

CUP2024-00002, OASIS CHURCH

Conditional Use Permit Report
Henry Magisterial District
Board Meeting Date: June 26, 2024



Overview

Request	To permit a church
Current Zoning	A-1, Agricultural District
Acreage	10.17 acres
Address	None
Location	East line of Chamberlayne Road (U.S. Route 301) at its intersection with Timothy Drive (private road)
GPIN	8707-76-4285(part)
General Land Use Plan	Rural/Agricultural
Major Thoroughfare Plan	Chamberlayne Road: Major Arterial (140' ultimate right-of-way)
Suburban Service Area	Outside
Case Planner	Brendan McHugh

Executive Summary

This is a request to permit a church on Chamberlayne Road (U.S. Route 31) across from Oak Knoll Middle School and Hanover High School. The church will have a maximum seating capacity of 300 seats. No daycare or school uses are proposed as part of this request.

Outstanding Issues

There is one outstanding issue regarding the design of the site:

- The paving of the parking lot for the church. Further details are provided on pages 3, 5, and 8.

Draft Motion

I move that the Board of Supervisors:

- Approve CUP2024-00002 as submitted.
- Approve CUP2024-00002 with the following amendments: _____.
- Deny CUP2024-00002.
- Defer CUP2024-00002 until the Board of Supervisors' July 24, 2024, meeting.

Planning Analysis

Sketch Plan



The applicant has submitted a sketch plan showing the proposed church property, which includes the following features:

- Church Building: The proposed 15,000 square foot church building is shown in the center of the property (beige polygon). A blue outline on the western side of the church shows a possible future addition area, should the church decide to expand.¹
- Stormwater Management: A BMP area (tan shape) for stormwater management is shown in the southeastern corner of the property.
- Outdoor Recreation Amenities: Several outdoor recreation areas are planned:
 - A fenced tot lot area (playground) is planned behind the church on the eastern side of the building.
 - A 15,000-square-foot all-purpose field (light green rectangle) is shown on the south side of the church.
 - A 5,000-square-foot pavilion (tan outline) is shown on the south side of the church and will include metal and white vinyl on its exterior.²

¹ Only shown as a blue line in the exhibit above.

² Elevations of the pavilion are shown on Sheet C2 of the sketch plan.

- Access and Circulation: There are two access points to the church:
 - *Primary Entrance from Whitewater Farm Road (Under Construction)*: The primary entrance will be a full-access entrance from a private road that is currently under construction (Whitewater Farm Road). This private road extends from Chamberlayne Road and runs parallel with the southern property line. Not only will the private road serve the church property but will also serve a future subdivision zoned A-1 with 10-acre lots (which the church property is part of). The private road will be paved between Chamberlayne Road and the church access by the developer of the A-1 subdivision. Initial construction plans for the A-1 subdivision have been approved, but the final subdivision plat has not.
 - *Exit-Only Drive onto Chamberlayne Road*: An exit-only driveway allows motorists to exit directly onto Chamberlayne Road. It is located near the northern side of the property (opposite side of the property than the private road). The applicant is proposing to pave the apron of the driveway 75 feet from the edge of the pavement on Chamberlayne Road, as shown on the sketch plan.

Interior circulation includes a semi-circular drop-off area in front of the church, which includes handicap parking spaces. The applicant is proposing to pave the drop off area and the apron of the exit-only access, with the remainder of the parking areas and drive aisles being unpaved.

- Parking: Section 26-251 of the Zoning Ordinance requires one parking space per four (4) seats of a church. Sheet C1 of the sketch plan shows that the church will have 300 seats, which requires 75 parking spaces. The plan shows that 195 spaces have been provided, which exceeds the required amount. The applicant is proposing a gravel parking lot; however, due to compatibility issues which are further detailed in this report, staff is recommending a paved parking lot.
- Landscaping: The sketch plan shows the following landscaping features³:
 - *100-foot Thoroughfare Buffer*: The sketch plan shows a 100-foot buffer along Chamberlayne Road as recommended in the Comprehensive Plan.⁴ The applicant is proposing two (2) trees per 50 linear feet and two (2) shrubs per 30 linear feet within the buffer, which is double the thoroughfare requirement along Chamberlayne Road per Section 26-264 of the Zoning Ordinance.⁵
 - *25-foot Landscape Buffer Along Private Road*: A 25-foot buffer has been provided along the private road adjacent to the property. One (1) tree per 50 linear feet and one (1) shrub per 30 linear feet is shown within this buffer.
 - *25-foot Landscape Buffer and Fence Along GPIN 8707-66-5159*: The church parcel is in the shape of a horseshoe with GPIN 8707-66-5159 located in the gap of the horseshoe shape along Chamberlayne Road. This neighboring parcel includes an existing single-family dwelling. A 25-foot buffer is shown along the shared property lines with this parcel. The applicant is proposing a double row of evergreen trees within this buffer and a 6-foot privacy fence between the parking area and the proposed trees.⁶

³ Landscaping details have been provided in the top left corner of Sheet C1 of the sketch plan, and staff has recommended conditions related to the requirements of the proposed landscaping.

