

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR CONDITIONAL USE PERMIT REVIEW
CUP2024-00003, LEBANON METHODIST CHURCH INC

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: Claudia Cheely

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

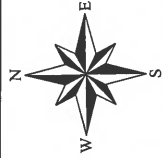
CUP2024-00003

Lebanon Methodist Church, Inc.

school

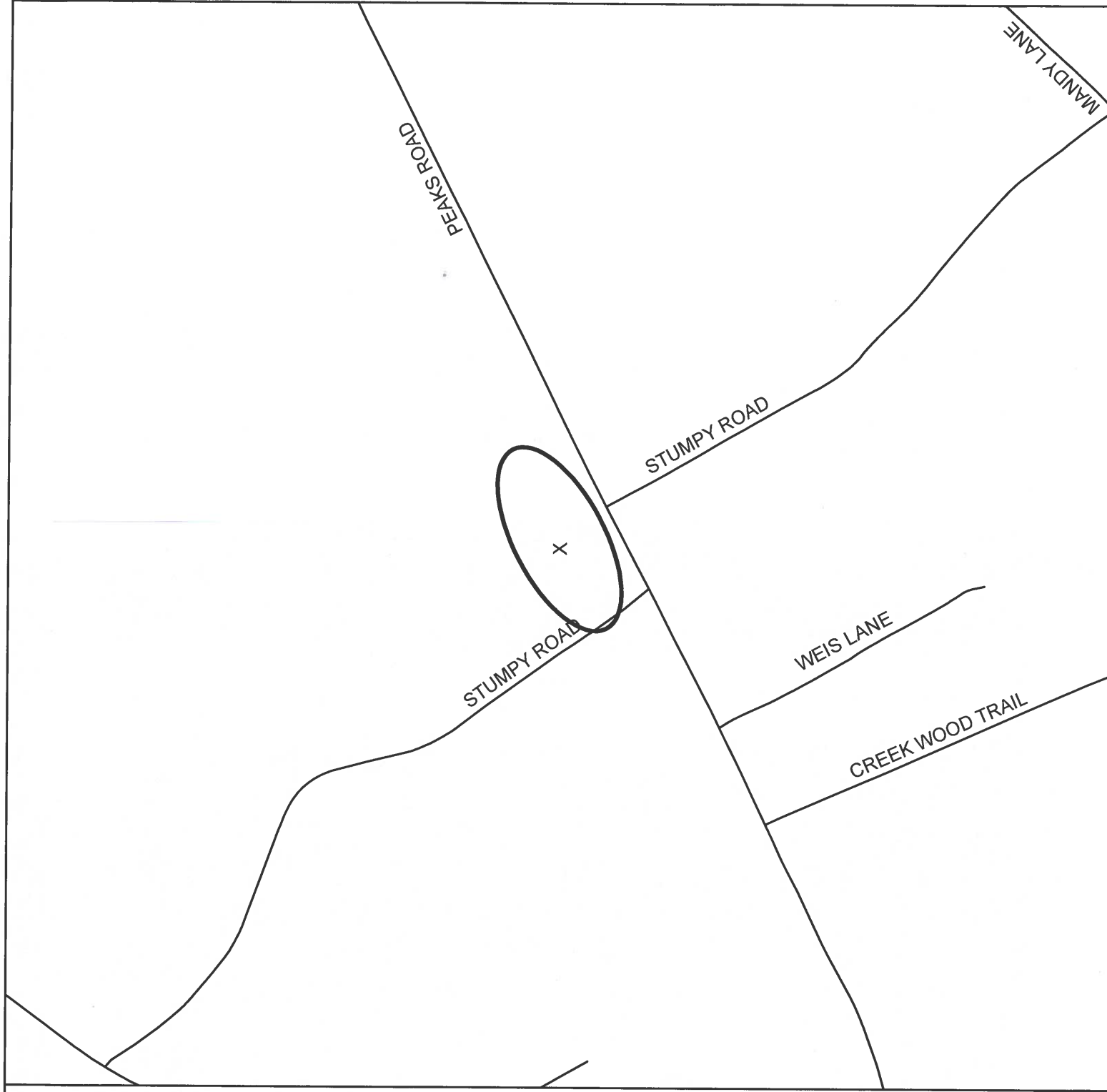
Rural/Agricultural Land Use

GPIN: 8708-07-7417
Beaverdam Magisterial District



1 inch = 600 feet

January 30, 2024



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- - - Water
- Structures
- Parcels
- 🌳 Trees

