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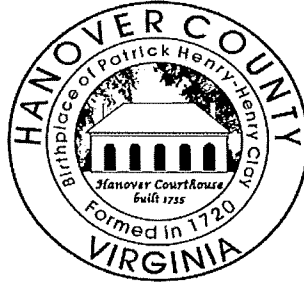
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MECHANICSVILLE DISTRICT

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JEFF S. STONEMAN
BEAVERDAM DISTRICT

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COUNTY ADMINISTRATOR



HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP
SENIOR DIRECTOR OF PLANNING &
COMMUNITY DEVELOPMENT

MARY B. PENNOCK
DEPUTY DIRECTOR OF PLANNING

ANDREW J. POMPEI
DEPUTY DIRECTOR OF PLANNING

GRETCHEN W. BIERNOT
CURRENT PLANNING MANAGER

DONNA S. BOWEN
PRINCIPAL PLANNER

C. JASON HAZELWOOD
CODE COMPLIANCE SUPERVISOR

ERIN M. BABER
BUSINESS MANAGER

P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

May 29, 2024

Steve Raugh
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, Virginia 23225

RE: Approval of CUP2024-00004, Hanover County Public Schools (Beaverdam Elementary School)

Dear Mr. Raugh:

At their meeting of May 22, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request for a Conditional Use Permit in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit a new school building on GPINs 7836-04-2404 and 7836-04-4007, consisting of approximately 20.07 acres, zoned A-1, Agricultural District, subject to the following conditions:

1. Right-of-Way Dedication. Thirty (30) feet of right-of-way from the centerline of Beaverdam School Road (State Route 739) will be dedicated for future road widening, free of cost to the County, upon request of the County or VDOT.
2. Elevations. The school building must be designed and constructed in substantial conformance with the elevations included in the sketch plan. Colors for the building must be earth tone or neutral colors. Final elevations must be reviewed and approved by the Director of Planning or designee.
3. Screening. Landscape screening in accordance with Section 26-263 of the Zoning Ordinance must be provided along the northern property line adjacent to GPIN 7836-04-8563, as shown on the conceptual plan. Existing vegetation can be used to conform to this condition.
4. Lighting. The height of any light poles on the property is limited to 25 feet. House side shields must be installed on all light poles.

5. Signs. New freestanding signs on the property must be limited to ground-mounted monument signs, in accordance with the County's sign regulations.
6. Construction. Hours of construction are limited to 6 a.m. to 8 p.m., Monday through Saturday and 8 a.m. to 6 p.m. on Sundays. The construction area must be secured with a fence and gate as shown on the sketch plan.
7. Events. Any events held on the property must conclude by 10:00 p.m. unless delayed by weather or other circumstances beyond control of the school.
8. Development. The development and use of the property, which is the subject of this Conditional Use Permit request, must comply with all federal, State, and local laws and regulations.

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Hanover County School Board Conditional Use Permit Set at Beaverdam School Road," prepared by Timmon Group, dated March 27, 2024.

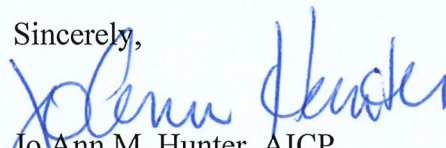
A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

The Conditional Use Permit shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

Prior to initiating the new use on this property, you must obtain site plan approval. The Planning staff will be glad to assist you in this process. The approved plan is attached.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Jessica Crews, Applicant Liaison, or me at (804) 365-6171.

