



Application for Use Permit

OFFICE USE ONLY
Date Received:

APRIL 4, 2022

Case Number: UP **21 - 00009**

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

1. PROPERTY INFORMATION

Address or Location 5200 West Mercury Boulevard

LRSN 3002532 Zoning District C-2

Current Land Use Vacant Sears Department Store

Proposed Land Use Indoor Self-Storage Facility #2

The proposed use will be in: ☒ an existing building ☐ a new addition ☐ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name MCG VA Sears, LLC, a North Carolina Limited Liability Company

Address 5605 Carnegie Boulevard, Suite 420 City Charlotte State NC Zip 28209

Phone 704-998-8646 Email ryan@madisoncapgroup.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name RJ Nutter, II

Address 222 Central Park Avenue, Suite 2000 City Virginia Beach State VA Zip 23462

Phone 757-687-7502 Email rj.nutter@troutman.com

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity MCG VA Sears, LLC, a North Carolina Limited Liability Company

Signed by:

Name (printed) Ryan Hanks, Its (title) Chief Executive Officer

Signature  Date 4.5.21

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

☐ Supplemental Form (if required)

☐ Application Fee

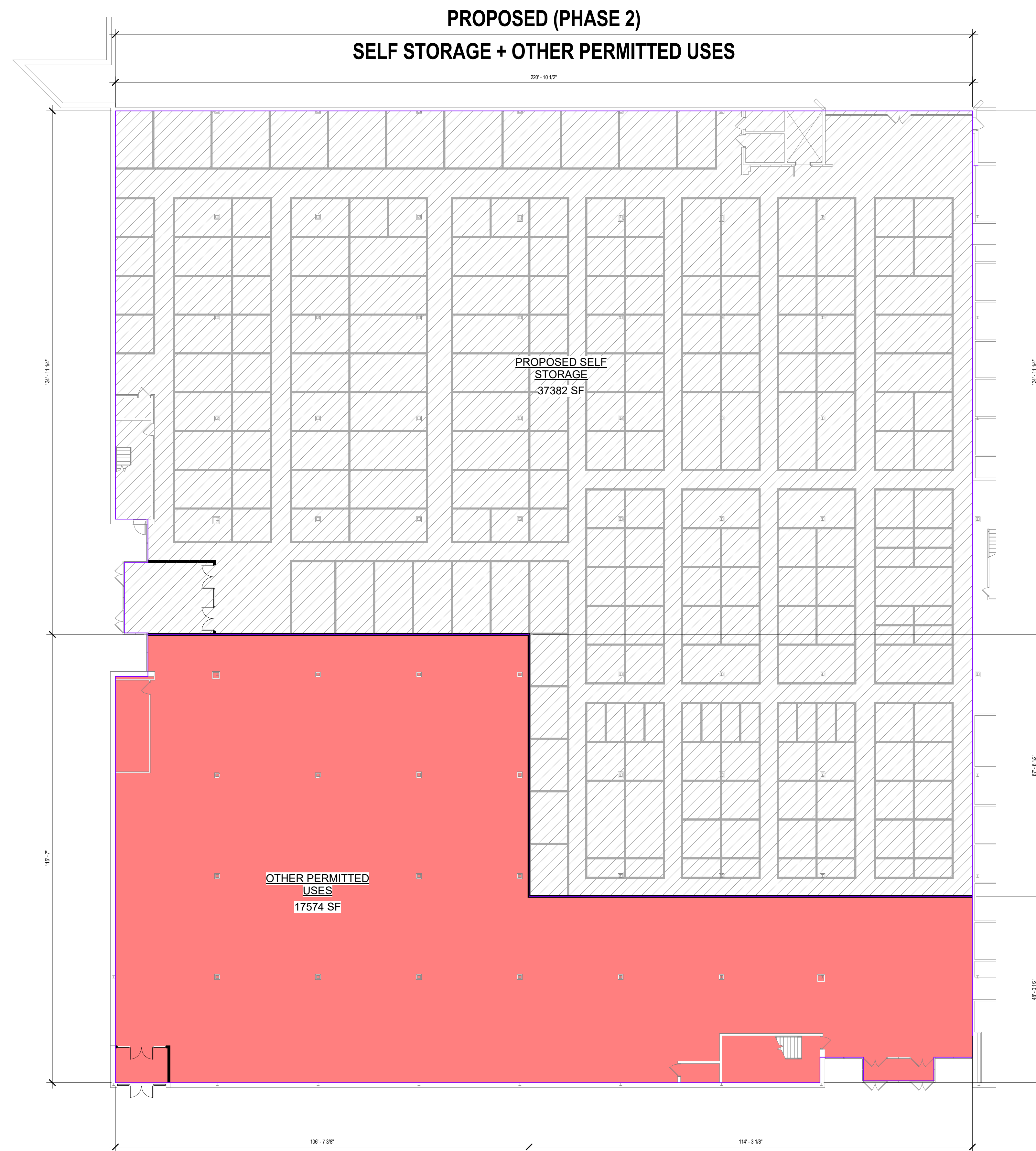
☐ Survey Plat

☐ Additional materials (if required)