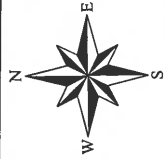
CUP2024-00003

Lebanon Methodist Church, Inc.

school

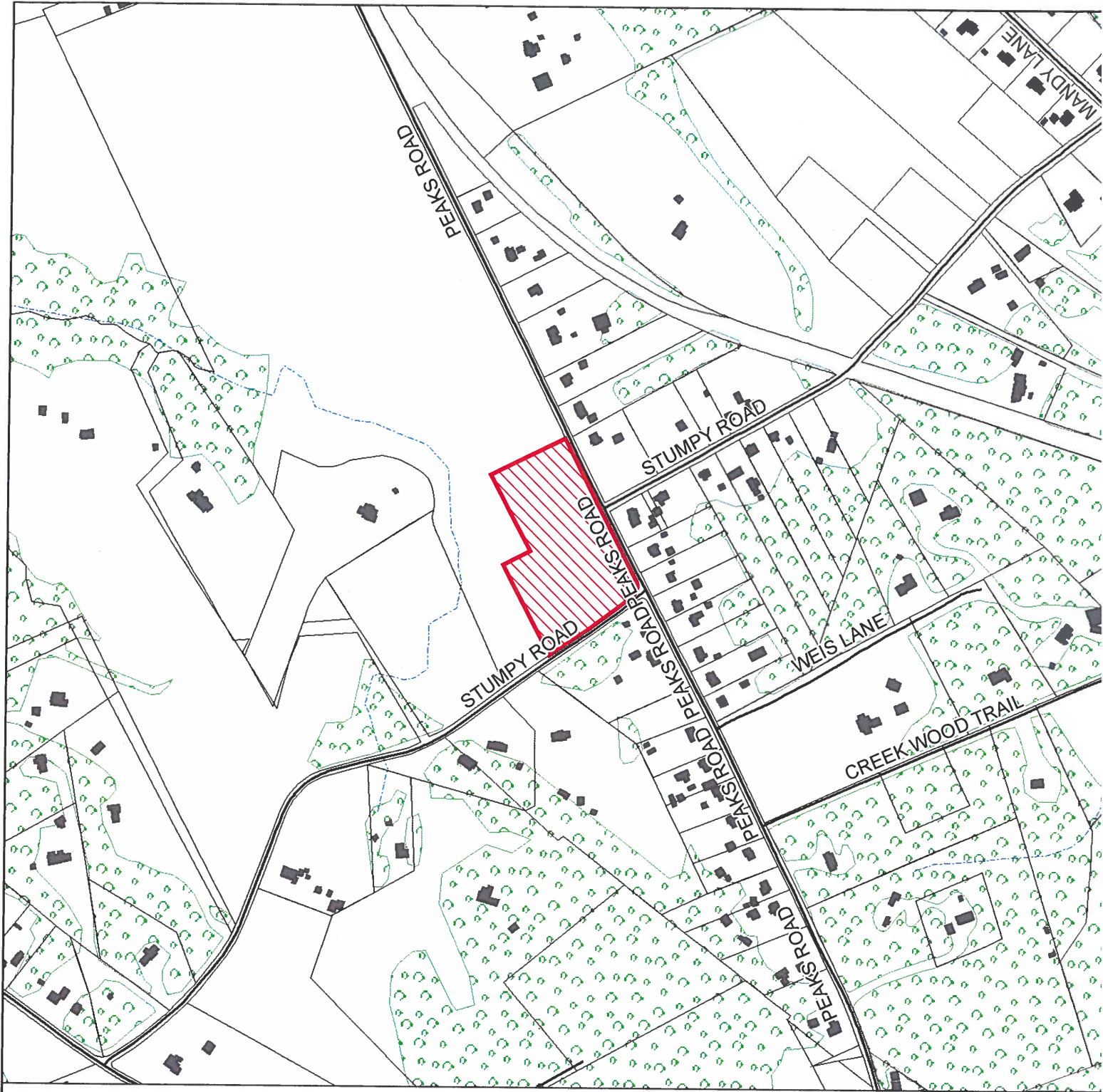
Zoned A-1

GPIN: 8708-07-7417
Beaverdam Magisterial District



1 inch = 600 feet

January 30, 2024



CUP2024-00003



Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2024-00003

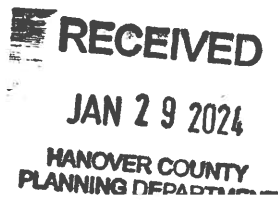
Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Lebanon Methodist Church, Inc.</u>	Telephone No. <u>804-263-3034</u>
Contact Name: <u>Catherine Mercer</u>	Fax No. _____
Address: <u>8492 Peaks Road, Hanover, VA 23069</u>	Email Address <u>trustees@lebanonmc.org</u>
_____	_____

PARCEL INFORMATION	For multiple parcels, please also complete Page 4 <input type="checkbox"/>
GPIN(s)(Tax ID #'s) <u>8708-07-7417</u>	Total CUP Area (acres/square feet) <u>5.882</u>
Total Area (acres/square feet) <u>5.882</u>	Current Zoning <u>A-1</u>
Magisterial District <u>Beaverdam</u>	In accordance with Article 3, Division <input type="checkbox"/> Section <u>26</u>
Location Description (Street Address, if applicable) <input checked="" type="checkbox"/>	§ <u>20</u> of the Ordinance the following use is requested:
<u>8492 Peaks Road, Hanover, VA 23069</u>	<u>microschool using existing facilities</u>
GIS Location: <u>8516 Peaks Road</u>	_____
_____	_____

SIGNATURE OF OWNER <input checked="" type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input 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>Catherine H. Mercer</u>	Date <u>1/29/2024</u>
Print Name <u>Catherine H. Mercer</u>	_____
Signature _____	Date _____
Print Name _____	_____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Catherine Mercer, Buildings & Grounds Chair</u>	Telephone No. <u>804-263-3034</u>
