

**SE2024-00007, HANOVER COUNTY SCHOOL BOARD
(COOL SPRING ELEMENTARY SCHOOL)**



Special Exception Report
Ashland Magisterial District
BD Meeting Date: May 22, 2024

Overview

Request	To permit two modular classrooms
Zoning	A-1, Agricultural District
Acreage	136.01 acres
Location	East line of Atlee Station Road (State Route 637) at its intersection with Honey Meadows Road (State Route 2380)
Site Address	9964 Honey Meadows Road
GPIN	7796-88-8708
General Land Use Plan	Suburban Neighborhood Residential (1.5 to 3 dwelling units per acre)
Major Thoroughfare Plan	Honey Meadows Road (Local Road: 50' right-of-way)
Suburban Service Area	Inside
Case Planner	Brendan McHugh

Executive Summary

This is a request for a Special Exception to allow two modular classroom buildings at Cool Spring Elementary School. Enrollment at the school is increasing, and the proposed buildings will accommodate additional students. Section 26-334 of the Zoning Ordinance allows for Special Exceptions for certain uses, including modular classrooms.

The school originally submitted a proposal last year for only one modular classroom building (SE2023-00024), which was considered by the Board of Supervisors at its meeting on December 13, 2023. The case was deferred to allow the school additional time to further engage with parents about the proposal. The school ultimately decided to withdraw the request, but after further consideration, submitted a new application. Although this request is for two modulars, there are fewer classrooms than the original request.

Outstanding Issues

No known issues at this time.

Draft Motion

I move that the Board of Supervisors:

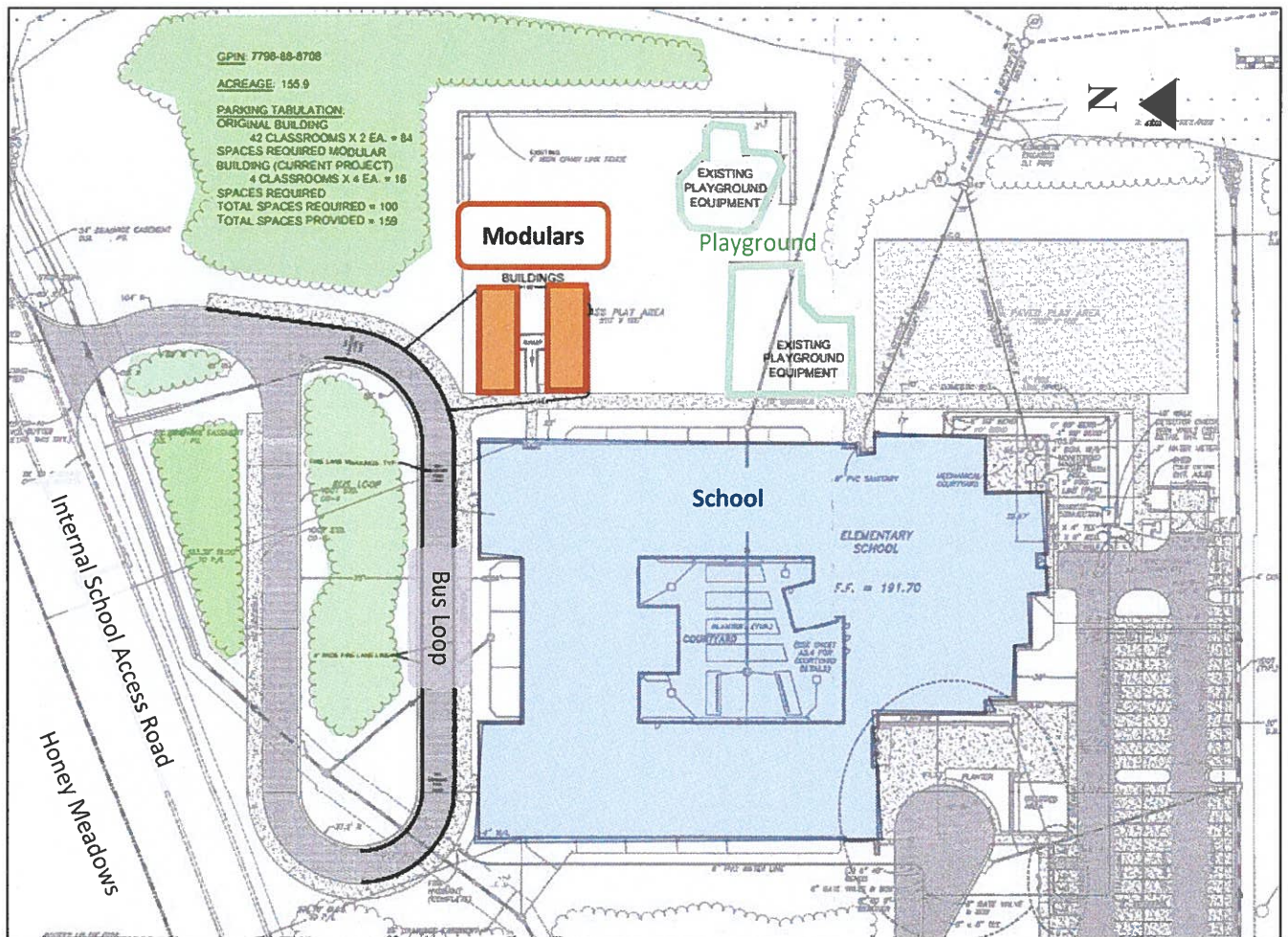
- a. Approve SE2024-00007 as submitted.
- b. Approve SE2024-00007 with the following amendments: _____.
- c. Deny SE2024-00007.
- d. Defer SE2024-00007 until the Board's June meeting.

Planning Analysis

Proposal

Each building will include two (2) classrooms (4 total), which will be used for instructional interventions, music classes, and classes for the gifted. The original request was for one (1) modular building with eight (8) classrooms. Elevations and floor plans of the proposed modular buildings have been provided and attached to the report. The school does not currently have any plans to expand the elementary school building.

Sketch Plan



The sketch plan shows the proposed modular buildings (orange) set back 35 feet from the eastern side of the school (light blue), between the playground area (green outlined areas) and the bus loop.¹ This is the same location as the original proposal. Access to the buildings will be from a handicap ramp as the structures will be required to conform with ADA requirements.

¹ Color descriptions in the report are based on the exhibit above.

The plan demonstrates that the following components will be addressed:

- Parking

A parking tabulation has been provided in the left corner of Sheet DWG-2 of the sketch plan. When Cool Spring Elementary School was built, the parking requirement in the Zoning Ordinance was two (2) parking spaces per classroom. The requirement is now four (4) parking spaces per classroom for elementary schools (*Section 26-251*). The school will need to address the repealed parking requirement for the elementary school and the current requirement for the modular classrooms. Table 1 demonstrates that existing parking at the school exceeds those requirements.

