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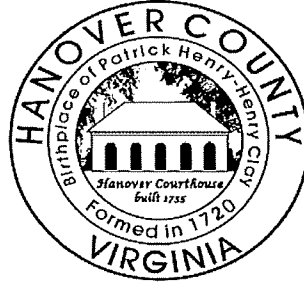
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HANOVER COUNTY

ESTABLISHED IN 1720
WWW.HANOVERCOUNTY.GOV

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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.

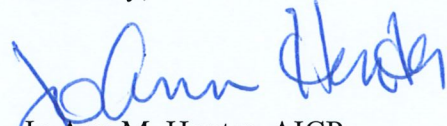
Prior to initiating the new use on this property, you must obtain site plan approval. The Planning

Mr. Raugh
May 29, 2024
Page 3

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
PROPERTY PLAY EXHIBIT**

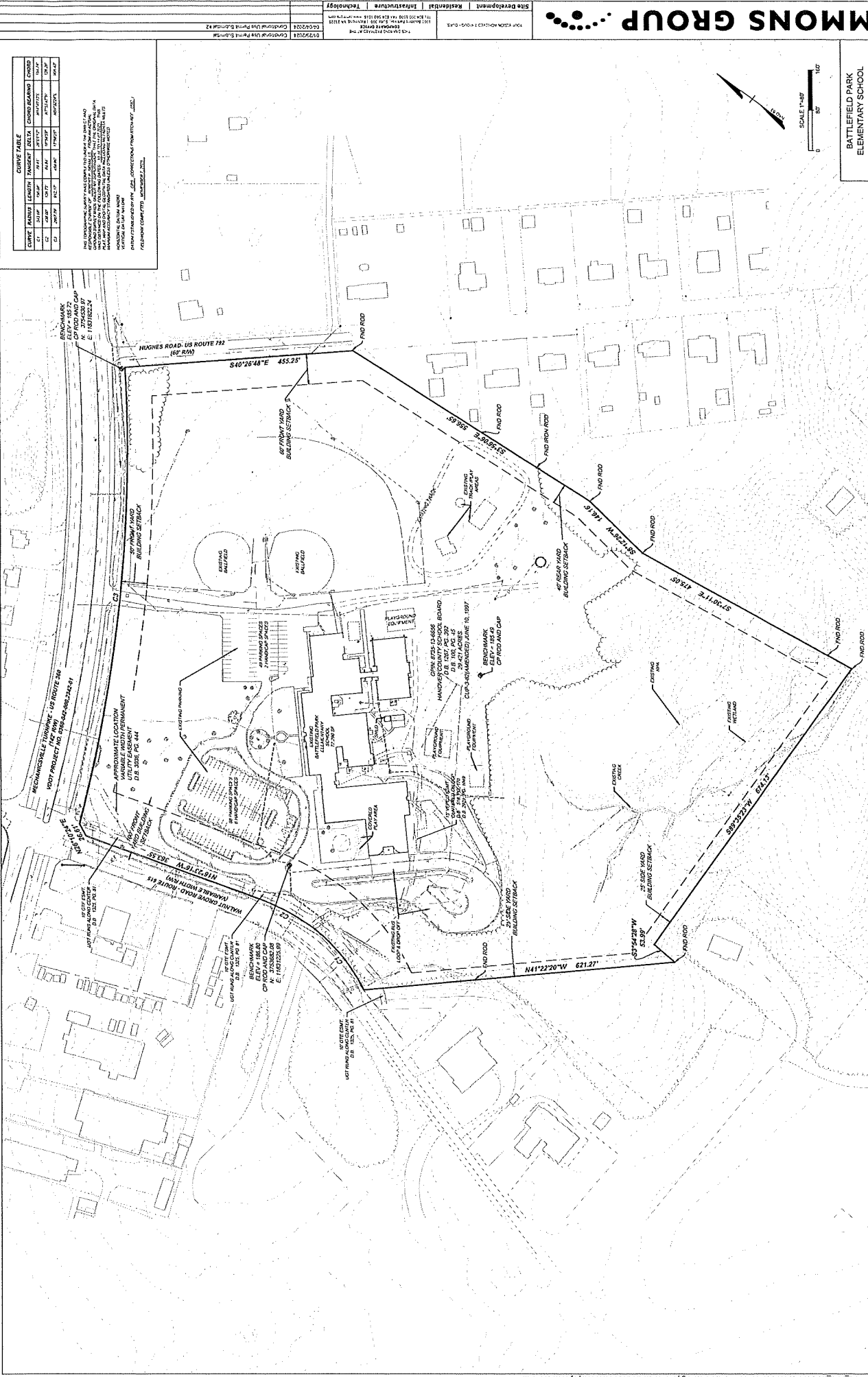
DISTRICT: COLDWATER DISTRICT
 COUNTY: HANOVER COUNTY, VIRGINIA
 COUNTY PROJECT NUMBER: 2024-0000000000
 DRAWING NUMBER: 2024-0000000000



