

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR CONDITIONAL USE PERMIT REVIEW
CUP2024-00002, OASIS CHURCH
Due Date: 02/23/2024

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Brendan Mchugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, February 21, 2024, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:



















DPU:

VDOT:

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

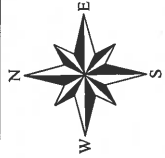
CUP2024-00002

Oasis Church

church

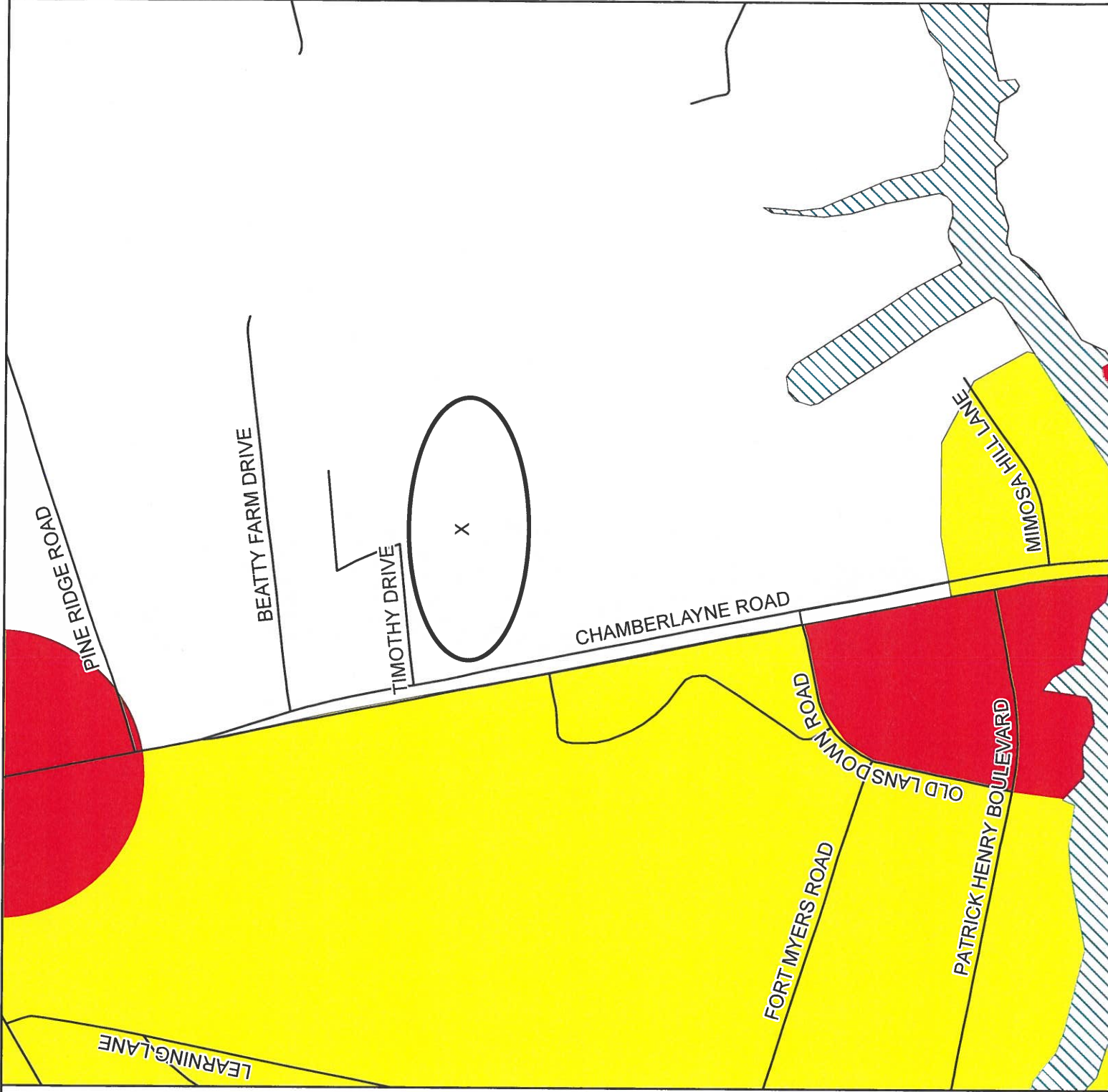
Rural/Agricultural Land Use

GPIN: 8707-76-4285 (part)
Henry Magisterial District



1 inch = 600 feet

January 26, 2024



Hanover County,
Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

CUP2024-00002

Oasis Church

church

Zoned A-1

GPIN: 8707-76-4285 (part)
Henry Magisterial District



1 inch = 600 feet

January 26, 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		

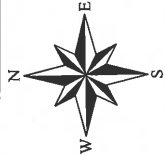
CUP2024-00002

Oasis Church

church

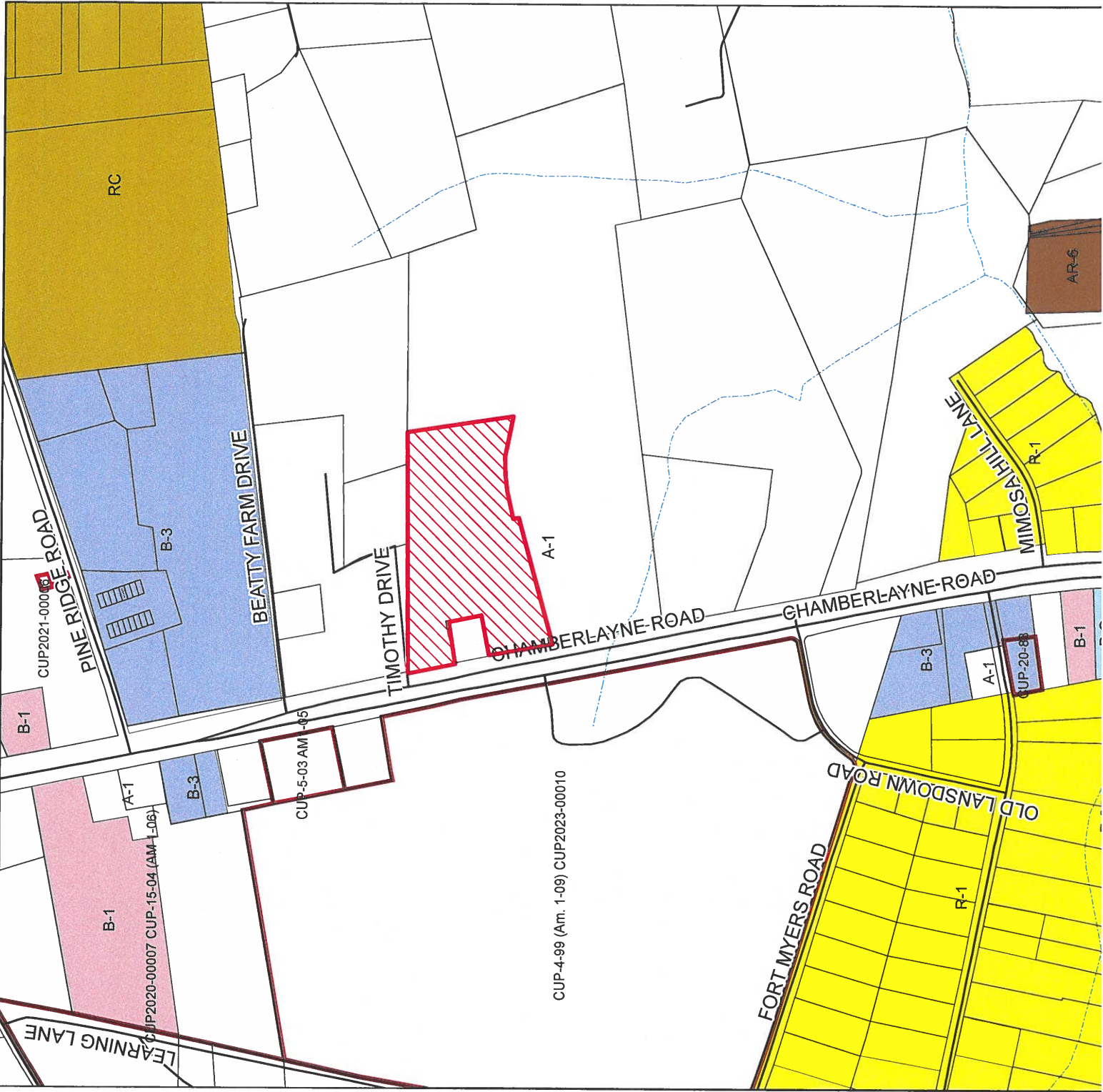
Zoned A-1

GPIN: 8707-76-4285 (part)
Henry Magisterial District



1 inch = 600 feet

January 26, 2024



CUP2024-00002



Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2024-00002

Please type or print in **black ink**.

APPLICANT INFORMATION	
Owner/Applicant: <u>Oasis Church</u> Contact Name: <u>Nate Clarke</u> Address: <u>1630 E. Parham Road Henrico, VA 23228</u>	Telephone No. <u>804-916-0203</u> Fax No. _____ Email Address <u>nate@oasischurch.org</u>

NATE@OASISCHURCH.ORG

