



Town of Warsaw
 78 Belle Ville Lane
 Warsaw, Virginia 22572
 Phone (804) 333-3737 Fax (804) 333-3104
 www.townofwarsaw.com

Office use: 3-6-25
 Date 3-6-25
 Tax Map # 16-16C-3
 Zoning District CUP240-01
 Application # CUP240-01

LAND USE AMENDMENT APPLICATION
Information must be typed or printed and completed in full.
Attach additional pages where necessary.

Paid Clerk 300.

Part 1 – Completed by ALL applicants

Part 1A

Land Use Information:

- Application Type: Amendment Appeal Conditional Use Permit
 Rezoning Telecommunications Tower
 Tower Co-location Variance

Description of Request: Approve a CUP to allow self-storage and related uses

Identification of the land for the request:

Number and Street: Unassigned Proposed Acreage: Approx 10.7
 Current Zoning: TWN - C-3 Tax Map #: Tax ID # 16-16

Legal Description of Property (omit for zoning text amendment) – Attach if necessary: _____

Part 1B

Property History:

List any deed restrictions, covenants, trust indentures, etc. (or copy attached); if NONE, state none: _____

None, to the best of our knowledge

Has this property or any part thereof ever been considered for Variances, Special Use, Appeal of Administrative Decision or Amendment to the Zoning District Map before? Yes No (if no, skip to Part 1C)

To the best of our knowledge

Date: _____ Former Application No. _____ Former Applicant Name: _____

Former Applicant Address: _____ Former Applicant Phone: _____

Part 1C

Applicant Information:

Is the applicant: Property Owner (If owner skip to Part 1D) Contract Purchaser Other:

Name: ProSafe Acquisition, LLC Address: 3200 Anderson Highway Powhatan, VA 23139

Phone Number: (804) 399-7788 E-mail: mike@goprosafe.com (Michael C Hanky)

If you are the agent for the property owner, do you have consent of the owner(s) attached? Yes No

Part 1D

Owner(s) Information (omit for zoning text amendment):

If the property is owned or controlled by a Land Trust or Partnership, List name and interest of ALL beneficiaries or Partners and attach evidence that the person submitting the application on behalf of the Land Trust or Partnership is authorized to do so.

Name: Herbert Family Holdings, LLC Interest: 100% Phone Number:

Mailing Address: P.O. Box 907 Warsaw, VA 22572 herbertfamily@verizon.net

Name: Interest: Phone Number:

Mailing Address:

Attach additional names as necessary.

Part 2 – Complete ONLY the portion(s) pertaining to your case (as checked in Part 1A)

Part 2A

Amendment, Zoning Text – Applications for amendments to the zoning text are heard by the Planning Commission, which makes a recommendation to the Town Council. Only the Town Council has the authority to change the zoning text.

1. What section(s) of the Town code is proposed to be amended? _____
2. Attach the exact language suggested by the application to be added, deleted, or changed in the Town Code.
3. Attach a written statement, which justifies the proposed change. The statement should also identify potential positive and negative impacts (if any) of the proposed change to the applicant's property, nearby properties, and the entire community if the application is approved or if it is denied.

Part 2B

Appeal of Administrative Decision – Administrative decisions are reviewed by the Board of Zoning Appeals (BZA). Such administrative decisions may be reversed or sustained.

1. Date of administrative decision leading to the appeal: _____
2. Attach a description of the decision the administrative official made and their reasons for the decision.
3. Attach what you are specifically appealing.
4. Attach detailed reasons for this request, and why the BZA in your opinion should overrule the administrative decision.

Part 2C

Conditional Use Permit – Conditional use requests are heard by the Planning Commission, which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny a conditional use.

Tower/Tower Co-Location – No Public Hearing, plans and specifications required.

1. Current use of property: Farm Field
2. Proposed use: Self-Storage and related uses
3. Are development plans submitted with this application? Yes No
 (Conceptual Plan attached)
4. Estimated completion date of project or use of property: Approx 10-12 months from CUP approval date
5. Attach information concerning the use of public utilities, traffic impact, parking, signage, survey etc.
6. Summarize on a separate sheet how the proposed use will positively impact the district.