CURVE TABLE

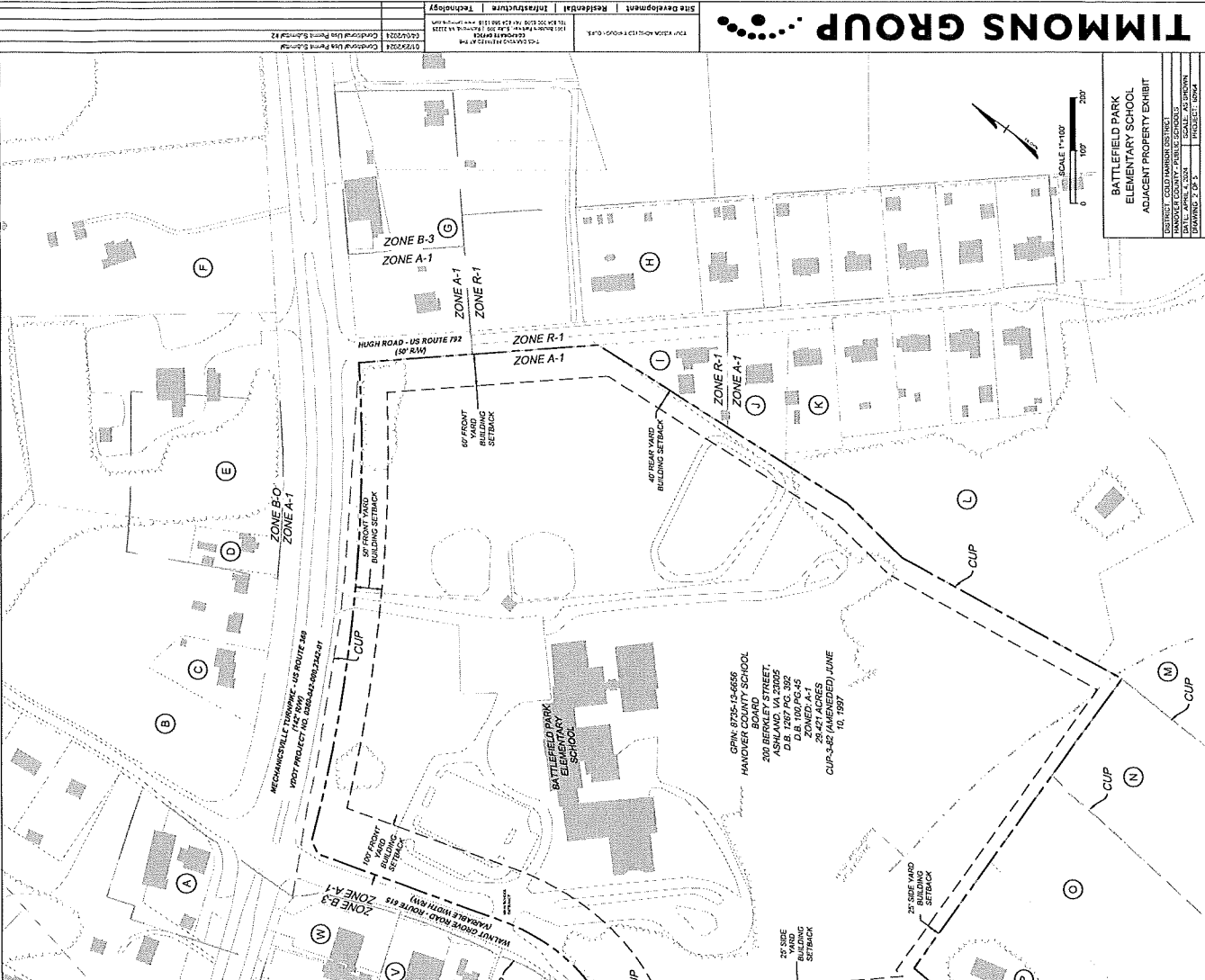
CURVE	LENGTH	BEARING	CHORD BEARING	CHORD
C1	100.00	S 45° 00' 00" E	S 45° 00' 00" E	100.00
C2	100.00	S 45° 00' 00" E	S 45° 00' 00" E	100.00
C3	100.00	S 45° 00' 00" E	S 45° 00' 00" E	100.00

