

SCHOOL SITE COMMUNITY MEETING June 21, 2023

Summary: QUESTIONS AND COMMENTS

Traffic

1. Do you anticipate widening Pole Green or Walnut Grove further than what is currently planned? The County's long term road funding plans include improvements to Pole Green Road and the intersection of 360 / Walnut Grove Road. The exact timing has not yet been identified.
2. There are concerns with existing volumes of traffic on Pole Green and Williamsville Road, difficult to pull out there – Traffic is a major issue, what will be done? The school project will construct a proposed roundabout at the intersection of the school entrance with Pole Green Road and Williamsville Road.
3. The school plan shows 2 entrances. Where does the County see the bulk of traffic coming from? 360? Or the back side of the property? The majority of the traffic is anticipated to enter and exit from Route 360.
4. Was the Battlefield ES replacement considered in the traffic study? Battlefield ES replacement is incorporated in the traffic study as existing and background traffic.
5. Any thought given to developing entrance and turning over to VDOT which would address snow removal? School Access is specifically provided for in state law and will be a consideration in designing the school road.

Public Utilities

6. Will the sewer line run up Pole Green Road? We anticipate the sewer force main will be located within Route 360, not Pole Green Road.
7. If water and sewer come from Battlefield Green, how much land will county need to take from properties along Rt. 360? We anticipate the water and sewer can be placed in the existing right of way

of route 360 but acknowledge after design some property acquisitions may be required. The sewer will most likely be a force main that ultimately discharges to a larger existing sewer crossing Route 360 at West Haven Lake. This all will be a design consideration in the future to minimize impacts to any adjacent properties.

8. Concerning the leapfrog of the SSA and the properties between the existing SSA, school can't connect to utilities, what will be done? Public Use Facilities are addressed separately in the County code and do not require the expansion of the Suburban Services Area. (SSA)
9. Will it be a gravity sewer, and will it run to the Pole Green Wastewater Treatment Plant? We anticipate the facility will be served by a pump station and force main. We anticipate the sewer line will be run down Route 360 and most likely discharge to an existing gravity sewer in the vicinity where Route 360 crosses at West Haven Lake.
10. Public Water/Sewer- How much land can the County take for the utility lines as well as need for future r/w? Every effort will be made to limit the need for additional r/w or land acquisition, but the designs must be completed to verify in the end.

Light and Noise Pollution

11. What about noise/light pollution? It's already an issue at Pole Green Park. The school will be subject to County ordinance provisions for both Noise and Lighting during the Conditional Use Permit Process which will proceed concurrently with design in the future.
12. Light pollution? Pole Green Park already has a lot of light pollution, what is being done to look at mitigating? There are also concerns of lighting on the ball fields. The School will be subject to County ordinance provisions for both Noise and Lighting during the Conditional Use Permit Process, which will

proceed concurrently with design in the future. In addition, the school placement on the site is intended to help mitigate the effects of lighting and noise by placing the playing fields behind the two story school buildings.

School Capacity and Redistricting

13. Will the new school require redistricting? At this point only to include the school in the district, but school districts are reviewed over time as a separate school administrative function. The current enrollment of Mechanicsville High School is 1,350 students, which is down from 1,475 students in 2018. Enrollment projections indicate a continued decline in this district (1,100 students), but an increase in nearby districts. When we design this school, enrollment throughout the County will be taken into consideration and although there are no current plans to redistrict, that cannot be ruled out in the 10-year horizon.

14. Capacity question regarding what this school will handle versus Hanover High/Oak Knoll? We expect capacity to be similar. Designing a Middle School to accommodate 1,200 students and a High School to accommodate 1,500 students would accommodate future growth and allow for flexibility. These schools would also be a typical size for Hanover County. Based on current projections, the school would be at 75% capacity if it opened 10 years from now. When the design process starts, all of these factors will be taken into consideration.

School Design

15. When parents drop off their kids, they get stuck in traffic because there is no access to the bus loop.
Please keep that in mind when designing the schools' layout or consider a parent loop. (Acknowledged)

16. Is the property cleared or forested? Can areas not used by school remain wooded? The property has large agricultural fields and wooded areas. Limiting the clearing of the forest areas will be a

consideration for a number of reasons including maintenance of property and stormwater and environmental preservation.

17. What are the plans for erosion/sediment control? Complete erosion and sediment control plans will be part of the development plans for the project, including stormwater management. We expect the site will have extensive quality and quantity control measures and include engineered swales, detention and various low impact development Best Management Practices.
18. Adjacent landowners/Arnold Lane- what are considerations to help buffer them? Berms and landscaping will be top consideration, but expect there will be some continuing dialogue with those residents on proposed and final solutions.
19. Fields are close to RPA, can they be pulled off. Concern for runoff into Totopotomoy Creek. Final programming will be reviewed at design time and features may be adjusted.
20. Concern with runoff to the creek. E&S will be important during construction. (Acknowledged)

Historic Resources

21. What is County doing to preserve the civil war features and the Boshier house? What will be done to preserve it as well as the historical earthworks? Also, other homes with historical aspects. We anticipate the home will remain undisturbed until future design and permitting of the site. At that time there will be consultation with state and federal agencies, as well as other consulting parties as appropriate, to avoid, minimize or mitigate any potential adverse effects to historic property

Miscellaneous

22. What is the County's expected use of the property during the interim before school is constructed? We anticipate the property will remain in Forest and Agricultural use.
23. Are there current plans in the comp plan in the surrounding area for business/mixed use developments.
Example given for Sport Reality and Dollar General at Hanover High. The Sport Reality and Dollar General were existing old zonings that permitted that development. Currently, zoning will not allow

those uses adjacent to the proposed school property. No surrounding properties would be added to the SSA and property around school is designated as Rural on the Comprehensive Plan.