

Conditions

Use Permit Application No. 21-00009

Storage Facility 2

MCG VA, LLC | 5112 West Mercury Boulevard [LRSN 3002532]

1) Issuance of Permit

The Use Permit applies only to 5112 West Mercury Blvd [LRSN 3002532], and further identified as "Proposed CUP" on that plan entitled, "Newmarket Fair Redevelopment" prepared by Timmons Group and dated 3/23/2021 and attached hereto as Exhibit A, and is not transferable to another location.

2) Reservation for Other Permitted Uses

A minimum of 30% of the first floor area shall be reserved for other permitted uses within the Limited Commercial (C-2) District. All of the first-floor façade facing Mercury Boulevard shall be occupied by these uses, as identified in Exhibit B for illustrative purposes. Notwithstanding, this condition shall not preclude other permitted uses from occupying additional portions of the building not facing Mercury Boulevard.

3) Mixed Use

The building, parcel, and/or shopping center shall be mixed-use per Zoning Ordinance Sec. 3-3(53).

4) Outdoor Storage

No outdoor storage will be permitted as part of the storage facility operation.

5) Elevations

The building shall be constructed/renovated in substantial conformance with the elevations entitled "Concept Design (Phase 2)," prepared by RRMM Architects, PC and dated 9/13/2022, attached as Exhibit C. This condition shall not be construed as approval of any signage shown on Exhibit C, which is subject to a separate review and permitting process. Additional exterior modifications made to accommodate the storefronts of the first floor users, that maintain the general character of the building and allow internal access to the building, shall be approved by the Director of Community Development.

6) Surveillance

Surveillance cameras shall be provided for monitoring the property. Surveillance video shall be made available for review by authorized personnel of the City of Hampton upon request.

7) Nullification

The use permit shall automatically expire and become null and void under any of the following conditions:

Conditions

(1) If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit;

(2) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council, or if no building permit is required, if the use is not established within twelve (12) months of the date of approval by the city council; or

(3) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the zoning ordinance. In making this determination the city may consider such matters as the issuance of a building permit, a business license, utility connections and such related factors.

8) Revocation of Use Permit

Notwithstanding any condition or provision of this use permit to the contrary, the use permit may be revoked for violation of any terms or conditions of the use permit as set forth in chapter 14 of the Hampton Zoning Ordinance (as amended).