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CALCULATIONS SHOWN ON THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CALCULATIONS SHOWN ON THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THE ENGINEER.



BATTLEFIELD PARK
ELEMENTARY SCHOOL
ADJACENT PROPERTY EXHIBIT

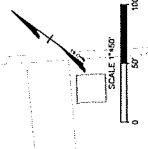
DISTRICT: GOLD HARBOR DISTRICT
PLANNING COUNTY: PUBLIC SERVICES
PLANNING DISTRICT: DISTRICT 2 & 3
PLANNING ZONE: 3



Lot #	Adjacent Property Owner Information	Address	Parcel ID	Zone	Block / Pkwy
A	ROSELL BROTHERS LLC	5380 SANDY VALLEY RD, MECHANICSVILLE, VA 23111	8735-14-1068	A-1	D.B. 2139 PG. 1071
B	ROSELL BROTHERS LLC	5390 SANDY VALLEY RD, MECHANICSVILLE, VA 23111	8735-14-1069	A-1	D.B. 2139 PG. 1071
C	ROSELL BROTHERS LLC	5395 SANDY VALLEY RD, MECHANICSVILLE, VA 23111	8735-14-1070	A-1	D.B. 2139 PG. 1071
D	HILL REED PARTNERS LLC	7018 OLD TRAILS LANE, MECHANICSVILLE, VA 23111	8735-15-2170	A-1	D.B. 2386 PG. 1884
E	GEORGE W JR & DEBORAH A HUGHES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1427	A-1	D.B. 2977 PG. 187
F	MARTY HUGHES	8218 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1428	A-1	D.B. 2980 PG. 187
G	AMANDA HUGHES	8225 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1429	A-1	D.B. 2981 PG. 187
H	WILLIAM R & BERCOAT F RICE	8201 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1430	A-1	D.B. 3009 PG. 1894
I	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1431	A-1	D.B. 3109 PG. 1894
J	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1432	A-1	D.B. 3171 PG. 1294
K	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1433	A-1	D.B. 3171 PG. 1294
L	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1434	A-1	D.B. 3171 PG. 1294
M	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1435	A-1	D.B. 3171 PG. 1294
N	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1436	A-1	D.B. 3171 PG. 1294
O	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1437	A-1	D.B. 3171 PG. 1294
P	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1438	A-1	D.B. 3171 PG. 1294
Q	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1439	A-1	D.B. 3171 PG. 1294
R	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1440	A-1	D.B. 3171 PG. 1294
S	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1441	A-1	D.B. 3171 PG. 1294
T	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1442	A-1	D.B. 3171 PG. 1294
U	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1443	A-1	D.B. 3171 PG. 1294
V	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1444	A-1	D.B. 3171 PG. 1294
W	ALAN HUGHES & DA HUGHES TRUSTEES	8177 HUGHES RD, MECHANICSVILLE, VA 23111	8735-24-1445	A-1	D.B. 3171 PG. 1294