Table 1. Off-Street Parking Requirements

Building	Required Parking
Elementary School Building	84 parking spaces required (2 parking spaces x 42 classrooms)
Modular Classroom Building	16 parking spaces required (4 parking spaces x 4 classrooms)
Total Parking Spaces Required	100 parking spaces
Total Parking Spaces Provided	159 parking spaces

- Visibility

The modular buildings are shown on the eastern side of the elementary school building, which will screen the structures from Honey Meadows Road. The buildings should not be visible from Atlee Station Road due to their distance from the road (approximately 1,500 feet) and location. Portions of the buildings may be visible from the internal school access road shown running parallel with the northern property line; however, existing mature trees (green) in the bus loop area and along the access road will aid in screening much of the building. In addition, most of the traffic that uses that road are buses accessing the bus loop. The Honey Meadows subdivision is located adjacent to the northern property line of the school. There is existing mature vegetation (including large pine and deciduous trees) located between the homes and the shared property line, which screens the school from view from the subdivision.

School Capacity

Table 2 on the following page shows the capacity and school enrollment forecast for Cool Spring Elementary through the year 2027. The table demonstrates that there is a clear need for additional classroom space.

Table 2. Capacity + School Enrollment Forecast

School Enrollment Forecast				
	Capacity	2025	2026	2027
Cool Springs Elementary	768	835	851	867

Standard Findings

General Findings for All Special Exceptions

A special exception may only be granted if the Board makes the following findings per Section 26-332:

1. *The proposed use or proposed modification of generally applicable regulations is compatible with the character of the surrounding area;*
2. *The proposed use or proposed modification will not produce noise, odor, vibration, or glare beyond that which is generally produced by uses that are permitted by right in the applicable zoning district;*
3. *The proposed use or proposed modification will not create traffic congestion and will not impair the safe and efficient travel along the county's road network;*
4. *The proposed use or proposed modification will not diminish the view shed as seen from the public right-of-way, or unreasonably impact historic or natural resources;*
5. *The proposed use or proposed modification will not impair the public health, safety, and general welfare;*
6. *The approval of the special exception is consistent with good zoning practices and the comprehensive plan; and,*
7. *All other additional requirements for a proposed use or proposed modification that are set forth elsewhere in this chapter are satisfied.*

This request seems to meet all criteria specified above, specifically:

- The use of a modular classroom to address an increase in student population is not an uncommon request for schools. The proposed location of the building (behind the school and adjacent to the internal access road) is screened from view, reducing impacts to the adjacent residential community (Honey Meadows).

Community Input

Community Meeting

A community meeting was held for the original case on December 7, 2023, in the Cool Spring Elementary School cafeteria. Approximately 13 citizens were in attendance. The following concerns have been raised:

- Inadequate planning for the overcapacity
- No future permanent plans for the overcapacity
- Security of the modular
- Impacts to neighboring property values

Previous Board Meetings

Citizens also spoke at the following Board of Supervisors meetings:

- At the December 11, 2023, meeting, there were two speakers that spoke: one in support and one in opposition. Both speakers encouraged better planning for increasing school enrollment.
- At the January 24, 2024, meeting, 18 members of the public spoke at Citizens' Time. These speakers commented on the overcrowding at Cool Spring Elementary and expressed support for a temporary and/or permanent solution to address overcrowding.

Ordinance Required Conditions

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Cool Spring Elementary Modular Classrooms," dated March 8, 2024, and prepared by Timmons Group.

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.

Staff's Recommended Conditions

1. The Special Exception is granted for four (4) years; an extension beyond four (4) years must be approved by the Board of Supervisors.
2. All requirements of the Fire Department and the Building Inspector's Office applicable to the placement and occupancy of modular buildings must be met.
3. All development and use of the property must comply with all federal, state, and local statutes, ordinances, and regulations.

Attachments

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



















Initials: BRM

Maps

Hanover County, Virginia

Land Use Map

Legend

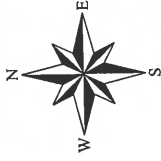
-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination Commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center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

SE2024-00007

HCSB - Cool Springs
modular classroom

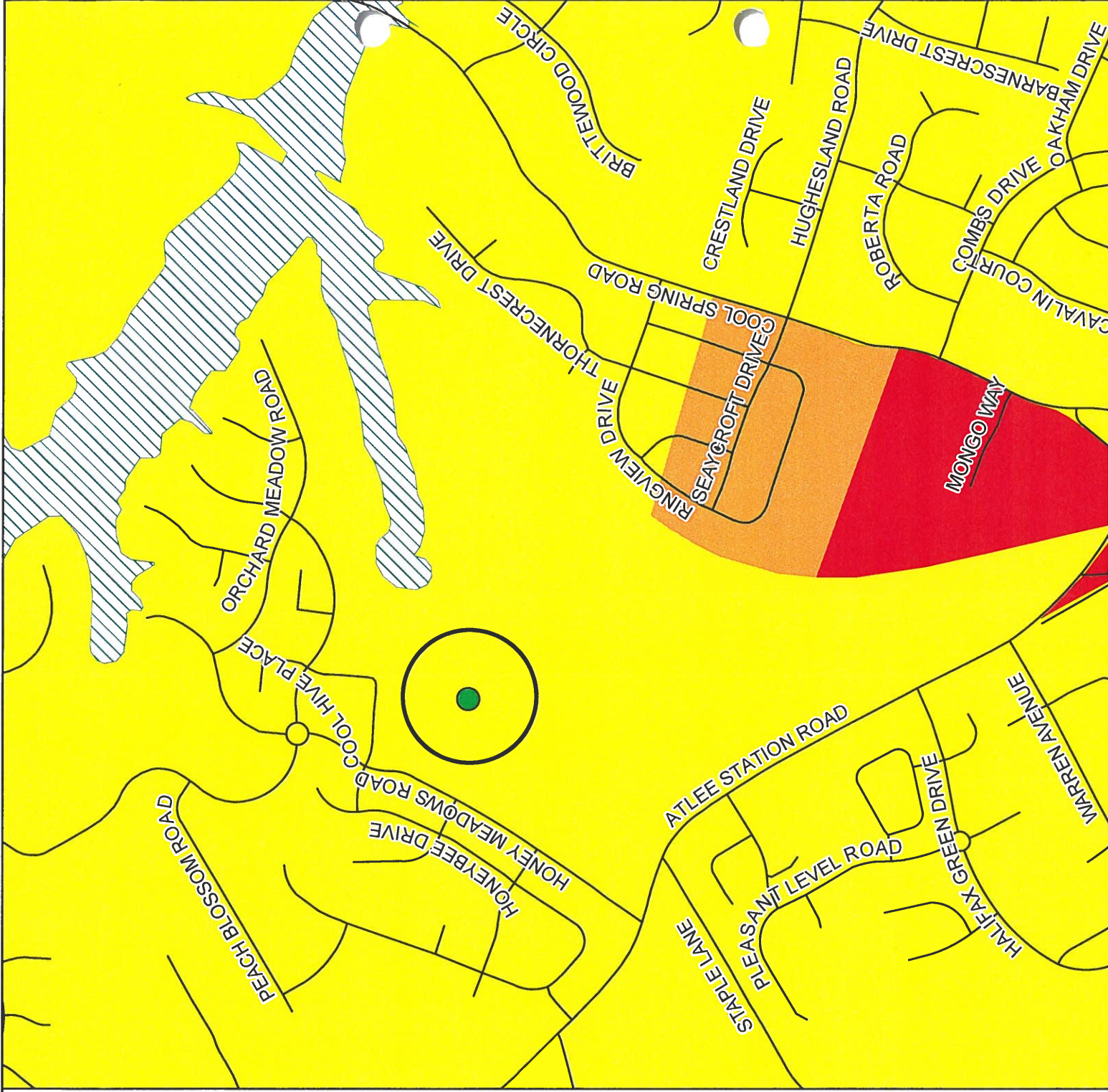
Suburban Neighborhood
Residential Land Use

