



# Application for Use Permit

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

OFFICE USE ONLY  
Date Received:

**RECEIVED**  
**SEP 30 2019**  
**CDD 5<sup>TH</sup> FLOOR**

Case Number: UP 19 - 00010

## 1. PROPERTY INFORMATION

Address or Location 5200 W. Mercury Boulevard

LRSN 3002532 Zoning District C-2

Current Land Use Vacant (previously a Sears Department Store)

Proposed Land Use 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

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

Phone \_\_\_\_\_ Email \_\_\_\_\_

## 3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Same as Owner

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

## 4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name R.J. Nutter, II Esq., Troutman Sanders LLP

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

By: Madison Capital Group LLC, its Manager

Signed by:

Name (printed) Joe F. Teague, Jr., Its (title) President

Signature [Handwritten Signature] Date 9/11/2019

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) N/A

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

<i>OFFICE USE ONLY</i>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA AND DESIGNATED AS PARCELS TWO, THREE AND FIVE, ALL AS SHOWN ON THAT PLAT ENTITLED "PLAT SHOWING PARCELS ONE, TWO, THREE, FOUR, FIVE AND F-1" MADE BY WILLIAM M. SOURS, SURVEYOR DATED JANUARY 10, 1974 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA IN DEED BOOK 472 PAGE 325.

SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SURVEY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA IN PLAT BOOK 9 AT PAGE 152 AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE NEWMARKET BAPTIST CHURCH PROPERTY AS RECORDED IN DEED BOOK 357, PAGE 368, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF ORCUTT AVENUE, 80.00 FEET WIDE; THENCE, SOUTH 67° 19' 30" WEST ALONG THE SOUTHERLY LINE OF SAID CHURCH PROPERTY 267.71 FEET TO THE SOUTHWEST CORNER OF SAID CHURCH PROPERTY; THENCE NORTH 22° 57' 50" WEST ALONG THE WESTERLY SIDE OF SAID CHURCH PROPERTY, 37.98 FEET; THENCE SOUTH 72° 30' 50" WEST, 49.23 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 72° 30' 50" WEST 844.35 FEET; THENCE SOUTH 17° 29' 10" EAST 21.20 FEET; THENCE SOUTH 72° 30' 50" WEST, 291.22 FEET; THENCE SOUTH 15° 29' 10" EAST, 270.00 FEET; THENCE NORTH 72° 30' 50" EAST, 332.41 FEET; THENCE SOUTH 17° 29' 10" EAST 419.99 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF MERCURY BOULEVARD, 180.00 FEET WIDE; THENCE NORTH 58° 00' 30" EAST ALONG THE SAID NORTHERLY LINE OF MERCURY BOULEVARD, 1194.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY WITH A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 58' 40" AN ARC DISTANCE OF 8.24 FEET TO A POINT A RADIAL LINE TO SAID POINT BEARS NORTH 49° 28' 17" WEST; THENCE NORTH 31° 59' 30" WEST, 211.46 FEET; THENCE NORTH 22° 40' 30" WEST, 96.89 FEET; THENCE SOUTH 67° 19' 30" WEST 80.43 FEET; THENCE NORTH 22° 40' 30" WEST, 45.00 FEET; THENCE SOUTH 67° 19' 30" WEST 232.85 FEET; THENCE NORTH 01° 00' 01" WEST, 94.81 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO COMMONWEALTH OF VIRGINIA BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA IN DEED BOOK 1112, PAGE 1666, AND ORDER RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF HAMPTON, VIRGINIA IN DEED BOOK 1207 PAGE 1685.

## NARRATIVE STATEMENT

### Use Permit Application of MCG VA Sears, LLC

MCG VA Sears, LLC (the “Applicant”) proposes to obtain a Conditional Use Permit for an approximate 2.7 acre portion of the real property located at 5200 W. Mercury Boulevard (identified as LRSN 3002532) (the “Property”) from the C-2 zoning classification to accommodate the redevelopment of a former Sears Department Store with an approximate 100,000 square foot self-storage facility (the Storage Facility 2).