Address: <u>Lebanon Methodist Church, Inc.</u>	Fax No. _____
<u>8492 Peaks Road</u>	Email Address <u>trustees@lebanonmc.org</u>
<u>Hanover, VA 23069</u>	_____
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	



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 Catherine H. Mercer Date 1/29/2024
 Print Name Catherine H. Mercer

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

Address to which notification letter is to be sent:
Lebanon Methodist Church, Inc.
8492 Peaks Road
Hanover, VA 23069

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

Email trustees@lebanonmc.org _____ 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: _____

Catherine H. Mercer

COMMONWEALTH OF VIRGINIA)

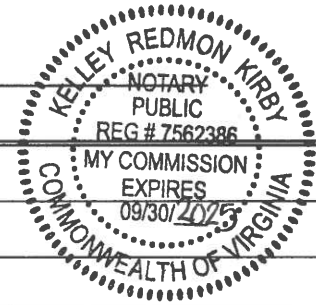
COUNTY OF HANOVER)

) to-wit:

The foregoing instrument was acknowledged before me this 29 day of January, 2024, by Catherine Mercer (Name of Applicant).

My commission expires: 9/30/25

Kelley Redmon Kirby
Notary Public



Board of Supervisors Representative: Jeff Stoneman

Planning Commission Representative: Edmonia P. Iverson

List of Adjacent Property Owners:

GPIN	Name	Address
8708-18-5411	Cross Family Revocable Trust	8399 Peaks Road Hanover, VA 23069
8708-07-8197	Brown, Paulies M., Sr. & Barbara B	8318 Peaks Road Hanover, VA 23069
8708-07-6008	Volpe, Susan A	8549 Stumpy Road Hanover, VA 23069
8708-06-5920	Dixon, Beverly A Korber	8511 Peaks Road Hanover, VA 23069
8708-06-4814	Millikin, Robert T III & Sheri T R/S	8517 Peaks Road Hanover, VA 23069
7798-97-9120	Richman, Margaret C	8530 Peaks Road Ashland, VA 23005
8708-17-2025	Upshaw, Kenneth	9266 Shelton Point Drive Mechanicsville, VA 23116