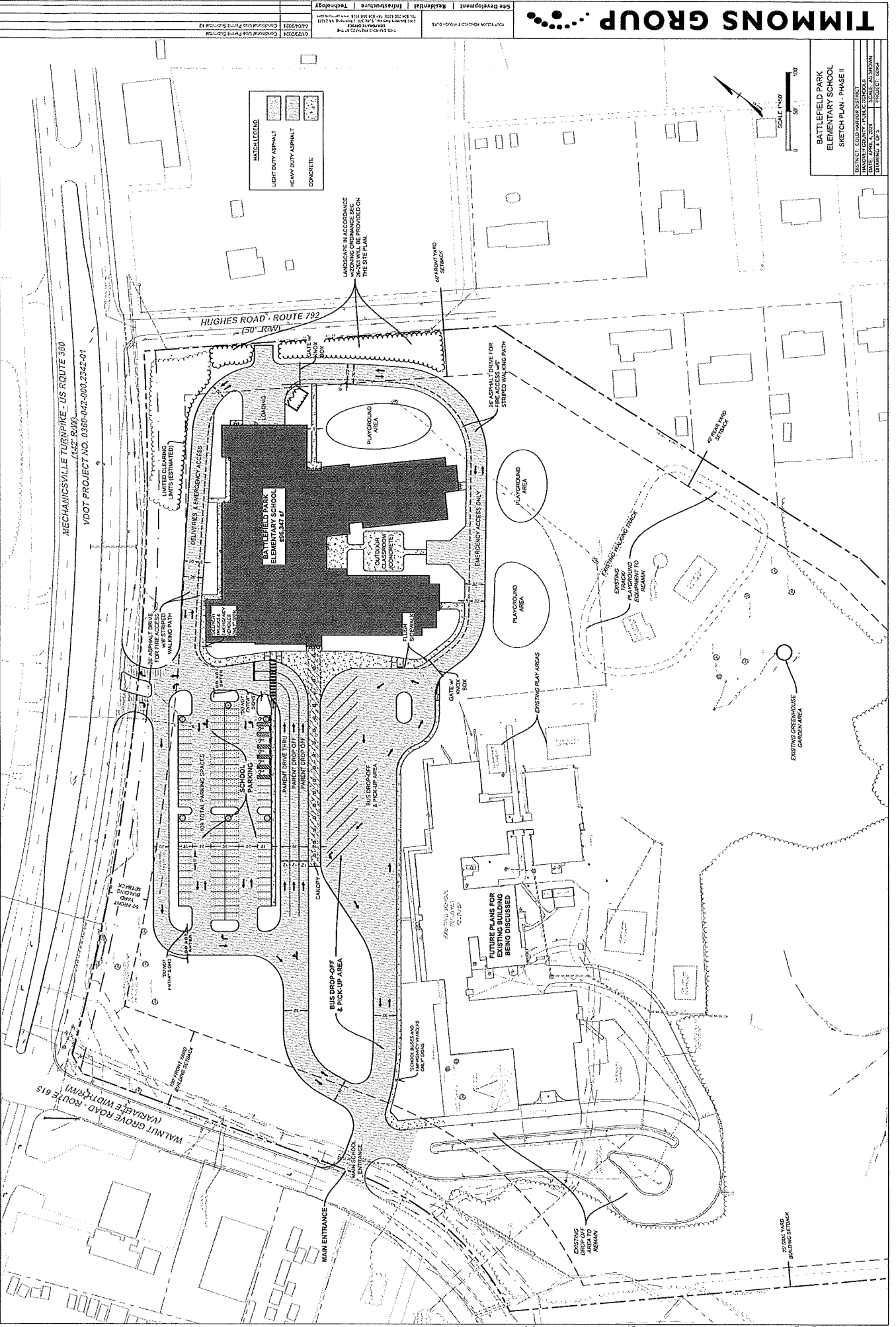
**BATTLEFIELD PARK
ELEMENTARY SCHOOL
SKETCH PLAN - PHASE II**

DISTRICT: GOLD HARBOR DISTRICT
COUNTY: POLK COUNTY
PROJECT: 2024-001
PROJECT: 0001



MATCH LEGEND

[Pattern]	LIGHT DUTY ASPHALT
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	CONCRETE



LANDSCAPE ACCORDANCE WITH THE CITY OF JARVIS DESIGN GUIDELINES WILL BE PROVIDED ON THE SITE PLAN.

90' ASPHALT CONCOURSE FOR FIRE ACCESS WITH STRIPED WALKING PATH

EMERGENCY ACCESS ONLY

EXISTING TRACKS TO BE REMOVED AND EQUIPMENT TO REMAIN

EXISTING GREENHOUSE GARDEN AREA

FUTURE PLANS FOR EXISTING BUILDING BEING DISCUSSED

EXISTING 30' WIDE DROP OFF AREA TO REMAIN