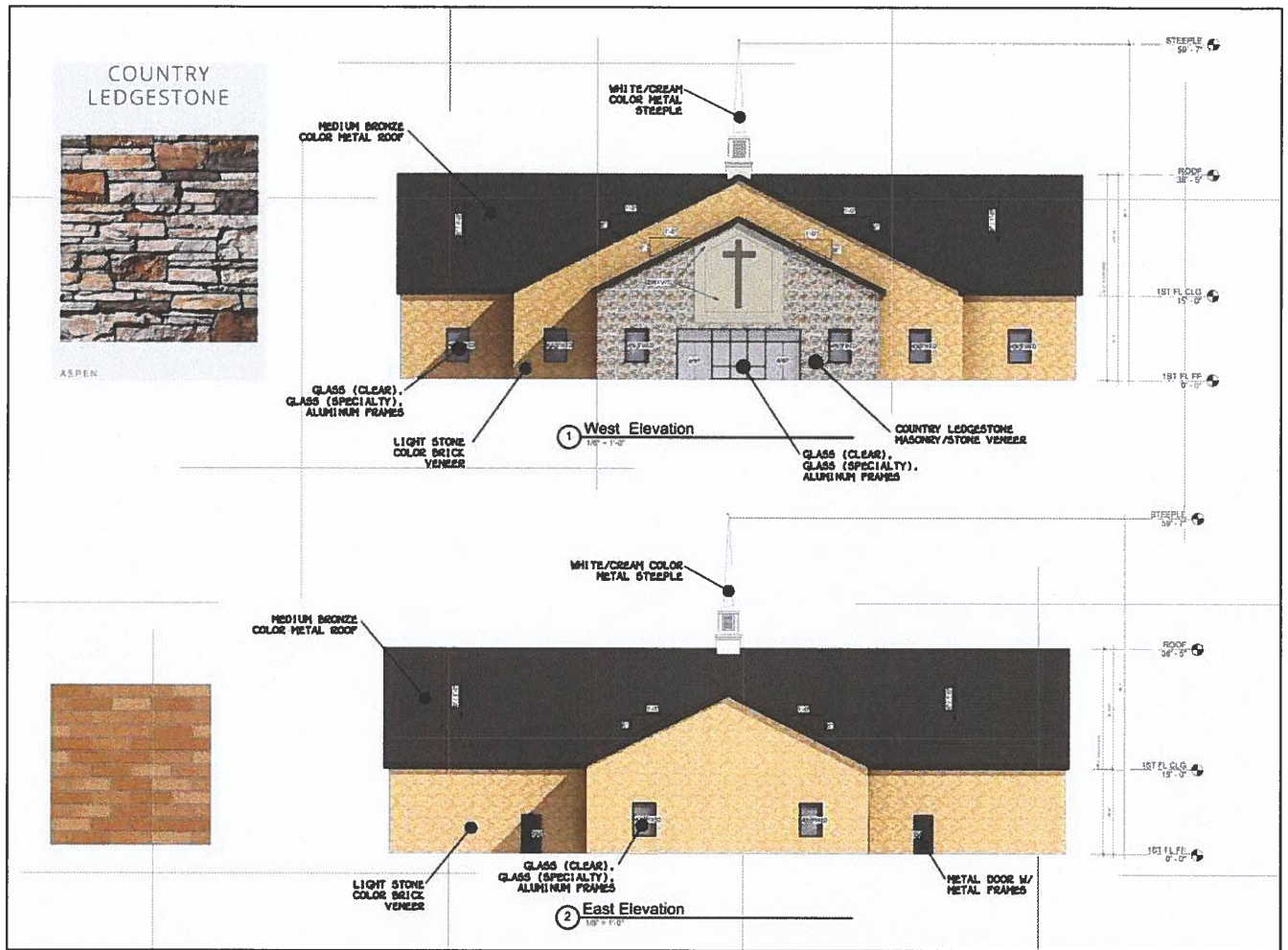
⁴ “To help preserve viewsheds and the rural character of the County, minimize the visibility of new residential development by providing landscaped buffers at least 100 feet wide along major thoroughfares (enhanced buffers and greater setbacks along scenic roads).” (Comprehensive Plan, pg. 24)

⁵ Section 26-264 – Throughfare Buffer Standards

⁶ Details of the fence are shown on Sheet C1 of the sketch plan.

- *Evergreen Screen Along GPIN 8707-66-9810*: GPIN 8707-66-9810 is the adjacent residential lot to the north of the church property. The applicant is proposing a double row of six (6) foot tall evergreen trees between the parking area and that property per Section 26-256 (h), which requires parking areas to be screened from residential properties.
- *Landscaping along GPIN 8707-76-1617*: GPIN 8707-76-1617 is a residential property located to the northeast of the church property. The sketch plan includes a note that one (1) tree per 50 feet will be planted adjacent to the common boundary with this GPIN. Existing healthy and mature trees can be used to meet that requirement.

Elevations



Elevations have been provided on Sheet C2 of the sketch plan. The building will have a cross-gabled metal roof with a white metal steeple. Most of the building will include light brick veneer. The west elevation (shown above), which will face Chamberlayne Road, will be the main entrance. It will include brick veneer and a country ledgestone veneer element. The entry way includes large storefront windows with dark aluminum frames.

Transportation

The church is expected to generate 270 vehicles per day. VDOT has reviewed the proposal and has commented that the proposed road for the adjacent subdivision will create a four-leg intersection on a divided highway, and a right turn lane will be required.⁷ The applicant has added a turn lane to the sketch plan, and details are shown on Sheet C1. In addition, staff has recommended that the turn lane be installed as a condition of approval (Condition #2).

