

**CASE NUMBER: 20SN0557**

**APPLICANT: Debra Wright**



**CHESTERFIELD COUNTY, VIRGINIA  
MIDLOTHIAN DISTRICT**

**STAFF'S ANALYSIS  
AND RECOMMENDATION**

**Board of Supervisors (BOS) Hearing:**

JULY 22, 2020

**BOS Time Remaining:**

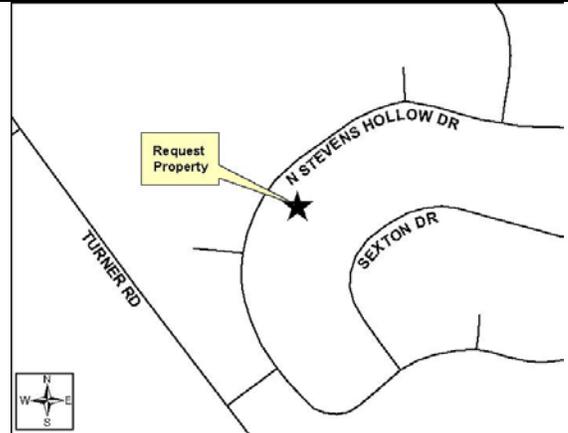
365 DAYS

**Applicant's Agent:**

DEBRA WRIGHT (804-874-4066)

**Planning Department Case Manager:**

TYLER WALTER (804-318-8893)



0.2 Acre – 6539 North Stevens Hollow Dr.

**REQUEST**

Conditional use to permit a group care facility in a Residential (R-7) District.

**Notes:**

- A. Conditions may be imposed or the property owner may proffer conditions
- B. Conditions are located in Attachment 1.

**SUMMARY**

A group care facility to permit the full-time care for a maximum of four (4) adolescent/young women (ages 13 – 17) is planned.