32' 0" WIDE YARD BUILDING SETBACK

MECHANICVILLE TURNPIKE - US ROUTE 380 (I-427 Bypass)
VDOT PROJECT NO. 0350-042-000.2342-01

HUGHES ROAD - ROUTE 792 (50' RW)

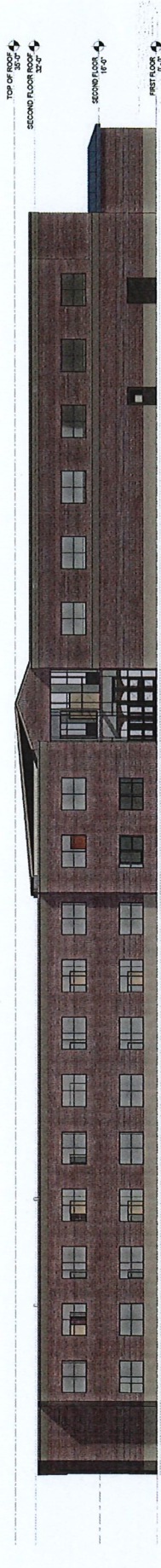
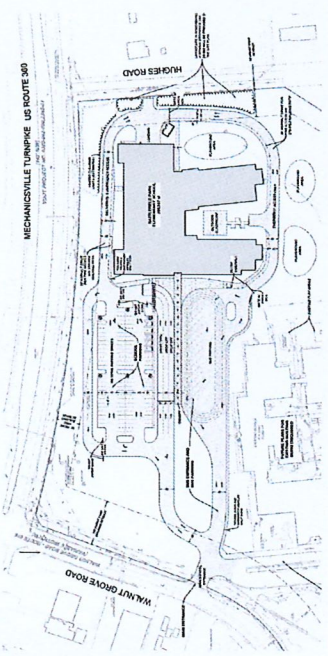
WALNUT GROVE ROAD - ROUTE 615 (VARIOUS WIDTHS)

TAG	ELEVATION NOTE
1	BRICK VENEER TYPE A
2	METAL WALL PANEL TYPE A
3	METAL PANEL LIGHTING SYSTEM
4	METAL FACIA
5	METAL ROOF
6	METAL DOWNSPOUT
7	METAL DORMER
8	PRECAST CONCRETE SILL
9	PRECAST CONCRETE CAP
10	PRECAST CONCRETE LOCK-TIGHT JOINT
11	ALUMINUM CURTAIN WALL SYSTEM
12	ALUMINUM CURTAIN WALL SYSTEM
13	ALUMINUM CURTAIN WALL SYSTEM

