

# CUP2024-00004, HANOVER COUNTY PUBLIC SCHOOLS (BEAVERDAM ELEMENTARY SCHOOL)



Conditional Use Permit Report  
Beaverdam Magisterial District  
PC Meeting Date: April 18, 2024

## Overview

Request	To amend CUP-3-84, Am. 2-07, in accordance with Section 26-20.11 of the Hanover County Zoning Ordinance to permit a new school building
Current Zoning	A-1, Agricultural District
Acreage	20.07 acres
Address	15487 Beaverdam School Road
Location	South line of Beaverdam School Road (State Route 739) at its intersection with Halls Hideaway Lane (private road)
GPINs	7836-04-2404 7836-04-4007
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Beaverdam School Road: Minor Collector (60' ultimate right-of-way)
Suburban Service Area	Outside
Case Planner	Brendan McHugh

## Executive Summary

Hanover County Public Schools has requested to amend the Conditional Use Permit for Beaverdam Elementary School to build a new replacement school. The proposal will be completed in two phases:

- **Phase 1:** Construct the new school building on the east side of the property
- **Phase 2:** Demolish the existing school building on the west side of the property and redevelop the existing bus loop, parking, and drop off areas

## Outstanding Issues

No known outstanding issues at this time.

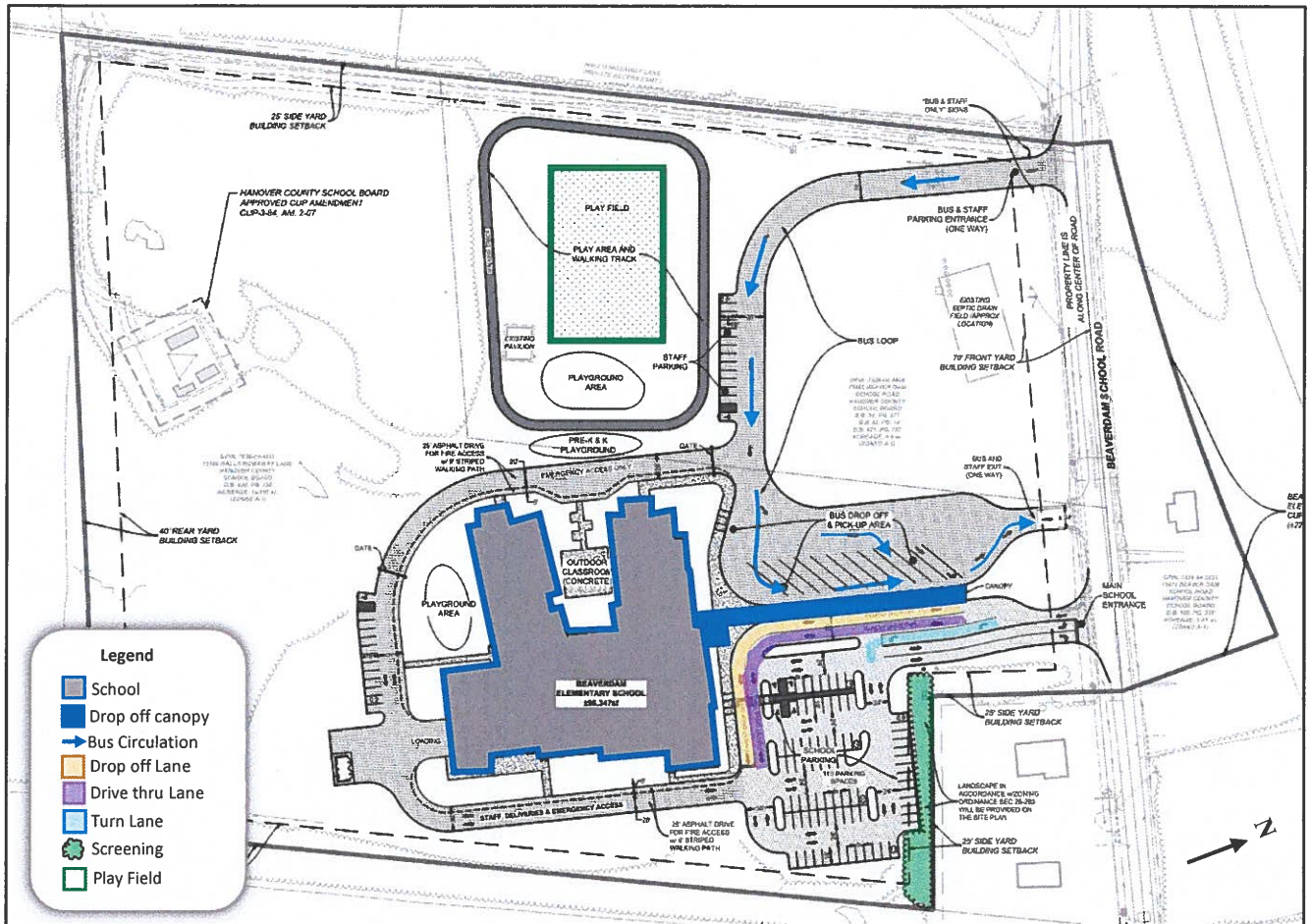
## Draft Motion

I move that the Planning Commission recommend:

- a. Approval of CUP2024-00004 as submitted.
- b. Approval of CUP2024-00004 with the following amendments: \_\_\_\_\_.
- c. Denial of CUP2024-00004.
- d. Deferral of CUP2024-00004 until the Planning Commission's May meeting.

# Planning Analysis

## Sketch Plan<sup>1</sup>



The sketch plan for this proposal includes five (5) sheets, which show the following:

- Plat and Existing Features (Sheets 1 and 2): Sheets 1 and 2 of the plan consist of a plat of the property and an existing features exhibit.
- Phase 1 (Sheet 3): The plan shows the existing school (light gray) on the west side of the property and the proposed school (dark gray) on the east side of the property. The three existing access points, parking, and play areas are shown and will remain in place while the new school is being built. A construction entrance (shown in a textured gray) will extend from one of the parking areas on the east side of the property and loop around the proposed school. Staff has recommended conditions related to limitations on construction activities.
- Phase 2 (Sheet 4, and shown above): The plan shows the following features:
  - *School Building*: The proposed school building (outlined in dark blue) is shown on the east side of the site.

<sup>1</sup> The exhibit shown above is the final phase (Phase 2) of the development and is further detailed in this report.

- *Bus Circulation:* The bus loop has been enlarged and extended further south on the property; however, the access points from Beaverdam School Road will remain the same. The buses will enter from the western entrance, head into the drop-off/pick-up area, and exit from the middle access. The buses will park adjacent to the canopy (shown as a dark blue rectangle) when dropping off and picking up the students.
- *Parking:* The parking areas for the school have been consolidated but will remain on the east side of the site adjacent to the proposed school. The access point for the parking area will remain in the same location; however, it will be enlarged to include additional lanes. The parking lot currently includes a full access entrance, but it is only two lanes. The proposed entrance to the parking lot includes three lanes (two exit lanes and one entrance lane). In addition, the entrance lane expands into three lanes as follows:
  - Drop-off lane for parents (shown in pink)
  - Drive-through lane (shown in gold)
  - Left turn lane into the parking lot (shown in light blue)

Vegetation is shown along the northern property line between the parking area and an adjacent residential property. When off-street parking areas for ten (10) or more vehicles are located closer than fifty (50) feet to a lot in a residential district, a screen must be provided between the parking and the residential property.<sup>2</sup> A note has been added that the landscaping will be in accordance with Section 26-263, which contains the screening standards identified in the Zoning Ordinance.

An access road will run from the bus loop around the rear of the building to the proposed parking lot. This road will be gated and only used by staff, emergency services, and delivery drivers. A parking area is shown to the rear of the building adjacent to the access road, which will be used by staff members.