LEBANON METHODIST CHURCH

Hanover, Virginia

8492 Peaks Road, Hanover, VA 23069

Office: 804-746-0980

Lebanonmc.org

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Robert T. & Sheri T. Millikin III R/S
8517 Peaks Road
Hanover, Virginia 23069

FROM: Pastor Mark Roscoe

DATE: January 26, 2024

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Lebanon Methodist Church, Inc.
Property Location: 8492 Peaks Road, Hanover, Virginia 23069
GPIN(s): 8708-07-7417
Requested Zoning District: Beaverdam

Requested Use/Exception: Lebanon Methodist Church, Inc. would like to expand how we engage and serve our local community by adding our ability to host a micro-school on church property. It is our intent to focus on working with local, Christian, micro-schools to offer an alternative education experience and expect the micro-school to be small, serving 10 - 15 students during the August - June school year. We believe that the traffic impact of this additional use of our property would be minimal and would be primarily limited to the typical drop off and pick up times of 8 am and 3:30 pm, Monday – Friday, during the school year.

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 or reach out to me directly at our church office, 804-746-0980.

Sincerely,

Mark Roscoe
Lead Pastor



A Global Methodist Congregation

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Pastor Mark Roscoe, Lebanon Methodist Church, Inc.

DATE: 1/25/2024

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Lebanon Methodist Church, Inc.

Property Location: 8492 Peaks Road, Hanover, VA 23069

GPIN(s): 8708-07-7417

Requested Zoning District: Beaverdam

Requested Use/Exception: _____

Lebanon Methodist Church, Inc. would like to expand how we engage and serve our local community by adding our ability to host a micro-school on church property.

It is our intent to focus on working with local, Christian, micro-schools to offer an alternative education experience and expect the micro-school to be small, serving 10 - 15 students during the August - June school year.

We believe that the traffic impact of this additional use of our property would be minimal and would primarily be limited to the typical drop off and pick up times of 8 am and 3:30 pm, Monday - Friday, during the school year.

It is our belief that the traffic impact would be minimal and would be primarily limited to the typical drop off and pick up times of 8 am and 3:30 pm.

Please reach out to Pastor Mark Roscoe at our church office, 804-746-0980 with any questions.

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.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? We would like to expand the use of our facilities to allow us to host a micro-school.

The school will use existing building and property areas already being used for educational classrooms and recreation purposes. The school use will simply expand the time frames of typical use to include Monday - Fridays between 8 am and 4 pm during the August to June school year.

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

No property development will be required for this additional use.

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.) _____

Lebanon Methodist Church has existing classroom and recreational spaces available but which sit empty outside of our worship based activities. We would like to make these resources available to support faith based, character development and and educational programs that will benefit families in our community.

There is a desire for alternative, Christian, educational opportunities in our local area.

Our intent is to keep the size of the school small in population based on the capacity in the areas being used. Controlling the size of the school will keep the traffic and environmental impacts small or negligible. A drop off loop process will be established to direct cars to enter at the driveway at the far right of our property and to exit at our main entrance.

We will use a combination of communication, training and signage (temporary) to help direct the traffic flow.

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 deed restrictions

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. Cemetery / 42-0280 GPIN 8707-07-7417
- 2. Historic Resource/File No. Lebanon Church / 42-0280 GPIN 8707-07-7417
- 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? yes for the cemetery, the church is open by appt.
- 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. Impact would be primarily noise and traffic during the increased hours of use (Mon - Fri) but the volume should be no different than our current use levels during our normal worship activities.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. Cemetery and the Historical church area will be off limits to the school.

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: _____

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 40 vehicles per day and a site peak hour trip generation of _____ vehicles per hour, based on the stipulations of 24 VAC 30-155. The _____ edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number _____ and Page Number _____).

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.