Please Note: The Town of Warsaw may grant a permit with suitable regulations and safeguards, known as conditions, as it deems appropriate. Conditional use permits are for an indefinite period unless a condition is imposed specifying a shorter duration. Such permits shall run with the land unless the Town imposes a more restrictive condition regarding succession to rights in the permit.

Part 2D

Rezoning – (Amendment to the zoning district map) – These are heard by the Planning Commission which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny amendments to the Zoning Map.

1. Existing Zoning: _____
2. Proposed Zoning: _____
3. Existing Use: _____
4. Proposed Use: _____
5. Are development plans submitted with this application? Yes No
6. Estimated completion date of project: _____
7. Attach information concerning the use of public utilities, traffic impact, parking, signage, survey, etc.
8. Summarize how the project relates to the Comprehensive Plan.

Part 2E

Variance – Variances are granted or denied by the Board of Zoning Appeals (BZA), which may only make decisions based on the criteria set forth in the Code of Virginia § 15.2-2309. A variance will not be granted unless the BZA finds:

- a. That the strict application of the zoning ordinance would produce undue hardship.
- b. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
- c. That the authorization of the variance will not be of substantial detriment to adjacent property.
- d. That the character of the district will not be changed by the granting of the variance.
- e. That a remedy is not available through some other permitting.

The applicant shall provide:

1. Brief description of the requested variation: _____

2. How does the Zoning Ordinance unreasonably restrict the use of the property: _____

3. What hardship would be alleviated: _____

4. Was the hardship created by the owner/applicant: _____

5. What physical features of the property make the variance necessary: _____

6. Describe how the condition or situation is unique to this property: _____

7. What effect will the variance have on adjacent properties: _____

Part 3 – To be completed by ALL applicants

Part 3A

Affidavit – This part of the application must be notarized. Do not sign until in the presence of a Notary Public.

To the best of my knowledge, I hereby affirm that all information in this application and any attached material and documents are true: ProSafe Acquisition, LLC

Printed Name of applicant: Michael C. Harky (Manager)

Signature of applicant: [Signature] Date: 2-18-26

Signed and sworn before me on this: 18th of February 2026 Seal:

Signature of Notary: Melanie Jean Banton

MELANIE JEAN BANTON
 NOTARY PUBLIC
 REGISTRATION # 7641478
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES
 MAY 31, 2029

Checklist:

- ✓ The required fee must accompany this application. A fee schedule is attached for your convenience. Checks must be made payable to: "Town of Warsaw Treasurer".
- ✓ Enclosed with the application a copy of the appropriate tax map with the property marked and, if available, a survey plat of the entire parcel.
- ✓ Enclose any required plans or plats
- ✓ Enclose with this application any additional information to assist with review and determination
- ✓ All pertinent sections of this form have been filled out

For Office Use Only

Received by: [Signature] Date: 3-6-25 Fee Paid: Yes No

Complete: Yes No Date: _____

If no, what needs to be added: See attached plans/narrative

Date Action Taken by PG: 4-2-26 Date Action Taken by BZA: N/A

Date Action Taken by Council: 4-9-26 Final Decision: Approval Denial

PUBLIC HEARING REQUIRED.

Permit Fees

Appeal Administrative Decision	\$ 250
Amendment to Zoning Ordinance	\$ 300
Appeal	\$ 200
Conditional Use Permit	\$ 300 <i>- Paid .</i>
Rezoning	\$ 200
Variance	\$ 300
Tower or Tower Co-Location	\$1,000

TOWN OF WARSAW
P.O. Box 730
Warsaw, VA 22572-
(804)333-3737

P A Y M E N T

Date: 3/10/2026
Time: 10:40 AM

CONDITIONAL USE PERMIT PROSAFE ACQUISITION
/HERBERT HOLDINGS

CUP25-01 TAX MAP 16-16

Cash:	\$0.00
Check:	\$300.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$300.00
TOTAL PAID:	\$300.00
Change Due:	\$0.00

1 300 PERMITS & FEES \$300.00

Operator: 3
Receipt#: 56820

T H A N K Y O U !

Herbert Family Holdings, LLC
P.O. Box 907
Warsaw, Virginia 22572

February 10, 2026


RE: Attestation of Ownership Parcel 16-16 Warsaw, VA

To Whom It May Concern:

We attest that we are the owners of parcel 16-16 in Town of Warsaw, VA and consent to the CUP application being filed on that parcel by ProSafe Acquisition, LLC.