- *Playfield/Outdoor Play Areas:* A playfield area (dotted square outlined in green) is shown on the western side of the property adjacent to the bus loop. A walking track is shown surrounding the field. Multiple play areas are also shown around the new building.
- Elevations (Sheet 5): Sheet 5 shows the elevations of the proposed building. The building will include modern architectural elements including flat roofs, straight continuous lines, and a generous use of glass throughout the structure. Materials include brick veneer, metal, and precast concrete. Staff has recommended a condition (Condition #2) regarding the color limitations of the proposed building.

### *Compatibility with Surrounding Area*

This property has been used for a school since the early 1900s. There have been multiple schools and renovations that have taken place on the property over the years. The property is surrounded by agricultural and residential properties. It is zoned A-1, Agricultural District and designated as *Rural/Agricultural* in the Comprehensive Plan. This zoning district and land use are common for school properties. Hanover County Schools forecast an additional 72 students to attend this school by 2028. The increase in capacity is expected to generate an additional 163 vehicles per day (53 vehicles per peak hour).

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<sup>2</sup> Section 26-256 (h) of the Zoning Ordinance

### *Community Meeting*

A community meeting for this case was held on February 27, 2024 at Beaverdam Elementary School. The following comments and topics were addressed at the meeting:

- Beaverdam Sports League (BYL) events should be held on the property.
- Should BYL events be held on the property, lighting for sporting events should be regulated.
- Construction vehicles and operations should be directed away from the existing school.
- The proposed occupancy is 400 people.
- Septic plans will be evaluated during site plan review.
- Safety concerns were expressed with floor to ceiling doors in bathrooms.
- Outdoor learning areas should be shaded

### **Agency Analysis**

There were no substantive comments from any of the reviewing agencies.

### **Historical Commission**

This case was reviewed by the Historical Commission at their March 6, 2024, meeting. The subject property is the site of the Fairview School and is adjacent to several other historic resources. All of the historic resources in the vicinity of this property have not yet been evaluated for eligibility for the National Register but cannot be disregarded due to their age. The Commission determined that the request would not further impact the historic resources in the area.

### **Ordinance Required Conditions**

**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.**

### **Recommended CUP 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 a ground-mounted monument signs, in accordance with the County's sign regulations.
6. Construction. Hours of construction are limited to 7 a.m. to 8 p.m., Monday through Saturday and 8 a.m. to 6 p.m. on Sundays. All construction activities during Phase 1 of the project must take place inside the construction security fence as shown on Sheet 3 of the sketch plan. The construction area must be secured with a gate as shown on the sketch plan at all times. The Play Area as shown on Sheet 3 of the sketch plan between the existing modular classrooms and the construction access must not be used during construction of the new school.
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.

**Attachments**

- Maps (land use, vicinity, zoning, aerial)
- Photographs
- Application
- Traffic Study
- Approval Letter Proffers/Elevations/Conceptual Plan
- Historical Commission Recommendation
- Community Meeting Notes
- Citizen Correspondence
- Sketch Plan/Elevations

Initials: BRM

## Maps

# Hanover County, Virginia

## Land Use Map

### Legend

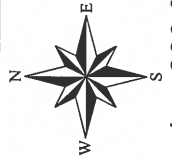
- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