PARCEL INFORMATION	For <u>multiple</u> parcels, please also complete Page 4 []
GPIN(s)(Tax ID #'s) <u>8707-76-4285 (part)</u> Total Area (acres/square feet) <u>51.118</u> Magisterial District <u>Henry</u> Location Description (Street Address, if applicable) <input type="checkbox"/> <u>East Line of U.S. Route 301 approx. .25 miles north of</u> <u>Old Landsdown Road across from the school complex.</u>	Total CUP Area (acres/square feet) <u>10.17</u> Current Zoning <u>A-1, Agricultural District</u> In accordance with Article 3, Division <input type="checkbox"/> Section _____ § <u>26-20.21</u> of the Ordinance the following use is requested: <u>Church/Place of Worship</u>

SIGNATURE OF OWNER <input type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input checked="" type="checkbox"/> (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 <u><i>Nathan Clarke</i></u> Print Name <u>Nathan Clarke</u>	Date <u>1/26/24</u>
Signature _____ Print Name _____	Date _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>David P. Maloney C/O DPM Development Consulting, LLC</u> Address: <u>9178 Ivy Springs Place</u> <u>Mechanicsville, VA 23116</u>	Telephone No. <u>804-855-4138</u> Fax No. _____ Email Address <u>dpmdevcon@gmail.com</u>
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

RECEIVED

JAN 26 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, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners 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. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", 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. **Responses to questions on Page 10**