Sincerely,



Jo Ann M. Hunter, AICP
Senior Director
Planning and Community Development

JMH/abw

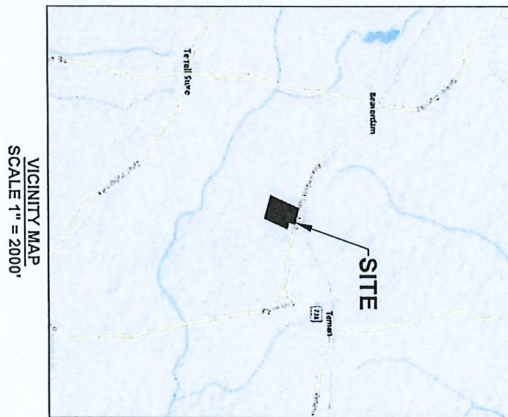
cc:	Jeff S. Stoneman	Planning Commission	Richard W. Paul
	Tim O'Keefe	Jason Hazelwood	Jessica Crews
	Assessor	Kimberlee Daniels	

HANOVER COUNTY SCHOOL BOARD
CONDITIONAL USE PERMIT SET
AT
BEAVERDAM SCHOOL ROAD
HANOVER COUNTY - BEAVERDAM - VIRGINIA

GENERAL SITE INFORMATION
GPN #: 7836-04-2404 & 7836-04-4007
CUP: 3-84, AM-100, 1-02, 1-07, 2-07
DISTRICT: BEAVERDAM DISTRICT
ZONING: A-1

STREET ADDRESS: 15478 BEAVERDAM SCHOOL ROAD
EXISTING USE: ELEMENTARY SCHOOL
ACREAGE: 20.055 ac.

PARKING:
REQUIRED - 4 SPACES/CLASSROOM x 25 CLASSROOMS = 100 SPACES
PROVIDED - ±110 SPACES
6 ADA SPACES



CONDITIONAL USE PERMIT DRAWINGS
0 - COVER
1 - PROPERTY PLAT EXHIBIT
2 - ADJACENT PROPERTY EXHIBIT
3 - PHASE 1 SKETCH PLAN
4 - PHASE 2 SKETCH PLAN
5 - ARCHITECTURAL ELEVATIONS

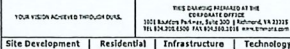
ENGINEER
TIMMONS GROUP
STEVE BAUGH
1001 BOLDENS PARKWAY, SUITE 300
RICHMOND, VIRGINIA 23225
EMAIL: STEVE.BAUGH@TIMMONS.COM

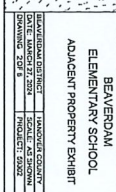
CONSULTANT
GRAETZER ROSS ASSOCIATES
250 WEST MAIN STREET, SUITE 200
CHARLOTTESVILLE, VA 22802
PHONE: 800.777.7822
EMAIL: CROSS@GRAETZER.COM

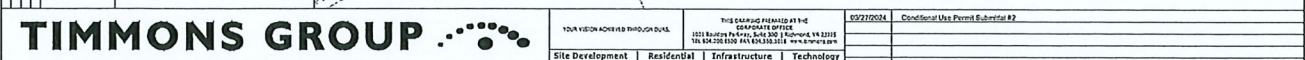
CLIENT
HANOVER COUNTY SCHOOL BOARD
CHRISTINA P. BERRY
ASSISTANT SUPERINTENDENT OF BUSINESS AND OPERATIONS
1001 BOLDENS PARKWAY, SUITE 300
RICHMOND, VA 23225
PHONE: (800) 365-4526
EMAIL: CBERRY@HCS.US

