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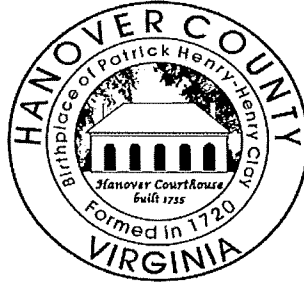
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MECHANICSVILLE DISTRICT

FAYE O. PRICHARD  
ASHLAND DISTRICT

JEFF S. STONEMAN  
BEAVERDAM DISTRICT

**JOHN A. BUDESKY**  
COUNTY ADMINISTRATOR



## HANOVER COUNTY

ESTABLISHED IN 1720  
[WWW.HANOVERCOUNTY.GOV](http://WWW.HANOVERCOUNTY.GOV)

## PLANNING DEPARTMENT

JO ANN M. HUNTER, AICP  
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COMMUNITY DEVELOPMENT

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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.**

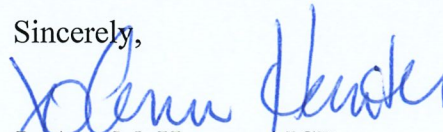
**A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.**

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  
Tim O'Keefe  
Assessor

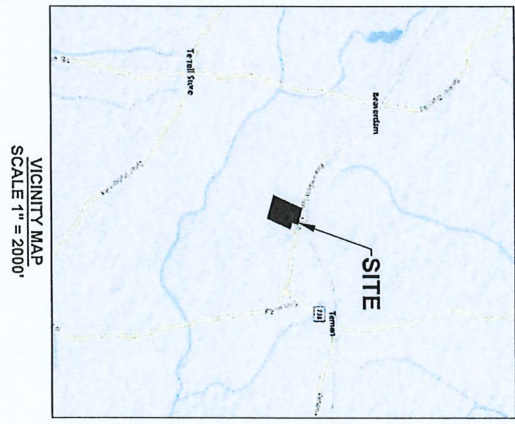
Planning Commission  
Jason Hazelwood  
Kimberlee Daniels

Richard W. Paul  
Jessica Crews

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

**GENERAL SITE INFORMATION**  
 GPN# 7836-04-2404 & 7836-04-1007  
 QLP# 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 RAUCH  
 1001 BOULDER PARKWAY, SUITE 300  
 RICHMOND, VIRGINIA 23225  
 EMAIL: STEVE.RAUCH@TIMMONS.COM

**CONSULTANT**  
 GRANTER CONSULTANTS & ASSOCIATES  
 250 WEST MAIN STREET, SUITE 209  
 CHARLOTTESVILLE, VA 22902  
 PHONE: (804) 974-4444  
 EMAIL: C2000C

**CLIENT**  
 HANOVER COUNTY SCHOOL BOARD  
 CHRISTINA P. BERTY  
 ASSISTANT SUPERINTENDENT OF BUSINESS AND OPERATIONS  
 4515 WINDY HILL DRIVE  
 ASPHANO, VA 23005  
 PHONE: (804) 365-4526  
 EMAIL: CBERTY@HCS.US

**RECEIVED**  
**MAR 28 2024**  
 HANOVER COUNTY  
 PLANNING DEPARTMENT

BEAVERDAM DISTRICT	HANOVER COUNTY
DATE: MARCH 27, 2024	SCALE: 1/8" = 100'
PROJECT: 15478 BEAVERDAM SCHOOL ROAD	PROJECT: 15478 BEAVERDAM SCHOOL ROAD
CITY: BEAVERDAM	CITY: BEAVERDAM