GPIN: 7796-88-8708
Ashland Magisterial District



1 inch = 800 feet

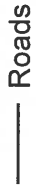
March 22, 2024



**Hanover County,
Virginia**

General Parcel Map

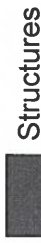
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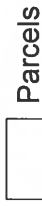
Roads



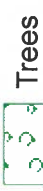
Water



Structures



Parcels



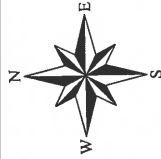
Trees

SE2024-00007

HCSB - Cool Springs
modular classroom

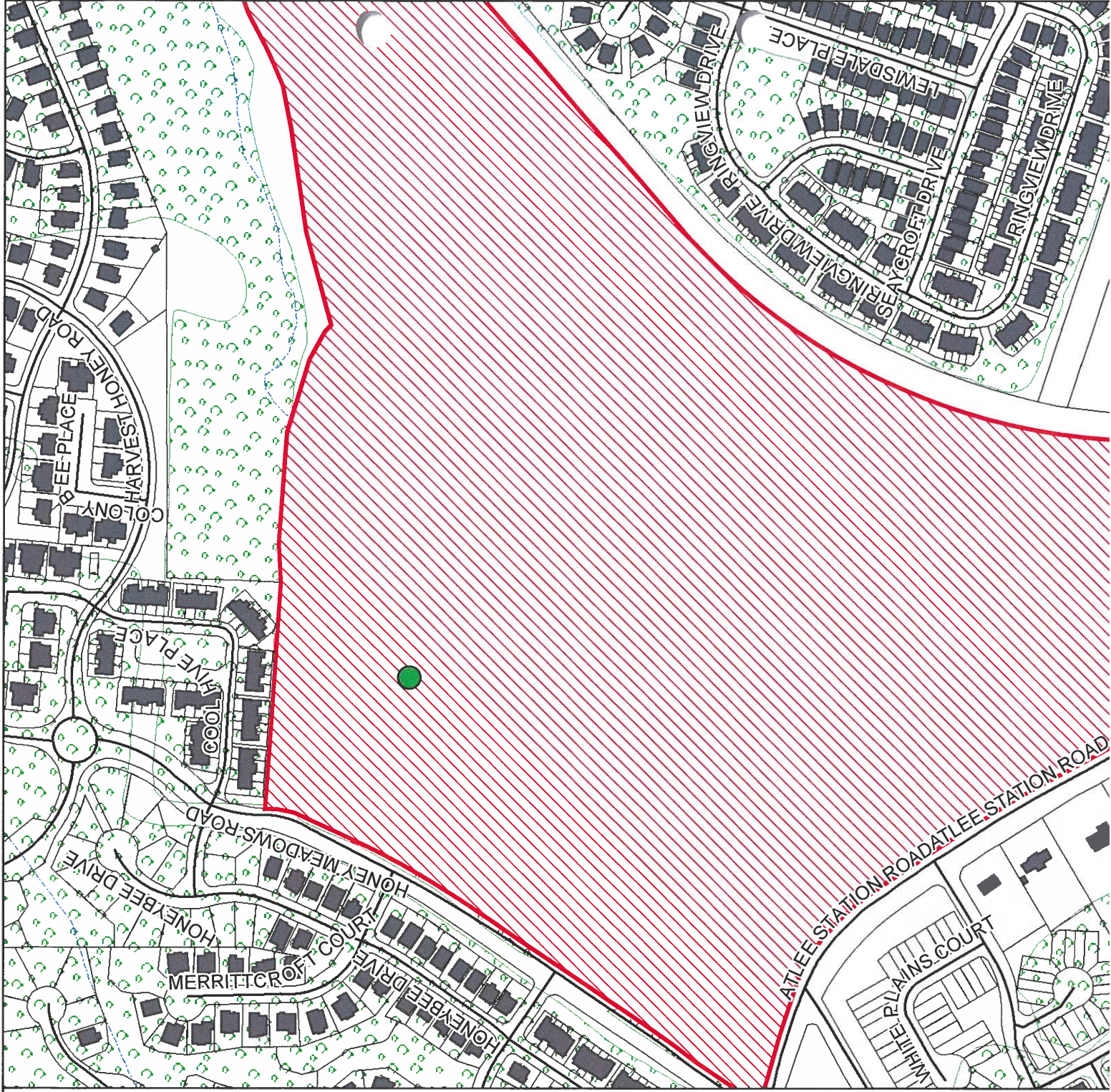
Zoned A-1

GPIN: 7796-88-8708
Ashland Magisterial District



1 inch = 400 feet

March 22, 2024



Hanover County, Virginia

Zoning Map

Legend

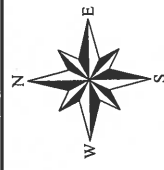
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

