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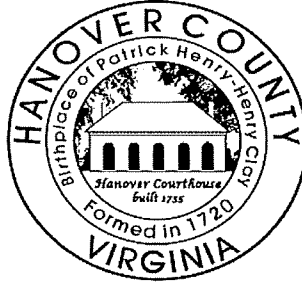
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HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

PLANNING DEPARTMENT

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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
1001 Boulders Parkway, Suite 300
Richmond, Virginia 23225

RE: Approval of CUP2024-00005, Hanover County Public Schools (Battlefield Park
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 GPIN 8735-13-6656, consisting of approximately 29.42 acres, zoned A-1, Agricultural District, subject to the following conditions:

1. Uses. The use of the site shall be limited to a school and its accessory uses. When a new use is identified for the existing school, an amendment to the Conditional Use Permit will be required.
2. Right of Way Dedication. Sixty feet (60') of right-of-way from the centerline of Walnut Grove Road (State Route 615) will be dedicated for future road widening, free of cost to the County, upon request of the County or VDOT.
3. 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 consistent with the submitted elevations. Final elevations must be reviewed and approved by the Director of Planning or designee.
4. Screening. Landscape screening in accordance with Section 26-263 of the Zoning Ordinance must be provided along the eastern property line adjacent to Hughes Road, as shown on the sketch plan. Existing vegetation can be used to conform to this condition.

5. 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.
6. Signs. New freestanding signs on the property must be limited to ground-mounted monument signs, in accordance with the County's sign regulations.
7. Construction. Hours of construction are limited to 7:00 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.
8. Events. Any events held on the property must conclude by 10:00 p.m. unless delayed by weather or other circumstances beyond the control of the school.
9. Historical Impacts:
 - a. Should the School Board not identify a new use for the existing school and decide it should be razed, a proposal to demolish the school must be presented to the Historical Commission for comment and possible further recommendations.
 - b. Prior to initiation of any construction or site preparation, the boundary of the archeological site VDHR 44HN354, remnants of Mechanicsville Tnpk., must be marked, and a temporary fence installed along that boundary for the protection of the site during construction. There shall be no crossing of this barrier for any construction purposes.
 - c. Prior to initiation of site work in the area of the new school or construction of the new school, the Hanover County Public Schools will contact the Historical Commission to allow them to search the property for possible historic artifacts, as this site is in the area of the three Civil War battles. Any artifacts found would be documented and donated to the Hanover County museum or the Hanover County Historical Society.
10. Right-Turn Lanes. Right-turn lanes will be installed at site entrances as follows:
 - a. Mechanicsville Turnpike (U.S. Route 360): Right-turn lane with a 200' taper and 100' storage; and
 - b. Walnut Grove Road (State Route 615): Right-turn lane with a 100' taper and 100' storage.
11. Development. The development and use of the property 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 and elevations titled, "Battlefield Park Elementary School Conditional Use Permit Set" prepared by Timmon Group, dated April 4, 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.

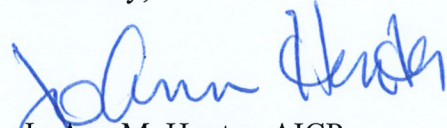
The Conditional Use Permit shall lapse after the expiration of one (1) year if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use was approved.

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

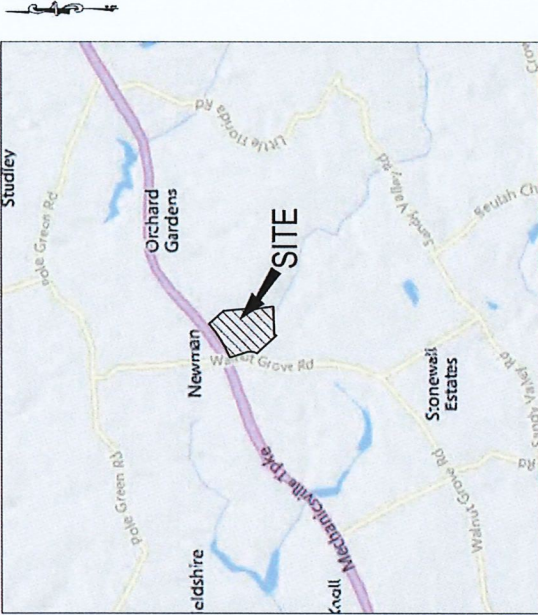
JMH/abw

cc: Michael Herzberg
Planning Commission
Richard W. Paul
Tim O'Keefe
Jason Hazelwood
Jessica Crews
Assessor
Kimberlee Daniels