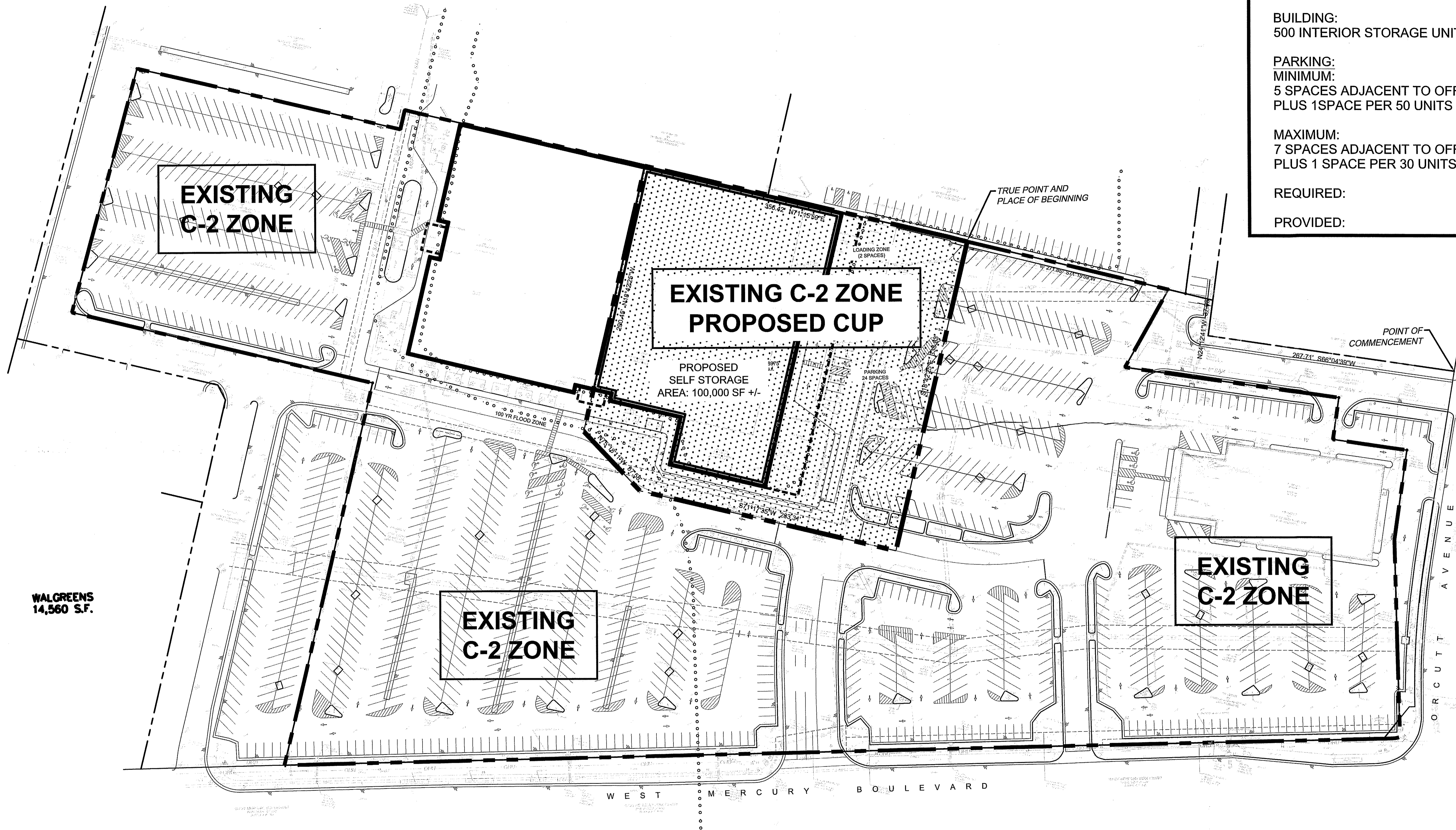
As depicted on the conceptual site plan attached hereto as **Exhibit A**, the former Sears Department Store building would be divided between the Storage Facility 2 and approximately 100,000 square feet of general retail and/or office space. In addition to retail and office uses within the shopping center, there are restaurants and services facilities as well. The quality of materials and architectural design used for the exterior of the former Sears Department Store building would be in substantial conformity with the elevation attached hereto as **Exhibit B**.