SE2024-00007

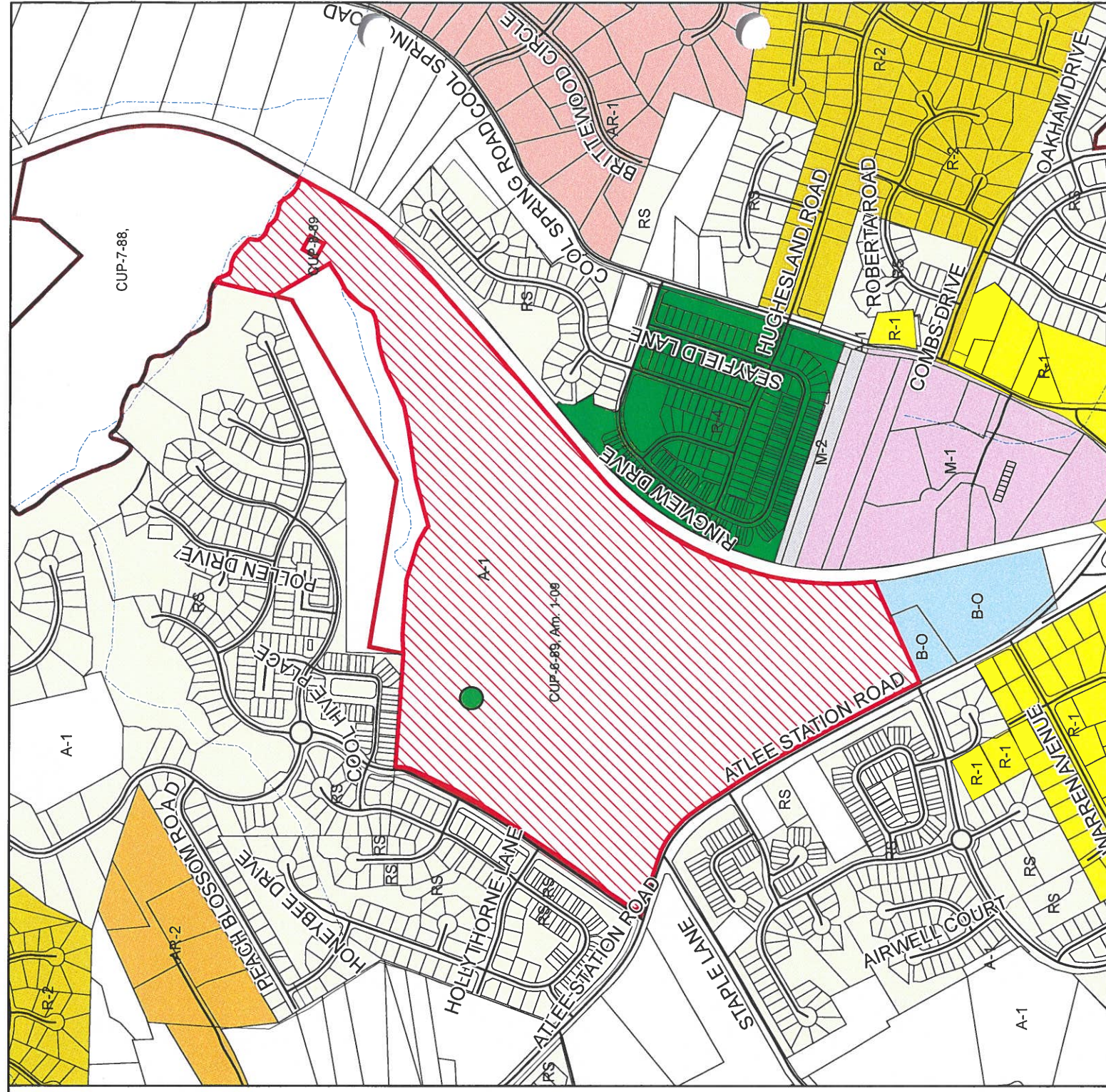
HCSB - Cool Springs
modular classroom

Zoned A-1

GPIN: 7796-88-8708
Ashland Magisterial District



1 inch = 800 feet
March 22, 2024



SE2024-00007



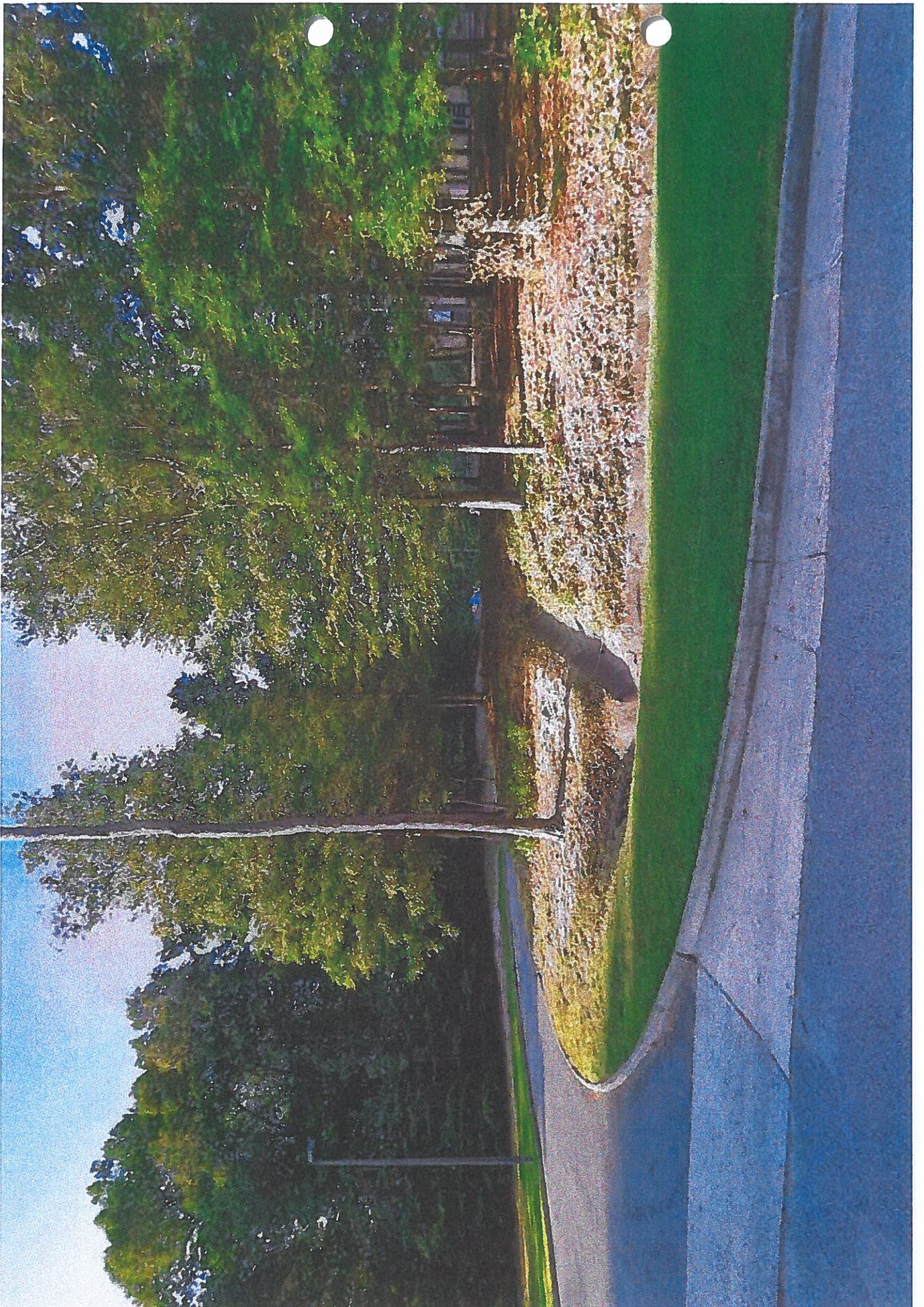
Photographs















Application

Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2024-00007

Please type or print in black ink.

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

PARCEL INFORMATION	For multiple parcels, please also complete Page 4 <input type="checkbox"/>
GPIN(s)(Tax Parcel #'s) <u>7796-88-8708</u>	Area (acres/square feet) <u>136.007 acres</u>
Deed Book <u>2883</u> Page <u>1728</u>	Current Zoning <u>A-1</u>
Magisterial District <u>Ashland</u>	Requested Use/Exception <u>Modular Classroom Buildings</u>
Location Description (Street Address, if applicable) <input type="checkbox"/>	_____
<u>9964 Honey Meadows Road Drive, Mechanicsville, VA 2311</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 03/15/2024

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 Parkway, 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.