Herbert FAMILY Holdings, LLC
a Virginia Limited Liability Company

Date: 02/18/26

By:  Authentic

Name: William C. Herbert, II

Title: Manager

Date: 02/17/26

By:  Authentic

Name: Katherine H. Herbert

Title: Manager

Town of Warsaw CUP Application – Background Information

Parcel Map ID – 16-16

This parcel includes approximately 10.7 acres of mostly cleared farm field. National retailers – McDonalds and Tractor Supply Company are located immediately adjacent to the East. A municipal use, Northern Neck Regional Jail, is the immediate neighbor to the West.

The property is currently zoned C-2 (General Business) and appears in the Town Land Use Plan as a commercial concentration area. The applicant, ProSafe Acquisition, LLC, is proposing a self-storage facility to be constructed generally as shown on the attached Exhibit – “Concept Plan” produced by Bay Companies Engineering. The development would likely be phased starting with buildings “A” and “B” containing mostly temperature-controlled storage units. Several additional buildings would include drive-up access, non-temperature-controlled units, along with enclosed and outdoor vehicle parking. Unit type may also include high clearance bays capable of accommodating boats, RVs, or other vehicles. Additionally, larger units may be added to support local contractors, or anyone in need of “shop” space for their business. The first phase would also include an office space to serve customers in person or via virtual kiosk. Gated access would be provided to customers via unique security pin code. The facility would employ a manager and potentially an assistant manager. Normal office hours are typically 8:30am – 5:30pm Monday – Sunday. Subsequent phases would be developed based on customer demand and generally follow the layout outlined in the Concept Plan.

The applicant intends to provide a secure facility with perimeter fencing, security cameras and lighting appropriate for the area. Lighting will be concentrated downward as to not disturb any adjacent property. Customers will be given a unique pin code for gate access, which allows management to further monitor activity on site and create a safe environment.

A visual representation of the proposed building style is attached. (Note – the attached image labeled “ProSafe Storage Elevation Rendering” is conceptual and based on a similar approved project in Lancaster County, VA)

Requirements for a Conditional Use Permit

We have reviewed the requirements outlined in the application and believe our proposal meets or exceeds the requirements. Specific requirements related to parking, ingress / egress, open space, utilities, setbacks, etc will be noted on future construction drawings submitted to the Town and / or County for final permit approval.

ProSafe Storage – Case Study

In January 2025 ProSafe Storage acquired two older self-storage facilities in nearby Lancaster County, VA. ProSafe immediately went to work completely renovating both facilities at a cost of nearly \$1mm. Work included repair or replacement of all roll-up doors, fresh paint, new gutters and downspouts, regrading, new pavement, new perimeter fencing, new lighting, cameras, electronic gate access, and new signage, etc. Several local contractors were employed during this project, and the job was completed efficiently by August 2025. In less than 8 months the ProSafe team transformed these aging facilities, hired a local resident as manager and are quickly growing 5-star reviews for product and service excellence.

ProSafe also acquired a 6-acre vacant development site just outside Kilmarnock, VA in early 2025. A brand-new facility with a concentration of modern temperature-controlled units and a purpose-built office, like what we propose in Warsaw, is currently under construction at that location, scheduled for completion in Q1 2026. Since opening in Lancaster County, ProSafe Storage has made a substantial investment in the local economy. This investment has come not only from construction projects and wages, but also in the form of charitable donations. ProSafe is a regular advertiser in local publications and on the local radio station. We have sponsored multiple community events to include the Kilmarnock Summer Concert Series, Lancaster HS Football Dinner & Boys & Girls Club Fundraiser. We also offer complimentary units to charitable organizations like Habitat for Humanity and families displaced by fire, flood, etc.

In conclusion, ProSafe Storage believes in supporting the communities where we operate. The ProSafe team gets engaged locally, and our track record speaks for itself. We are not discount operators. Our goal is always to raise the bar on product and service in every market we enter. To learn more about our team and projects, please visit www.goprosafe.com.

General Benefits of Self-Storage

Increased property tax revenue: Self storage development provides municipalities with increased tax revenue while placing limited strain on local services.

Attracts investment: Encourages private capital investment on surrounding underutilized parcels.

Supports local employment: Generates construction jobs and ongoing management/maintenance positions.