The Storage Facility 2 would contain approximately 500 storage units, would have approximately 4 employees, would be open between the hours of 8:00 am and 5:00 pm, and would be monitored with security cameras twenty-four (24) hours per day. Approximately twenty-four (24) parking spaces would be provided, on-site and landscaping would be provided in conformance with applicable codes. No changes are proposed to the existing vehicular access points serving the Property.

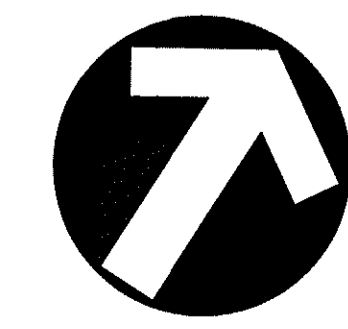
The redevelopment of the Property for the proposed use would be consistent with existing surrounding land uses. The Property was previously used for retail, is located along a major commercial thoroughfare, and is bounded by commercial uses on each side. Additionally, the proposed use would generate less traffic than the previous retail use, and the anticipated impact to City services would be equal to or less than that of previous use of the Property.

Finally, the proposed redevelopment is consistent with applicable provisions of the Hampton Community Plan, which designates the Property for “Business/Industrial” uses. The Community Plan states on Page LU-17 that “the development of two or more compatible land uses within the same parcel, building structure, or block [is] encouraged to promote innovation and achievement of economic development goals.” Further, the Community Plan specifically identifies offices and storage facilities as preferred uses for properties designated for “Business/Industrial” uses.

<b>SITE DATA - SEPTEMBER 16, 2019</b>	
TOTAL PARCEL:	16 AC +/-
REDEVELOPMENT PARCEL (CUP)	2.7 AC +/-
PRESERVED PARCEL (C-2)	13.3 AC +/-
BUILDING:	100,000 SF +/-
500 INTERIOR STORAGE UNITS	
<b>PARKING:</b>	
<b>MINIMUM:</b>	
5 SPACES ADJACENT TO OFFICE/ENTRY	
PLUS 1SPACE PER 50 UNITS	
<b>MAXIMUM:</b>	
7 SPACES ADJACENT TO OFFICE/ENTRY	
PLUS 1 SPACE PER 30 UNITS	
REQUIRED:	MIN: 15 SPACES
PROVIDED:	MAX: 24 SPACES
	24 SPACES