- f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- j. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **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.**)

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 applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if 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 fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent *Nate Clarke* Date 1/26/24
Print Name Nate Clarke

Signature of applicant/authorized agent _____ Date _____
Print Name _____

Address to which notification letter is to be sent:
David P. Maloney C/O DPM Development Consulting, LLC
9178 Ivy Springs Place
Mechanicsville, VA 23116

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

Email dpmdevcon@gmail.com Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit \$1500 + \$75/acre*
Amendment (after final approval) \$1500

*Fractions of acreage are rounded up to the nearest whole number

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

FOR STAFF USE ONLY:

Fees: Base Fee _____
Acreage Fee _____
TOTAL _____

Accepted by: _____
HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

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 members of the Board of Supervisors and Planning Commission 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: _____

COMMONWEALTH OF VIRGINIA)

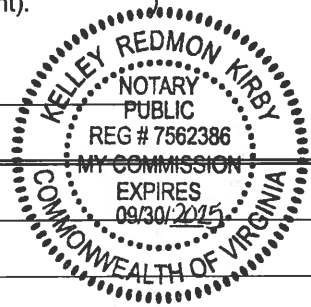
COUNTY OF HANOVER)

) to-wit:

The foregoing instrument was acknowledged before me this 26 day of January, 2024, by David Maloney (Name of Applicant).