**CUP2024-00004**

**HCSB - Beaverdam  
amendment**

**Rural/Agricultural Land Use**

**GPIN's: 7836-04-2404 & 7836-04-4007  
Beaverdam Magisterial District**



**1 inch = 800 feet**  
January 31, 2024



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

— Roads

--- Water

■ Structures

□ Parcels

🌳 Trees

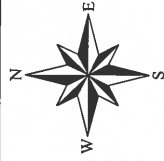
**CUP2024-00004**

HCSB - Beaverdam

amendment

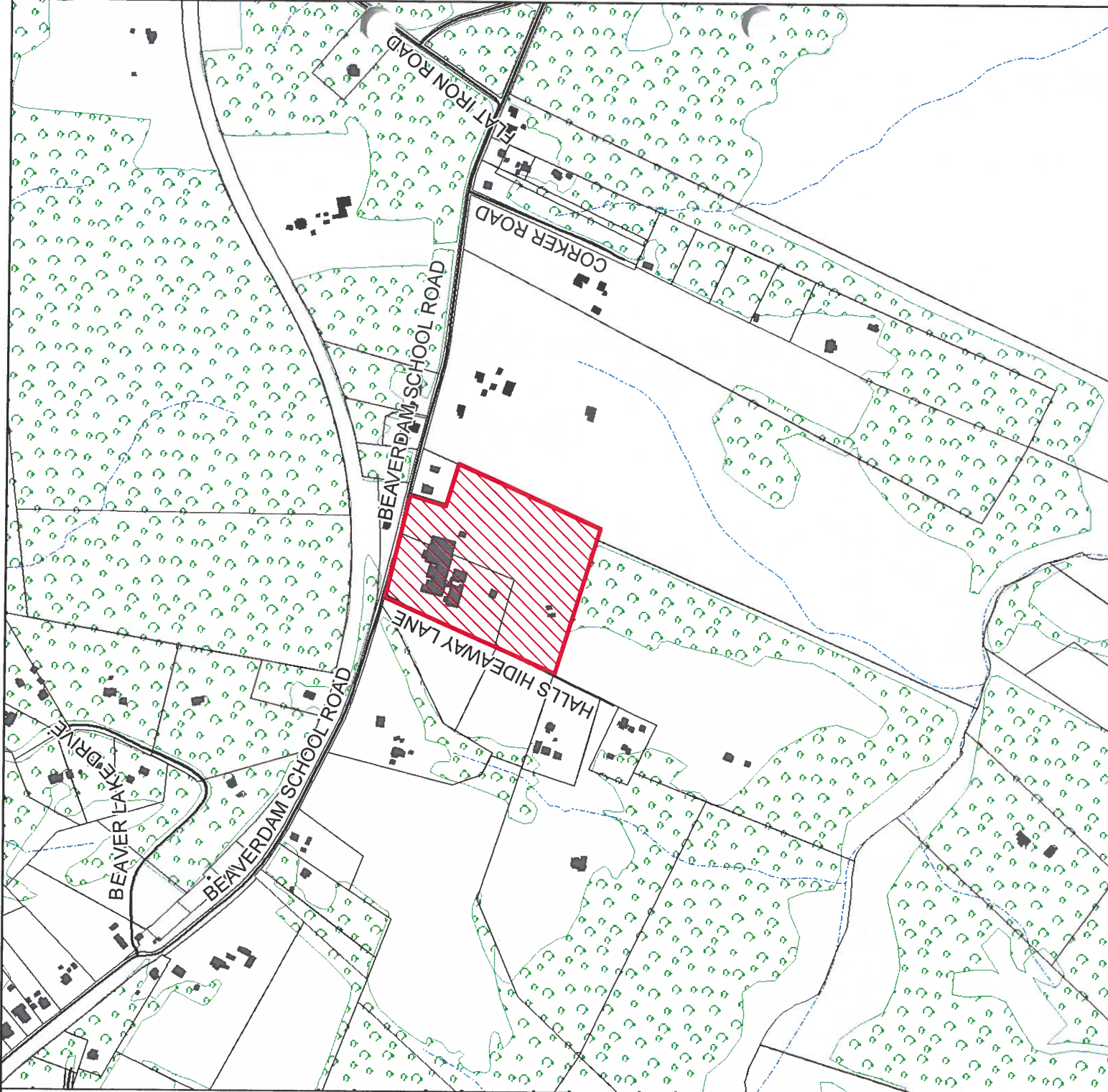
Zoned A-1

GPIN's: 7836-04-2404 & 7836-04-4007  
Beaverdam Magisterial District



1 inch = 800 feet




































January 31, 2024



# Hanover County, Virginia

## Zoning Map

### Legend

	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

**CUP2024-00004**

HCSB - Beaverdam

amendment

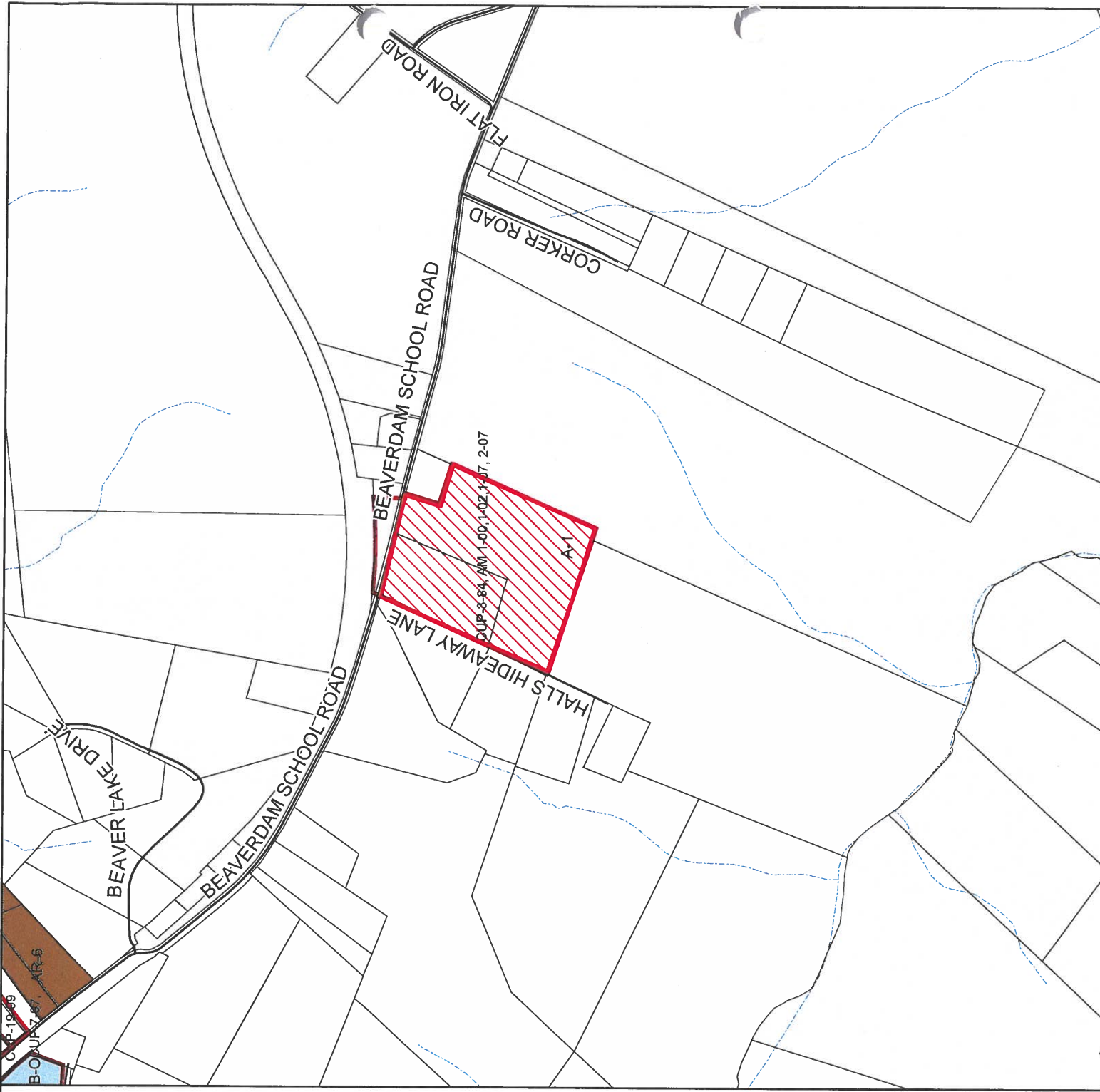
Zoned A-1

GPIN's: 7836-04-2404 & 7836-04-4007  
Beaverdam Magisterial District

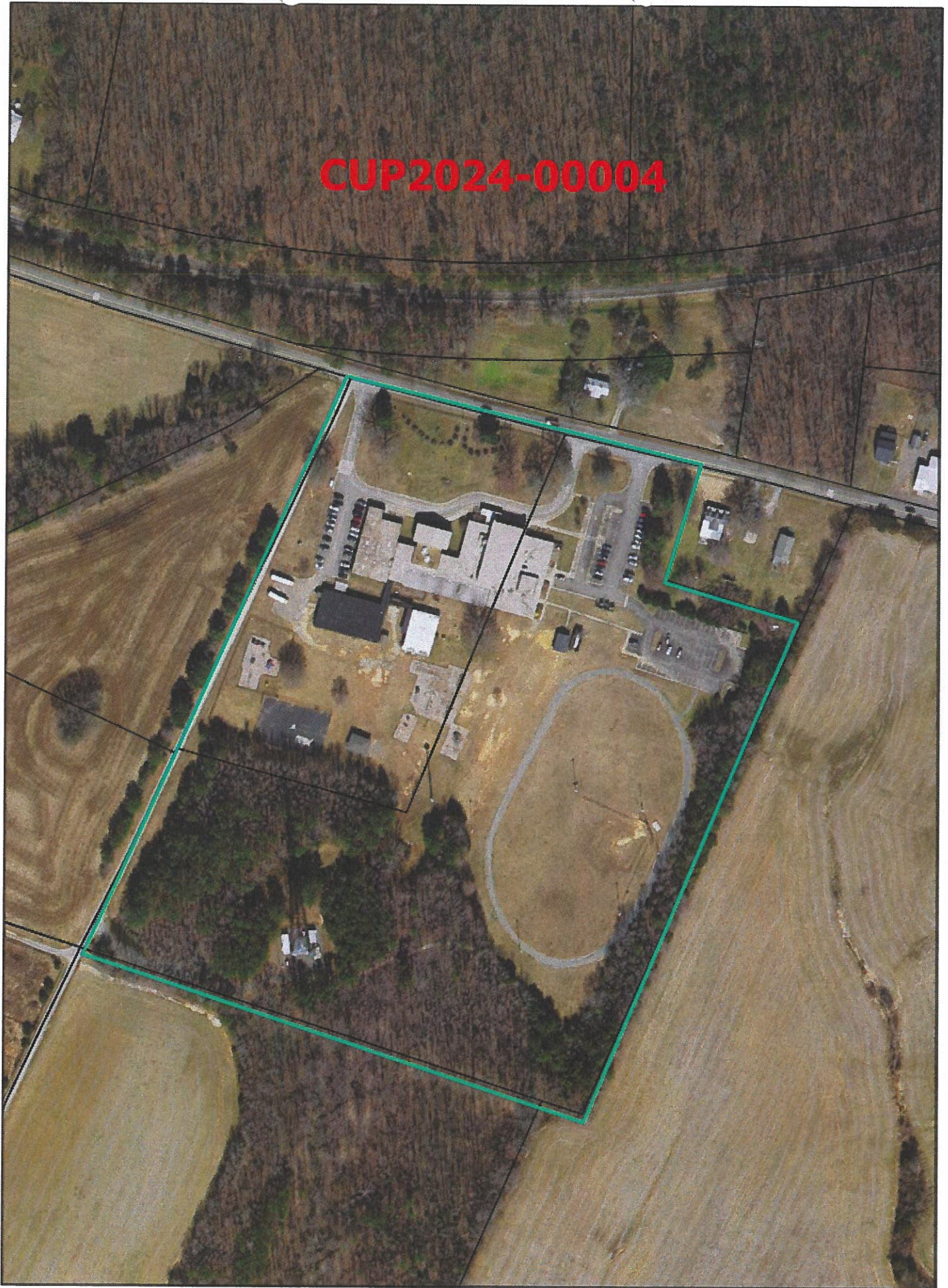


1 inch = 800 feet

January 31, 2024



**CUP2024-00004**



## Photographs









# Application

Hanover County Planning Department Application

RECEIVED

JAN 29 2024

Request for a Conditional Use Permit

HANOVER COUNTY PLANNING DEPARTMENT

Case #: CUP2024 - 00004

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Hanover County Public Schools</u>	Telephone No. <u>804-365-4526</u>
Contact Name: <u>Christina P. Berta - Assistant Superintendent of Business and Operations</u>	Fax No. <u>804-365-4818</u>
Address: <u>200 Berkley Street, Ashland, VA 23005</u>	Email Address <u>cberta@hcps.us</u>