BATTLEFIELD PARK ELEMENTARY SCHOOL
CONDITIONAL USE PERMIT SET
AT
COLD HARBOR DISTRICT
5501 MECHANICSVILLE TPKE, MECHANICSVILLE
HANOVER COUNTY - VIRGINIA 23111

GENERAL SITE INFORMATION

GPIN #S: 8735-13-6656
CLUP: 3-82, 1997 AMEND.
DISTRICT: COLD HARBOR DISTRICT
ZONING: A-1
STREET ADDRESS: 5501 MECHANICSVILLE TURNPIKE
EXISTING USE: ELEMENTARY SCHOOL
ACREAGE: 29.421 ac.
PARKING:
REQUIRED - 4 SPACES/CLASSROOM x 25 CLASSROOMS = 100 SPACES
PROVIDED - #109 SPACES
6 ADA SPACES



VICINITY MAP
SCALE 1" = 2000'

CONDITIONAL USE PERMIT DRAWINGS

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

BOARD OF SUPERVISORS
APPROVED PLAN
DATE 5/22/24

ENGINEER
TIMMONS GROUP
STEVE RAUGH
1007 BOULDERS PARKWAY, SUITE 300
RICHMOND, VIRGINIA 23225
PHONE: (804) 772-7282
E-MAIL: STEVE.RAUGH@TIMMONS.COM

ARCHITECTS
CRASTREE ARCHITECTURAL ASSOCIATES
JOSH BOWEN
250 WEST MAIN STREET, SUITE 200
CHARLOTTE, NC 28202
PHONE: (844) 974-7282
E-MAIL: JBOWEN@CRA-ARCHITECTS.COM

CLIENT
HANOVER COUNTY SCHOOL BOARD
CHRISTINA P. BERTA
ASSISTANT SUPERINTENDENT OF BUSINESS AND OPERATIONS
200 WEST MAIN STREET
HANOVER, VA 23060
PHONE: (804) 365-4526
E-MAIL: CBERTA@HCP'S.US

BATTLEFIELD PARK
ELEMENTARY SCHOOL
COVER SHEET

DISTRICT: COLD HARBOR DISTRICT	
HANOVER COUNTY - PUBLIC SCHOOLS	
PROJECT: BATTLEFIELD PARK ELEMENTARY SCHOOL	
REVISION: 0	
DATE: 5/22/24	
PROJECT: 00000	