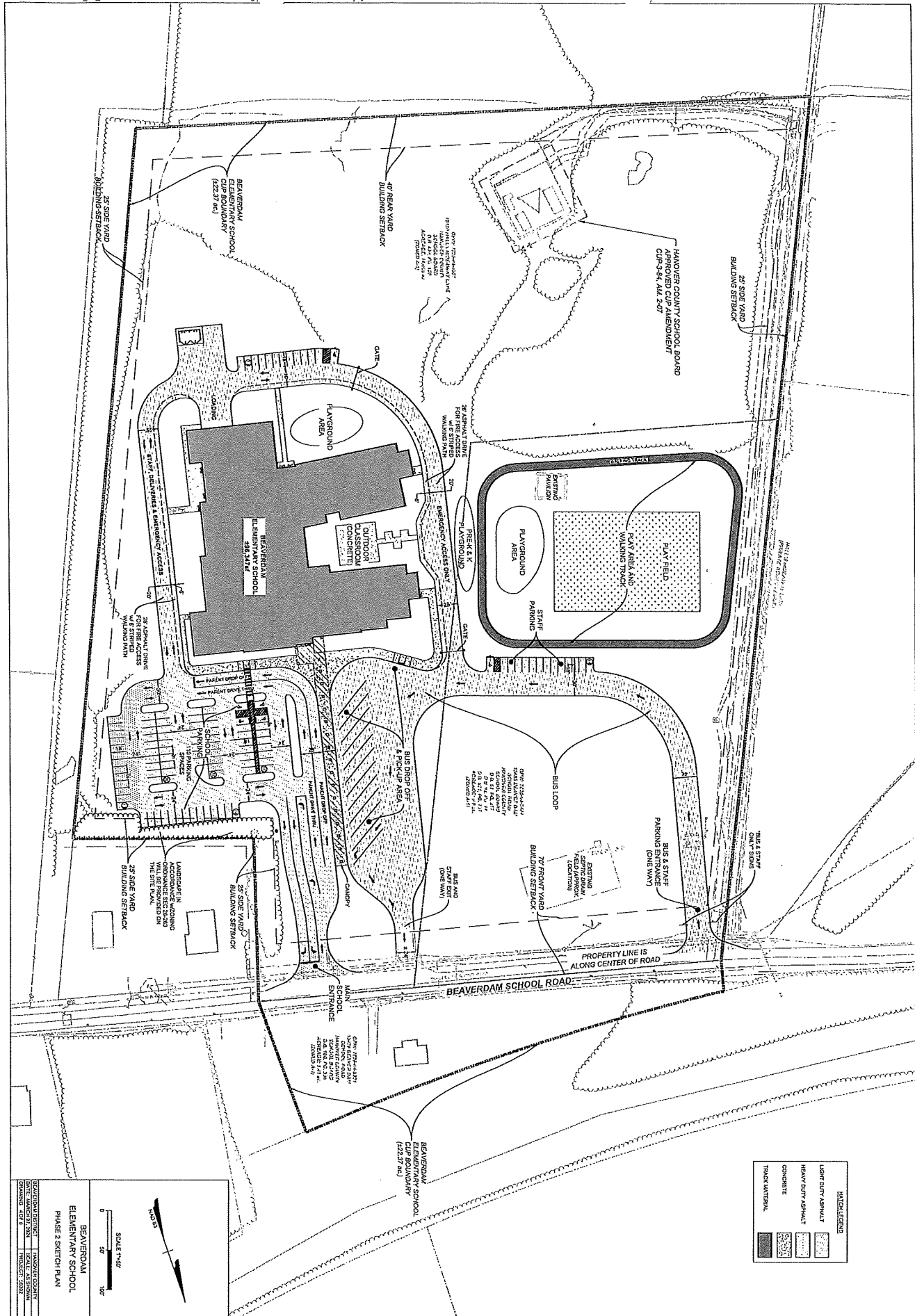




Lot #	Adjacent Owner	Property Address (C/L)	Mailing Address	Parcel ID	Acres/Type
1	Lot 1	15053 Beaverdam School Road	15053 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0242	0.3 3077 PLS 1103
2	Lot 2	15054 Beaverdam School Road	15054 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0243	0.3 3077 PLS 1104
3	Lot 3	15055 Beaverdam School Road	15055 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0244	0.3 3077 PLS 1105
4	Lot 4	15056 Beaverdam School Road	15056 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0245	0.3 3077 PLS 1106
5	Lot 5	15057 Beaverdam School Road	15057 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0246	0.3 3077 PLS 1107
6	Lot 6	15058 Beaverdam School Road	15058 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0247	0.3 3077 PLS 1108
7	Lot 7	15059 Beaverdam School Road	15059 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0248	0.3 3077 PLS 1109
8	Lot 8	15060 Beaverdam School Road	15060 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0249	0.3 3077 PLS 1110