Catherine H. Mercer
(Signature of Applicant/Applicant's Representative)

1/29/2024
(Date)

Catherine H. Mercer
(Applicant/Applicant's Representative – Print Name)

SKETCH PLAN CHECKLIST

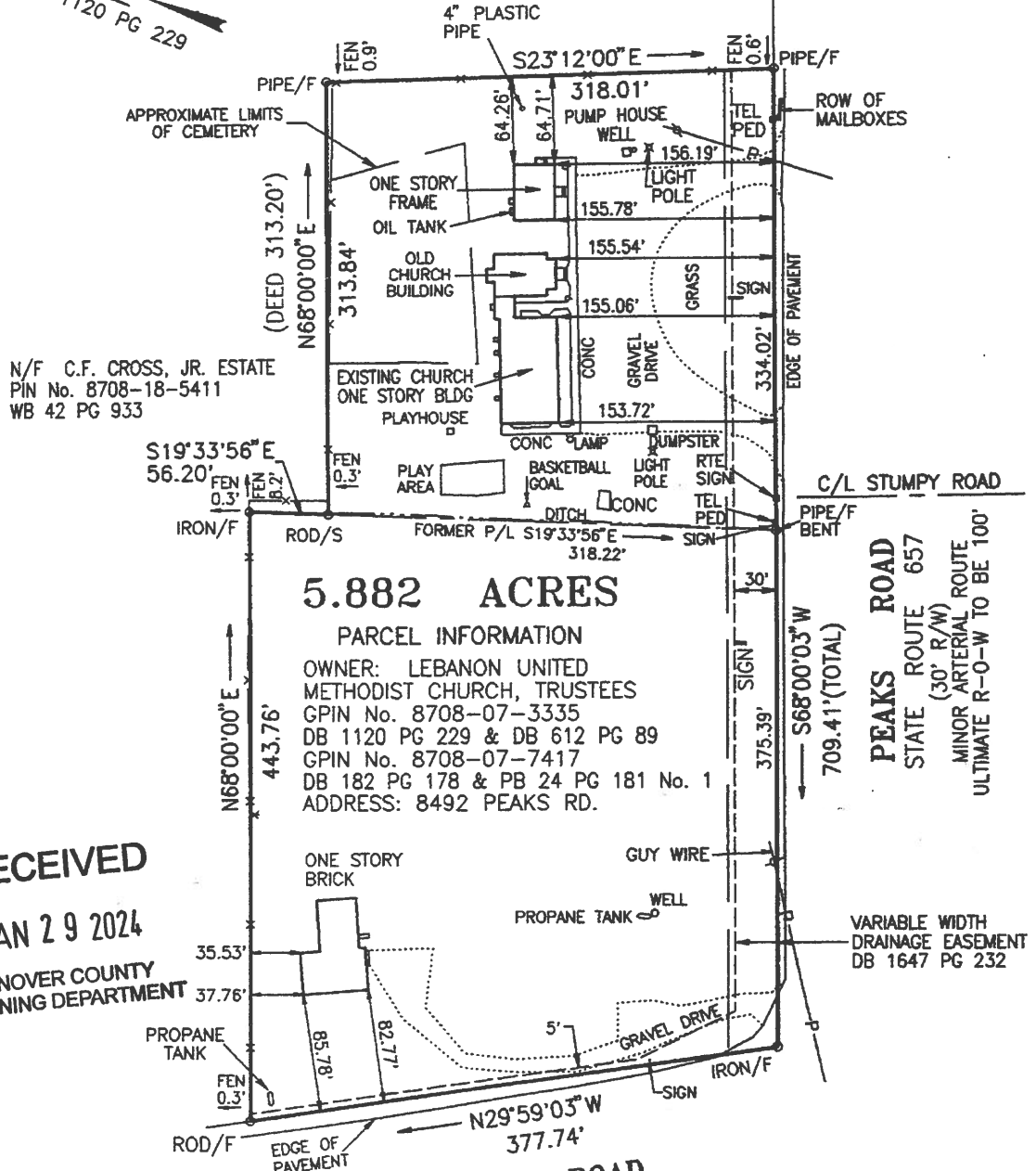
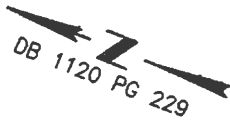
Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in 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"/>