**RECOMMENDATION**

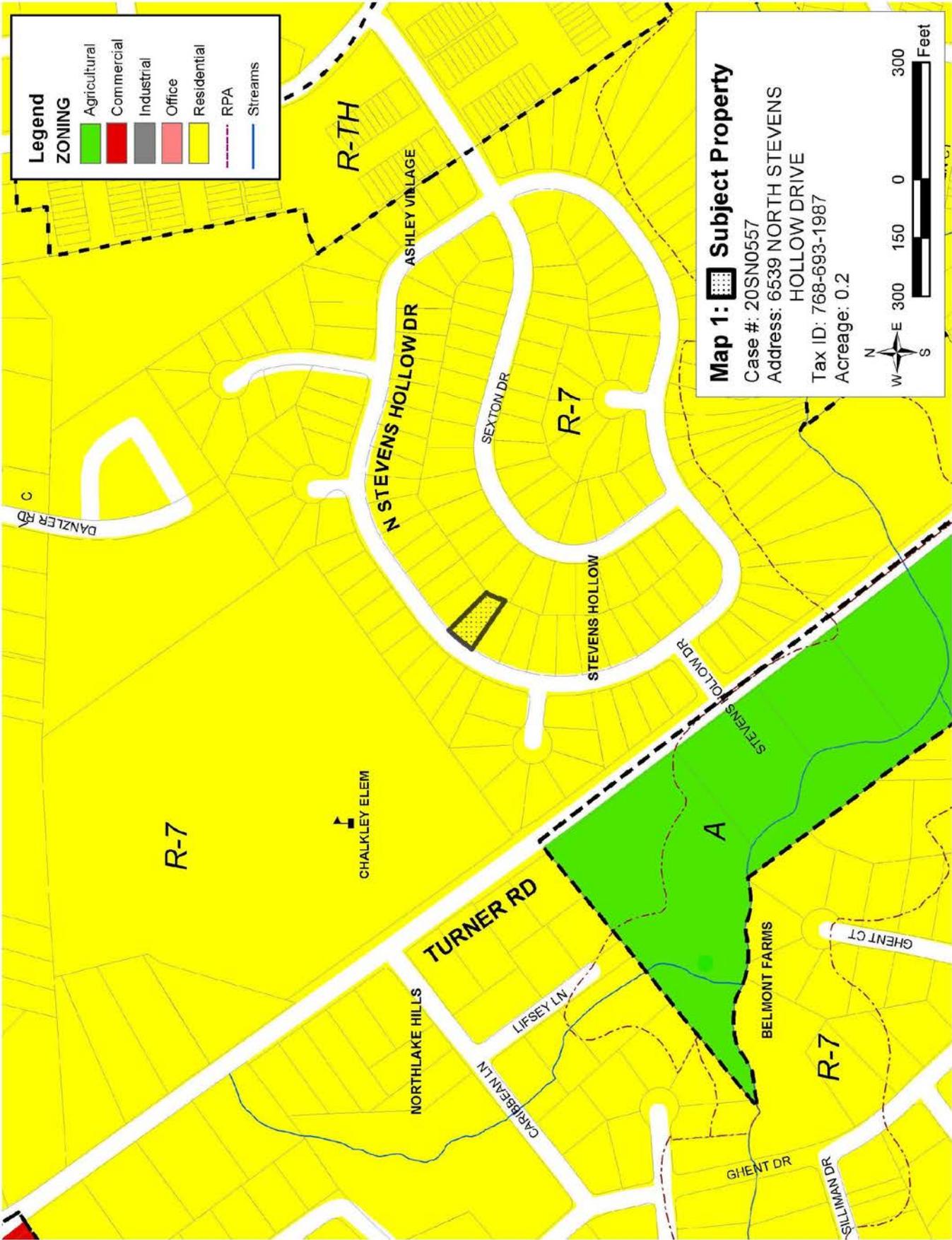
PLANNING  
COMMISSION

**APPROVAL**

STAFF

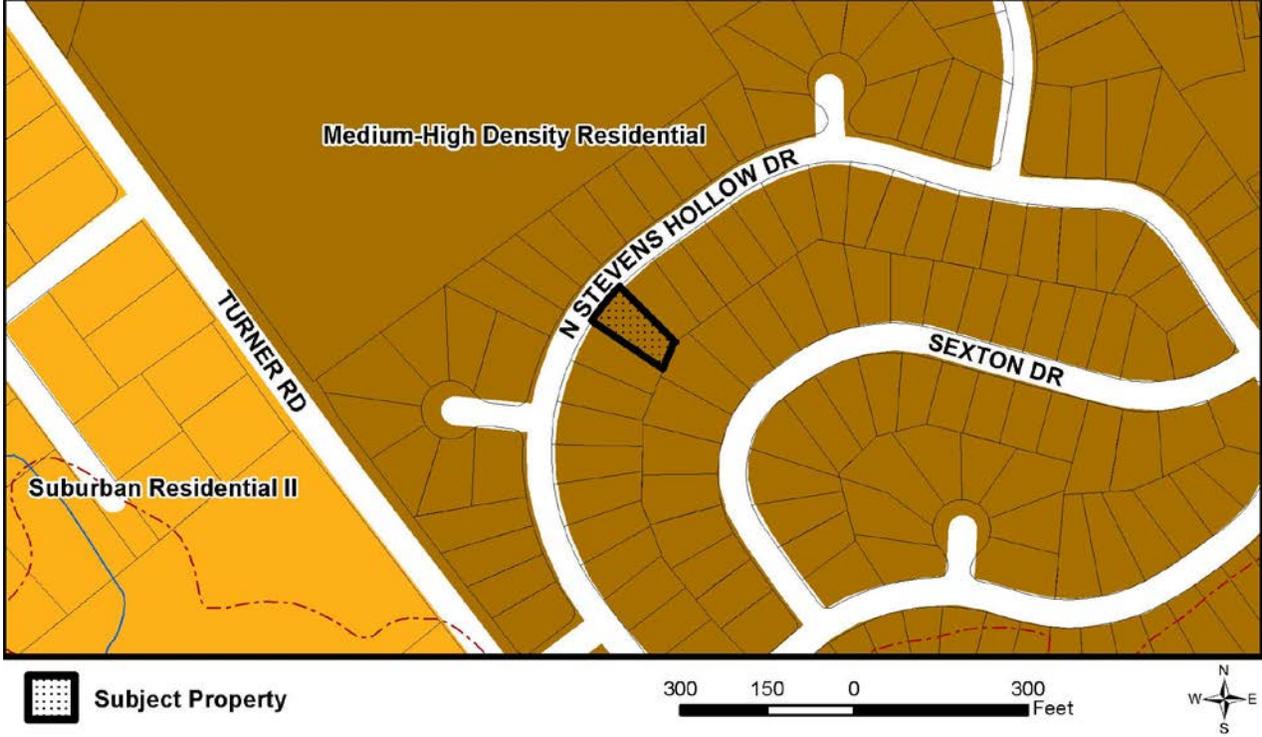
**APPROVAL**

- As conditioned, the use would be compatible with the surrounding residential development
- Residential character of the area will be maintained



**Comprehensive Plan**  
**Classification: MEDIUM-HIGH DENSITY RESIDENTIAL**

The designation suggests the property is appropriate for various residential types including, but not limited to, single-family, two-family, zero lot line, townhouse, condominium, and multifamily dwellings.



**Surrounding Land Uses and Development**



## PLANNING

Staff Contact: Tyler Walter (804-318-8893) waltert@chesterfield.gov

### **Proposal**

A group care facility with a maximum of four (4) adolescent to young women who receive full-time care is proposed within the existing 1,560 square-foot, three-bedroom single-family dwelling. The applicant has indicated that four (4) full-time employees who provide twenty-four (24) hour care and supervision, will work on the property, although all four will not be on the premises at any one time. The applicant will reside on the property on a full-time basis.

### **Group Care Facility**

The Zoning Ordinance defines a “group care facility” as:

*Adult or child caring institution or facility, other than a residential care home, halfway house or hospital, designed to provide resident services to individuals requiring rehabilitation or personal services because they are physically handicapped, mentally ill, mentally retarded, developmentally disabled, aged, infirm, chronically ill, incurably afflicted, children in need of services, or children separated from their parents or guardian.*

Group Care Facilities are first permitted by-right in the Neighborhood Office (O-1) Districts and require conditional use approval in Residential (R) Districts.