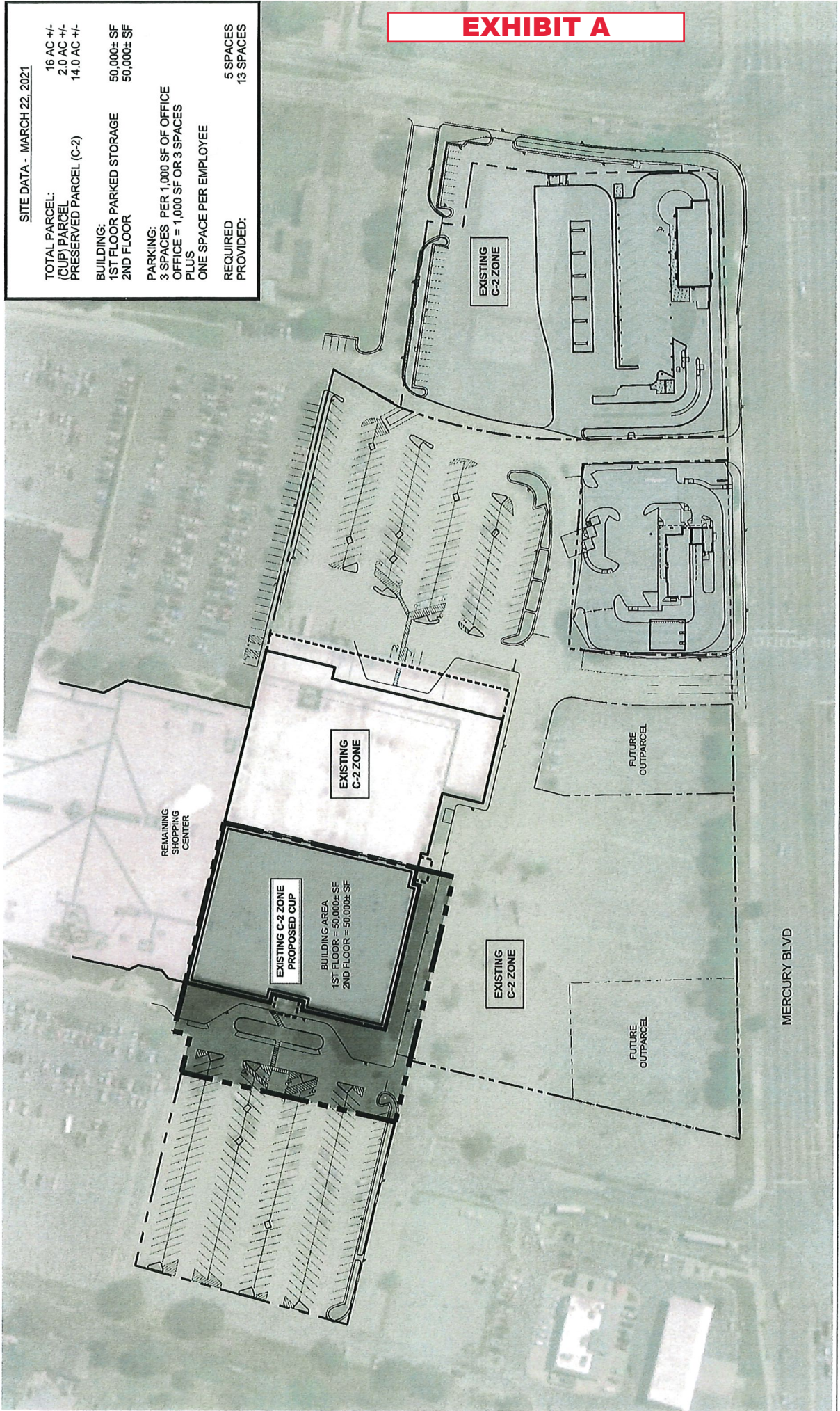


EXHIBIT A

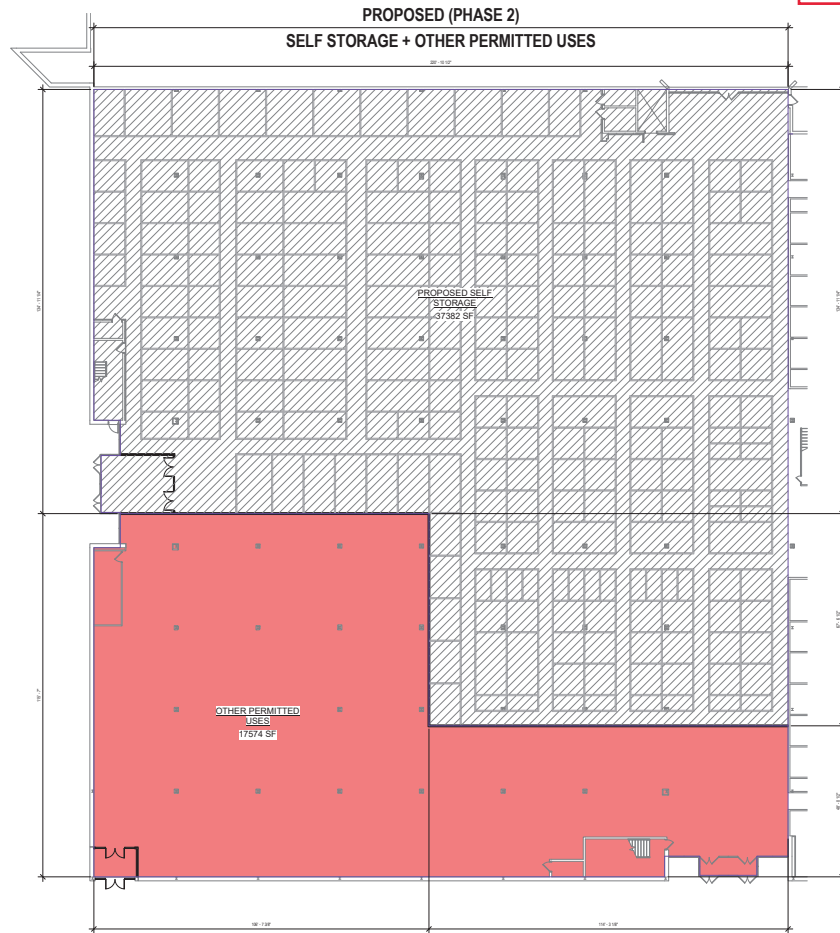
SITE DATA - MARCH 22, 2021	
TOTAL PARCEL:	16 AC +/-
(CUP) PARCEL	2.0 AC +/-
PRESERVED PARCEL (C-2)	14.0 AC +/-
BUILDING:	
1ST FLOOR PARKED STORAGE	50,000± SF
2ND FLOOR	50,000± SF
PARKING:	
3 SPACES PER 1,000 SF OF OFFICE	
OFFICE = 1,000 SF OR 3 SPACES	
PLUS	
ONE SPACE PER EMPLOYEE	
REQUIRED	5 SPACES
PROVIDED:	13 SPACES