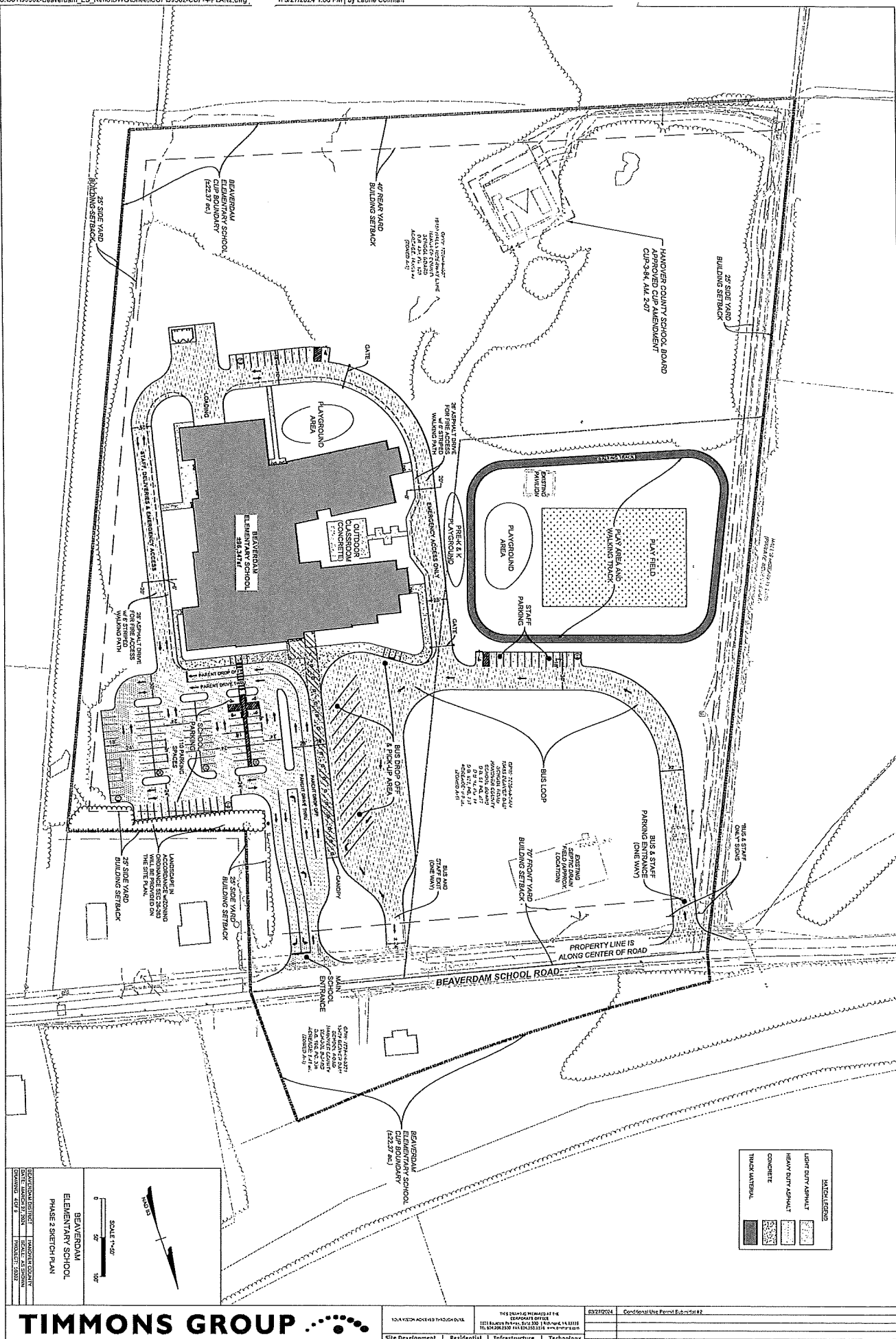
RECEIVED
MAR 28 2024
HANOVER COUNTY
PLANNING DEPARTMENT

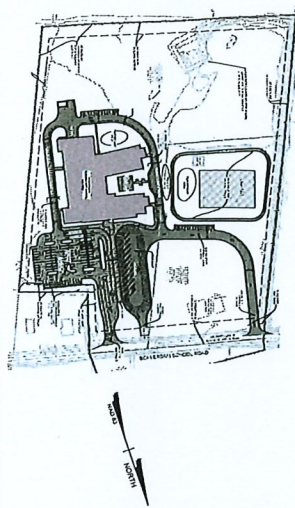
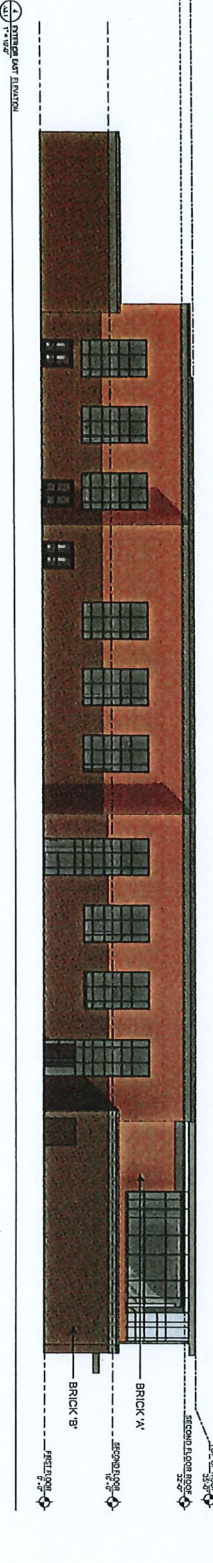
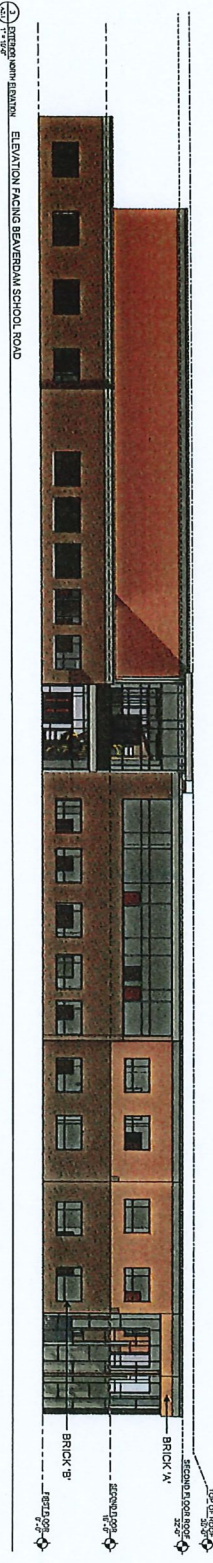
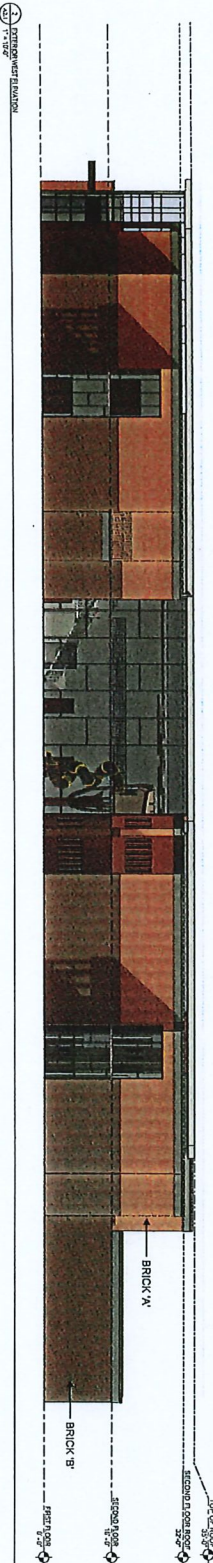
BEAVERDAM ELEMENTARY SCHOOL COVER	
DRAWN BY: J. BERRY	CHECKED BY: J. BERRY
DATE: MARCH 27, 2024	SCALE: 1/8" = 1'-0"
PROJECT NO: 7836-04-2404 & 7836-04-4007	PROJECT NO: 7836-04-2404 & 7836-04-4007











NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
 250 WEST MAIN STREET, SUITE 200
 CHARLOTTESVILLE VA 22902
 434-975-7262

MECHANICSBURG, PENNSYLVANIA
 TOWSON, MARYLAND
 WHITE SULPHUR SPRINGS, WEST VIRGINIA

www.cra-architects.com

BEAVERDAM ELEMENTARY SCHOOL
 HANOVER COUNTY PUBLIC SCHOOLS

PROJECT 3681	DATE 12/18/18	BY JLH
A2.1		

PROJECT DESIGN IS DEVELOPED AT APPROXIMATELY 80%
 EXTERIOR MATERIALS, COLOR AND FINISHES ARE SUBJECT TO MODIFICATIONS AS THE DESIGN DEVELOPS