My commission expires: September 30, 2025

Kelley Redmon Kirby
Notary Public



Board of Supervisors Representative: Sean Davis

Planning Commission Representative: Jerry Bailey

List of Adjacent Property Owners:

GPIN	Name	Address
8707-66-9810	DREAM HOUSE REALTY L L C	9230 HOWARD DRIVE MECHANICSVILLE, VA 23116
8707-76-1617	TRAYLOR, R TIMOTHY CYNTHIA S	8167 BEATTY FARM DRIVE MECHANICSVILLE, VA 23116-0000
8707-76-8814	HUDERT, JOSEPH A III	8078 CLAY FARM WAY MECHANICSVILLE, VA 23116
8707-86-6590	DAVIS, CHARLES JOSHUA ELLEN CREEL	8065 CLAY FARM WAY MECHANICSVILLE, VA 23116
8707-96-9154	ZEIDAN, BASSAM A	8059 CLAY FARM WAY MECHANICSVILLE, VA 23116
8707-95-2309	CLARK, KATHERINE L	10289 ROLLING STONE LANE MECHANICSVILLE, VA 23116
8707-75-6049	ALVIS, GAIL M MARTIN, RALPH L	10203 SPRINGTON RD MECHANICSVILLE, VA 23116
8707-65-8214	MARTIN, REGINALD BRUCE	10260 CHAMBERLAYNE ROAD MECHANICSVILLE, VA 23116
8707-66-5159	BARBOUR, DOUGLAS MARIA S	10314 CHAMBERLAYNE ROAD MECHANICSVILLE, VA 23116

This is to inform you that Oasis Church has filed an application for a Conditional Use Permit with Hanover County. The property is located on the east side of U.S. Route 301 approximately one-quarter mile north of Old Landsdown Road and directly across Route 301 from the middle and high school complex. The church proposes to purchase approximately 10 acres of a larger 51-acre tract. The property is identified in the Hanover County tax records as GPIN 8707-76-4285 (part).

Oasis church has no plans to operate any type of school, including pre-school, on the property at this time. Church operations will mainly include Sunday worship service(s) and weekday fellowship and bible study activities.

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 Hanover County Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? Church/Place of Worship

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. Oasis Church

is requesting a Conditional Use Permit to operate a church on the identified property. The church proposes to develop a 10+/- acre portion of the subject property. The 10 acres will be located in the northwest corner of the property with frontage on U.S. Route 301. There are no plans to host or start a preschool or elementary school as part of this application. Church activities will be confined to Sunday worship, and evening activities such as fellowship and Bible study.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) The use of a portion of the property is beneficial to Hanover County for several reasons. Use as a

church will not have an impact on weekday AM or PM peak traffic when schools are operating. Furthermore, the use of the property for a church will be compatible with the adjacent school complex and surrounding low density residential uses. The church is willing to undertake reasonable site design measures such as landscaping, screening and buffering to ensure the site remains compatible with the surrounding rural environment. Per ITE Trip Generation, 11th Edition, the site will generate 270 weekday trips and 30 weekday PM peak hour trips. These volumes do not exceed the 380 vehicle per day threshold which would require a TIA as outlined in the 2016 "Business and Residential Development Road Improvements Transportation Policy".

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) There are no known deed restrictions preventing use of the property for church or worship purposes.

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

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. _____ 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? NA
- 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. NA

No known historic or cultural sites in close proximity per Hanover County GIS.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. NA
- _____

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: [Handwritten Signature] Date: 1/26/2014

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 270 vehicles per day and a site peak hour trip generation of 21 AM / 30 PM 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 580 and Page Number 467 - 469).