**NEWMARKET FAIR REDEVELOPMENT**  
 CONDITIONAL USE PERMIT (CUP) EXHIBIT - September 16, 2019

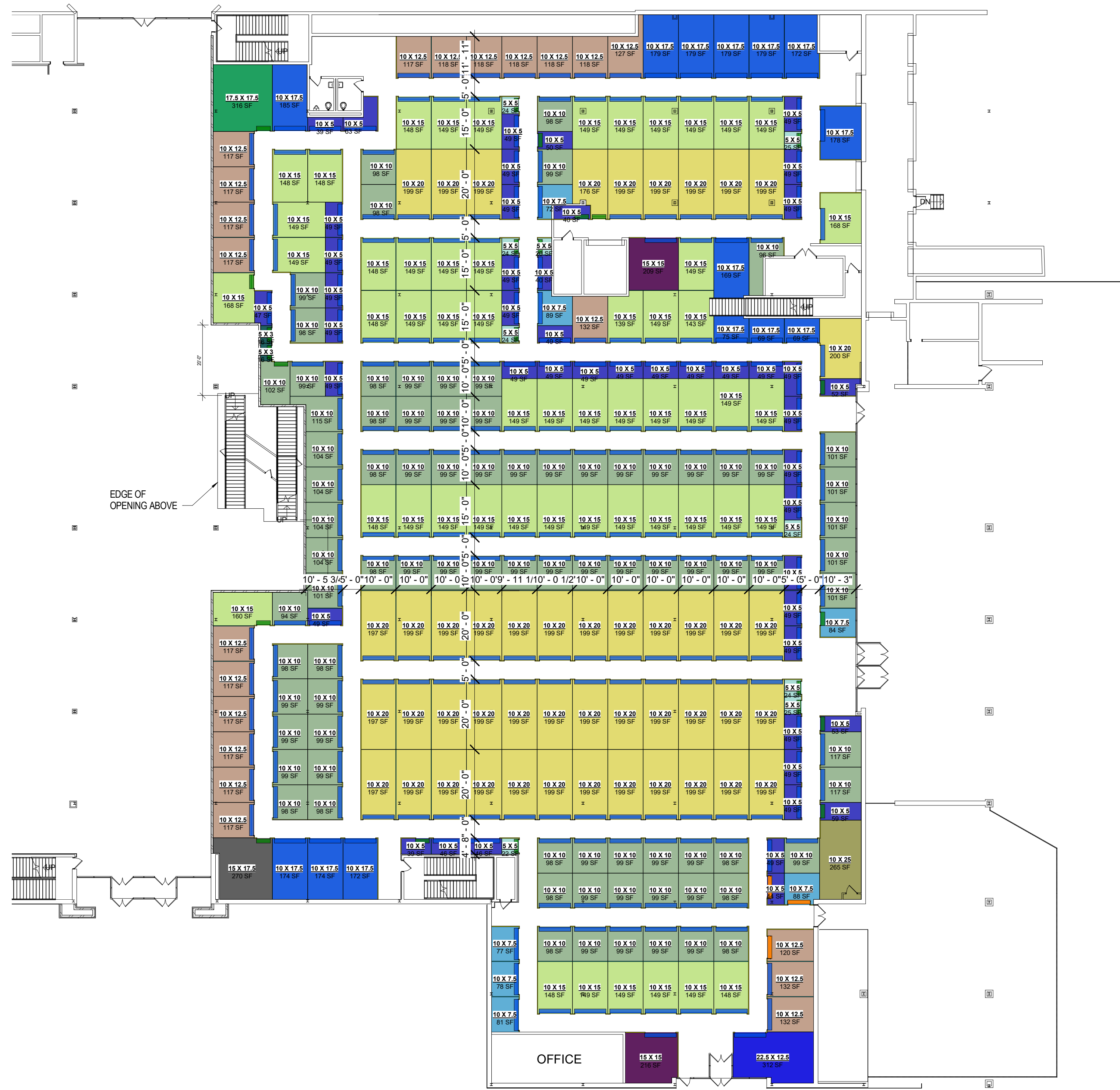


SCALE 1"=50'  
 0 50' 100'



Preliminary/Not approved

APPROVED



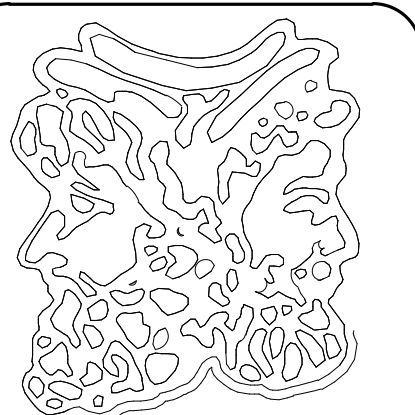
- 5 X 3
- 5 X 5
- 5 X 7.5
- 10 X 5
- 10 X 7.5
- 10 X 10
- 10 X 12.5
- 10 X 15
- 10 X 17.5
- 10 X 20
- 10 X 25
- 12.5 X 17.5
- 15 X 12.5
- 15 X 15
- 15 X 17.5
- 17.5 X 17.5
- 22.5 X 12.5

1st Unit Mix Schedule			
Count	Name	Rent As	%
2	5 X 3	30	1%
9	5 X 5	225	3%
47	10 X 5	2350	16%
7	10 X 7.5	525	2%
84	10 X 10	8400	29%
21	10 X 12.5	2625	7%
54	10 X 15	8100	19%
14	10 X 17.5	2450	5%
46	10 X 20	9200	16%
1	10 X 25	250	0%
2	15 X 15	450	1%
1	15 X 17.5	262.5	0%
1	17.5 X 17.5	306.25	0%
1	22.5 X 12.5	281.25	0%
290		35455	100%