**BATTLEFIELD PARK
ELEMENTARY SCHOOL
PROPERTY PLAY EXHIBIT**

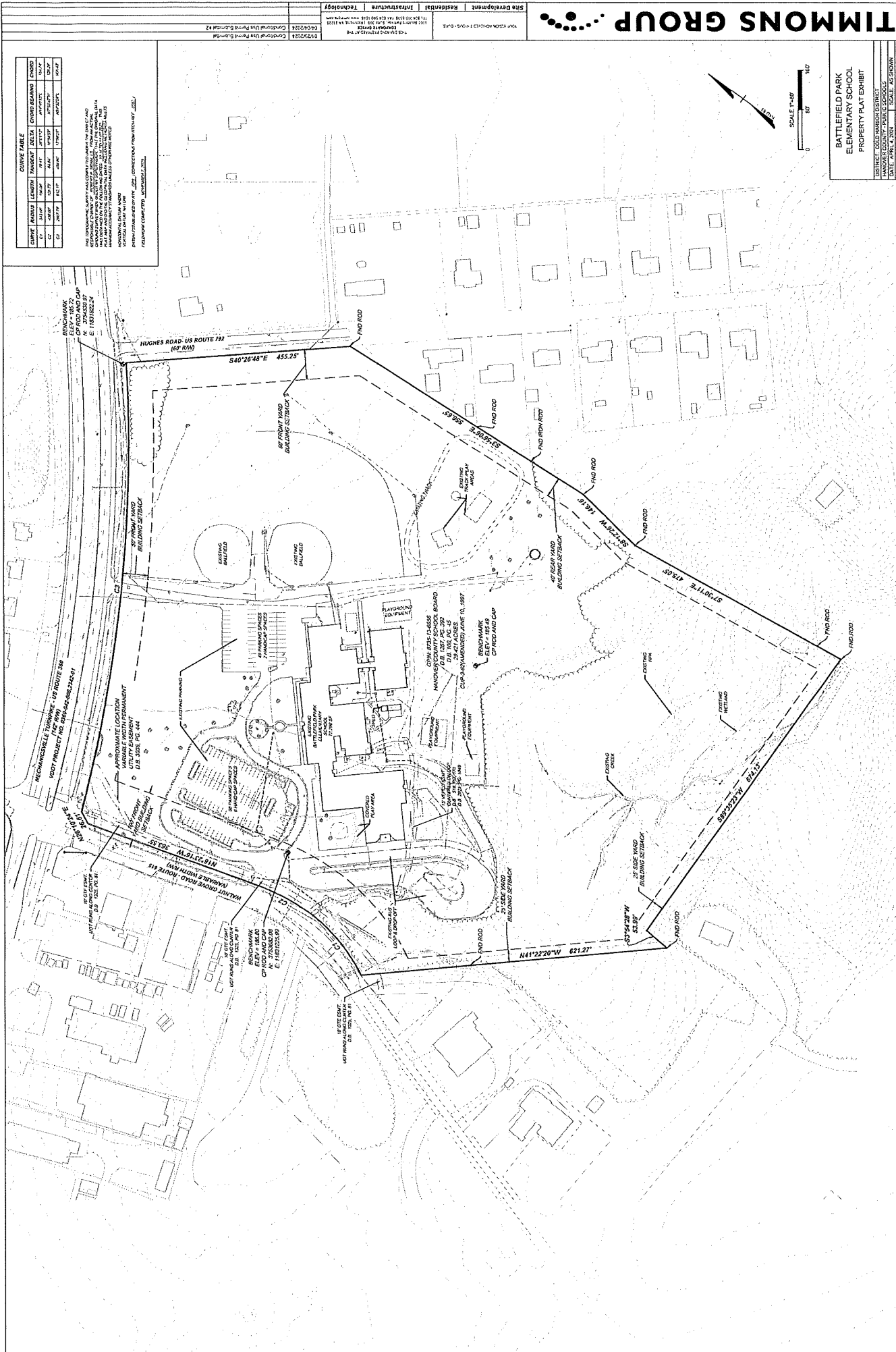
DISTRICT: COLDWATER DISTRICT
COUNTY: COLUMBIA COUNTY, MISSOURI
SHEET: 1 OF 1
DATE: 01/09/24