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.
- 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)

Carl Hultgren, P.E., PTOE

(Applicant/Applicant's Representative - Print Name)

01-17-24

(Date)

For questions regarding VDOT requirements:

Virginia Department of Transportation (VDOT) – Ashland Residency

Robert Butler, Assistant Residency Administrator

523 North Washington Highway

Ashland, VA 23005

Phone (804) 752-5511

Fax (804) 752-6431

Email: robert.butler@vdot.virginia.gov

<http://www.virginiadot.org/projects/chapter527/>

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
<input checked="" type="checkbox"/>	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6. Proposed changes in zoning, if any.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	<input type="checkbox"/>

N O R T H

GPIN:
8707-76-4285
(IN PART)

GPIN:
8707-76-8814

GPIN:
8707-76-1617

GPIN:
8707-66-9810

RECEIVED
JAN 26 2024
HANOVER COUNTY
PLANNING DEPARTMENT

S01°16'56"W 468.53'

N88°43'04"W
102.00'

C1

S78°53'45"W
191.25'

S11°06'15"E
20.00'

GPIN: 8707-76-4285
(IN PART)
10.17 ACRES

GPIN:
8707-76-4285
(IN PART)

N88°48'05"E 980.26'

N11°19'22"W
150.00'
S78°40'38"W
200.00'

GPIN:
8707-66-5159

N78°40'38"E
200.00'

S78°53'45"W 358.73'

N11°06'15"W 250.68'

P.O.B.

695'± TO PINE
RIDGE ROAD

N11°14'11"W
200.42'
CHAMBERLAYNE ROAD
ROUTE 301

GPIN:
8707-55-4759

CONDITIONAL USE PERMIT
EXHIBIT PLAT OF

GPIN: 8707-76-4285 (IN PART)
HENRY DISTRICT HANOVER COUNTY, VIRGINIA

SCALE: 1"=150' DATE: JANUARY 24, 2024

SHEET 1 OF 2



THE BAY COMPANIES

bay
CIVIL ENGINEERS

8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116

PH:(804)569-7060

FILED:23082_CUP Plat.dwg


Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	216.18'	1000.00'	012°23'11"	108.51'	215.76'	S85°05'20"W

GPIN: 8707-76-4285 (IN PART)

BEGINNING AT A POINT ON THE EAST LINE OF CHAMBERLAYNE ROAD (ROUTE 301), SAID POINT BEING 695'± SOUTH OF THE SOUTHERN TERMINUS OF PINE RIDGE ROAD, LABELED "P.O.B." ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N88°48'05"E 980.26';
 THENCE S01°16'56"W 468.53';
 THENCE N88°43'04"W 102.00';
 THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1000.00' A LENGTH OF 216.18';
 THENCE S78°53'45"W 191.25';
 THENCE S11°06'15"E 20.00';
 THENCE S78°53'45"W 358.73';
 THENCE N11°06'15"W 250.68';
 THENCE N78°40'38"E 200.00';
 THENCE N11°19'22"W 150.00';
 THENCE S78°40'38"W 200.00';
 THENCE N11°14'11"W 200.42' TO THE POINT AND PLACE OF BEGINNING CONTAINING 10.17 ACRES OF LAND.

CONDITIONAL USE PERMIT
 EXHIBIT PLAT OF
 GPIN: 8707-76-4285 (IN PART)
 HENRY DISTRICT HANOVER COUNTY, VIRGINIA
 DATE: JANUARY 24, 2024
 SHEET 2 OF 2



THE BAY COMPANIES

bay

CIVIL ENGINEERS

8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116

PH:(804)569-7060 FILED:23082_CUP Plat.dwg

RECEIVED

JAN 26 2024

HANOVER COUNTY
PLANNING DEPARTMENT

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION.
FILED: 23082_CVP_conceptL_plans
DATE: January 24, 2024
REVISED:
REVISED:



5000 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
TEL: (804) 598-7000
FAX: (804) 598-7001

