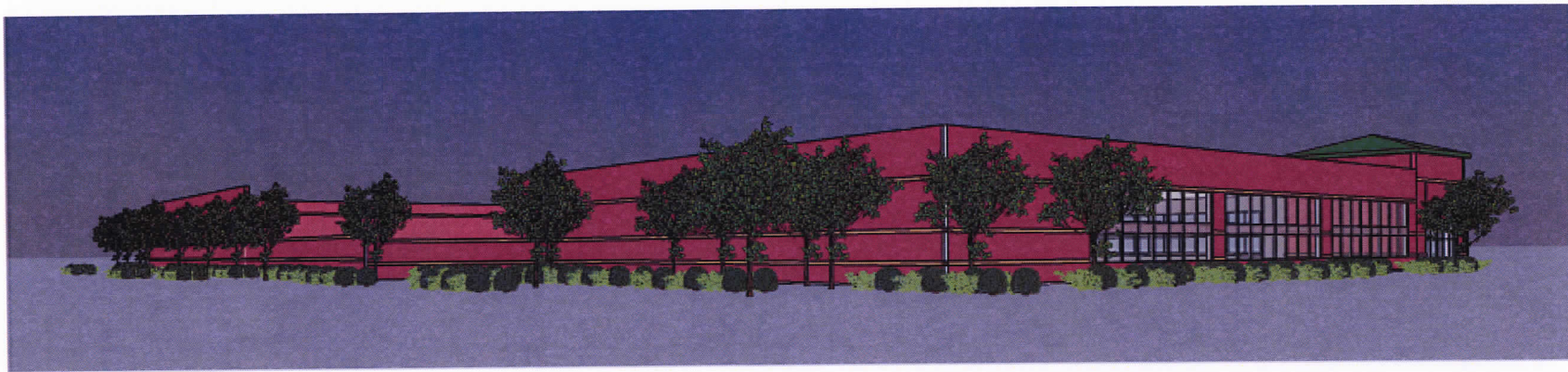
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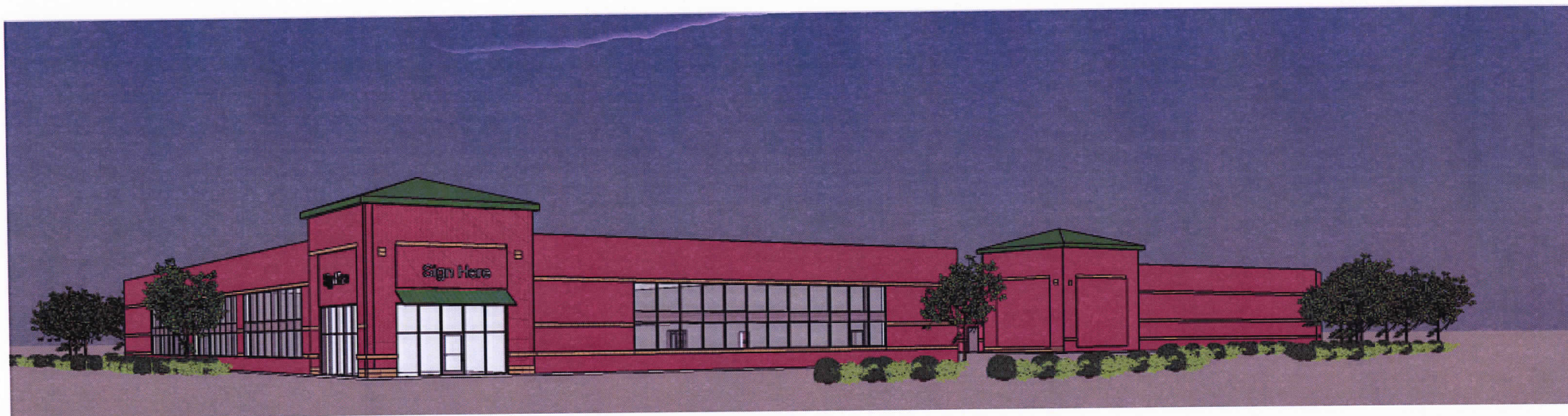
Building B Elevations

A2





**2** South View from Route 1  
A3



**1** Perspective View from Street  
A3

## Ample Storage Henrico

A3

Rendered Views from Street

Project No.

1429

PUP2014-00020

**ROUGHTON • NICKELSON • DE LUCA**  
Architects, PA

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Date 09/4/14

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