Compatibility with Surrounding Area

This property is located on Chamberlayne Road across from Oak Knoll Middle School and Hanover High School. The surrounding properties are mostly residential and are zoned A-1, Agricultural District. There are a few businesses to the north along Chamberlayne Road (near Pine Ridge Road), including Dollar General and Sports Reality Performance Training. The church is generally a compatible use with the surrounding area; however, staff recommends the following change to improve the project's compatibility:

- Add a paved parking lot rather than a gravel parking lot. Oak Knoll Middle School, Hanover High School, and the surrounding businesses have paved parking lots. Although the church is not a business, a paved parking lot will create a more compatible and attractive site for the surrounding community and minimize dust.

Comprehensive Plan Analysis

The subject property is designated as *Rural/Agricultural* on the General Land Use Map. These areas are used primarily for low-density residential development, agriculture, forestry, and related uses that support the local agricultural economy.

The following is an analysis of how the conditional use permit aligns with the Rural/Agricultural Land Use Designation:

Rural/Agricultural Land Use Analysis	
Overall Intent	Overall intent includes low-density residential development and agricultural uses. A church is a common use in low-density residential areas and can serve the residents of those areas.
Appropriate Uses	Churches are identified as an appropriate use.
Appropriate Zoning Districts	A-1 is defined as an appropriate zoning district.
Project Framework	The proposal includes buffering and vegetation that will aid in maintaining rural character.

⁷ The private road under construction (Whitewater Farm Road) will align with an existing access serving Oak Knoll Middle School and Hanover High School on the opposite side of Chamberlayne Road (U.S. Route 301).

<p style="text-align: center;">Community Character</p>	<ul style="list-style-type: none"> • The proposal includes a 100-foot buffer along Chamberlayne Road and has included vegetation in the buffer, which will aid in preserving the viewshed and rural character of the area. • Staff is recommending a paved parking lot to further conform with the character of the surrounding community.
<p style="text-align: center;">Transportation</p>	<p>The applicant is proposing to use a subdivision road for access to the church, which will minimize access points to existing roads.</p>

The Comprehensive Plan encourages new development along major thoroughfares to be designed to create attractive community gateways through the use of high-quality landscaping, architecture, and site design (p. 20). Enhanced landscaping, high-quality building materials, and monument signs will help create an attractive view from Chamberlayne Road, which is a major gateway to Hanover County.

Community Meeting

A community meeting for this case was held on April 22, 2024, at 9102 Shady Grove Road. The following topics were discussed at the meeting:

- Possible notification issues for one property owner related to the application
- The proposed subdivision adjacent to the property
- Water and sewer plans for the property
- Stormwater mitigation

Agency Analysis

VDOT

As previously mentioned, VDOT commented that the entrance to the subdivision road for the adjacent subdivision will create a four-leg intersection on a divided highway, so a right-turn lane will be required.

- The applicant has added a right turn lane on the sketch plan, and staff has recommended a condition (#2) related to the turn lane.

Ordinance Required Conditions

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.

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.

Recommended CUP 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.

Conditional Use Permit Amendment

Should the church decide to expand, a conditional use permit amendment will not be necessary if the proposal is within the following parameters:

- The footprint of the expansion is within the “future addition area” identified on the approved sketch plan.
- The seating capacity for the church does not exceed 300 seats in the sanctuary.
- The expansion does not require a traffic impact analysis.
- The expansion does not include a daycare or school.
- The elevations of the expansion are in substantial conformity with the approved elevations.⁸

Condition #1 further clarifies how the “future addition area” may be considered in substantial conformity with the sketch plan.

Outstanding Issues

Staff recommends that the following issue be addressed, as previously discussed in the report:

- Add a paved parking lot to the sketch plan instead of a gravel parking lot.

Note that the Planning Commission discussed whether a paved parking lot was necessary for the proposed project. After discussion, the Planning Commission decided against adding a condition regarding the pavement of parking areas.

Should the Board of Supervisors determine that the change recommended above be addressed, potential additional conditions are provided below:

- Additional Condition #1

Sketch Plan Revision. The sketch plan must be revised to show paved parking areas and drive aisles. The revised sketch plan must be reviewed and approved by the Director of Planning within 14 days of approval of the Conditional Use Permit.

- Additional Condition #2

Parking Lot Paving. All parking areas and drive aisles must be paved with asphalt, concrete, pavers, and/or a similar material. The use of gravel, crushed stone, or mulch as a parking lot surfacing material is prohibited.

⁸ Condition #1 requires the elevations to be reviewed by the Planning Director to confirm conformity with the elevation.

Planning Commission Recommendation

On May 16, 2024, the Planning Commission held a public hearing regarding this request. An adjacent property owner to the south expressed that he did not have concerns with the proposed use but has concerns with the existing traffic and drainage in the area. Following the public hearing, the Commission, on a motion by Mr. Martin, seconded by Mr. Parker, voted to recommend **APPROVAL** (Vote: 6-0) of the request to permit a church, on GPINs 8707-76-4285(part), consisting of 10.17 acres, subject to adding landscaping along the entire property line adjacent to GPIN 8707-76-1617 to include one (1) tree per 50 linear feet, and adding a note that existing vegetation can be used to conform to that requirement.

Following the Commission meeting, the applicant added a note to the sketch plan that the landscaping will be provided as recommended. Staff has also recommended a condition (#6) that the landscaping will be required.