PARCEL INFORMATION	For multiple parcels, please also complete Page 4 <input checked="" type="checkbox"/>
GPIN(s)(Tax ID #'s) <u>7836-04-2404, 7836-04-4007</u>	Total CUP Area (acres/square feet) <u>20.07 ac / 874,249.2 sf</u>
Total Area (acres/square feet) <u>20.055 ac / 874,249.2 sf</u>	Current Zoning <u>A-1</u>
Magisterial District <u>Beaverdam</u>	In accordance with Article 3, Division <u>1</u> Section <u>26-20</u>
Location Description (Street Address, if applicable) <input checked="" type="checkbox"/>	§ 11 _____ of the Ordinance the following use is requested:
<u>15485 Beaverdam School Rd, Beaverdam, VA 23015</u>	<u>New elementary school building adjacent to existing elementary school that will be removed once new school is open.</u>

SIGNATURE OF OWNER  POWER OF ATTORNEY  CONTRACT PURCHASER  (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.

Signature Christina P. Berta Date 1/29/2024

Print Name Christina P. Berta

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

Print Name \_\_\_\_\_

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING\*\*:

Name <u>Steve Raugh</u>	Telephone No. <u>804-200-6467</u>
Address: <u>1001 Boulders Pkwy, Suite 300</u>	Fax No. _____
<u>Richmond, VA 23225</u>	Email Address <u>steve.raugh@timmons.co</u>

\*\*It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

**FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:**

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7836-04-2404	Print <i>Christina P. Berta</i> Sign <i>Christina P. Berta</i>		6 acres	A-1	
7836-04-4007	Print <i>Christina P. Berta</i> Sign <i>Christina P. Berta</i>	DB 420, PG 130	14.055	A-1	
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**REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:**

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- e. **Responses to questions on Page 10**
- f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- j. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

**ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE**

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by \_\_\_\_\_. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Christina P. Berta Date 1/29/2024  
 Print Name Christina P. Berta

Signature of applicant/authorized agent \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Address to which notification letter is to be sent:  
200 Berkley Street, Ashland, VA 23005  
 \_\_\_\_\_  
 \_\_\_\_\_

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email cberta@hcps.us  Fax \_\_\_\_\_

**FEES**

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	\$1500 + \$75/acre*
Amendment (after final approval)	\$1500

\*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

**FOR STAFF USE ONLY:**

Fees: Base Fee \_\_\_\_\_  
 Acreage Fee \_\_\_\_\_  
**TOTAL** \_\_\_\_\_

Accepted by: \_\_\_\_\_  
 HTE #: \_\_\_\_\_

**NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS**

**Applicant's Statement:**

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

**Applicant's Signature:** Christina P. Berta

COMMONWEALTH OF VIRGINIA )

COUNTY OF HANOVER ) to-wit:

The foregoing instrument was acknowledged before me this 29th day of January, 2024, by Christina P. Berta (Name of Applicant).

My commission expires: **MUNTEAN**  
**MINDY BETH**  
 Notary Public  
 Commonwealth of Virginia  
 Registration No. 355768  
 My Commission Expires Jul 31, 2027

[Signature]  
 Notary Public

**Board of Supervisors Representative:** Jeff Stoneman, Beaverdam District, 15991 Newfound Hills Land, Mc Beaverdam district

**Planning Commission Representative:** Edmonia Iverson, Beaverdam District, 17104 Annefield Rd, Beaver Beaverdam district

**List of Adjacent Property Owners:**

GPIN	Name	Address
7826-84-6487	LAUREN ARMSTRONG	16033 BEAVERDAM SCHOOL ROAD BEAVERDAM, VA 23015
7826-94-8408	MONTANA HALL LAYNE	15250 LAZY CREEK ROAD BEAVERDAM, VA 23015
7826-94-5121	BRITTANY & JOHN AXSELLE IV	19191 HALLS HIDEAWAY LANE BEAVERDAM, VA 23015
7826-93-3789	ESMOND mCkOY	19187 HALLS HIDEAWAY LANE BEAVERDAM, VA 23015
7826-92-5645	MATTHEW & MARY WICKHAM	17070 BEAVERDAM ROAD BEAVERDAM, VA 23015
7836-02-8647	WILLIAM HOPE	12183 TILLER CIRCLE ROCKVILLE, VA 23146
7836-25-7170	ROBERT & JAMES PRICE	19493 LANDORA BRIDGE ROAD RUTHER GLEN, VA 22546
7836-14-4657	15444 BEAVERDAM SCHOOL ROAD LLC	18216 TEMAN ROAD BEAVERDAM, VA 23015
7836-14-2867	SAMUEL CARTER	15452 BEAVERDAM SCHOOL ROAD BEAVERDAM, VA 23015



## NOTIFICATION OF ZONING APPLICATION SUBMITTAL

**TO:** Adjacent Property Owner

**FROM:** Timmons Group on Behalf of Hanover County Public Schools

**DATE:** \_\_\_\_\_

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

**Applicant:** Hanover County Public Schools

**Property Location:** 15485 Beaverdam School Rd, Beaverdam, VA 23015

**GPIN(s):** 7836-04-2404

**Requested Zoning District:** A-1

**Requested Use/Exception:** Construct new elementary school, bus loop, and parking lot on the existing school site.

Hanover County Public Schools requests permission to construct a new elementary school adjacent to the existing elementary school. The existing school will be removed once students/staff have transitioned into the new building.

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The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

**EXPLANATION: (Attach additional sheets, if necessary)**

1. What type of use is being requested? No change in use. The property will continue to be used as a public school.

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2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. \_\_\_\_\_

The existing property currently houses the existing Beaverdam Elementary School. The proposed plan is to build a new school building, bus loop and parking adjacent to the existing school while it is still in use. Once the students/staff have transitioned to the new school, the old school will be demolished.

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3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) There will be no change in use, the community will simply be getting a new school facility. The construction area will be fenced off and contain erosion and sediment control measures around the entire site to minimize downstream environmental impacts. Stormwater management strategies will also be implemented to reduce post development runoff from the site.

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4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) None

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5. Is the subject property located in a Dam Break Inundation Zone?  Yes  No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

## HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. FAIRVIEW SCHOOL / 42-0452 GPIN 8735-13-6656
2. Historic Resource/File No. FAIRVIEW SCHOOL / 42-0452 GPIN 7836-04-2404
3. Historic Resource/File No. DR HATCH HOUSE / 42-0509 GPIN 7826-84-6487

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? N.A.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N.A.

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- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N.A.

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If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Date: 1/17/24

**HISTORIC SITE IMPACT ANALYSIS**

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. HATCH HOUSE / 42-0843 GPIN 7826-92-5645
- 2. Historic Resource/File No. BRENTWOOD / 42-0685 GPIN 7836-02-8647
- 3. Historic Resource/File No. \_\_\_\_\_ GPIN \_\_\_\_\_

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? N.A.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N.A.