BOUNDARY SURVEY AS SHOWN IS BASED ON A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO ENCROACHMENTS ACROSS THE PROPERTY LINES OR EASEMENTS SHOWN

N/F C.F. CROSS, JR. ESTATE
PIN No. 8708-18-5411
WB 42 PG 933

POWER UNDERGROUND
TO BUILDING



N/F C.F. CROSS, JR. ESTATE
PIN No. 8708-18-5411
WB 42 PG 933

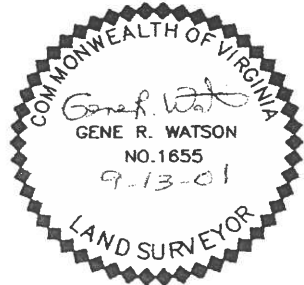
5.882 ACRES

PARCEL INFORMATION
OWNER: LEBANON UNITED
METHODIST CHURCH, TRUSTEES
GPIN No. 8708-07-3335
DB 1120 PG 229 & DB 612 PG 89
GPIN No. 8708-07-7417
DB 182 PG 178 & PB 24 PG 181 No. 1
ADDRESS: 8492 PEAKS RD.

PEAKS ROAD
STATE ROUTE 657
(30' R/W)
MINOR ARTERIAL ROUTE
ULTIMATE R-O-W TO BE 100'

RECEIVED
JAN 29 2024
HANOVER COUNTY
PLANNING DEPARTMENT

STUMPY ROAD
STATE ROUTE 654
(40' R/W)



PLAT SHOWING IMPROVEMENTS OF LEBANON CHURCH SITUATED AT THE NORTHEAST CORNER OF STATE ROUTE 657 AND STATE ROUTE 654 IN THE BEAVERDAM DISTRICT, HANOVER COUNTY, VIRGINIA

SCALE: 1" = 100'
JN 3965A

GENE WATSON & ASSOCIATES, P.C.
4221 BONNIE BANK RD
RICHMOND, VIRGINIA 23234
(804) 271-8038

DATE: 9-13-01
FILE: HPT-3785A

ENTRANCES AND TURN LANE NOTE
 THE CONTRACTOR SHALL CONSTRUCT THE TWO ENTRANCES FROM PEARS ROAD TO THE EXISTING DRIVEWAY AND THE TWO ENTRANCES (SHOWN DASHED) SHALL BE CONSTRUCTED WHEN THE NEXT ADDITION TO THE FACILITY IS CONSTRUCTED.

PERCENTAGE OF SITE DEDICATED TO THE FOLLOWING USES:

BUILDINGS	23,026 SF	10.1%
CONCRETE WALKS	6,080 SF	2.5%
DRIVES & PARKING AREAS	53,331 SF	22.4%
PLAYGROUND/RECREATION AREAS	19,846 SF	8.3%
OPEN SPACE	158,896 SF	66.0%
TOTAL SITE AREA	230,180 SF	

NOTE: THE AREA OF THIS SITE TO BE COVERED BY THE PROPOSED CONSTRUCTION IS NOT LOCATED WITHIN A CSPA AREA.

