

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

September 5, 2023

Mr. Aaron Breed
Balzer and Associates
15871 City View Drive,
Suite 200
Midlothian, VA 23113

RE: POD2023-00358
U-Haul – Parham Road
Preliminary Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received August 15, 2023, and has the following comments:

1. Label the distance from the 10' parking lane to the parking spaces.
2. The one- or two-way traffic flow patterns in travel ways and the location of parking lanes must be designated by painted lane markings, including arrows for travel lanes, and directional signs.
3. Doors serving mini-warehouse storage bays must not face public streets. Staff recommends that the rear and sides of the mini warehouse buildings have split face block knee walls along the rear and sides to dress up the elevation.
 - Staff recommends that the mini-warehouse building are placed on a building pad and not directly on the asphalt or wooden pallets (as they currently are).
 - Staff' aerial photo shown ore mini warehousing buildings adjacent to Parham Road
4. A mini-warehouse site must include a Transitional Buffer 35 along any property line that abuts any use other than an Industrial use, i.e. Landmark Ave.
5. All mini-warehouse storage must occur within a completely enclosed building, except storage of boats and recreational vehicles, which must be screened from view by an opaque wall or fence.
6. Mini-warehouse rent or lease agreements must state that hazardous materials, including flammable liquids, are prohibited within rental spaces.
7. Mini-warehouse service to the public and outdoor activities are not allowed between the hours of 10:00 p.m. and 6:00 a.m. How will access to the site be limited?
8. Show the sidewalk from the parking spaces to the entrances of the building.
9. Accessory uses to a mini-warehouse may include rental offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. Outdoor storage of boats and recreational vehicles is allowed only in designated areas, which must not be in any front or side yard and must meet all required setbacks.
10. A parking space must be provided for each rental vehicle, in addition to the off-street parking spaces

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required in Article 5, Division 2, Off-Street Parking and Loading.

11. All parking, service, and maintenance areas of establishments that rent small trucks, vans, trailers, or recreational vehicles must be located at the back of the buildings and must be screened from view with approved fencing or landscaping.
12. Clarify what is intended by rental truck staging area for customer pickup. Seems there is more staging area than proposed truck storage screening.
13. See additional comments from other review agencies.

Lighting Plan

1. A revised lighting plan meeting the requirements of the zoning ordinance will need to be submitted with the POD.

Landscape Plan

1. Additional landscaping may be required pending the final design of the site.

The next step in the process would be submittal of a POD to establish the use in U-Haul's name. The previous PODs wouldn't need to be transferred with the new POD approved in their name. Please address these comments and comments from the other review agencies and submit 13 sets of complete POD's with the Plans of Development and Site Plan application. You may contact me at 804-501-5159 or gog@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Christina L. Goggin,
AICP County Planner