### **Examination of Use**

According to the applicant, the program would accept and care for adolescent females between the ages of 13-17 years old who have been referred by the Virginia Department of Social Services due to neglect and/or abuse. The applicant plans to renew her license from the Virginia Department of Social Services for the provision of care for a maximum of four (4) adolescent/young women while preparing the individuals for transition into an appropriate home or adulthood. Twenty-four (24) hour care will be provided by both part and full-time employees. Additionally, the applicant intends to live on the property on a full-time basis while the group care facility is in operation. The applicant has indicated that the adolescents accepted into this program attend public schools and participate in service learning opportunities. As conditioned, the intensity of this use is anticipated to be in character with the residential neighborhood.

The following provides an overview of the conditions offered by the applicant to mitigate the impact of the use on area properties:

General Overview	
Requirements	Details
Non-Transferable	Use limited to applicant only <i>Condition 1</i>
Number/Age of Residents	Maximum of four (4), ages 13 - 17 <i>Condition 2</i>
Occupancy	The applicant is to live full-time on the premises while the group facility is in operation. <i>Condition 3</i>
Limitation on Size	No exterior additions or alterations to existing structure <i>Condition 4</i>
Signage	None permitted <i>Condition 5</i>
Time Limitation	Two (2) years <i>Condition 6</i>
Employees	Maximum of four (4) employees on premises at any one time. <i>Condition 7</i>

**FIRE AND EMERGENCY MEDICAL SERVICES**  
Staff Contact: Anthony Batten (717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities	
<b>Fire Station</b>	The Manchester Fire Station, Company Number 2
<b>EMS Facility</b>	The Manchester Fire Station, Company Number 2

**UTILITIES**  
Staff Contact: Randy Phelps (796-7126) phelpsc@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Existing Water and Wastewater Systems			
Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	Yes	8"	Yes
Wastewater	Yes	8"	Yes

**Additional Utility Comments:**

The subject property is located within the mandatory water and wastewater connection area for new residential development. The existing residential structure on the property is connected to the County water and wastewater systems.