Total Unit Mix Schedule			
Count	Name	Rent As	%
4	5 X 3	60	1%
74	5 X 5	1850	13%
4	5 X 7.5	150	1%
110	10 X 5	5500	19%
9	10 X 7.5	675	2%
195	10 X 10	19500	34%

Total Unit Mix Schedule			
Count	Name	Rent As	%
33	10 X 12.5	4125	6%
70	10 X 15	10500	12%
25	10 X 17.5	4375	4%
46	10 X 20	9200	8%
1	10 X 25	250	0%
1	12.5 X 17.5	218.75	0%

Total Unit Mix Schedule			
Count	Name	Rent As	%
2	15 X 12.5	375	0%
3	15 X 15	675	1%
3	15 X 17.5	787.5	1%
1	17.5 X 17.5	306.25	0%
1	22.5 X 12.5	281.25	0%
582		58828.75	100%



JANUS INTERNATIONAL

135 Janus Intl Blvd  
Tempe, Georgia 30179  
(866) 562-2580 Toll-Free  
(770) 569-0686  
www.janusintl.com

NOTE TO CLIENT, CUSTOMER OR OWNER  
THIS PRELIMINARY UNIT MIX LAYOUT MAY NOT MEET SOME LOCAL OR NATIONAL BUILDING CODES. IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE THE LAYOUT CHECKED BY A LICENSED ARCHITECT ENGINEER TO VERIFY THAT IT MEETS ALL LOCAL CODES INCLUDING EGRESS. UNIT SIZES ARE NOMINAL AND ACTUAL DIMENSIONS MAY VARY DEPENDING ON BUILDING DIMENSIONS AND OBSTRUCTIONS.

Hampton Va

Madison Capital Group  
Sears Retail Conversion

Project #  
28808

Rev #	Date
01-MJW	03.26.19
02-MJW	04.12.19

Drawn On 03.25.19  
Drawn By M. Williams  
Checked By B. Johnson

J101

First Floor Unit Mix

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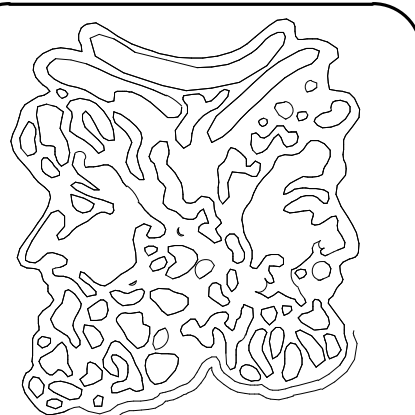
Preliminary/Not approved

APPROVED



- 5 X 3
- 5 X 5
- 5 X 7.5
- 10 X 5
- 10 X 7.5
- 10 X 10
- 10 X 12.5
- 10 X 15
- 10 X 17.5
- 10 X 25
- 10 X 20
- 12.5 X 17.5
- 15 X 12.5
- 15 X 15
- 15 X 17.5
- 17.5 X 17.5
- 22.5 X 12.5

2nd Unit Mix Schedule			
Count	Name	Rent As	%
2	5 X 3	30	1%
65	5 X 5	1625	23%
4	5 X 7.5	150	1%
51	10 X 5	2550	18%
2	10 X 7.5	150	1%
111	10 X 10	11100	40%
12	10 X 12.5	1500	4%
16	10 X 15	2400	6%
11	10 X 17.5	1925	4%
1	12.5 X 17.5	218.75	0%
2	15 X 12.5	375	1%
1	15 X 15	225	0%
2	15 X 17.5	525	1%
<b>280</b>		<b>22773.75</b>	<b>100%</b>