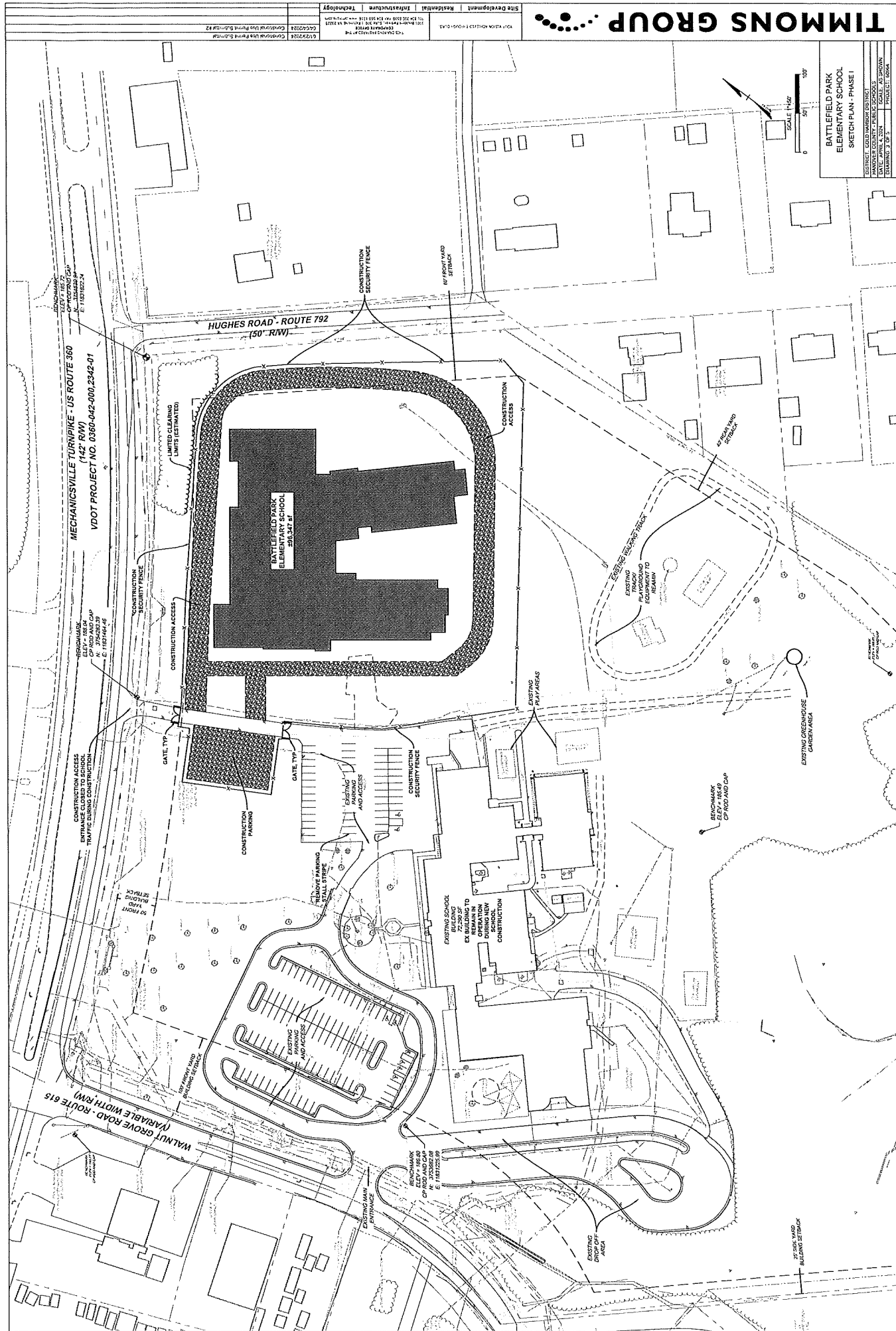
SCALE: 1"=40'



CURVE TABLE				
CURVE	RADIUS	LENGTH	SETBACK	CHORD BEARING
C1	100.00'	100.00'	100.00'	100.00'
C2	100.00'	100.00'	100.00'	100.00'
C3	100.00'	100.00'	100.00'	100.00'

THE INFORMATION ON THIS SHEET IS FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE INFORMATION ON THIS SHEET IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