9	Lot 9	15061 Beaverdam School Road	15061 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0250	0.3 3077 PLS 1111
10	Lot 10	15062 Beaverdam School Road	15062 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0251	0.3 3077 PLS 1112
11	Lot 11	15063 Beaverdam School Road	15063 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0252	0.3 3077 PLS 1113
12	Lot 12	15064 Beaverdam School Road	15064 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0253	0.3 3077 PLS 1114
13	Lot 13	15065 Beaverdam School Road	15065 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0254	0.3 3077 PLS 1115
14	Lot 14	15066 Beaverdam School Road	15066 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0255	0.3 3077 PLS 1116
15	Lot 15	15067 Beaverdam School Road	15067 Beaverdam School Rd, Beaverdam, VA 23015	7825-64-0256	0.3 3077 PLS 1117

BEAVERDAM  
ELEMENTARY SCHOOL  
ADJACENT PROPERTY EXHIBIT





BEAVERDAM ELEMENTARY SCHOOL PHASE 2 SKETCH PLAN

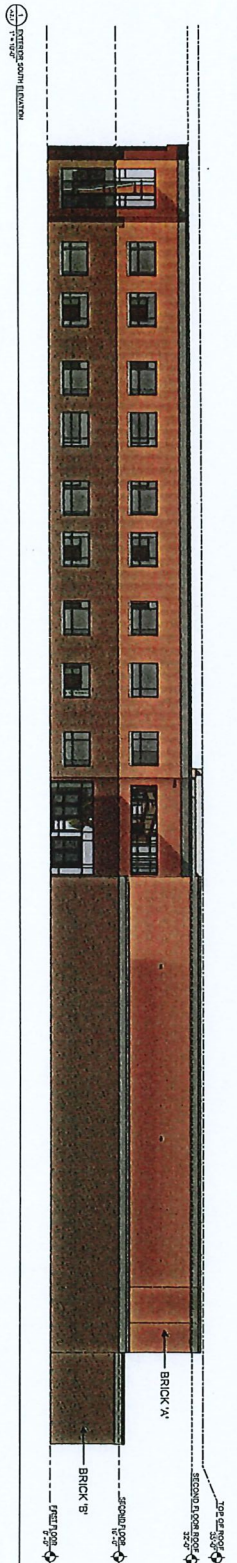
SCALE 1/8" = 1'-0"