Low traffic generation: Produces minimal daily vehicle trips compared to other commercial uses, reducing congestion and infrastructure wear.

Minimal strain on public services: Requires little to no demand on schools, water, sewer, or emergency services.

Supports residents and small businesses: Provides secure, affordable space for excess belongings, inventory, or seasonal equipment.

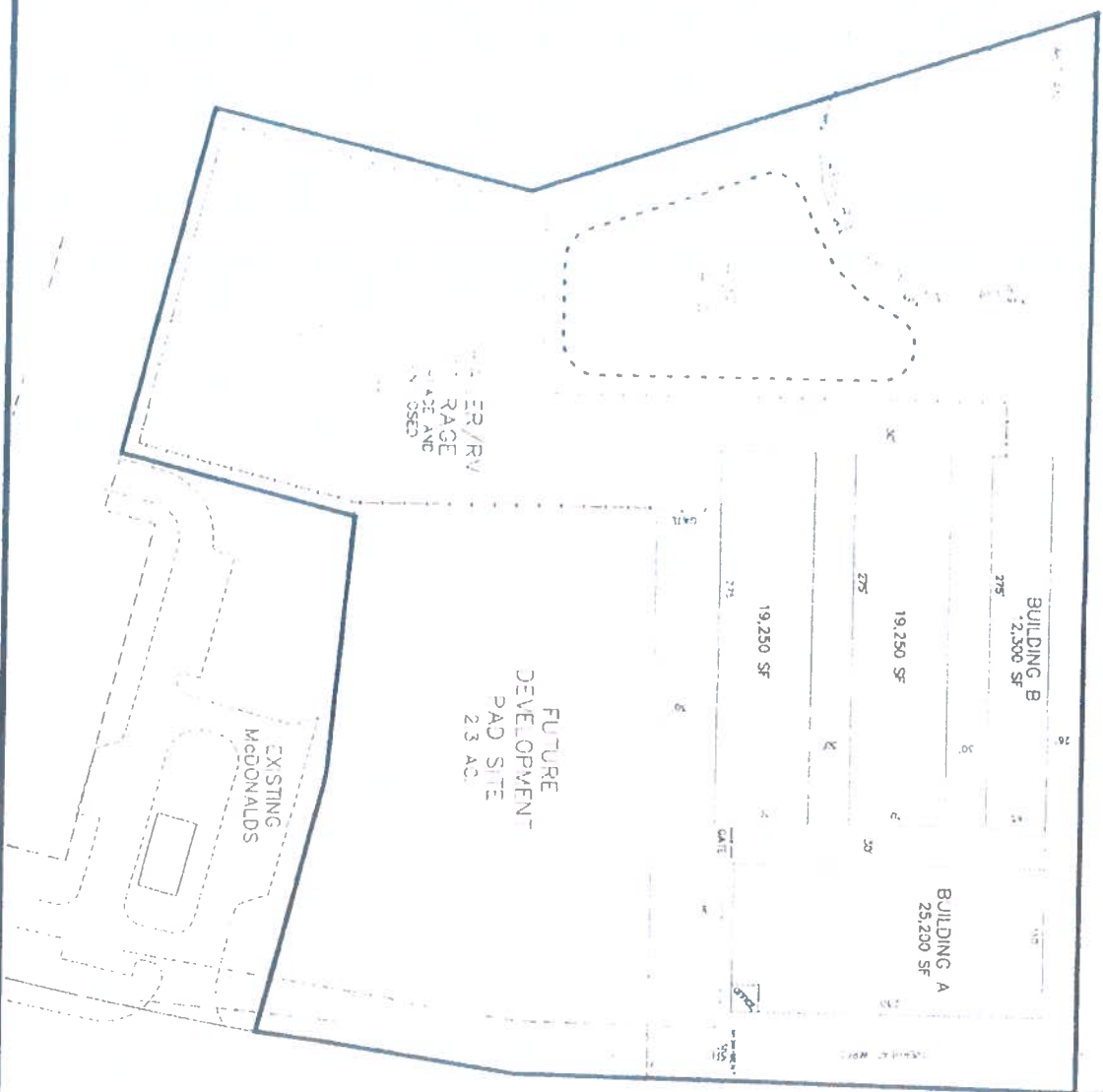
Reduces neighborhood clutter: Encourages proper storage instead of exterior or on-street accumulation.