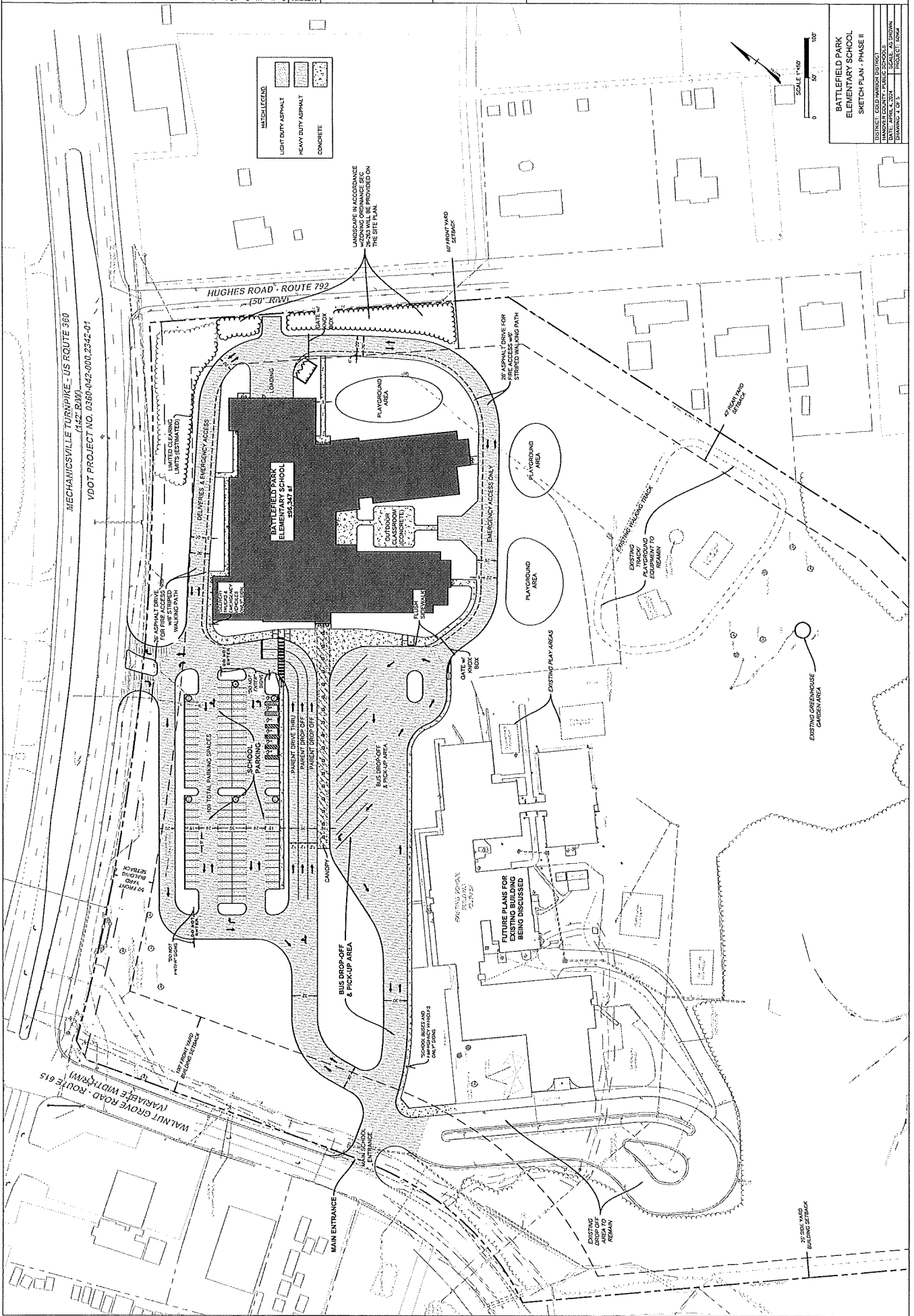




1001 Boulevard King West, Suite 300 Toronto, ON M5X 1C1 Tel: 416 593 6500 Fax: 416 593 6501 www.cimgroup.com	The Development Residential Infrastructure Technology
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Q	12027079
Q	12025250

Additional Use Permit Subtotal #2



BATTLEFIELD PARK ELEMENTARY SCHOOL ARCHITECTURAL ELEVATIONS	DISTRICT: GOLD HARBOR DISTRICT HANOVER COUNTY - PUBLIC SCHOOLS SCALE: AS SHOWN DATE: APRIL 4, 2024 DRAWING 5 OF 5 PROJECT: 40964
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*PROJECT DESIGN IS DEVELOPED AT APPROXIMATELY 50%
*EXTERIOR VENEER MATERIALS, COLOR AND FENESTRATIONS ARE SUBJECT TO MODIFICATIONS AS THE DESIGN DEVELOPS