0 20 100

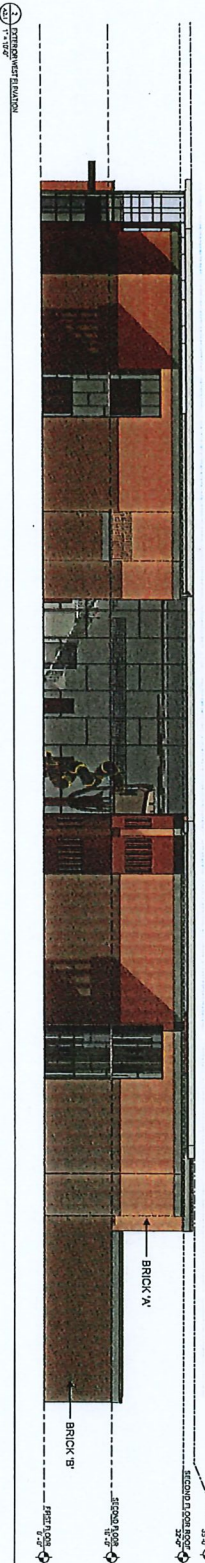
ROAD

BEAVERDAM ELEMENTARY SCHOOL PHASE 2 SKETCH PLAN

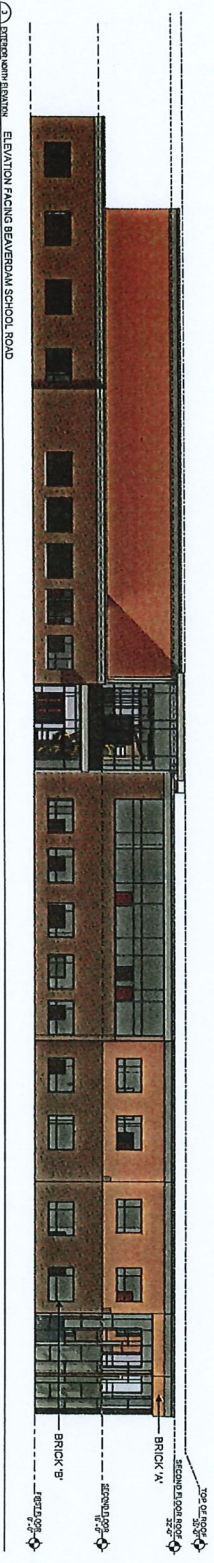
DATE: 03/27/2024	DRAWN BY: LAURIE COFFMAN
CHECKED BY: JENNIFER HARRIS	PROJECT NO: 59302
DATE: 03/27/2024	SCALE: AS SHOWN
DATE: 03/27/2024	PROJECT NO: 59302



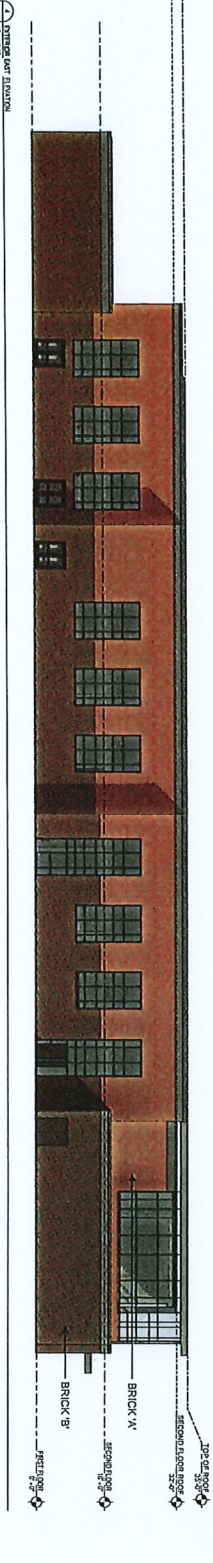
EXTENSION WALL ELEVATION  
1'-11/2" = 1'-0"



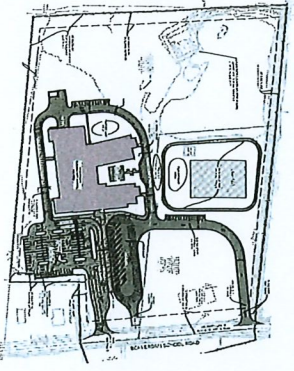
EXTENSION WALL ELEVATION  
1'-11/2" = 1'-0"



EXTENSION WALL ELEVATION  
1'-11/2" = 1'-0"



EXTENSION WALL ELEVATION  
1'-11/2" = 1'-0"



PROJECT DESIGN IS DEVELOPED AT APPROXIMATELY 50%  
EXTENSION VENERA MATERIALS, COLOR AND FINISHES ARE SUBJECT TO MODIFICATIONS AS THE DESIGN DEVELOPS

EXTENSION ELEVATION LEGEND	
1	BRICK VENEER TYPE A
2	BRICK VENEER TYPE B
3	BRICK VENEER TYPE C
4	ALUMINUM CURTAIN WALL SYSTEM
5	GLASS AND FRAME
6	PROJECT CONTRACTOR'S SEAL

NOT FOR CONSTRUCTION

**CR**  
CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

**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

NO.	DATE	REVISIONS

PROJECT  
3881

A2.1