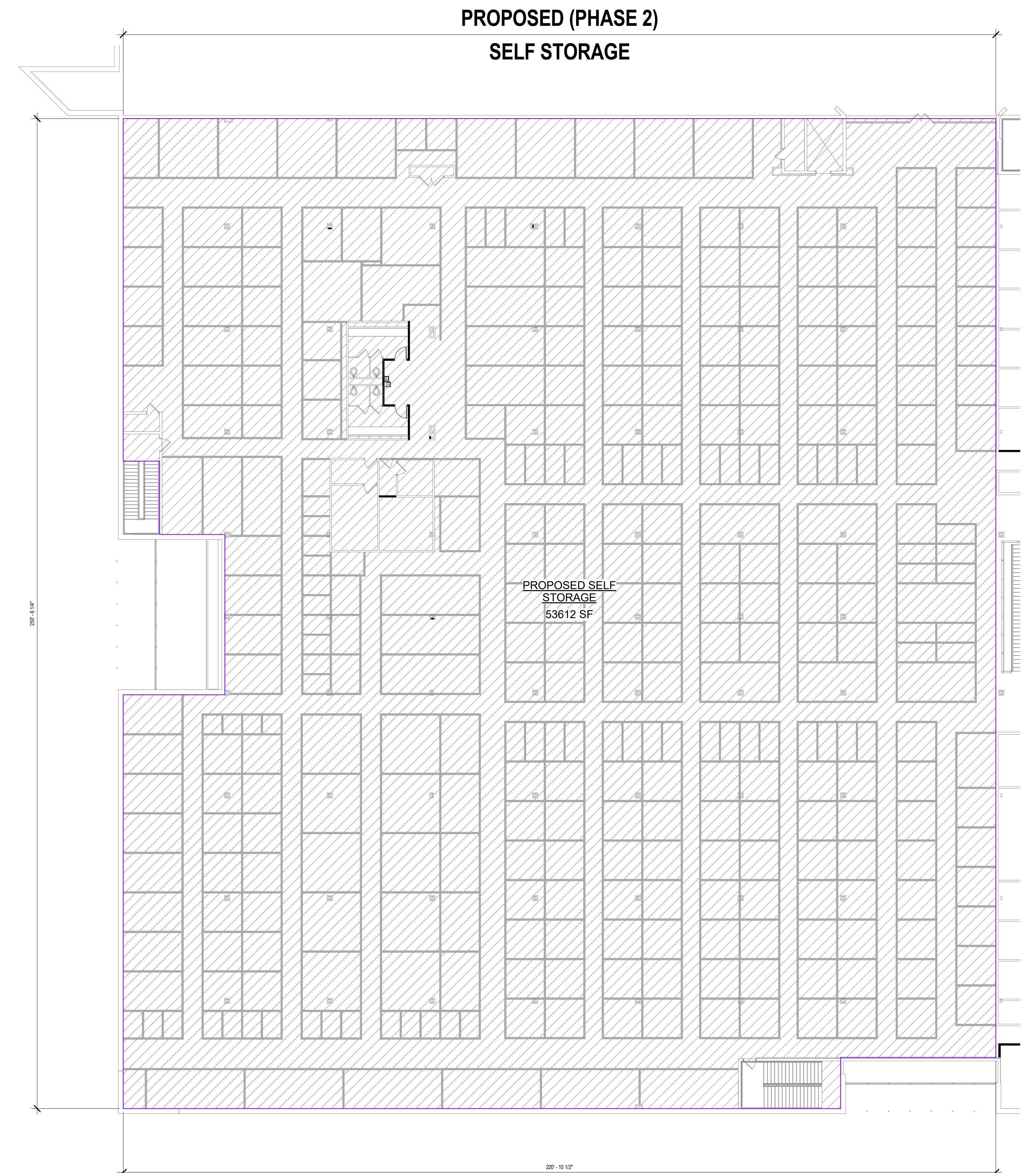
TO: City of Hampton
DATE: August 30, 2022
RE: Conditional Use Permit Application for Indoor Storage Facility #2

The Applicant is the owner of the former Sears Department Store on West Mercury Boulevard. The store consists of approximately 200,000 square feet. A Conditional Use Permit for Self-Storage #2 facility was approved by the City of Hampton for the north-eastern 100,000 square feet of the former Sears building for indoor storage units.