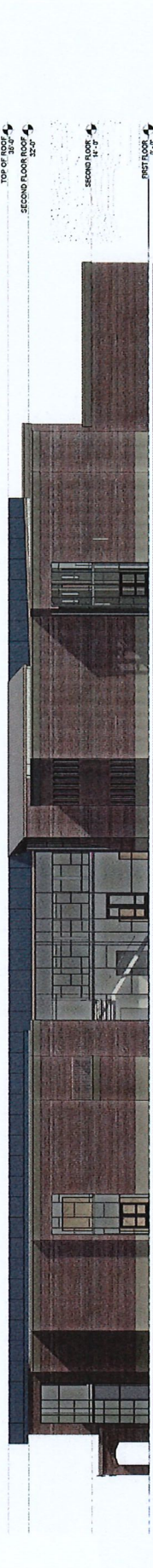
BATTLEFIELD PARK	
ELEMENTARY SCHOOL	
ARCHITECTURAL ELEVATIONS	
DISTRICT: GOLD HARBOR DISTRICT	
COUNTY: HANCOCK COUNTY, PUBLIC SCHOOLS	
DRAWING: 01 OF 03	
PROJECT: 60064	

BOARD OF SUPERVISORS
 APPROVED PLAN
 DATE 5/22/24

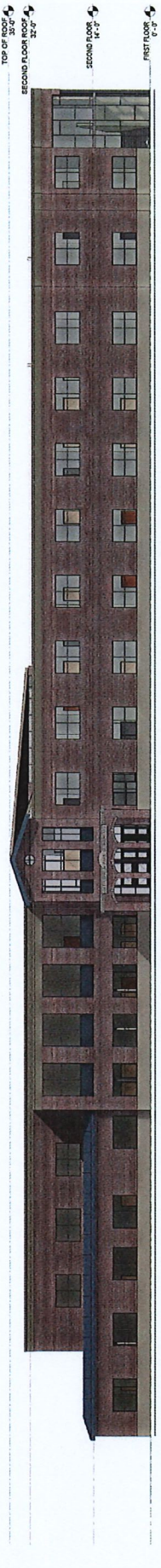
*PROJECT DESIGN IS DEVELOPED AT APPROXIMATELY 50%
 *EXTERIOR VENEER MATERIALS, COLOR AND PENETRATIONS ARE SUBJECT TO MODIFICATIONS AS THE DESIGN DEVELOPS



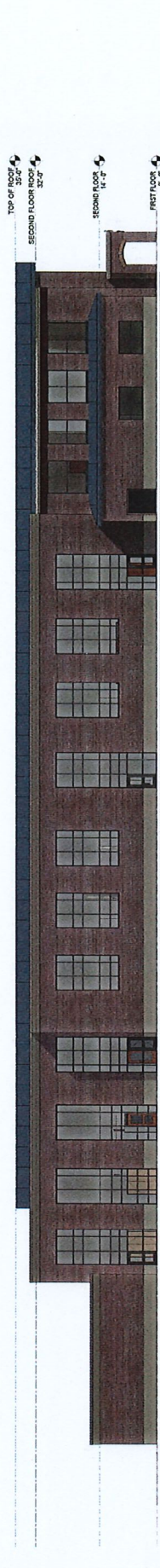
1. EXTERIOR NORTH ELEVATION
 ELEVATION FACING HUGHES ROAD



2. EXTERIOR EAST ELEVATION
 ELEVATION FACING REAR PLAYGROUNDS



3. EXTERIOR SOUTH ELEVATION
 ELEVATION FACING WALNUT GROVE ROAD



4. EXTERIOR WEST ELEVATION
 ELEVATION FACING MECHANICVILLE TURNPIKE - US ROUTE 340