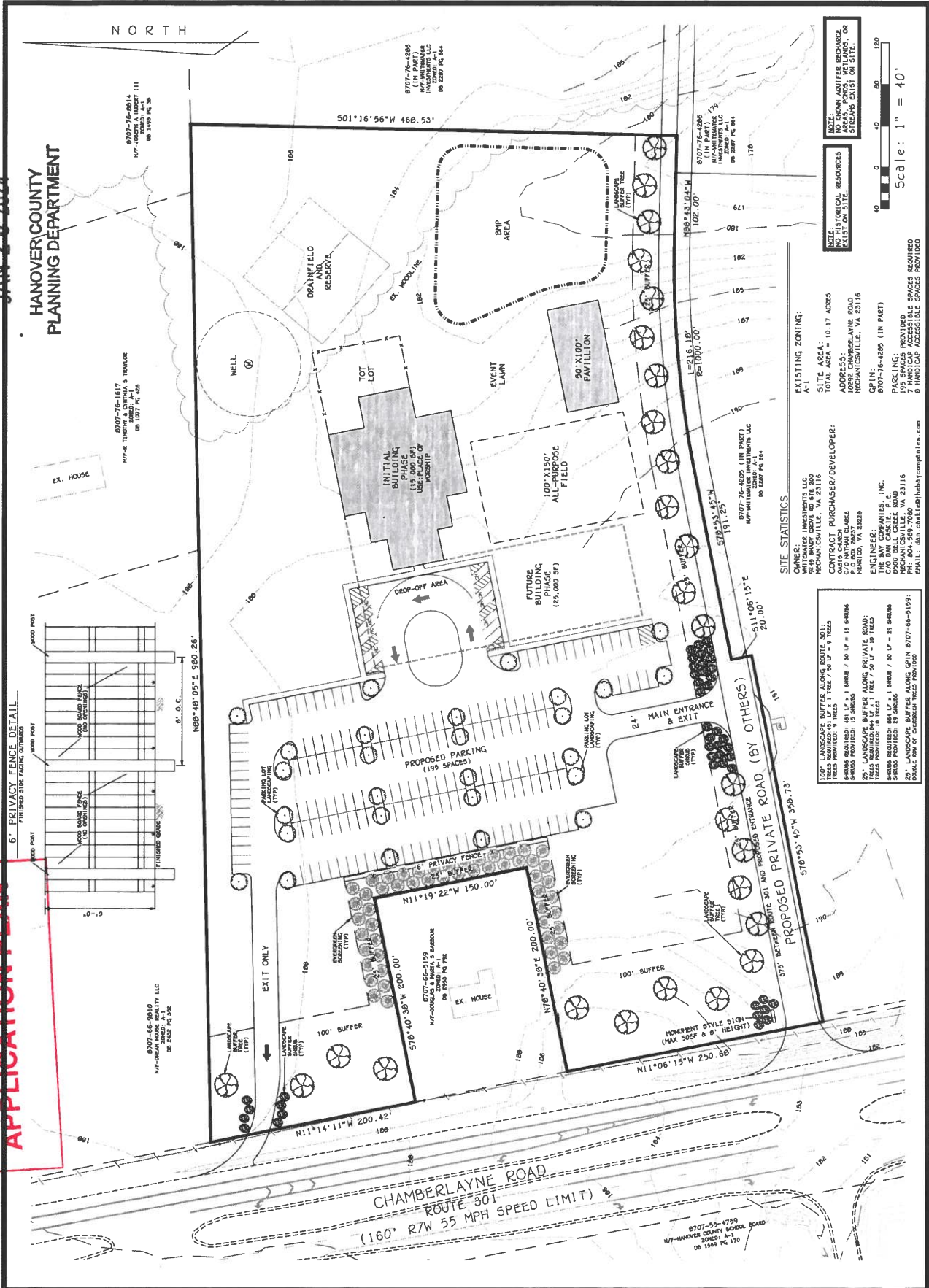
PROJECT: Oasis Church
Route 301
Hanover District
Hanover County, Virginia

SHEET: Concept Plan

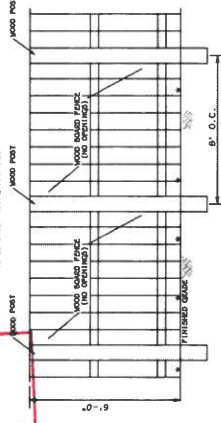
SHEET NO: C1

JOB NO: 23082

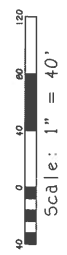
APPLICATION PLAN



6" PRIVACY FENCE DETAIL



NOTE: SIZE, LOCATION, HEIGHT, SPACING, AREA, FORM, MATERIALS, OR STREAMS EXIST ON SITE.