RECEIVED

MAR 29 2024

HANOVER COUNTY PLANNING DEPARTMENT

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 and Board of Supervisors notification form** (Page 7) - please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property owners and Board members 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 and the location of existing structures on the property. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", 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. **Historic Impact Information** (Page 10) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Responses to questions** on Page 11
- g. **Community Meeting Guide** (Check the box if you have read and understand Pages 13 & 14. 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.)
- h. A **sketch** of your proposal, showing the following:
 - 1) The proposed title of the project, the name of the developer, and the name of the preparer of the plan.
 - 2) The north point, scale, and date. The scale of the plan shall not exceed 1" = 200'.
 - 3) The boundaries of the property involved; county or town boundaries; property lines; existing streets, buildings, and waterways; areas affected by Chesapeake Bay preservation requirements; and major tree masses.
 - 4) The general location and character of construction of proposed parking lots, driveways, curb cuts, entrances, and exits.
 - 5) The locations of all proposed buildings and structures.
 - 6) The general locations, heights, and materials of all fences, walls, screen plantings, berms, and landscaping.

If the full-size sketch is larger than 8 ½" x 11", please provide **ten (10) copies of the sketch and elevations**, folded no larger than 9" x 12", and **one (1) a reduction of the sketch**, which is 8 ½" x 11". Sheets must be no larger than 24" x 36".
- i. For applications for manufactured/mobile home needed for **medical hardship** please provide a note from a medical doctor verifying that it is necessary for someone to live in close proximity to provide care.
- j. For SE applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.

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 application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email or fax (as 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 payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Christina P. Berta Date 03/15/2024
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:

Special Exception	\$750
Extension	\$20
Special Exceptions for manufactured homes needed in a medical hardship case	\$200

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

FOR STAFF USE ONLY:

Fee: _____	Accepted by: _____ HTE #: _____
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NOTIFICATION OF ADJOINING PROPERTY OWNERS AND BOARD OF SUPERVISORS

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 member of the Board of Supervisors 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 15th day of March, 2024, by Christina P. Berta (Name of Applicant).

My commission expires: 6/30/26

Kathleen M Brown
Notary Public



Board of Supervisors Representative: Faye O. Prichard - 511 Chapman St

List of Adjacent Property Owners:

GPIN	Name	Address
7796-86-4538	Patrick Henry Properties, LLC	9376 Atlee Station Road Mechanicsville, VA 23116
7796-86-6286	Huntsinger, Esther Shields Living Trust	3900 Windsor Hall Drive, Apt C 235 Williamsburg, VA 23188
7796-96-0793	Mongo Properties, LLC	P.O. Box 1157 Mechanicsville, VA 23111
7796-96-4981	Bailey, Charles E	9347 Cool Spring Road Mechanicsville, VA 23116
7796-97-5013	Natural Gas Co of Virginia, Inc	308 Tarry Town Drive Henrico, VA 23229
7796-97-5139	Huff, Brandon C, LLC	9363 Cool Spring Road Mechanicsville, VA 23116
7796-97-5236	Cool Spring West Homeowners Association, Inc	7231 Forest Ave, Suite 102 Richmond, VA 23226
7796-98-3118	Cool Spring West Homeowners Association, Inc	6802 Paragon Place, Suite 300 Richmond, VA 23230
8706-09-5355	Cool Spring West Homeowners Association, Inc	6802 Paragon Place, Suite 300 Richmond, VA 23230
8706-19-2461	Roth, Gregory T & Debra T Revocable Trust	9505 Cool Spring Road Mechanicsville, VA 23116
8706-19-4439	Melton, John S & Penny L	9509 Cool Spring Road Mechanicsville, VA 23116

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued

List of Adjacent Property Owners:

GPIN	Name	Address
8706-19-5641	Tutwiler Living Trust	9519 Cool Spring Road Mechanicsville, VA 23116
8706-19-6761	McKeever, Emily Joan	9527 Cool Spring Road Mechanicsville, VA 23116
8707-10-6096	Hunt, George E III & Hunt, Rebecca M	9775 Cool Spring Road Mechanicsville, VA 23116
7997-92-9229	Hicks, Edgar T III & Stephanie P R/S	10094 Windy Knoll Drive Mechanicsville, VA 23116
8707-00-0689	Honey Meadows Homeowners Association, Inc	1791 Cambridge Road, Suite 102 Richmond, VA 23233
7796-99-6627	Hanover County	P.O. Box 470 Hanover, VA 23069
7796-89-1798	Honey Meadows Homeowners Association, Inc	P.O. Box 650858 Dallas, TX 75265
7796-79-5467	Villages at Taylor Farm Homeowners Association, Inc	6802 Paragon Place, Suite 300 Richmond, VA 23230
7796-79-3037	Villages at Taylor Farm Homeowners Association, Inc	1904 Byrd Avenue Richmond, VA 23230
7796-68-7479	Villages at Taylor Farm Homeowners Association, Inc	1904 Byrd Avenue Richmond, VA 23230
7796-67-2788	Atlee Recreation Association	9411 Staple Lane Mechanicsville, VA 23116
7796-77-0506	Giles Farm Homeowners Association, Inc	7231 Forest Avenue, The Highland 1 Bldg, Suite 102 Richmond, VA 23226
7796-77-4536	Colley, Erik Matthew	9908 Honeybee Drive Mechanicsville, VA 23116
7796-77-2226	Hicks, Sheila Johnson & Johnson, Jennifer Lynn	11506 Moven Court Midlothian, VA 23114
7796-77-4167	Davis, Bonny H	9427 Atlee Station Road Mechanicsville, VA 23116
7796-76-9812	Giles Farm Homeowners Association, Inc	7231 Forest Avenue Richmond, VA 23226

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Timmons Group on behalf of Hanover County Public Schools

DATE: 3/8/2024

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: 9964 Honey Meadows Road, Mechanicsville, VA 23116

GPIN(s): 7796-88-8708

Requested Zoning District: _____

Requested Use/Exception: Installation of 2 - 64' x 24' modular classroom buildings that will accommodate two (2) classrooms per building for a total of four (4) classrooms. There will be no plumbing connections.

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.

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. 42-0208 GPIN _____
2. Historic Resource/File No. _____ GPIN _____
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? No
- 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 - Taylor Barn was razed in 1989.

- 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 - Taylor Barn was razed in 1989.

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: 3/8/24

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 227 vehicles per day and a site peak hour trip generation of 74 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. See note below.
- 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)

08/23/23

(Date)

Steve Schmidt, PE, PTOE

(Applicant/Applicant's Representative – Print Name)

Note: The application is for a modular classroom building to accommodate the existing and future enrollment at the school. The trip generation was estimated based on the School District's forecast for 100 additional students by 2027. It is noted the school has a high percentage of walkers which will reduce the vehicular trip below what is shown above.