NEWMARKET FAIR REDEVELOPMENT - Newport News, VA

CONDITIONAL USE PERMIT (CUP) EXHIBIT - March 23, 2021



EXHIBIT B

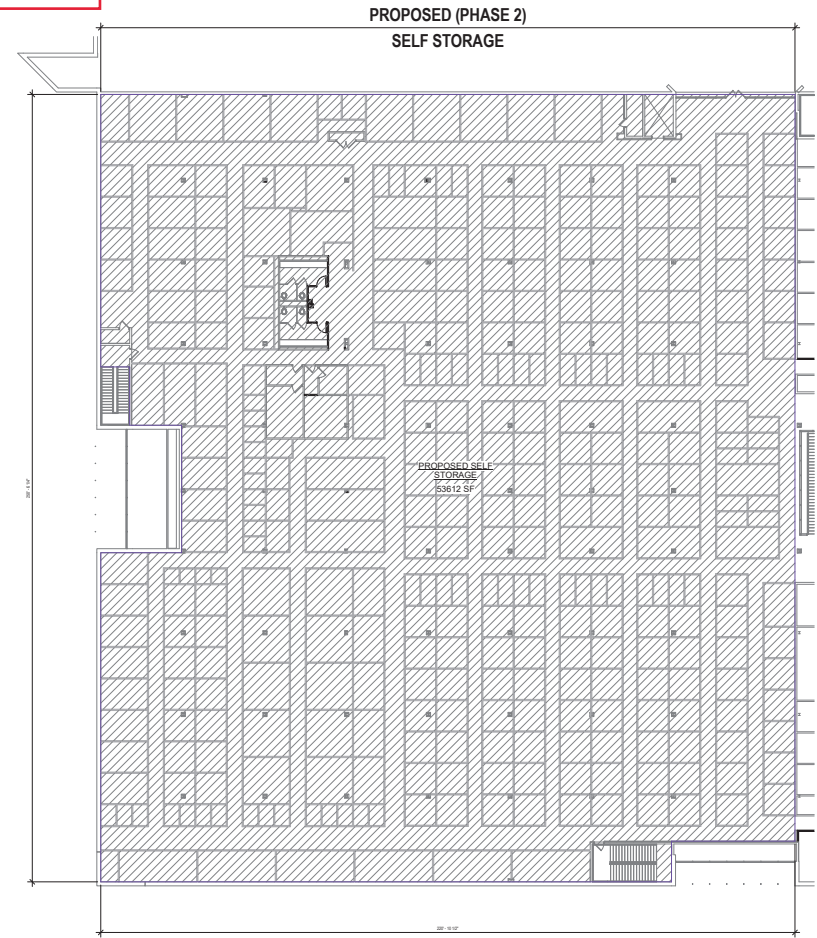


FIRST FLOOR PLAN - PHASE 2

SCALE: 1/16" = 1'-0"

Building Area Legend

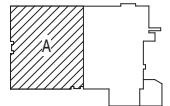
- OTHER PERMITTED USES
- PROPOSED SELF STORAGE



SECOND FLOOR PLAN - PHASE 2

SCALE: 1/16" = 1'-0"

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

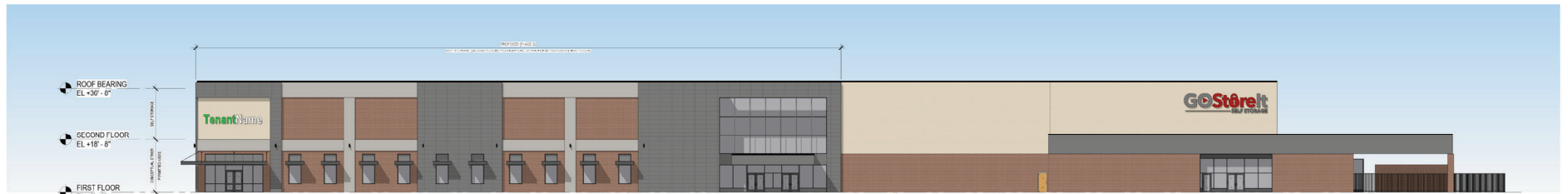
GO STORE IT - HAMPTON, VA
100 NEWMARKET FAIR MALL, NEWPORT NEWS, VA 23605
MADISON CAPITAL LLC

RRMM Project No: 18310-03

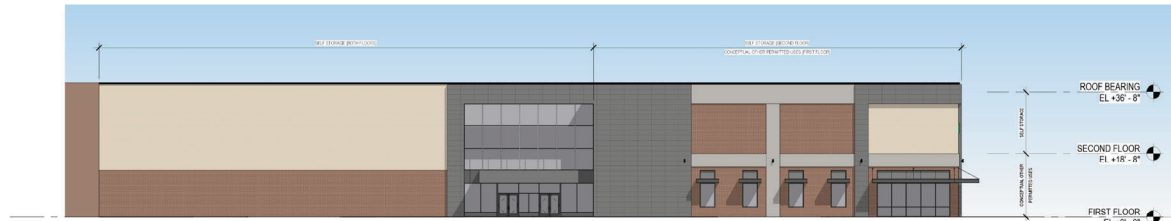
Date: 08/29/22



EXHIBIT C



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

RRMM Project No: 18310-03

Date: 09/13/22