\_\_\_\_\_  
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\_\_\_\_\_

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N.A.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: *[Handwritten Signature]* Date: 1/17/24

## COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 163 vehicles per day and a site peak hour trip generation of 53 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 520 and Page Number 325).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal **MEETS** at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

01/23/2024

(Date)

W. Scott Dunn

(Applicant/Applicant's Representative - Print Name)

*Note: The application is for replacement of the existing ES that will increase the capacity from 474 students to 500. The trip generation estimate above is based on the School District's forecast of 72 additional students by 2028.*

## SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
<input checked="" type="checkbox"/>	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	<input type="checkbox"/>
<input type="checkbox"/>	6. Proposed changes in zoning, if any.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	<input type="checkbox"/>
<input type="checkbox"/>	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	<input type="checkbox"/>
<input type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	<input type="checkbox"/>

Approval Letter/ Proffers/Elevations/Conceptual Plan

**BOARD OF SUPERVISORS**

**ROBERT R. SETLIFF, CHAIRMAN**  
CHICKAHOMINY DISTRICT

**AUBREY M. STANLEY, VICE-CHAIRMAN**  
BEAVERDAM DISTRICT

**TIMOTHY E. ERNST**  
ASHLAND DISTRICT

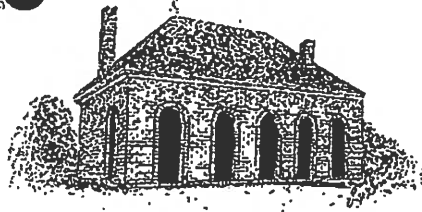
**JOHN E. GORDON, JR.**  
SOUTH ANNA DISTRICT

**CHARLES D. MCGHEE**  
HENRY DISTRICT

**ELTON J. WADE, SR.**  
COLD HARBOR DISTRICT

**J. T. "JACK" WARD**  
MECHANICSVILLE DISTRICT

**CECIL R. HARRIS, JR.**  
COUNTY ADMINISTRATOR



HANOVER COURTHOUSE

**HANOVER COUNTY**

ESTABLISHED IN 1720  
WWW.CO.HANOVER.VA.US

May 23, 2007

**PLANNING DEPARTMENT**

**MICHAEL E. CRESCENZO**  
PLANNING DIRECTOR

**DAVID P. MALONEY, AICP**  
DEPUTY DIRECTOR OF PLANNING

**JOHN A. BENDER**  
DEPUTY DIRECTOR OF PLANNING

**J. KEITH THOMPSON**  
SUBDIVISION ADMINISTRATOR

**LEE W. GARMAN, AICP**  
PRINCIPAL PLANNER

P. O. BOX 470  
HANOVER, VIRGINIA 23069

PHONE 804-365-6171  
FAX: 804-365-6232

Paul L. Carper  
Hanover County School Board  
200 Berkley Street  
Ashland, VA 23005

RE: Approval of CUP-3-84, AM. 1-07, Hanover County School Board (Beaverdam Elementary)

Dear Mr. Carper:

At its meeting of May 23, 2007, the Hanover County Board of Supervisors, on a motion by Mr. Stanley, seconded by Mr. McGhee, voted to **APPROVE** an amendment to the above-captioned Conditional Use Permit in order to amend the sketch plan for a building addition, on GPINs 7836-04-2404 and 7836-04-4007, subject to the following conditions:

1. The Property which is the subject of the application shall be developed in substantial conformance with the plan titled "Beaverdam Elementary School Proposed Media Center Addition," drawn by Hanover County School Board, dated 2-2-07.
2. Applicant shall submit an amended site plan in accordance with Title I., Article 7, Section 6, of the Hanover County Zoning Ordinance to show the additional parking area.
3. Screening shall be provided in accordance with Article 7, Section 2A.1, using plantings as specified in Article 7, Section 2A.1, and supplemented with a 4-ft high solid board fence located between the parking area and the required screen plantings the entire length of the northern side of the expanded parking area.
4. All requirements of the Department of Public Works shall be met for construction of the expanded parking facility.
5. Development and use of the site shall comply with all applicable federal, State, and local statutes, ordinances and regulations.

Paul L. Carper  
Page 2  
May 23, 2007

6. Applicant will install storm management structures to mitigate its effect of stormwater flow across Hall's Hideaway Lane.

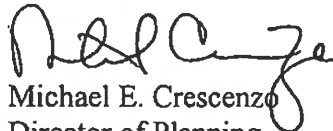
After the Board of Supervisors has approved a Conditional Use Permit, the Conditional Use so approved shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

You cannot begin to use the property under these conditions until you have filed, with this office, a Final Site Plan under the provisions of Title I., Article 7, Section 6, of the Hanover County Zoning Ordinance which complies with the conditions of approval.

Approval of the Final Site Plan from this office is your authorization to proceed to file building permits or other construction permits to initiate the requested change.

Should you require any additional information concerning this matter, please do not hesitate to contact Mr. J. Keith Thompson, Subdivision Administrator, or me.

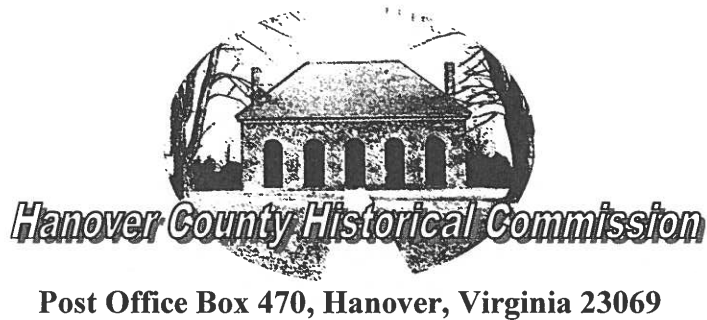
Sincerely,

  
Michael E. Crescenzo  
Director of Planning

LWG/sm/hte

cc: The Honorable Aubrey M. Stanley  
Dennis Walter, Esquire  
Mr. Richard W. Paul  
Mr. J. Keith Thompson  
Mr. Kevin Nelson  
Mr. W. Randolph Johnson, Jr.  
Mrs. Gretchen W. Biernot  
Mrs. Sherri A. Carneal

## Historical Commission Recommendation



## MEMORANDUM

**TO:** Gretchen Biernot, Current Planning Manager

**FROM:** Claudia Cheely, Senior Planner II

**SUBJECT:** Historical Commission Recommendation  
CUP2024-00004, Hanover County Public Schools – Beaverdam E.S.

**DATE:** March 6, 2024

At the Historical Commission meeting on March 5, 2024, the Commission reviewed the referenced request for amendment to its Conditional Use Permit to allow construction of a new school building and demolition of the existing school. The subject parcel includes 20.07 acres and is located on the South line of Beaverdam School Road at its intersection with Halls Hideaway Lane.

The Commission reviewed this request because:

- The subject property includes Fairview School (Beaverdam School), VDHR #042-0452 (Not yet evaluated)
- It is adjacent to:
  - Brentwood, VDHR #042-0685 (Not yet evaluated, ca. 1910 w/many outbuildings)
  - Dr. Hatch House, VDHR #042-0509 (Not yet evaluated, but large 1860 home)
  - Hatch House, VDHR #042-0843 (Not yet evaluated, ca. 1767 unique house plan)
- Very near (across Beaverdam School Road):
  - Stanley's Garage, VDHR 042-5333 (Not yet evaluated, 1940s, shows potential)

The property is the site of the Fairview School, now Beaverdam Elementary School. When the existing school was built, an old schoolhouse building was moved across Beaverdam School Road and converted into a dwelling. The Beaverdam Elementary School property is adjacent to a few other historic resources including the Hatch House and Brentwood. All of the historic resources in the vicinity of this property have not yet been evaluated for eligibility for the National Register but cannot be disregarded due to their age. The new school will have a similar student capacity as the existing school. The Commission determined that the request would not further impact the historic resources in the area of the Beaverdam Elementary School.