Scale: 1" = 40'

SITE STATISTICS
OWNER: INVESTORS LLC
MECHANICSVILLE, VA 23116
CONTRACT PURCHASER/DEVELOPER:
MECHANICSVILLE, VA 23116
C/O INVESTORS LLC
MECHANICSVILLE, VA 23116
ENGINEER:
THE BAY COMPANIES, INC.
C/O DAN CASEY, P.E.
MECHANICSVILLE, VA 23116
DATE: 01-24-2024
SHEET: 01 OF 01
SHEET TITLE: CONCEPT PLAN

EXISTING ZONING: A-1
SITE AREA: 10.17 ACRES
TOTAL AREA: 10.17 ACRES
ADDRESS: 199 SPACES PROVIDED
199 SPACES PROVIDED
9 HANDICAP ACCESSIBLE SPACES PROVIDED

100' LANDSCAPE BUFFER ALONG ROUTE 301:
TREES PROVIDED: 1 TREE / 50 LF = 8 TREES
SHRUBS PROVIDED: 1 SHUB / 30 LF = 15 SHRUBS
27' LANDSCAPE BUFFER ALONG PRIVATE ROAD:
TREES PROVIDED: 1 TREE / 25 LF = 10 TREES
SHRUBS PROVIDED: 1 SHUB / 30 LF = 20 SHRUBS
24' LANDSCAPE BUFFER ALONG PROPOSED ENTRANCE:
TREES PROVIDED: 1 TREE / 25 LF = 10 TREES
SHRUBS PROVIDED: 1 SHUB / 30 LF = 20 SHRUBS
DOUBLE ROW OF STURDEATED TREES PROVIDED

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THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES, INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 2002-CUP_color concept
DATE: January 24, 2024
REVISED:
REVISED:
REVISED:

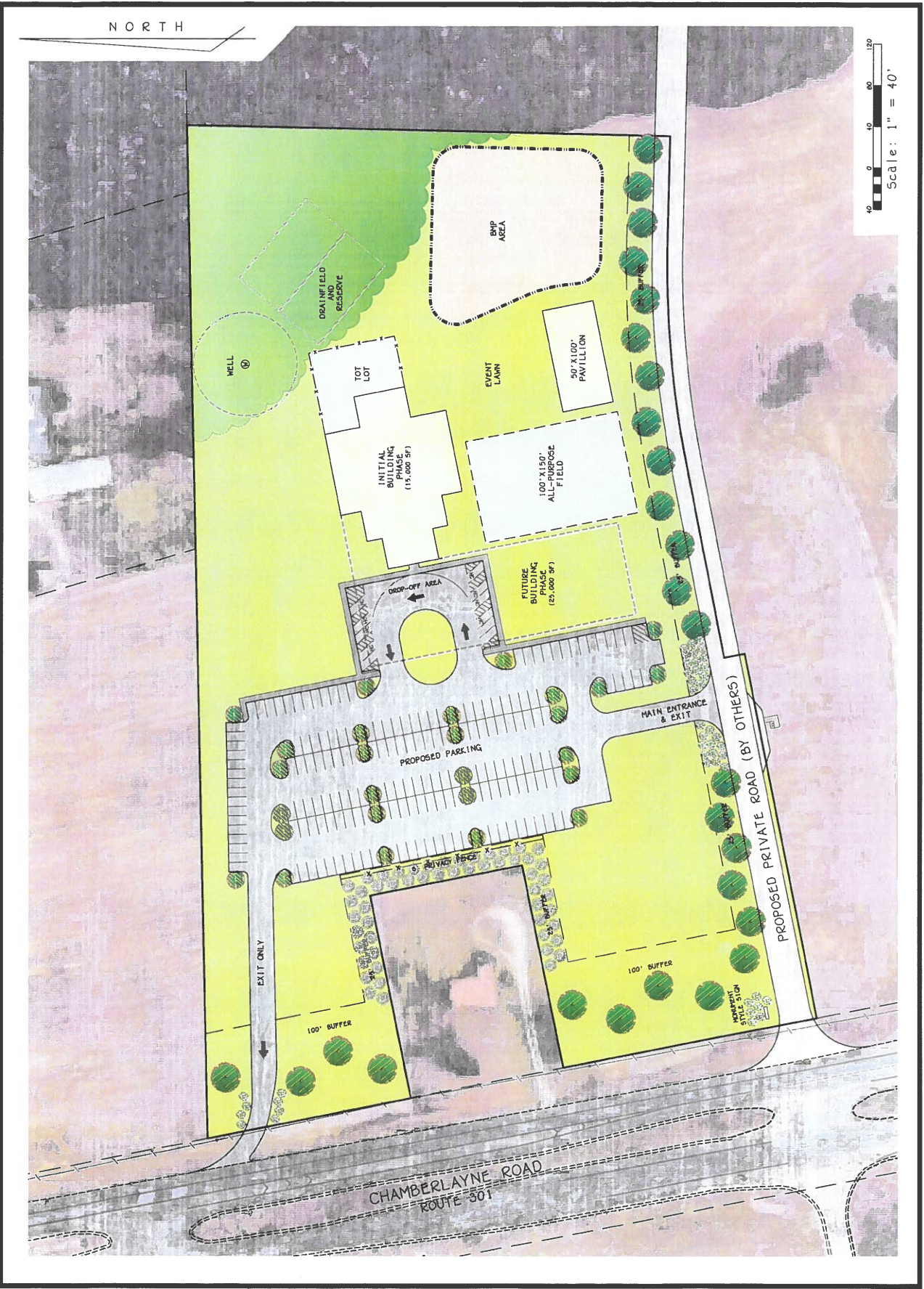


2002 WELL, 2002-10-18
2002-10-18, 2002-10-18
2002-10-18, 2002-10-18
2002-10-18, 2002-10-18

PROJECT: Oasis Church
Route 301
Hempstead, Virginia
Hempstead County, Virginia

SHEET: Color Concept Plan

SHEET NO: C3
JOB NO: 23082



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January 17, 2024

Ms. Jo Ann Hunter, AICP
 Hanover County Planning
 7516 County Complex Road
 Hanover, Virginia 23069
 Phone: (804) 365-6373

Subject: Whitewater – Oasis Church – Trip Generation Letter

Dear Ms. Hunter:

Oasis Church is currently operating at 1630 E. Parham Road in Henrico County, and they are proposing to relocate to the Whitewater subdivision on U.S. 301. The development plan includes one 15,000 square foot (s.f.) building, and a sanctuary with a seating capacity of 300 people. The proposed access plan includes one full-movement driveway on the east side of U.S. 301 aligned with the southern Hanover High School driveway.

Table 1 shows the trip potential of the proposed church based on the 11th edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). The trip calculations are based on the seating capacity of the sanctuary and the size of the building.

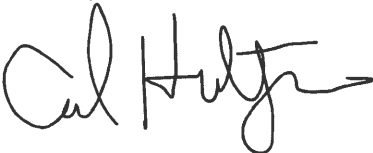
Table 1: ITE Trip Generation – Typical Weekday – 11th edition

Land Use (ITE Land Use Code)	Size	Average Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Church (560)	300 seats	135	135	13	8	14	16
Church (560)	15,000 s.f.	66	66	3	2	4	6

Hanover County requires a Traffic Impact Analysis (TIA) for development projects that are expected to generate 380 or more daily trips. The proposed church is projected to generate just 270 daily trips, which is below the County’s TIA threshold.

We appreciate your attention to this matter, and please contact me if you have any questions about this report.

Sincerely,



Carl Hultgren, P.E., PTOE
Principal

Copy to: David Maloney, AICP, DPM Development Consulting, LLC
 Dan Caskie, P.E., The Bay Companies

RECEIVED

JAN 26 2024

**HANOVER COUNTY
 PLANNING DEPARTMENT**