Community Meeting Notes
(previous case)

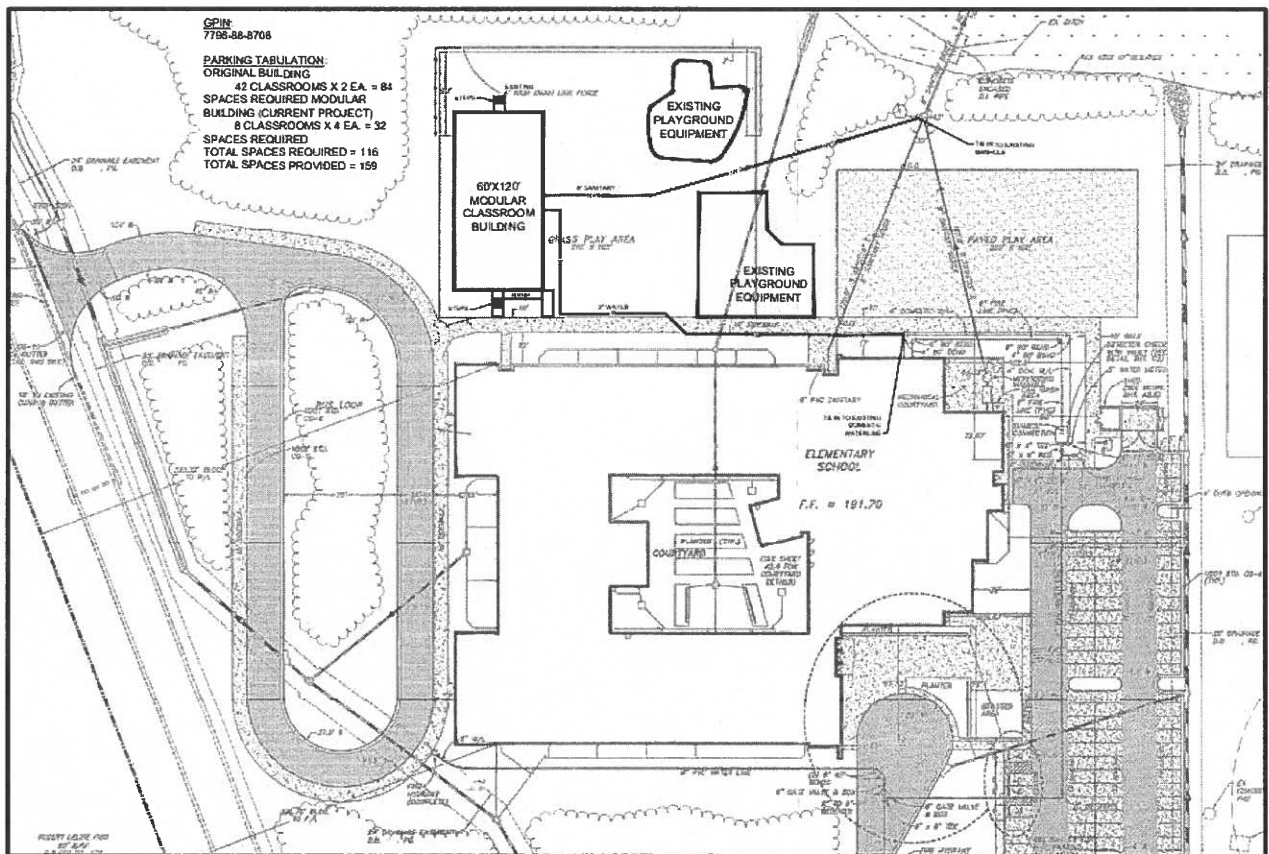
SE2023-00024, Hanover County School Board (Cool Spring Elementary) Community Meeting

A community meeting for SE2023-00024, Hanover County School Board was held on December 7, 2023 at 6:00pm at Cool Spring Elementary School. A special exception is requested to permit a temporary modular classroom at Cool Spring Elementary School. Approximately 13 citizens were in attendance. The following Hanover County representatives were also in attendance:

Board Members: Faye Prichard, Brent Helmick, Danielle Floyd

Planning Commissioner: Steve Hadra

Planning Staff: Andrew Pompei and Gretchen Biernot



Questions and concerns:

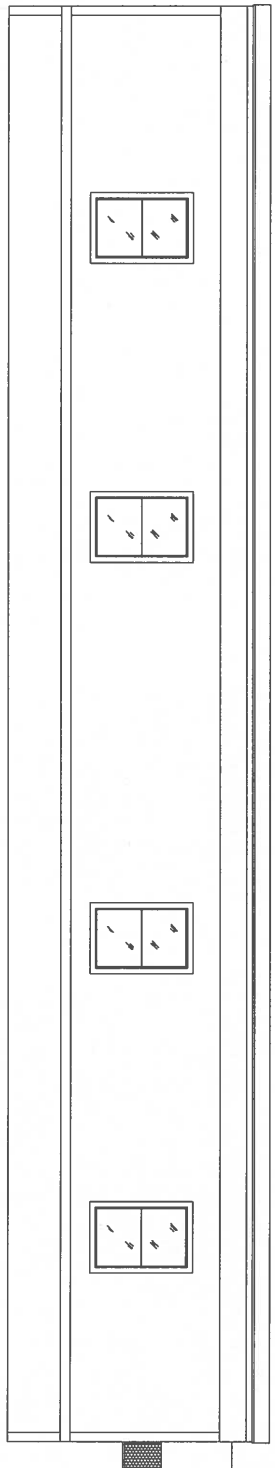
- What is the definition of temporary? How long will the trailer be on the property?
 - The modular classroom is a temporary solution to the overcrowding problem but it has not been decided how long the trailer will be on the site.
- Hanover Schools did not plan adequately based on the expected enrollment from new development in the area
 - Other schools are planned for expansion and other solutions are available to address overcrowding.

- Is an expansion planned?
 - Different options are on the table including the expansion of other elementary schools.
- There is a concern about security for the children in these trailers that are not part of the main building; how will the doors be monitored?
 - Safety plans are in place for these classroom trailers, similar to campus style schools; doors will be locked and positioned to be close to the main school building.
- Will the trailer change the reported capacity of the school?
 - The capacity number will remain the same.
- What grades will be in the trailer?
 - Usually the older kids are placed in the classroom trailers, but there are not yet plans in place.
- When will enrollment data be made available?
 - This data will be posted on the Hanover Schools website on Tuesday, which will have enrollment by grade. There are different numbers of students in each grade.
- Does Cool Spring have Pre-K students?
 - There is no Pre-K program right now.
- Will the trailer be leased?
 - The trailer will have a four-year lease.
- At what point does it make sense to add on to the building?
 - Exploring different opportunities but at the moment, adding onto Cool Spring is not the first choice.
- What happens if this Special Exception does not pass?
 - It means that there will be more kids in the classroom.
- The analysis regarding potential building additions needs to happen now.
- There is concern about students being in the trailer. When will parents find out when their child will be in the learning cottage (trailer)? This information needs to be provided farther in advance than right before the school starts because parents may make the decision to go to private school instead because of concerns about security.
- This community meeting should have been held farther in advance of the Board of Supervisors meeting.
- What is the cost of the lease?
 - Approx. \$250,000 per year
- What is the next step after the Board of Supervisors public hearing?
 - Hanover Schools will move forward with adding the trailer to the property.
 - The Board of Supervisors would have to grant an extension beyond the 4 years.
- What is the distance between the entrance to cottage and the school?
 - Approx. 20' but definitely less than 50'
- Can the area between school and cottage be enclosed?
 - This would entail additional costs and time and would need to meet Fire/EMS requirements.
- Where is the furniture coming from?
 - New furniture will be provided as part of the school budget.