Attachments

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



















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

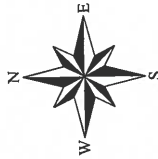
CUP2024-00002

Oasis Church

church

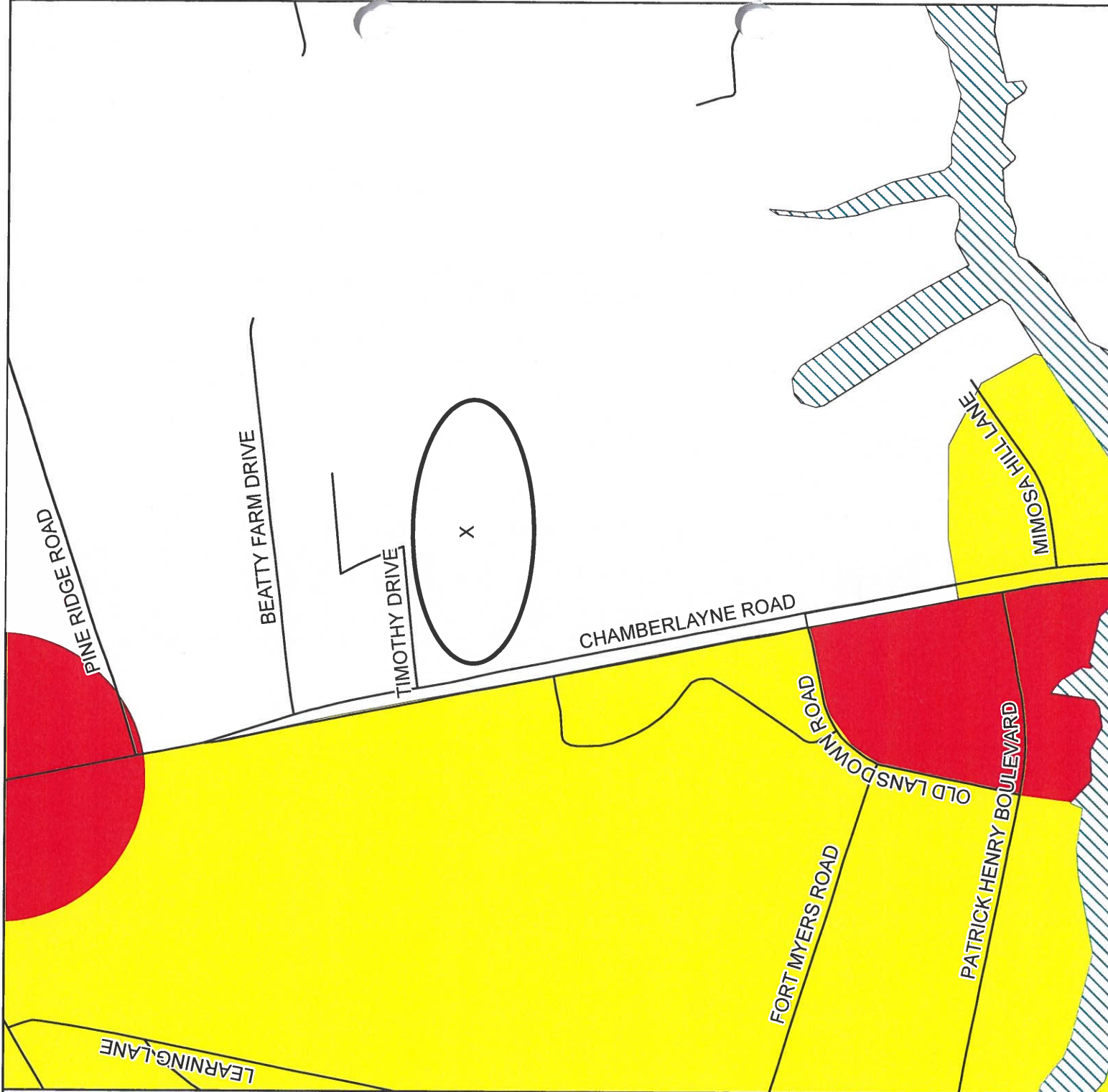
Rural/Agricultural Land Use

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



1 inch = 600 feet

January 26, 2024



Hanover County,
Virginia

General Parcel Map

Legend

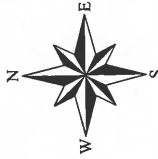
- Roads
- Water
- Structures
- Parcels
- Trees