Enhances housing transitions: Assists residents during moves, renovations, or downsizing periods.

Promotes local entrepreneurship: Offers flexible storage solutions for contractors, startups, and retailers.

Scale 1" = 40'

WV G



ROUTE 360

77% Ownership is the property of THE BAY COMPANIES, INC. ALL RIGHTS RESERVED. THIS PROJECT IS THE PROPERTY OF THE BAY COMPANIES, INC. ALL RIGHTS RESERVED. THIS PROJECT IS THE PROPERTY OF THE BAY COMPANIES, INC. ALL RIGHTS RESERVED.

DATE: 10/15/2020
 REVISION: 1
 REVISION: 2
 REVISION: 3



8000 25th Street, Suite 200
 Chesapeake, VA 23060
 Tel: (757) 546-1000
 Fax: (757) 546-1001

PROJECT: ProSafe Storage Route 360
 SHEET: Concept Plan
 SHEET NO: C1
 JOB NO: 25067

16-16, Warsaw, VA, Richmond County

APN: 10-16 CLIP: 8786213423

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	466,258	N/A	N/A	

OWNER INFORMATION

Owner Name	Herbert Family Holdings LLC	Mailing Zip	22572
Mailing Address	Po Box 907	Mailing Zip + 4 Code	0907
Mailing City & State	Warsaw, VA		

COMMUNITY INSIGHTS

Median Home Value	\$276,596	School District	RICHMOND COUNTY PUBLIC SCHOOLS
Median Home Value Rating	4 / 10	Family Friendly Score	58 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	74 / 100	Walkable Score	15 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$283,463
Standardized Test Rank	46 / 100	Last 2 Yr Home Appreciation	3%

LOCATION INFORMATION

Magisterial	Town Of Warsaw	Most Hazardous Flood Zone	X
Zip Code	22572	Flood Zone Panel	51159C0085D
Zoning	TWN		

TAX INFORMATION

PID	16-16	Parcel ID	16 16
Old Map #	22784		
Legal Description	ADJ TIMES SQUARE		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$276,689	\$276,689	\$276,689
Assessed Value - Land	\$276,689	\$276,689	\$276,689
Market Value - Total	\$276,689	\$276,689	\$276,689
Market Value - Land	\$276,689	\$276,689	\$276,689
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$1,937		
2024	\$1,660	-\$277	-14.29%
2025	\$1,660	\$0	0%

CHARACTERISTICS

Lot Acres	10.7038	Land Use - County	Commercial/Industrial
Lot Sq Ft	466,258		

SELL SCORE

Value As Of	2026-02-15 06:33:01
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LAST MARKET SALE & SALES HISTORY

Owner Name	Herbert Family Holdings LLC
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PROPERTY MAP



Some Dimensions are Estimated

100 yards
Map data ©2026 Google



200 yards
Map data ©2026

PARCEL "C"
 AREA = 10.7038 ACRES
 HERBERT FAMILY HOLDINGS, LLC.
 T.M. 16, PARCEL 16
 DB.173, PG.96

GOLDEN ARCH
 LIMITED PARTNERSHIP
 T.M. 16, PARCEL 16E
 DB. 168, PG. 810

NEW PROPERTY LINE CREATED
 BY THIS PLAT

"B"

N 55°31'18"W

240.99'