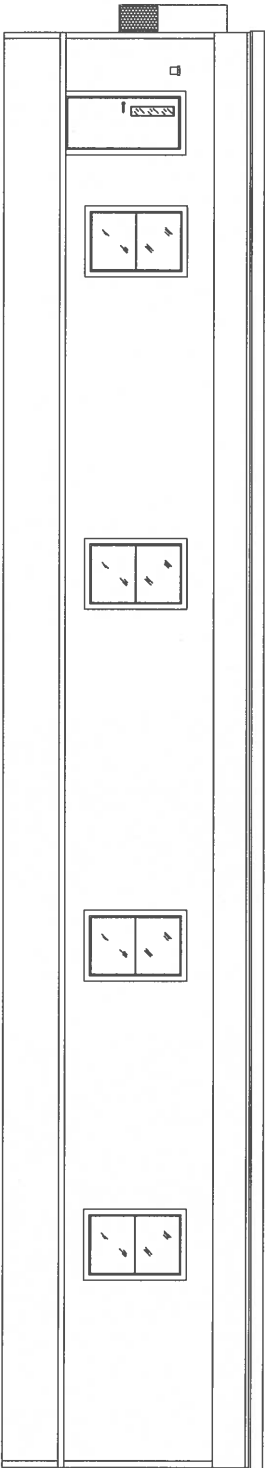
- Will each classroom in the trailer have air conditioning and heat?
 - Each room will have temperature controls.
- Will classrooms in the trailer have smartboards and rugs?
 - Each room will include smartboards but may or may not include carpet/rugs depending on the grade.
- Teacher had a class in learning cottage, and she and her class loved it
 - There are classroom trailers at Mechanicsville Elementary, which may be similar to what is proposed.
- Will School Resource Officer be added?
 - Hanover Schools does not control the number of SROs.
- What is going on with Chickahominy Middle and Atlee High to plan ahead for the additional students that will likely be enrolled?
 - This is being monitored. The five-year projection is that these schools will stay within 90% capacity but this will continue to be monitored.
- Will there be a meeting for teachers and maintenance staff to provide input?
 - Staff input is provided during the budget process but teachers generally want additional space
- Is data available on the classroom trailer's impacts to property values?
 - No data is available.

This Special Exception will be heard by the Board of Supervisors on December 13, 2023.

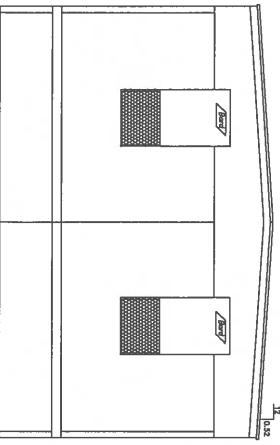
Elevations



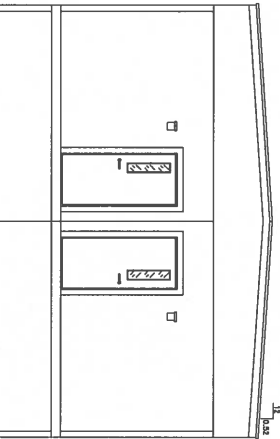
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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SCALE: NO SCALE	REVISIONS: N/A
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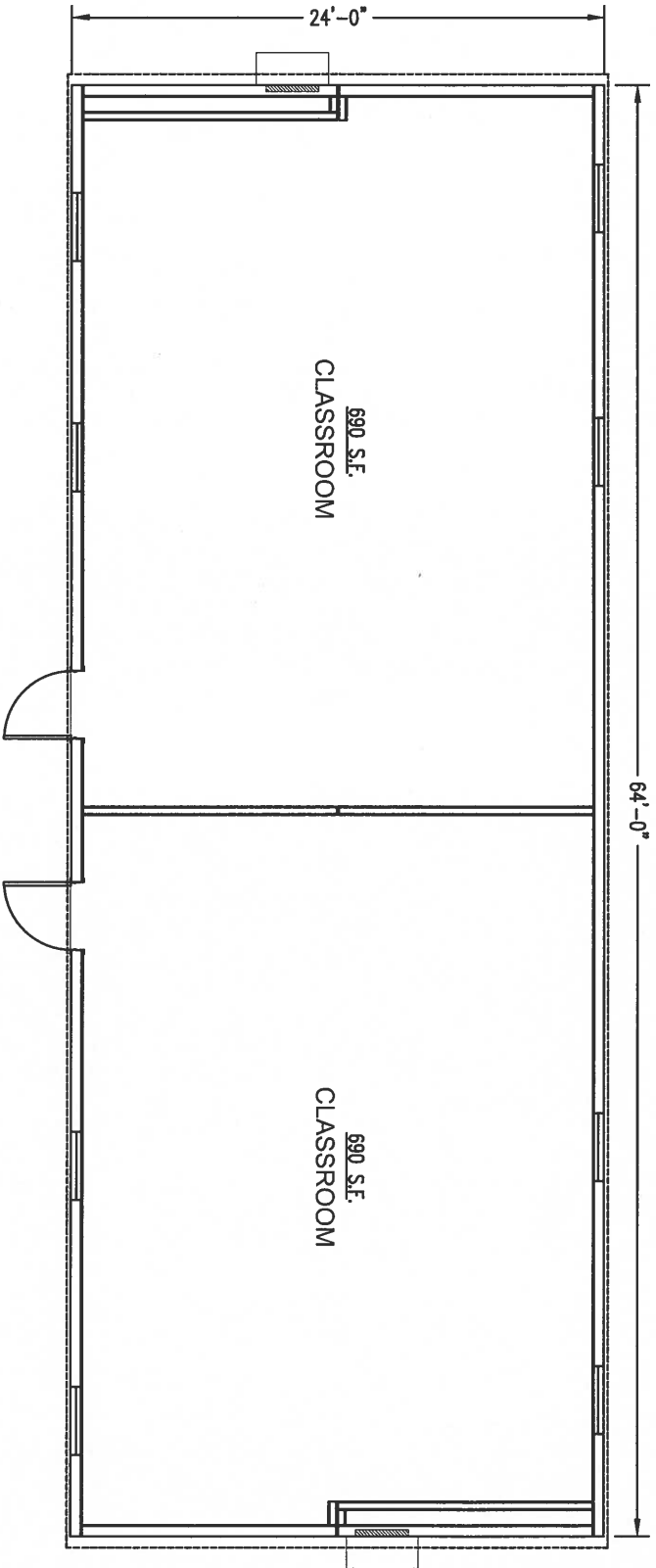
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ELEVATION NOTES: (TYP)