The request to operate a family day home will not impact the Utilities Department.

The Utilities Department supports this case.

**COUNTY TRANSPORTATION**

Staff Contact: Steve Adams (804) 748-1037 adamsSt@chesterfield.gov

**VIRGINIA DEPARTMENT OF TRANSPORTATION**

Staff Contact: Jonathan Phillippe (804-674-2560) jonathan.phillippe@vdot.virginia.gov

**UTILITIES**

Staff Contact: Randy Phelps (804-796-7126)

**ENVIRONMENTAL ENGINEERING**

Staff Contact: Rebecca Ward (804-748-1028) WardR@chesterfield.gov

This request will not impact these facilities.

## CASE HISTORY

### Applicant Submittals

<b>9/17/2019</b>	Application submitted
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### Community Meeting

<b>2/27/2020</b>	<p><b>Issues Discussed:</b></p> <ul style="list-style-type: none"> <li>• Age group and number of children in the group care home</li> <li>• How long the applicant has been involved in the foster care system</li> <li>• Number of employees to assist applicant with group care home</li> <li>• Types of women the applicant intends to bring into her group care home</li> <li>• How the foster care system operates</li> <li>• Concerns about neighborhood safety due to the types of youth being brought into a foster care home</li> <li>• Concerns over property values as a result of a single-family home being used as a group care home</li> </ul>
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### Planning Commission

<b>03/17/2020</b>	<b>Action – MEETING CANCELLED DUE TO COVID-19, CASE RESCHEDULED TO THE APRIL 21, 2020 PLANNING COMMISSION MEETING.</b>
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<b>04/21/2020</b>	<b>Action – DEFERRED TO JUNE 16, 2020 ON THE COMMISSION’S MOTION WITH THE APPLICANTS’ CONSENT.</b>
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<b>06/16/2020</b>	<p><b>Citizen Comments:</b> No citizens spoke on the request.</p> <p><b>Commission Discussion:</b> Mr. Petroski noted that a community meeting was held in February where there was a mix of support and opposition, but overall, a constructive conversation among members of the community. He stated that given the applicant’s ability to answer questions thoroughly from the community, that he felt comfortable with approving the request.</p> <p>Ms. Freye suggested the time limit be increased from one (1) to two (2) years, in consideration of the period of time of obtaining a license from the Department of Social Services (DSS).</p> <p>Mr. Petroski supported the increased time limit.</p> <p><b>Recommendation – APPROVAL SUBJECT TO THE CONDITIONS IN ATTACHMENT 1 with amendment to Condition 6 to increase the time limit to two years.</b></p> <p><b>Motion:</b> Petroski <b>Second:</b> Hylton <b>AYES:</b> Freye, Sloan, Hylton, Owens, and Petroski</p>
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**The Board of Supervisors on Wednesday, July 22, 2020, beginning at 6:00 p.m., will consider this request.**

**CONDITIONS**

Note: The following conditions are recommended by both the Planning Commission and Staff.

1. Non-Transferable Ownership: This conditional use approval shall be granted to and for Debra Wright, exclusively, and shall not be transferable nor run with the land. (P)
2. Group Care Facility Residents: This conditional use approval shall be limited to providing group care services to a maximum of four (4) adolescent youth/young women, ages 13 – 17, who reside on the premises. (P)
3. Occupancy: The applicant, Debra Wright, must occupy the property as her full-time residence while the group care facility is in operation. (P)
4. Expansion of Use: There shall be no exterior additions or alterations to the existing structure to accommodate this use, except alterations to meet Americans with Disabilities Act (ADA), building code requirements, or regulatory requirements pertaining to the operation of a group care facility and the four (4) residents receiving group care in the dwelling. (P)
5. Signage: There shall be no signs permitted to identify this use. (P)
6. Time Limitation: This conditional use approval shall be granted for a period not to exceed two (2) years from the date of approval. (P)
7. Employees: No more than four (4) employees shall be permitted to work on the premises at any given time. Except for on-site training required by the Virginia Department of Social Services, staff meetings shall not take place on the premises. (P)