SITE SIGNAGE

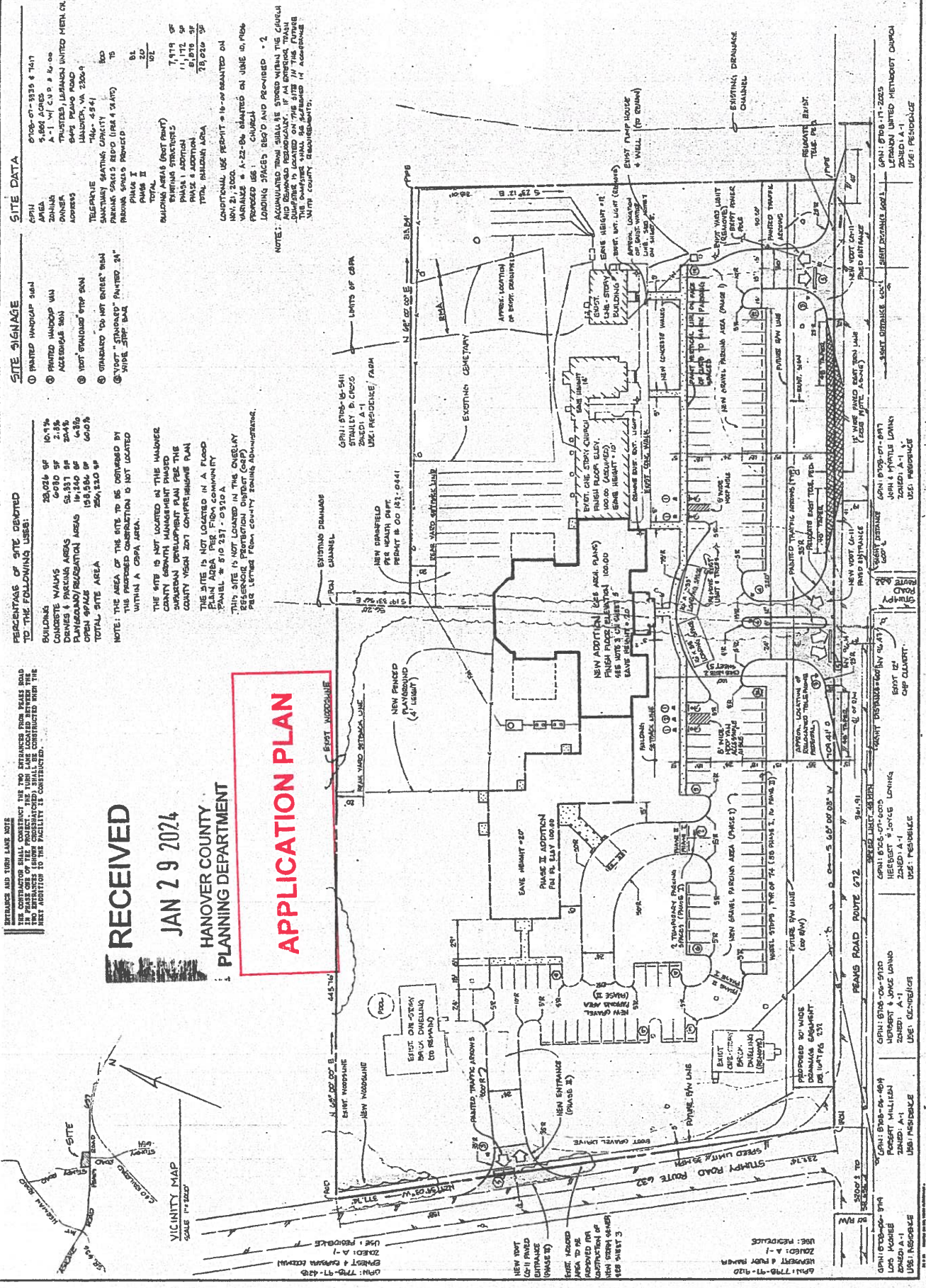
- PRINTED HANDCAP SIGN
- PRINTED WOODCAP SIGN
- ALUMINUM SIGN
- WOOD SIGNAGE
- STANDARD "DO NOT ENTER" SIGN WITH STOP SIGN

SITE DATA

APPLICANT: 5,500 ACRES
 OWNER: A-1, W/ C & S, INC.
 ADDRESS: 10000 WOODBRIDGE ROAD, HANOVER, VA 23064
 TELEPHONE: 703-454-4541
 SANITARY SEWAGE CAPACITY: 150
 PARKING SPACES: 1000 (1000 A-1) (1000 B-1)
 PHASE I: 500
 PHASE II: 500

RECEIVED
JAN 29 2024
HANOVER COUNTY
PLANNING DEPARTMENT

APPLICATION PLAN



LEBANON METHODIST CHURCH, INC.
 11049 Shannondale Court, Mechanicsville, Virginia 23116
 (804) 746-7374, Fax 746-0539

ROBERT K. CARTER, P.E.
 Mechanical Engineer
 8492 Peaks Road, Hanover, Virginia

SKETCH PLAN OF EXISTING FACILITIES - THE SUBJECT OF AN AMENDED CONDITIONAL USE PERMIT TO ALLOW A PORTION OF THE FACILITY TO BE USED AS A SCHOOL.