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

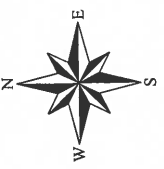
Legend

	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		

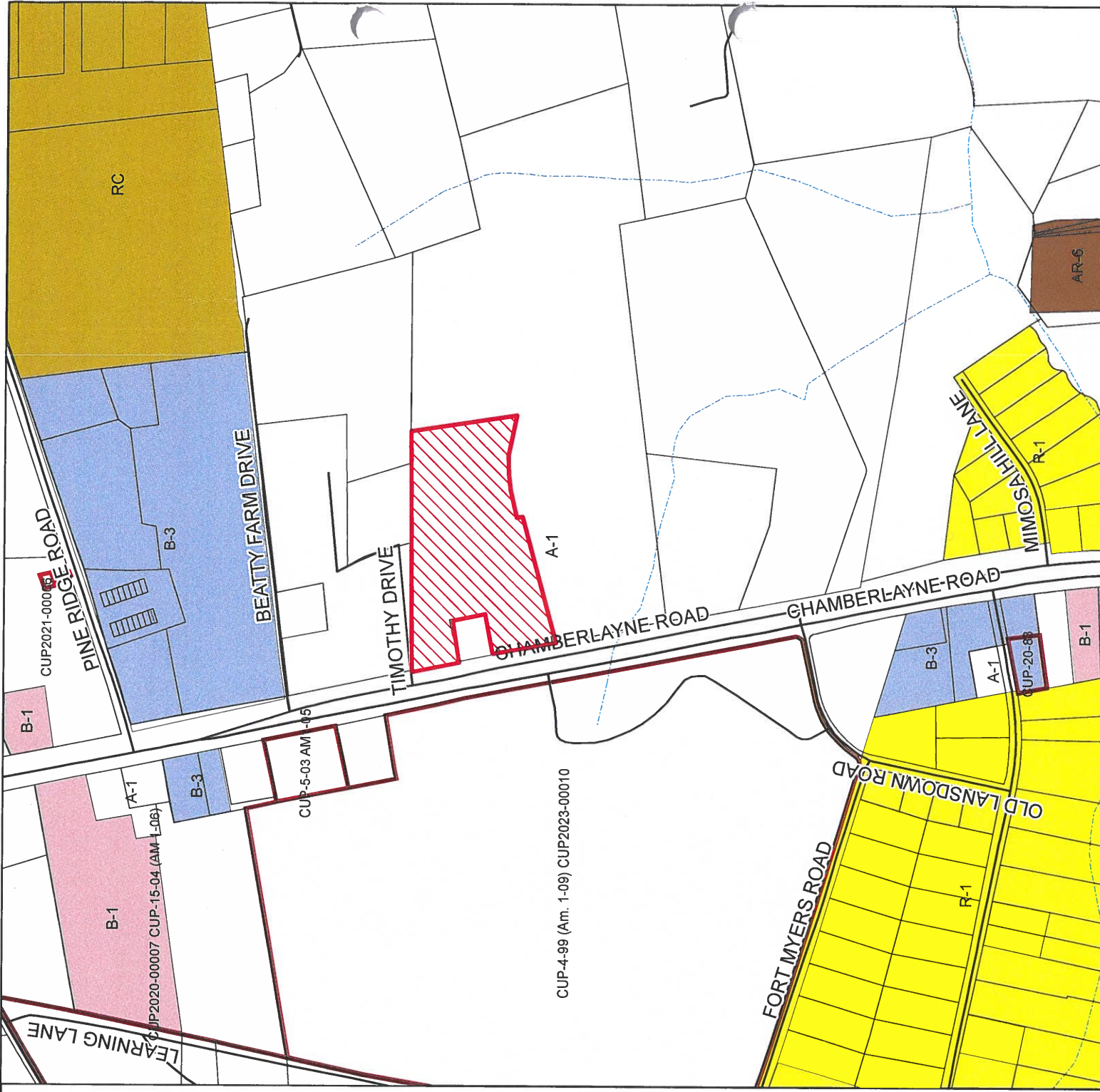
CUP2024-00002

Oasis Church
church
Zoned A-1

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



1 inch = 600 feet
January 26, 2024



CUP2024-00002



Photographs





Application

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@oasischurchonline</u>

NATE@OASISCHURCH.ONLINE

PARCEL INFORMATION	For multiple 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>domdevcon@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 _____

FEEES

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)

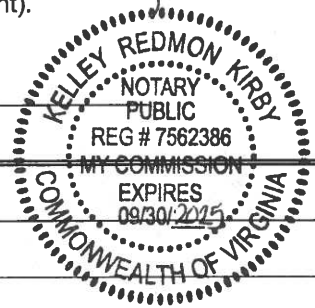
COUNTY OF HANOVER)

) 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: _____

Date: 1/26/2024

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 560 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

S01°16'56"W 468.53'

N88°43'04"W
102.00'

RECEIVED

JAN 26 2024

HANOVER COUNTY
PLANNING DEPARTMENT

GPIN:
8707-76-1617

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

C1

S78°53'45"W
191.25'

S11°06'15"E
20.00'

N88°48'05"E 980.26'

GPIN:
8707-76-4285
(IN PART)

S78°53'45"W 358.73'

GPIN:
8707-66-9810

N11°19'22"W
150.00'

N78°40'38"E
200.00'

S78°40'38"W
200.00'

GPIN:
8707-66-5159

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

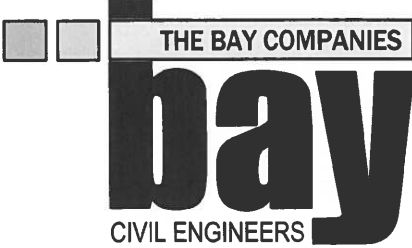
Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	216.18'	1000.00'	012°23'11"	108.51'	215.76'	S85°05'20"W

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


8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116 PH:(804)569-7060 FILED:23082_CUP Plat.dwg