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Hampton Va

Drawn For Madison Capital Group

Sears Retail Conversion

Project #  
28808

Rev #	Date
01-MJW	03.26.19
02-MJW	04.12.19

Drawn On 03.25.19  
Drawn By M. Williams  
Checked By B. Johnson

**J102**  
Second Floor  
Unit Mix

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## BUILDING ELEVATION

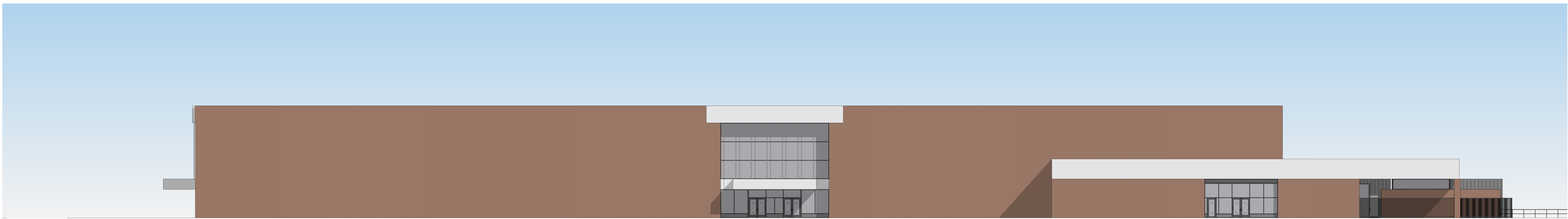
GO STORE IT - HAMPTON, VA  
100 NEWMARKET FAIR MALL, NEWPORT NEWS, VA 23605  
MADISON CAPITAL

RRMM Project No: 18310-00

Date: 10/3/19







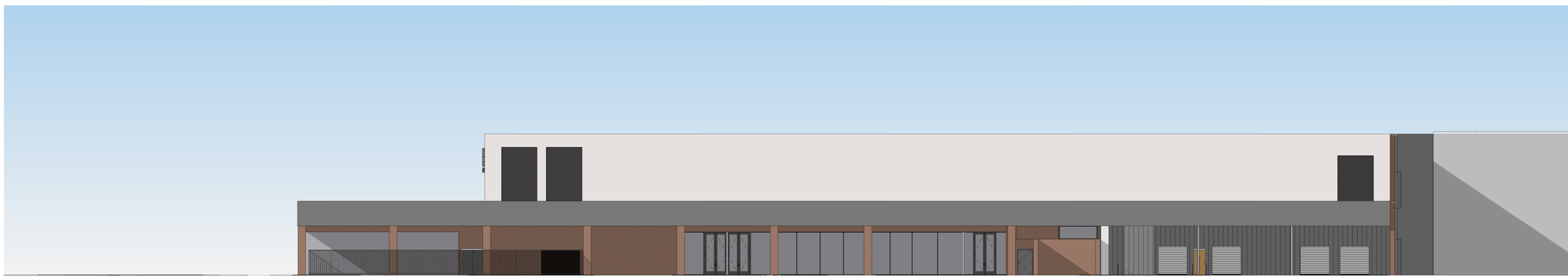
3 BUILDING ELEVATION - SOUTH (EXISTING)  
A-201 SCALE: 1/16" = 1'-0"



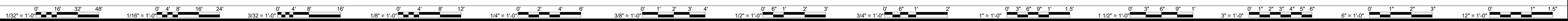
4 BUILDING ELEVATION - EAST (EXISTING)  
A-201 SCALE: 1/16" = 1'-0"



