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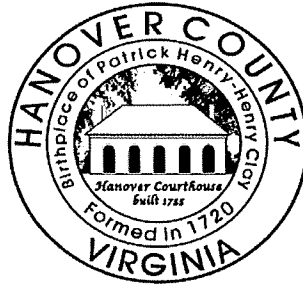
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## HANOVER COUNTY

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

March 8, 2024

VIA E-mail: [dpmdevcon@gmail.com](mailto:dpmdevcon@gmail.com)  
David P. Maloney  
c/o DPM Development consulting, L.L.C.  
9178 Ivy Springs Place  
Mechanicsville, VA 23116

RE: CUP2024-00002, Oasis Church

Dear Mr. Maloney,

Planning staff has conducted a review of your application materials and provides the comments listed below. Attached, you will also find comments from other reviewing agencies. We are still waiting on comments from VDOT. I will forward those to you once we receive them. Your request has tentatively been placed on the Planning Commission's agenda for May 16, 2024. Please respond to the comments below by **April 19, 2024**, which is the submittal deadline for the May meeting. Please email a PDF of the revised sketch plan before submitting hard copies. 14 full size hard copies will be due by May 2, 2024.

The following are Planning staff's comments regarding your request:

1. On the sketch plan:
  - a. To help preserve the viewshed and rural character of the area, staff recommends adding twice the number of plantings to the 100 foot buffer along Chamberlayne Road.
  - b. Staff recommends that the parking lot be paved, and the private road be paved to the parking lot entrance. Please amend the plan accordingly.
  - c. There are adjacent residences located to the north side of the 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 continuous, visual screen must be provided between the parking area and the said lot in accordance with the following:
    - i. The screen must have a minimum height of six (6) feet,
    - ii. The screen must extend a minimum of fifty (50) feet beyond the point where such parking is located or to the property line, whichever is closer.

- iii. The screen must consist of a compact evergreen hedge or foliage screening or an ornamental wall or fence. If a fence is used to satisfy this requirement, the height must be reduced to 4' at the front setback line.
  - d. Add the seating capacity to the parking calculations area and add the required parking calculations. (1 space per 4 seats)
  - e. Show the site triangle in the area of the proposed monument sign.
  - f. Add a revised date.
2. On the elevations:
  - a. Due to community concern that we have received concerning existing architecture in the surrounding area, staff recommends an alternative to the proposed metal siding on the building.
  - b. The direction of each elevation is mislabeled. For example, the façade of the church is labeled as north elevation, but it should be west. Please address.
  - c. Add elevations for the proposed pavilion.
3. Please contact Sean Davis, Board of Supervisor representative for the district, to determine if a community meeting will be required for this case.

If you have any questions, please contact me at (804) 365-6374.

Sincerely,



Brendan McHugh  
Planner

**ZONING STAFF MEETING**

**Department of Public Utilities Comments**

**CASE NAME: Oasis Church**

**PROJECT #: CUP2024-00002**

**PLEASE MARK THE APPROPRIATE BOX BELOW:**

No Comment:

Comments Below:

DATE: 2/8/2024

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced conditional use permit request and has no comments. The development is outside of the Suburban Service Area and DPU has no facilities adjacent to the site.

Future submissions for this request do not need to be routed to DPU for review. Please feel free to contact me if you have any questions or concerns.

## Department of Public Works Comments

**CASE NAME: Oasis Church**

**TRACKIT PROJECT #: CUP2024-00002**

**PLEASE MARK THE APPROPRIATE BOX BELOW:**

No Comment

Comments Below

DATE: 02/13/20234 REVIEWED BY: Michael J Dieter

No comments on the CUP, comments are on future site plan:

1. Additional development subject to runoff reduction and channel protection.
2. With any increase in impervious area, it is likely that the onsite detention of stormwater will be required.
3. If development is 5 acres or more or 10lb or more of phos load, 75% of nutrient reduction must be met on site.
4. Analysis of downstream manmade and natural systems to a point where the site is less than 1% of drainage area will likely be required.
5. Currently approved construction plan allows for 0.57 acres of impervious. Any additional impervious will need to be addressed with the development of the church property. No increase in runoff to the pond would be allowed for the 2, 10, and 100 year storms.



# HANOVER COUNTY

## Office of the Fire Marshal



Office (804) 365-6195  
Fax (804) 537-5488

13326 Hanover Courthouse Road  
P.O. Box 470 Hanover, VA 23069

[fmo@hanovercounty.gov](mailto:fmo@hanovercounty.gov)  
Dispatch (804) 365-6140

## FIRE PLANS REVIEW

<b>JURISDICTION:</b>	Hanover
<b>TRAKIT FILE #</b>	CUP2024-00002
<b>TO:</b>	Brendan McHugh
<b>FROM:</b>	Lieutenant Paul Polivka Fire Plans Review Office 804-365-4858 Email: <a href="mailto:ptpolivka@hanovercounty.gov">ptpolivka@hanovercounty.gov</a>
<b>SUBJECT:</b>	OASIS CHURCH
<b>DATE:</b>	2-15-2024
<b>TYPE OF REVIEW</b>	CUP 1 <sup>st</sup> Review
<b>COMMENTS:</b>	<p>1. The Hanover Fire Marshal’s Office has reviewed the Conditional Use Permit of this property and has the comments below to consider as the project moves forward.</p> <ul style="list-style-type: none"> <li>○ If this project moves towards the site plan process, the applicant should be aware of the requirements of the Hanover Fire Marshal’s Office. Requirements can be found on the Hanover Fire and EMS web page: <a href="https://www.hanovercounty.gov/1082/Plans-Review">https://www.hanovercounty.gov/1082/Plans-Review</a>.</li> <li>○ Requirements to focus on are hydrants within 400 feet of all portions of the facility, if applicable, the required number of hydrants, fire lanes, road widths, and the fire apparatus access to within 150 feet.</li> <li>○ The Hanover County- Plans Review Guidelines and the Commercial Development- Checklist are in the Reference Plans Review Tab.</li> <li>○</li> </ul>



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## FIRE PLANS REVIEW

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REZ2023-00045 X REZ2024-00001 X SE2023-00030 X

Reviewer: Brendan McHugh Sent: 1/30/2024  
Remarks: (no remarks) Due: 3/1/2024

### View Notes

CUP2024-00002

Type (Asc) GO

Shaun M Berben CUPR1 HEALTH DEPARTMENT  
2/12/2024 10:56:47 AM  
No Comment. Shaun Berben, VDH Food

David B Bauer CUPR1 HEALTH DEPARTMENT  
ONSITE: If no access to public water and sewer, formal plans for well and septic from a PE will be required before construction of the proposed church.  
2/22/2024 11:46:22 AM

Close

Returned 2/13/2024

Reviewer: Ed Buzzelli Sent: 1/30/2024  
Remarks: (no remarks) Due: 2/16/2024

Returned (mm/dd/yyyy)

Reviewer: Kathleen Cabe Sent: 1/30/2024  
Remarks: (no remarks) Due: 2/16/2024