Community Meeting Notes

Community Meeting Notes

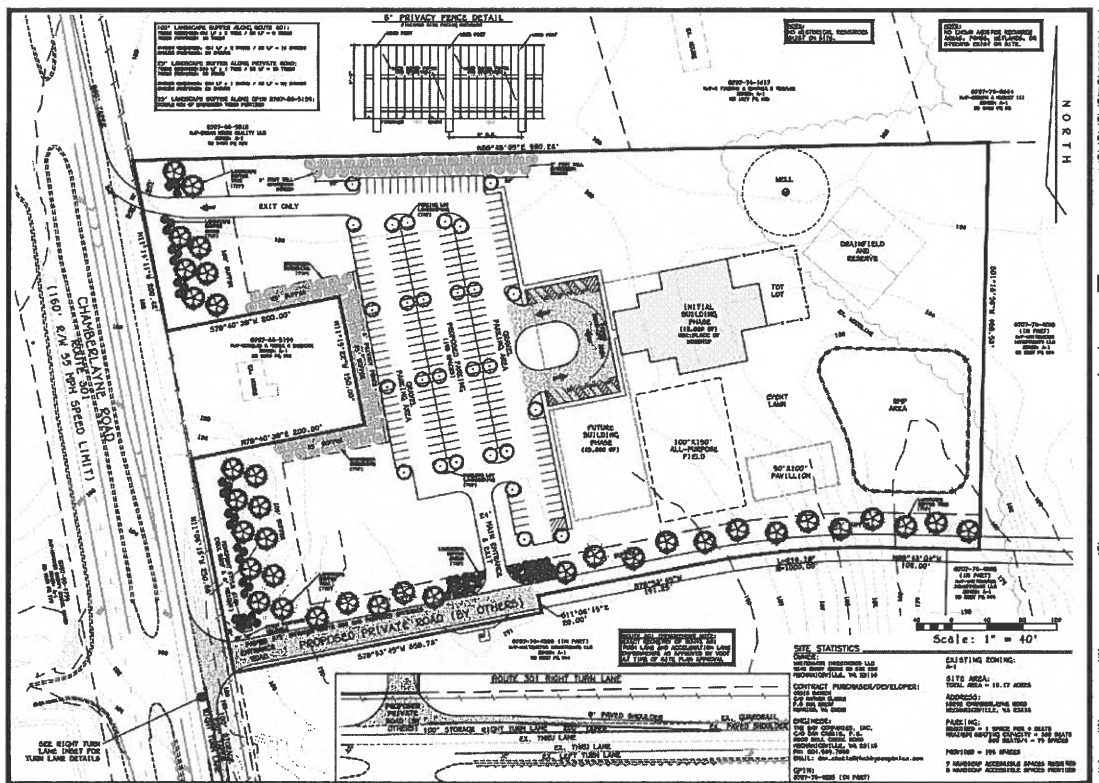
CUP2024-00002, Oasis Church

A community meeting for CUP2024-00002, Oasis Church was held on April 22, 2024, at 6:00 pm at 9102 Shady Grove Road. The applicant is requesting a conditional use permit to build a church. Approximately 30 people were in attendance. The following Hanover County representatives were also in attendance:

Board of Supervisors Member: Sean Davis, Henry District

Planning Commissioner: Marty Martin, Henry District

Hanover County Staff Members: Andrew Pompei and Brendan McHugh



The applicant gave a presentation on the case, which included a detailed overview of the proposed project. The following questions and concerns were raised at the meeting:

- An adjacent property owner claimed that she was not notified of the application.
 - The applicant explained that the property may not be directly adjacent, but that he would investigate.
- Are there any other plans for development in the area?
 - There is a five-lot subdivision (served by a private road) that is being constructed adjacent to the site.
- How many acres is each lot in the proposed subdivision?

- One house per 10 acres.
- Who owns the area?
 - Whitewater Investments, L.L.C.
- How is sewer and water being handled?
 - The proposed church will be served by onsite well and septic
- How will stormwater be handled?
 - It will be retained on site. The amount of water leaving the site will not change.
Detailed engineering will be done following the public hearing process.

This request is tentatively scheduled for the May 16th Planning Commission meeting.

Citizen Correspondence

8065 Clay Farm Way
Mechanicsville, VA 23116

May 2, 2024

Hanover County Planning Office

Post Office Box 470

Hanover, VA 23069

Subject: CUP2024-00002 OASIS CHURCH

Greetings,

Thank you for accepting our written comments regarding this case, as we are not available to speak at the Planning Commission hearing on May 16.

My wife and I live at 8065 Clay Farm Way on parcel GPIN 8707-86-6590, immediately adjacent to both the north and west of the parcel subject to the zoning request. We had always assumed the subject property would be developed and are grateful that a request for higher-density housing is not underway.

We have no objection to the Conditional Use Permit for Oasis Church.

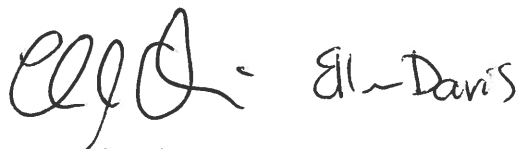
I am taking this opportunity to complain regarding the lack of high-speed internet service for my property. Our Verizon DSL service (not high-speed) was turned off inadvertently in February, and Verizon refused to restore the service.

We will now be adjacent neighbors to properties that I assume will have high-speed internet service thanks to their immediate proximity to Route 301. My residence is less than 100 yards from the parcel under development. I have registered with a web site related to future internet service, and continue to receive no news on this matter. The connecthanover.com web site includes a map that shows our area surrounded by Comcast ISP service, but we are part of a small area shown as All Points (VATI Grant).

My residential tax assessment has increased by \$280K (more than 50%) since 2017 and I live less than one-half mile from Route 301, yet high-speed internet service is not available.