1 BUILDING ELEVATION - SOUTH  
A-201 SCALE: 1/16" = 1'-0"



2 BUILDING ELEVATION - EAST  
A-201 SCALE: 1/16" = 1'-0"



MARK	DATE	DESCRIPTION

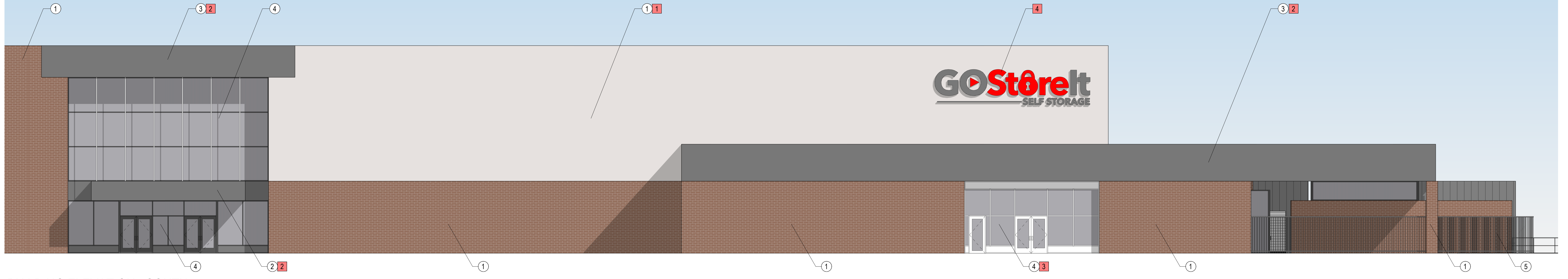
DATE	PROJECT	DESIGNED	DRAWN	CHECKED
10/3/19	18310-00	RRMM	RRMM	RRMM

**RRMM**  
ARCHITECTS, PC  
1317 Executive Blvd, Suite 200  
Chesapeake, Virginia 23320  
(757)622-2828

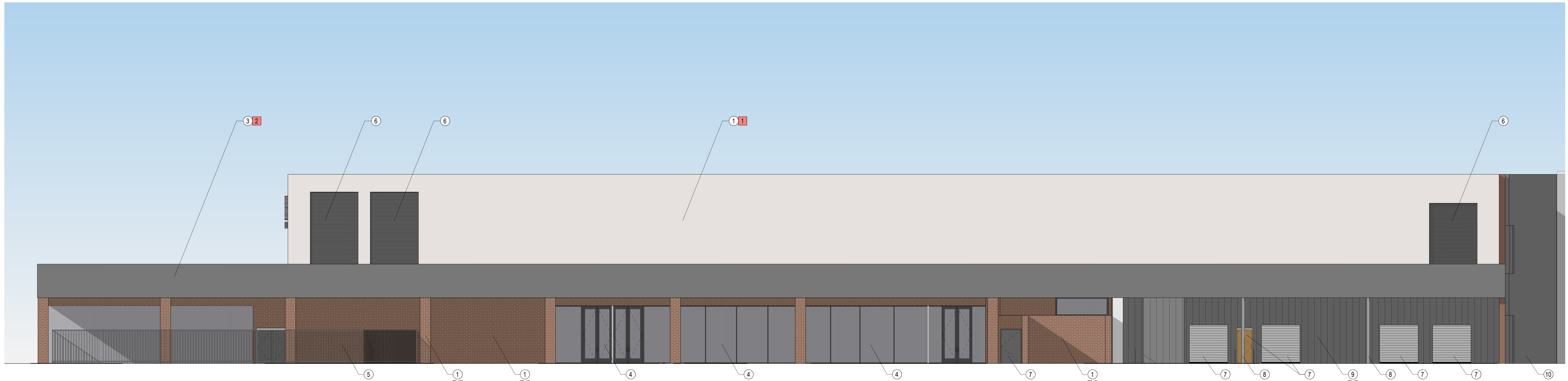
PROJECT  
GO STORE IT - HAMPTON, VA  
MADISON CAPITAL  
100 NEWMARKET FAIR MALL, NEWPORT NEWS, VA 23605

DRAWING  
BUILDING ELEVATIONS

SHEET  
A-201



**BUILDING ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"



**BUILDING ELEVATION - EAST**  
SCALE: 1/8" = 1'-0"

EXISTING TO REMAIN		NEW WORK
①	EXISTING BRICK VENEER	① NEW PAINT - GO STORE IT TAN
②	EXISTING CANOPY	② NEW PAINT - GO STORE IT GREY
③	EXISTING TEXTURED PANEL	③ NEW PAINT - WHITE (TRIM ONLY)
④	EXISTING GLASS + ALUMINUM TRIM	④ NEW EXTERIOR SIGN
⑤	EXISTING STEEL FENCE	
	⑥ EXISTING LOUVER	
	⑦ EXISTING DOOR	
	⑧ EXISTING STEEL COLUMN	
	⑨ EXISTING METAL SIDING	
	⑩ EXISTING BUILDING	

# BUILDING ELEVATIONS

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

RRMM Project No: 18310-00

Date: 10/3/19