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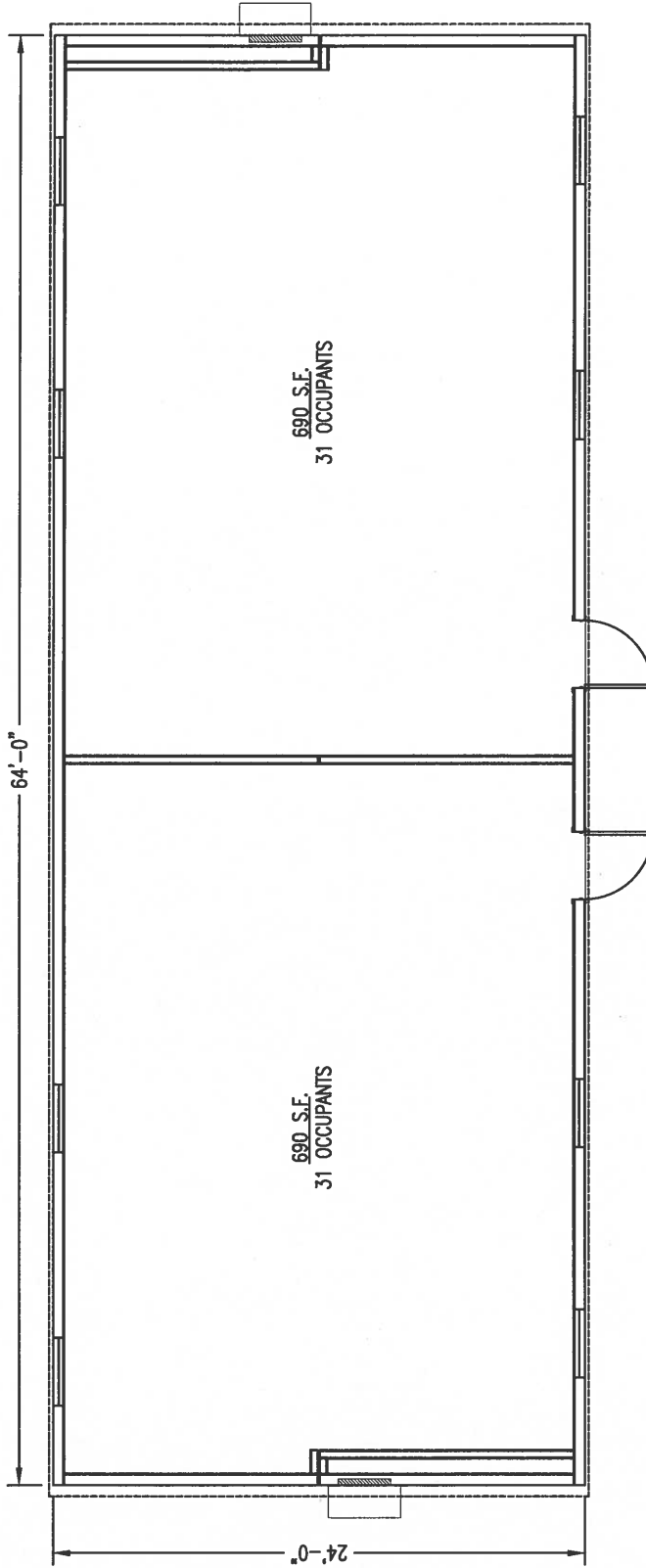
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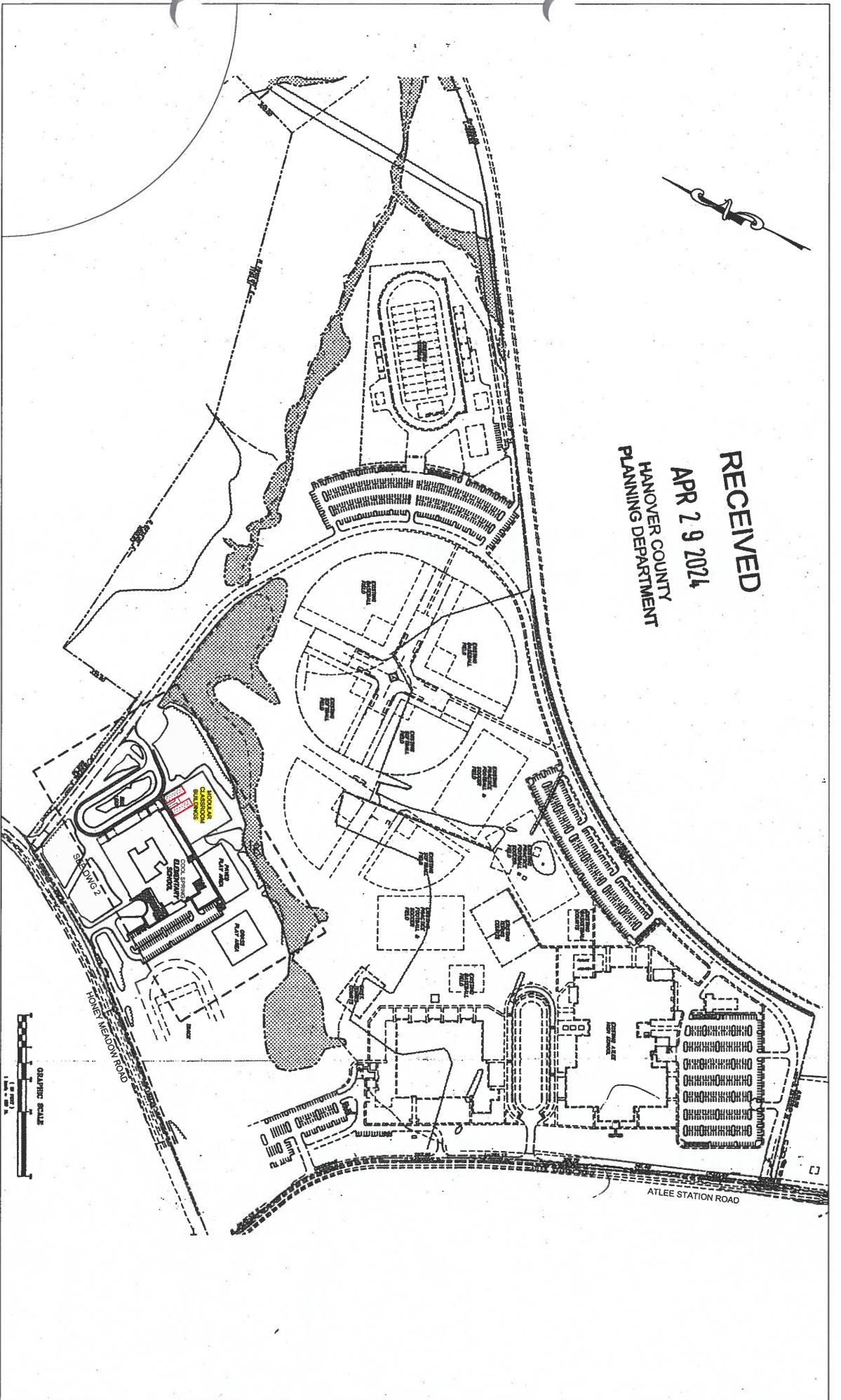
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DWG 1 - COOL SPRING ELEMENTARY MODULAR CLASSROOMS

Cool Spring Elementary School - March 8, 2024



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