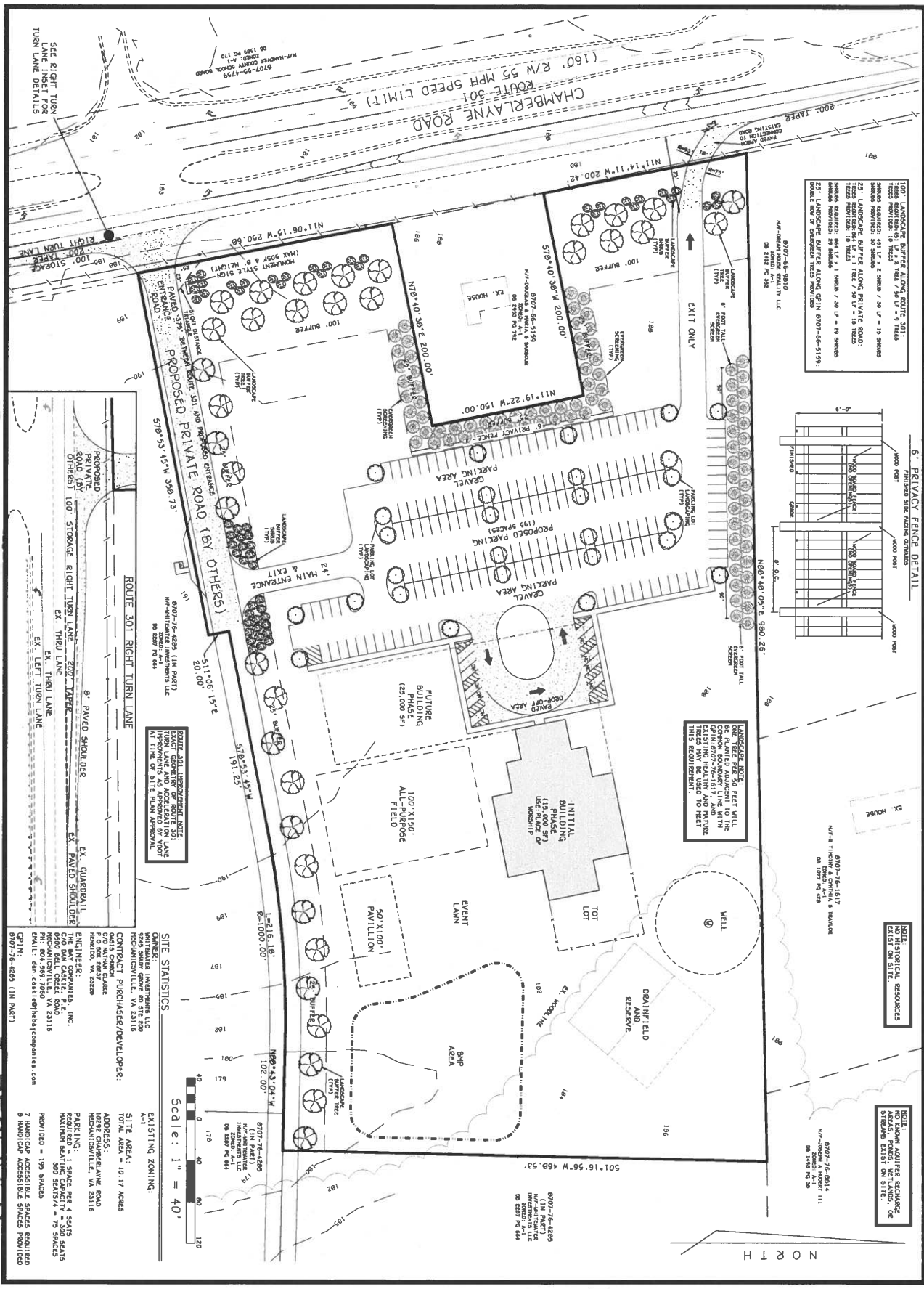
Thank you for your attention and the opportunity to provide feedback on the Oasis Church CUP.

Respectfully,

A handwritten signature in black ink, appearing to read "Charles J. Davis" and "Ellen Davis". The signature is written in a cursive, flowing style.