/cdc

## Community Meeting Notes

## Community Meeting Notes

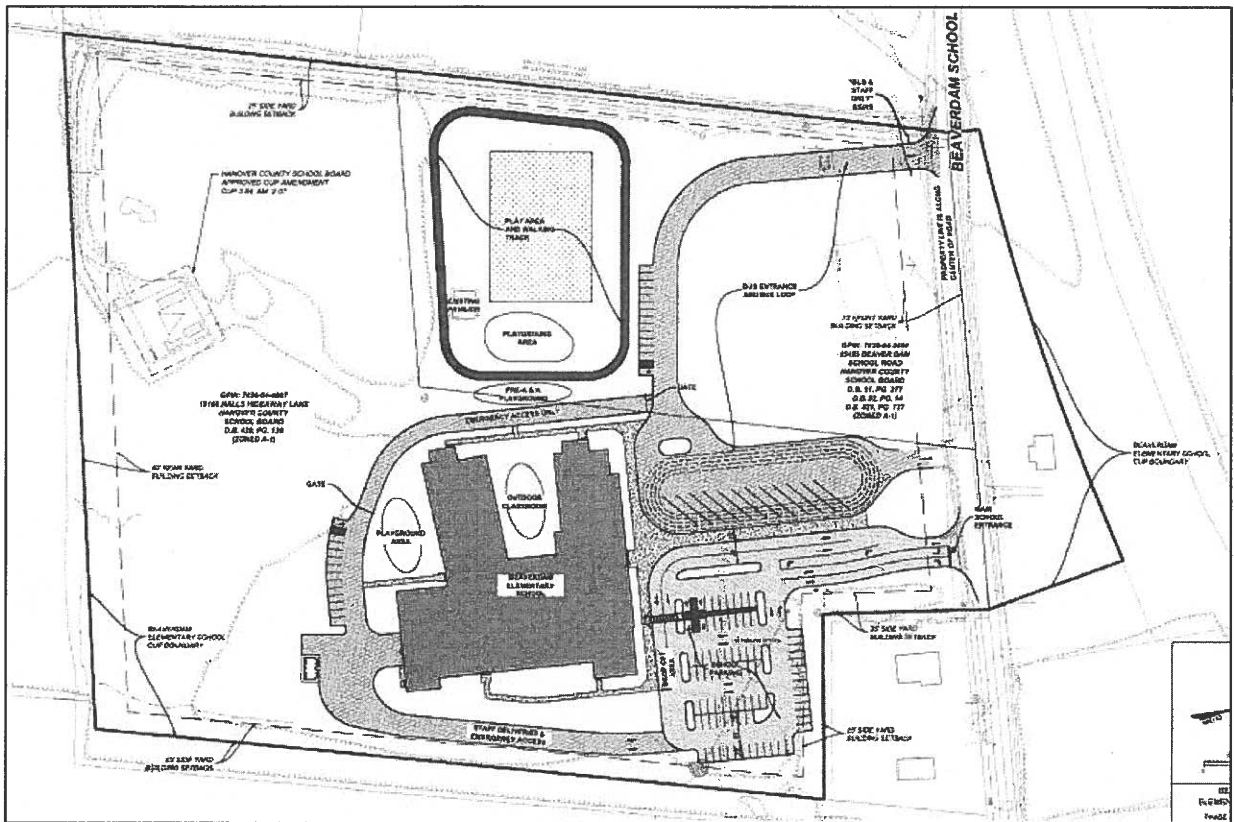
### CUP2024-00004, Hanover County Public Schools (Beaverdam Elementary School)

A community meeting for CUP2024-00004, Hanover County Public Schools was held on February 27, 2024, at 6:00pm at Beaverdam Elementary School. The applicant is requesting a conditional use permit to amend the sketch plan to show a new school and parking area. Approximately 12 people were in attendance. The following Hanover County representatives were also in attendance:

**Board of Supervisors Members:** Jeff Stoneman, Beaverdam District

**Planning Commissioners:** Edmonia Iverson, Beaverdam District

**Hanover County Staff Members:** Gretchen Biernot and Brendan McHugh



The applicant gave a presentation on the case, which included a detailed overview of the two phases of the project. The following are questions, concerns, and responses from the applicant that were addressed in the meeting:

- Will there be any collaboration with Parks and Recreation? It would be nice to have Beaverdam Sports Youth League (BYL) events on the school property.
  - The applicant explained that they have not been in touch with Parks and Recreation but would reach out following the community meeting.

- If BYL events are held at the school, sports lighting may be intrusive for surrounding properties.
  - The applicant explained that they would look into lighting constraints to address those concerns including the use of solar lighting, which turn off after a period of time.
- Where will construction vehicles be parked?
  - They will be parked within the fenced construction area and will not be parked in the existing school area. These vehicles will not interfere with carpool lanes.
- How will the septic be addressed?
  - The existing septic needs to be evaluated to determine the necessary improvements.
- Why is one wing of the school crooked?
  - It helps with noise impact by reducing the sound from bouncing back and forth between the two wings.
- What is the proposed occupancy?
  - 400 students
- How will the bathrooms be designed?
  - Students and employee bathrooms will be separate, and all bathrooms will be gender neutral. Floor to ceiling stalls will be installed for privacy.
- Are there safety issues with floor to ceiling doors in bathrooms? How is it working in other schools? There were concerns with younger kids locking themselves in the stalls during emergencies.
  - Those concerns will be addressed with emergency plans. There was only one complaint in schools that have existing floor to ceiling bathrooms. Each stall has its own exhaust fan and sprinkler for fire safety.
- Will the outdoor learning areas be shaded?
  - There is a plan to use outdoor structures for shading.

#### **Additional Comments**

- One community member voiced support for the proposal and expressed that it was much better than renovating the existing building.

This request is tentatively scheduled for the May 16<sup>th</sup> Planning Commission meeting.

## Sketch Plan

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

**GENERAL SITE INFORMATION**

GPN: 7838-04-2404 & 7838-04-4007  
 CUP: 3-94, AM1-00, 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 - 4110 SPACES  
 6 ADA SPACES

**RECEIVED**

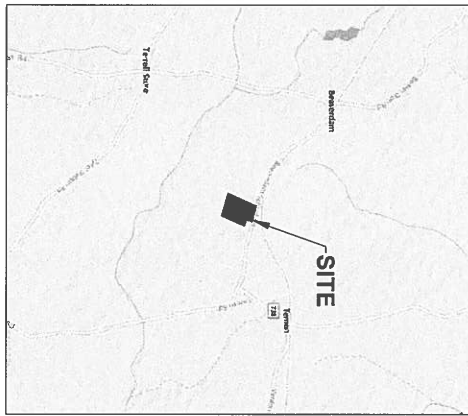
**MAR 28 2024**

**HANOVER COUNTY  
PLANNING DEPARTMENT**

**ENGINEER**  
 TIMMONS GROUP  
 STEVE RAUGH  
 1001 BOLLING ROAD, SUITE 200  
 RICHMOND, VIRGINIA, 23225  
 PHONE: (804) 206-6467  
 EMAIL: STEVE.RAUGH@TIMMONS.COM

**CONSULTANT**  
 CHAIRTREE HONRAUGHT & ASSOCIATES  
 289 WEST MAIN STREET, SUITE 200  
 CHARLOTTE, NC 28202  
 PHONE: (844) 975-7282  
 EMAIL: XXXXX

**CLIENT**  
 HANOVER COUNTY SCHOOL BOARD  
 CHRISTINA P. BERTIA  
 ASSISTANT SUPERINTENDENT  
 200 BERNLEY STREET  
 ASHLAND, VA 23005  
 PHONE: (804) 368-4268  
 EMAIL: CBERTIA@HCSUS

