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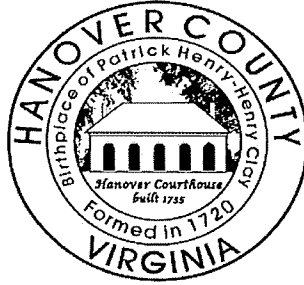
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P. O. BOX 470
HANOVER, VIRGINIA 23069
PHONE 804-365-6171

July 8, 2024

David P. Maloney
c/o DPM Development Consulting, LLC
9178 Ivy Springs Place
Mechanicsville, Virginia 23116

RE: Approval of CUP2024-00002, Oasis Church

Dear Mr. Maloney:

At their meeting of June 26, 2024, the Hanover County Board of Supervisors voted to **APPROVE** the above-captioned request for a Conditional Use Permit in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to permit a church on GPIN 8707-76-4285(part), consisting of approximately 10.17 acres, zoned A-1, Agricultural District, subject to the following conditions:

1. Future Expansion. The primary building may be expanded within the areas shown as “future addition area” on the sketch plan and maintain substantial conformity with the sketch plan (no conditional use permit amendment required), provided that all of the following conditions are met:
 - a. The expansion occurs within the area designated “future addition area”.
 - b. Elevations of the addition, including materials and colors, must be in substantial conformance with the elevations included within the approved sketch plan, as determined by the Planning Director.
 - c. The expansion does not increase the seating capacity within the sanctuary to more than 300 seats.

2. Road Improvements. A right-turn lane must be installed on Chamberlayne Road (U.S. Route 301) at Whitewater Farm Road (private road) as shown on the sketch plan, in accordance with Virginia Department of Transportation (VDOT) standards.
3. Exit-Only to Chamberlayne Road (U.S. Route 301). The exit-only driveway onto U.S. Route 301 must be paved with asphalt, concrete, pavers, and/or a similar material for a distance of at least 75 feet from the edge of pavement along Chamberlayne Road (U.S. Route 301), or a greater distance if required by the Virginia Department of Transportation (VDOT).
4. Screening Adjacent to GPIN 8707-66-9810. Landscape screening in accordance with Section 26-263 of the Zoning Ordinance must be provided along the northern property line between the parking area and GPIN 8707-66-9810, as shown on the sketch plan.
5. Screening Adjacent to GPIN 8707-66-5159. Landscape screening in accordance with Section 26-263 of the Zoning Ordinance must be provided along the property line of GPIN 8707-66-5159, as shown on the sketch plan.
6. Landscaping Adjacent to GPIN 8707-76-1617. At least one (1) tree per 50 linear feet must be provided along the property line of GPIN 8707-76-1617. Existing mature, healthy vegetation can be used to conform to this requirement, at the discretion of the Planning Director.
7. 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.
8. Signs. New freestanding signs on the property must be designed as ground-mounted monument signs, in accordance with the County's sign regulations. The base of any monument sign must include brick, stone, or a similar material with a color compatible with the primary church building.
9. Construction. Hours of construction are limited to 6 a.m. to 8 p.m., Monday through Saturday and 8 a.m. to 6 p.m. on Sundays.
10. Extended Expiration. The Conditional Use Permit will lapse after three (3) years if no substantial construction or change of use has taken place in accordance with the plans for which the Conditional Use Permit was approved, unless an extension beyond this time is approved by the Board of Supervisors.
11. Development. The development and use of the property, which is the subject of this Conditional Use Permit request, must comply with all federal, State, and local laws and regulations.

In accordance with Article 6, Division 3, Section 26-325, the site must be developed and maintained in substantial conformity with the sketch plan titled, "Oasis Church," prepared by The Bay Companies, dated January 24, 2024, and last revised May 20, 2024. The church building and pavilion must be designed and constructed in substantial conformity with the elevations included on the sketch plan.

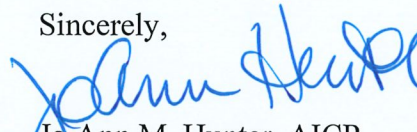
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A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, must be submitted for review and approval prior to commencement of the requested use.

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 sketch 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: Sean M. Davis
Planning Commission
Richard W. Paul
Tim O'Keefe
Jason Hazelwood
Jessica Crews
Assessor
Kimberlee Daniels