In this case, the Applicant originally sought a Conditional Use Permit for a Self-Storage Facility #2 for the first and second floors of the western half of the former Sears building. Since filing the application, the Applicant has worked with City staff to address staff's requests for a mixed-use component in the building and more active use of the portion of the building facing West Mercury Boulevard. As such, the Applicant revised their application to provide for self-storage on the second floor and a portion of the first floor as shown in the exhibit entitled First and Second Floor Plan – Phase #2 dated August 29, 2022 and prepared by RRMM Architects. The area shown in red on the exhibit comprises approximately 17,500 square feet and will be set aside for other permitted uses allowed in the C-2 Zoning District. Given this change, the exterior elevations of the building will be modified to add any additional pedestrian entrance ways somewhere in the red area of the exhibit facing toward West Mercury Boulevard when a new tenant for that portion of the first floor is identified.



FIRST FLOOR PLAN - PHASE 2
SCALE: 1/16" = 1'-0"

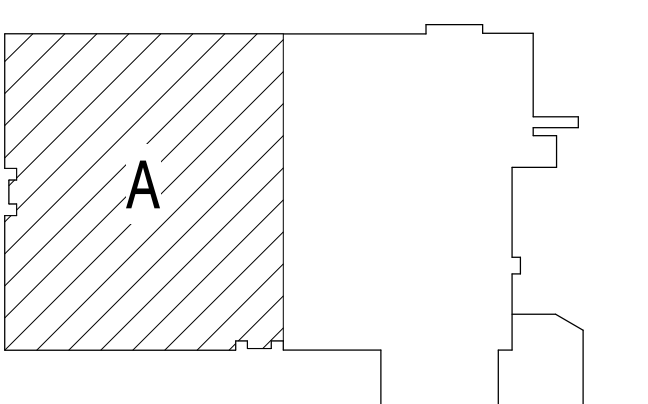


SECOND FLOOR PLAN - PHASE 2
SCALE: 1/16" = 1'-0"

Building Area Legend

- OTHER PERMITTED USES
- PROPOSED SELF STORAGE

Area Schedule (Gross Building)	
Name	Area
FIRST FLOOR	
OTHER PERMITTED USES	17574 SF
PROPOSED SELF STORAGE	37382 SF
	54956 SF
SECOND FLOOR	
PROPOSED SELF STORAGE	53612 SF
	53612 SF
Grand total	108568 SF



KEY PLAN
NOT TO SCALE

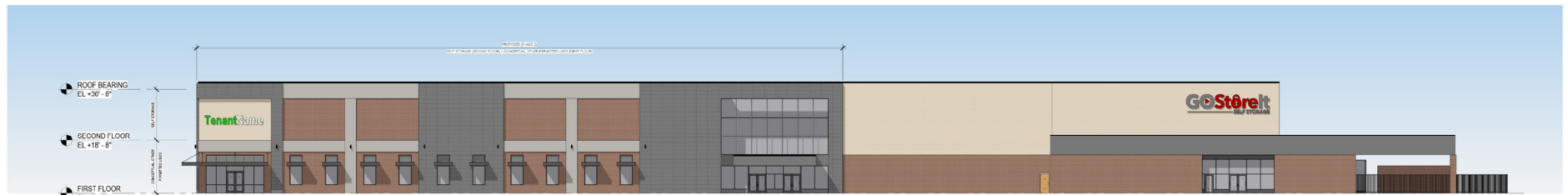
FIRST & SECOND FLOOR PLANS - PHASE 2

GO STORE IT - HAMPTON, VA
100 NEWMARKET FAIR MALL, NEWPORT NEWS, VA 23605
MADISON CAPITAL LLC

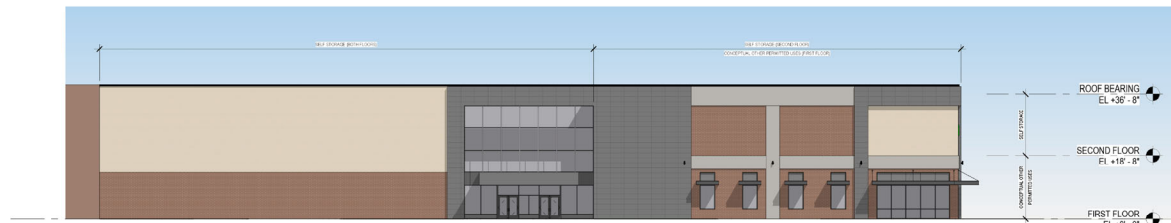
RRMM Project No: 18310-03

Date: 08/29/22





CONCEPTUAL BUILDING ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



CONCEPTUAL BUILDING ELEVATION - WEST
SCALE: 1/16" = 1'-0"



CONCEPTUAL BUILDING PERSPECTIVE

CONCEPT DESIGN (PHASE 2)

GO STORE IT - HAMPTON, VA
100 NEWMARKET FAIR MALL, NEWPORT NEWS, VA 23605
MADISON CAPITAL LLC

RMM Project No: 18310-03

Date: 09/13/22