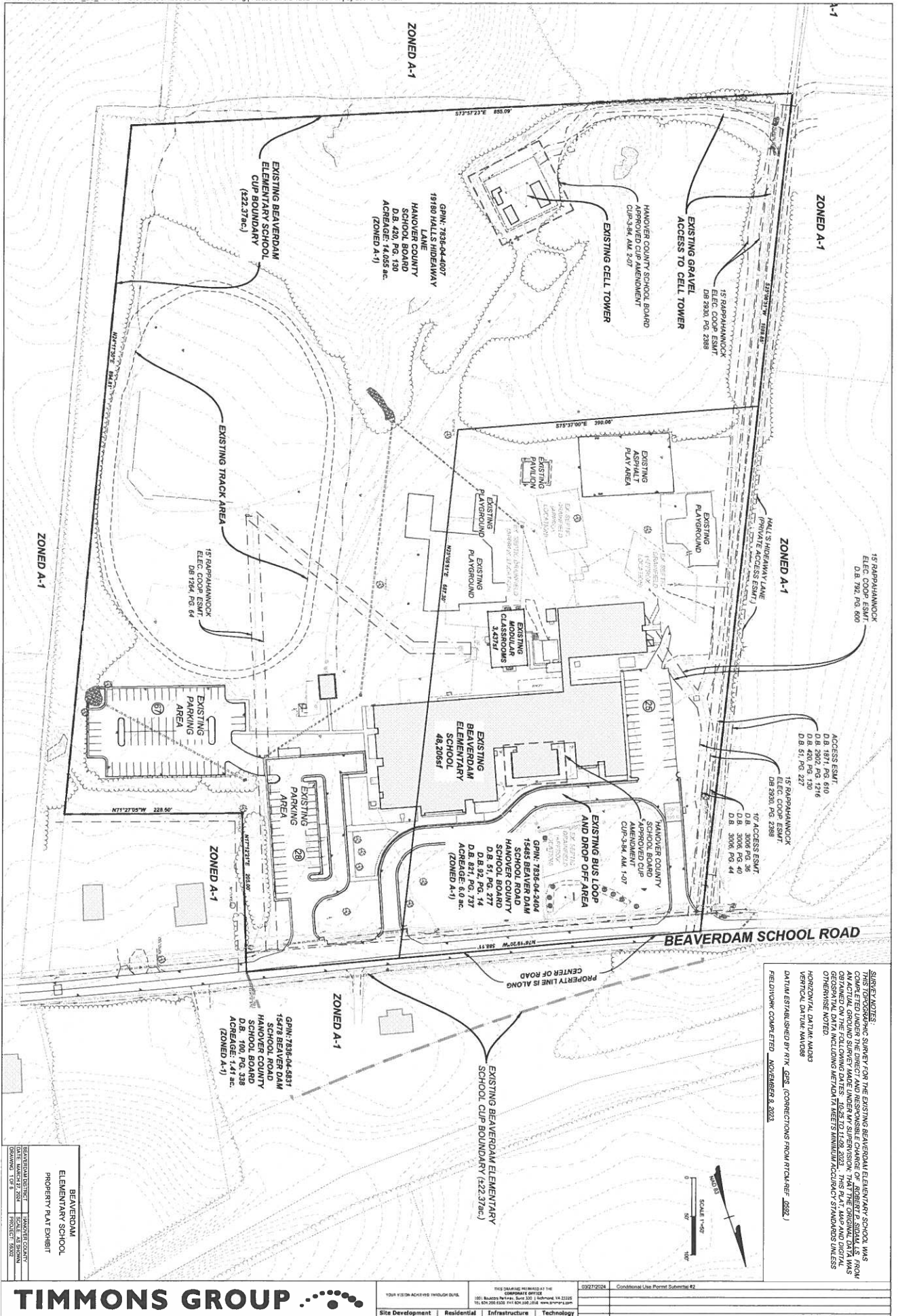


**VICINITY MAP  
SCALE 1" = 2000'**

**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

BEAVERDAM SCHOOL BOARD	HANOVER COUNTY
ELEMENTARY SCHOOL	PLANNING DEPARTMENT
COVER	
DATE: MARCH 27, 2024	SCALE: AS SHOWN
DRAWN BY: STJ	PROJECT: 2004



**SURVEY NOTES:**  
 THIS TOPOGRAPHIC SURVEY FOR THE EXISTING BEAVERDAM ELEMENTARY SCHOOL WAS OBTAINED FROM THE VIRGINIA SURVEYING BOARD. THE SURVEY DATA WAS OBTAINED ON THE FOLLOWING DATES: 10-28 TO 11-09, 2023. THIS PLAN, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.  
 HORIZONTAL DATUM: NAD83  
 VERTICAL DATUM: NAVD83  
 DATA ESTABLISHED BY RTK GPS (CORRECTIONS FROM RTK-CORR\_2023)  
 FIELDWORK COMPLETED: NOVEMBER 8, 2023

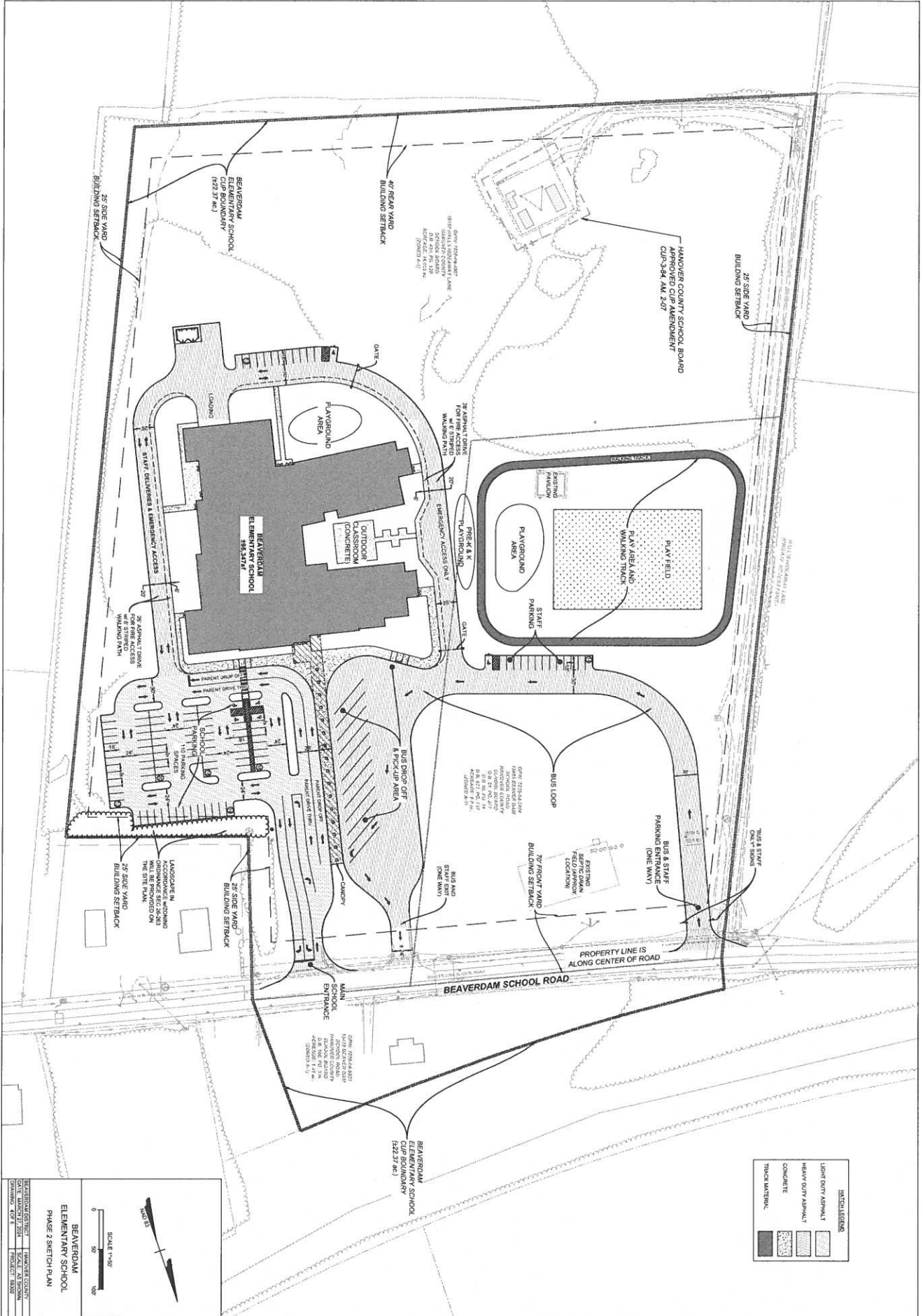
BEAVERDAM ELEMENTARY SCHOOL PROPERTY PLAT EXHIBIT	HANDOVER COUNTY
DATE: MARCH 27, 2024	SCALE: AS SHOWN
DRAWING: 1-01-A	PROJECT: 2023