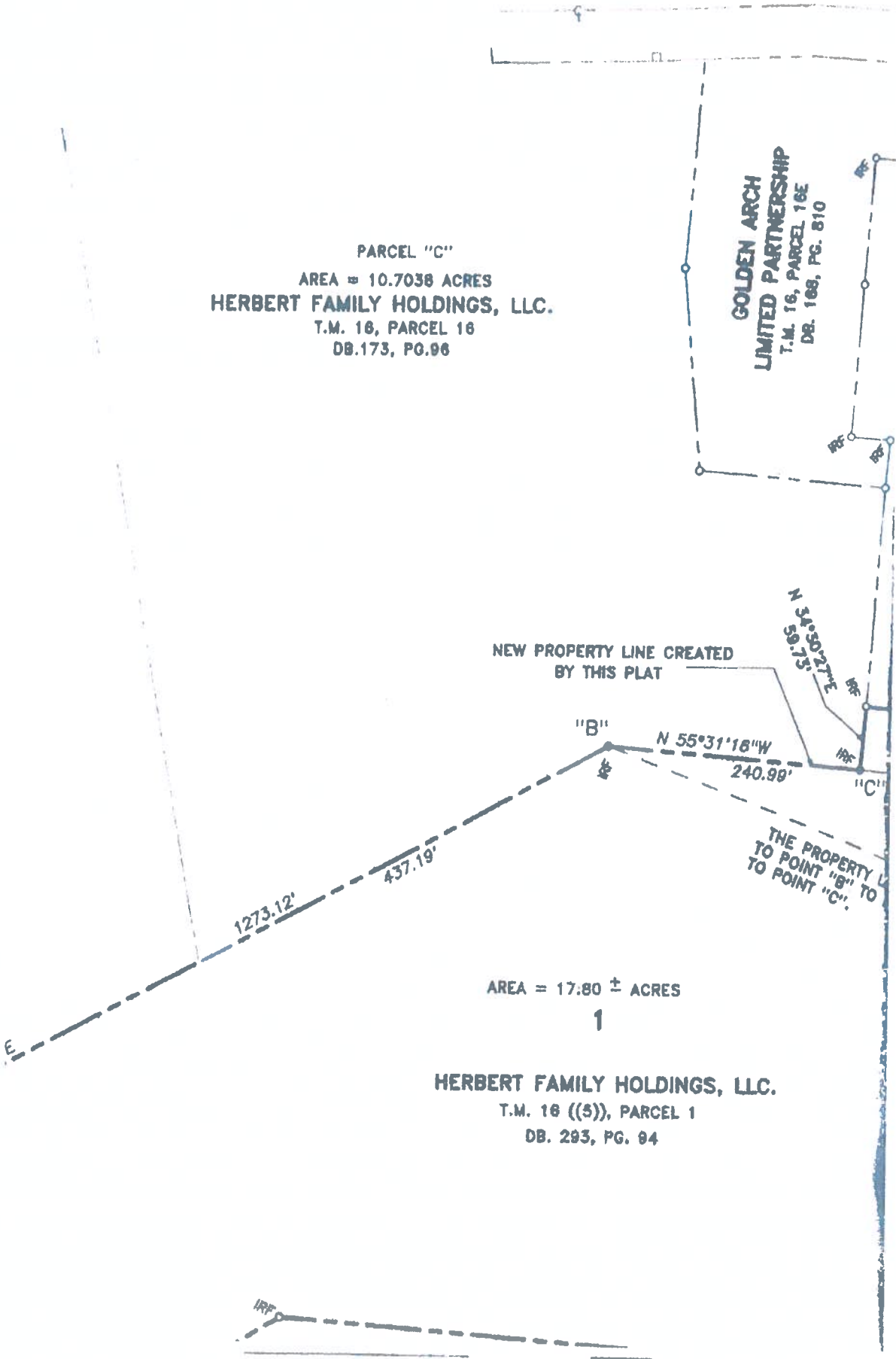
"C"

THE PROPERTY LINE
 TO POINT "B" TO
 TO POINT "C".

AREA = 17.80 ± ACRES

1

HERBERT FAMILY HOLDINGS, LLC.
 T.M. 16 ((5)), PARCEL 1
 DB. 293, PG. 04



Application for Business Improvement Grant (BIG)

- 1. Name of Business and/or Property Owner NORTHERN Neck Planning District (Mmms.)
- 2. Address of Property 483 MAIN STREET / 457 MAIN STREET
- 3. Tax Map ID Number _____
- 4. Please Describe Improvements
120' of 6' high CLAY colored PVC fencing.

Requesting \$3046 of \$6,391 TOTAL COST

- 5. Proposed Date for Construction to Begin MARCH 2026
- 6. Proposed Date for Construction Completion MARCH 2026

***Please attach current photos, as well as Building Permit and Certificate of Occupancy, if any.**

- 7. Please attach copies of any and all proposals or quotes that evidence cost of improvements

8. [Signature] _____ 2/13/26 _____
Signature of Applicant Date

This Part for Review Comments Only:

FY: 2026 Amount of Recommended Award: _____
Award Committee Chair Signature: _____
Date Approved by Council: _____
Council Comments: _____

Award Committee Vote: 4 Aye 0 Nay
Final Award Amount: \$2,045
Clerk/Treasurer Certification: _____