Charles J (Josh) and Ellen Davis

Sketch Plan



www.thebaycompanies.com

RECEIVED
 MAY 22 2024
 HANOVER COUNTY
 PLANNING DEPARTMENT

THE BAY COMPANIES
bay
 CIVIL ENGINEERS

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

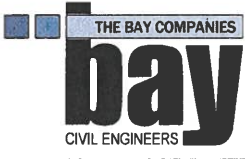
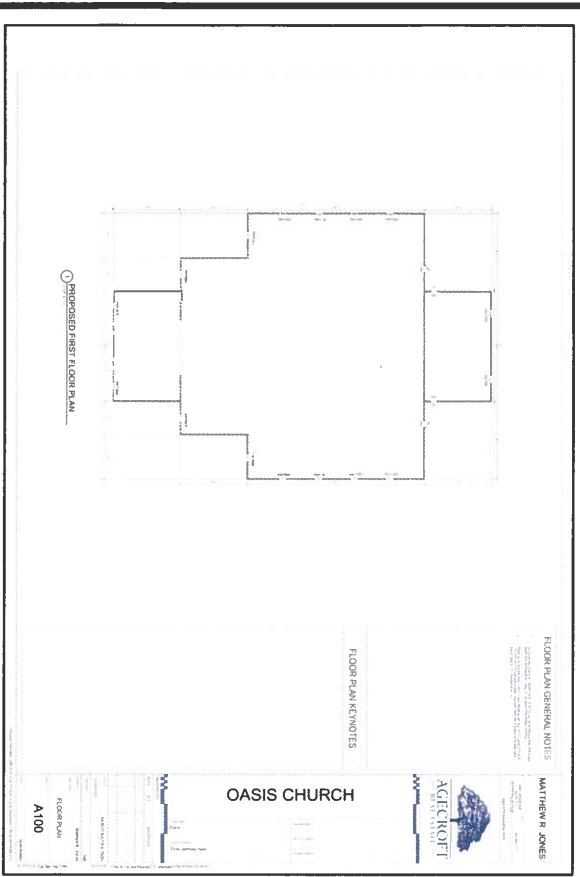
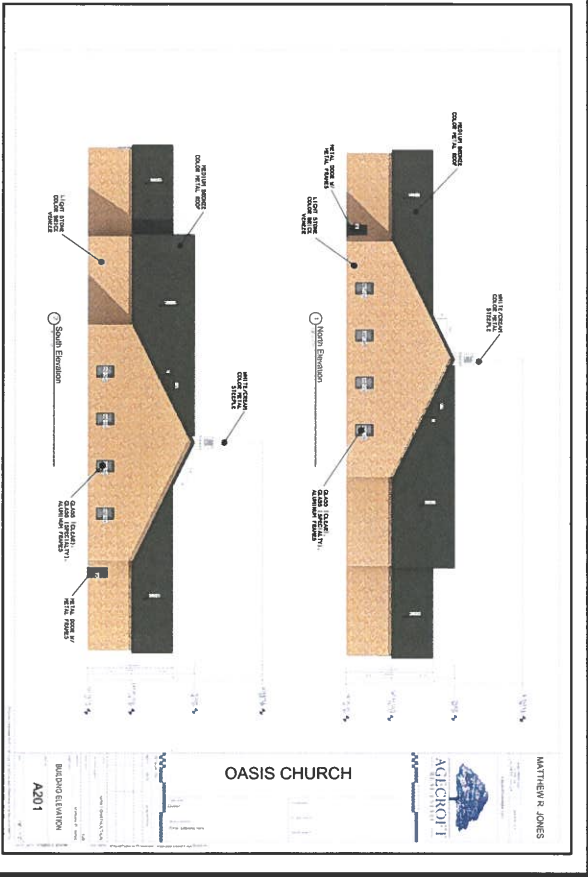
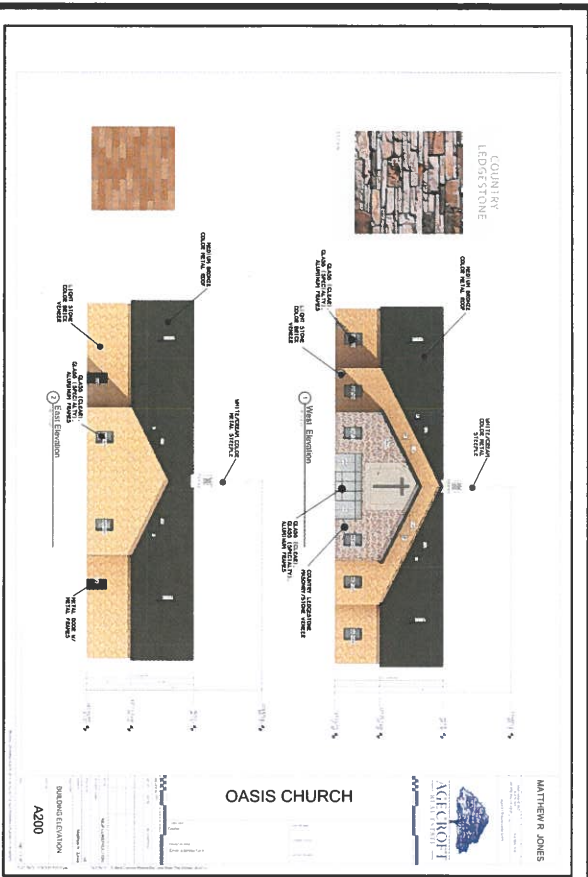
FILED: CUP-concept-plans
 DATE: January 24, 2024

REVISIONS:
 REVISION: May 1, 2024
 REVISION: May 20, 2024

PROJECT:
 Oasis Church
 Route 301
 Hanover County, Virginia

CLIENT:
 Hays Builders
 Hanover County, Virginia

DESIGNER:
 SHEET NO: C1
 JOB NO: 23082



THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN EXPRESS WRITTEN PERMISSION.

FILED:
 23082_CIP_conceptPlans
 DATE: January 24, 2024
 REVISED: May 1, 2024
 REVISED: May 20, 2024
 REVISED:

BOON HILL CHURCH ROAD
 ROCKY MOUNTAIN, VA 23119
 FAX: (804) 368-7081

PROJECT:
Oasis Church
 Route 301
 Henry District
 Henrico County, Virginia

SHEET:
 Building Elevations
C2

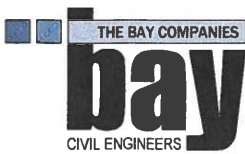
SHEET NO:
 23082



www.thebaycompanies.com



NORTH



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

FILED: 23082 CIP color concept
 DATE: January 24, 2024
 REVISED: May 1, 2024
 REVISED: May 20, 2024

8000 BELL CREEK ROAD
 SUITE 300
 FRY, VA 23061

PROJECT: **Oasis Church**
 ROUTE 301
 Henry District, Henrico County, Virginia

SHEET: **Color Concept Plan**

SHEET NO: **C3**

JOB NO: 23082