Node #	Adjacent Owners	Property Address (GIS)	Meeting Address	Parcel ID	Node #
1	Adjacent Cell Tower	15033 Beaverdam School Road	15033 Beaverdam School Road, VA 23012	7856-04-008	1
2	John F. Avallone IV, Anthony Lynn Avallone	15031 Hillside, Sedgewick Lane	15031 Hillside, Sedgewick Lane, Beaverdam, VA 23012	7856-04-008	2
3	Adjacent Cell Tower	15029 Hillside, Sedgewick Lane	15029 Hillside, Sedgewick Lane, Beaverdam, VA 23012	7856-04-011	3
4	Adjacent Cell Tower	15027 Hillside, Sedgewick Lane	15027 Hillside, Sedgewick Lane, Beaverdam, VA 23012	7856-04-009	4
5	William Hesse	15023 Beaverdam School Road	15023 Beaverdam School Road, VA 23012	7856-04-007	5
6	15041 Beaverdam School Road LLC	15041 Beaverdam School Road	15041 Beaverdam School Road, VA 23012	7856-04-005	6
7	Adjacent Cell Tower	15039 Hillside, Sedgewick Lane	15039 Hillside, Sedgewick Lane, Beaverdam, VA 23012	7856-04-010	7
8	Adjacent Cell Tower	15037 Hillside, Sedgewick Lane	15037 Hillside, Sedgewick Lane, Beaverdam, VA 23012	7856-04-009	8
9	Adjacent Cell Tower	15035 Hillside, Sedgewick Lane	15035 Hillside, Sedgewick Lane, Beaverdam, VA 23012	7856-04-008	9
10	Hammer County School Board	2001 Beecher Street, Ashland	2001 Beecher Street, Ashland, VA 23005	7856-04-041	10
11	Hammer County School Board	15077 Beaverdam School Road	15077 Beaverdam School Road, Beaverdam, VA 23012	7856-04-038	11
12	Hammer County School Board	15065 Beaverdam School Road	15065 Beaverdam School Road, Beaverdam, VA 23012	7856-04-039	12

BEAVERDAM DISTRICT  
 SCALE: AS SHOWN  
 DATE: 03/27/2024  
 SHEET: 2 OF 2





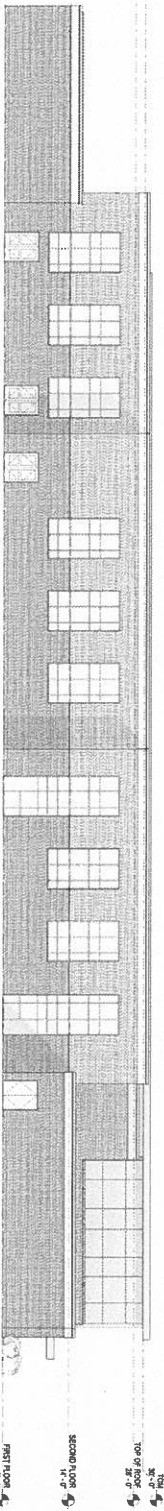
BEAVERDAM ELEMENTARY SCHOOL  
PHASE 2 SKETCH PLAN

DATE: MARCH 27, 2024  
SCALE: AS SHOWN  
DRAWN BY: [Redacted]  
PROJECT: 159302

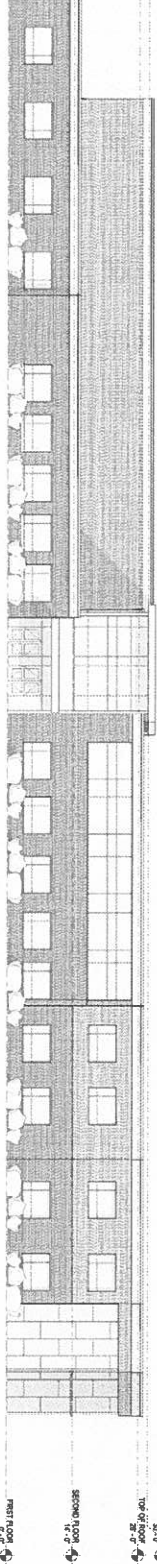
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SCALE: FEET

BEAVERDAM ELEMENTARY SCHOOL  
PHASE 2 SKETCH PLAN

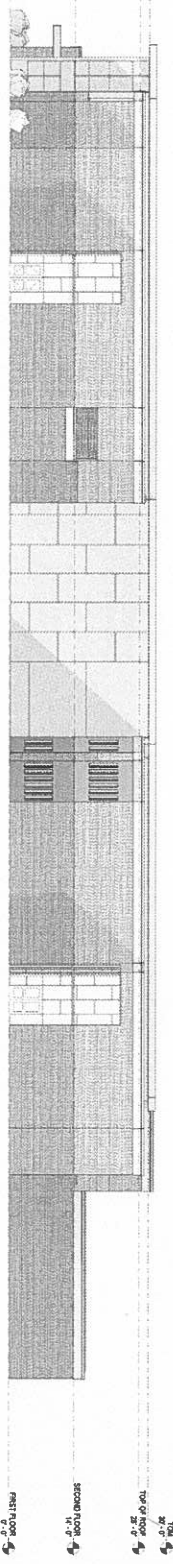
1.1 EXTENSION WEST ELEVATION  
A1.1 N.T.S.



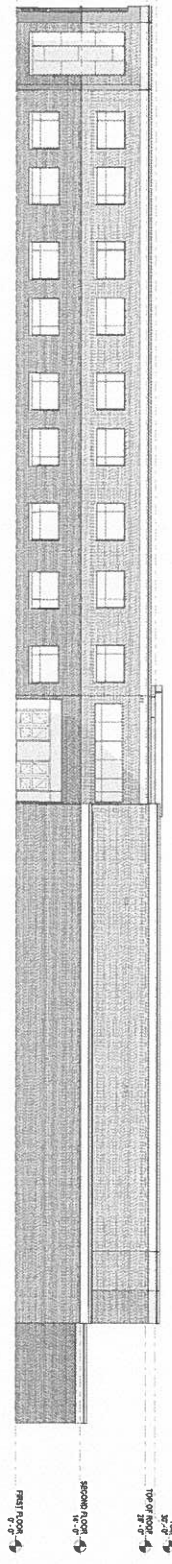
1.2 EXTENSION SOUTH ELEVATION  
A1.1 N.T.S.



1.3 EXTENSION EAST ELEVATION  
A1.1 N.T.S.



1.4 EXTENSION NORTH ELEVATION  
A1.1 N.T.S.



EXTENSION ELEVATION LEGEND	
1	BRICK
2	CONCRETE
3	GLASS
4	WOOD
5	ROOF
6	LANDSCAPE
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	MECHANICAL
14	ELECTRICAL
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