

CASE NUMBER: 20SN0561

APPLICANT: Crystal Squire



**CHESTERFIELD COUNTY, VIRGINIA
MATOACA DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Planning Commission (CPC) Hearing:

AUGUST 18, 2020

CPC Time Remaining:

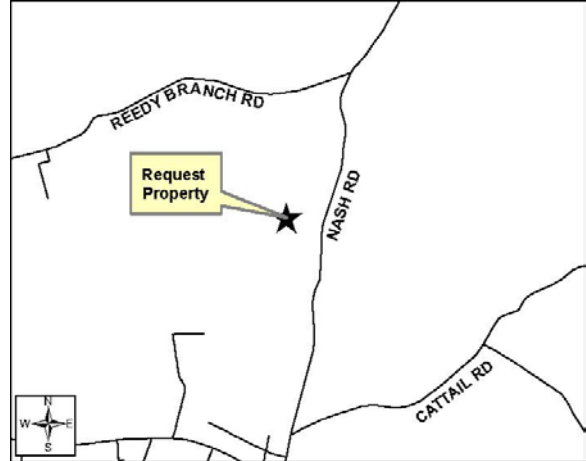
100 DAYS

Applicant's Contact:

CRYSTAL SQUIRE (757-725-3374)

Planning Department Case Manager:

TYLER WALTER (804-318-8893)



11.8 Acres – 14110 Nash Road

REQUEST

Conditional use to permit a second dwelling (separate from the principle dwelling) for use by family members in an Agricultural (A) district.

Notes:

- A. Conditions may be imposed, or the property owners may proffer conditions.
- B. Conditions and exhibits are located in Attachments 1.

SUMMARY

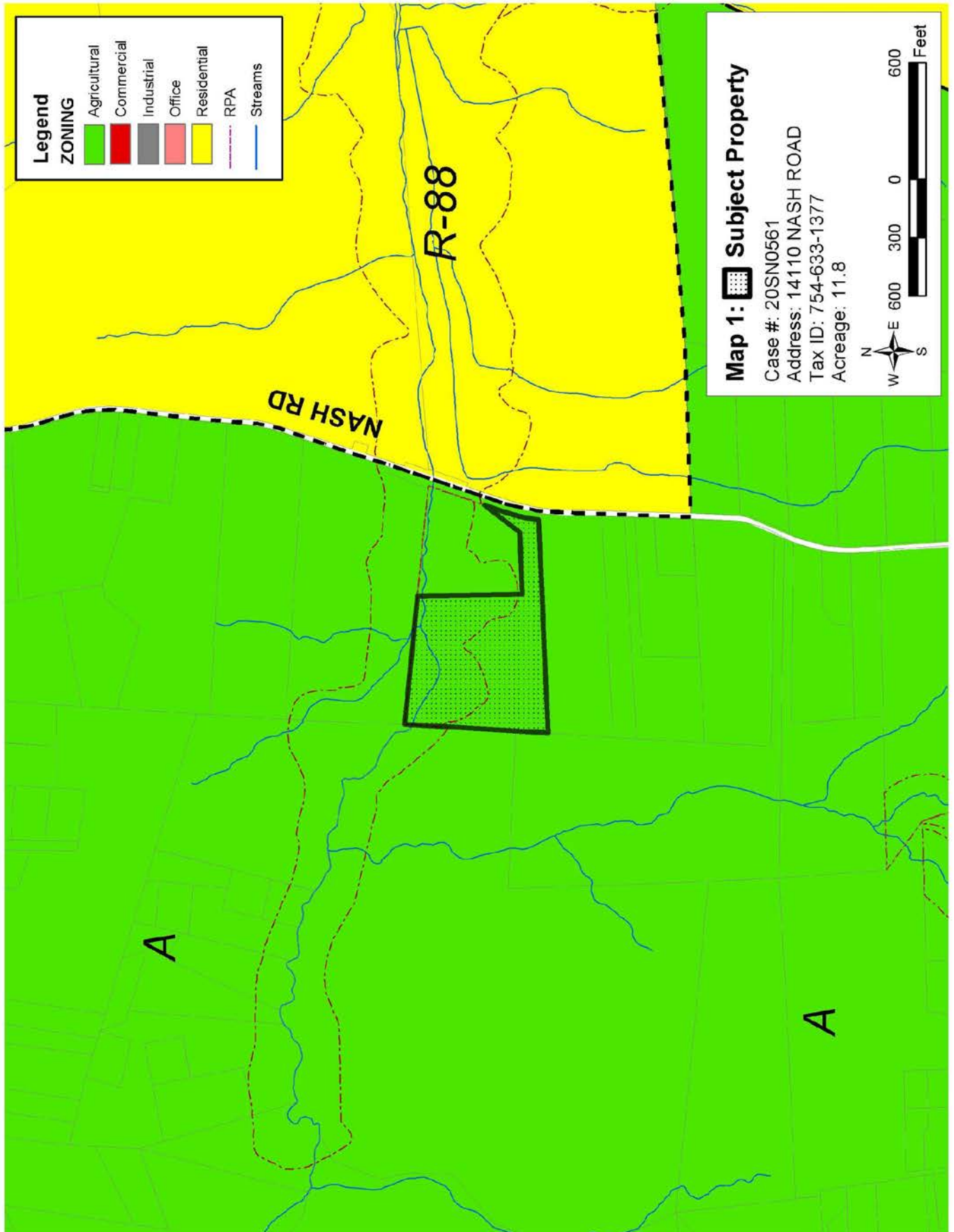
The applicant proposes to construct a (2) two-story detached garage, with the first floor to remain unfinished and the second floor to be finished as a second dwelling unit. The applicant indicates that the second dwelling unit would be limited to occupancy by immediate family members.

RECOMMENDATION

STAFF

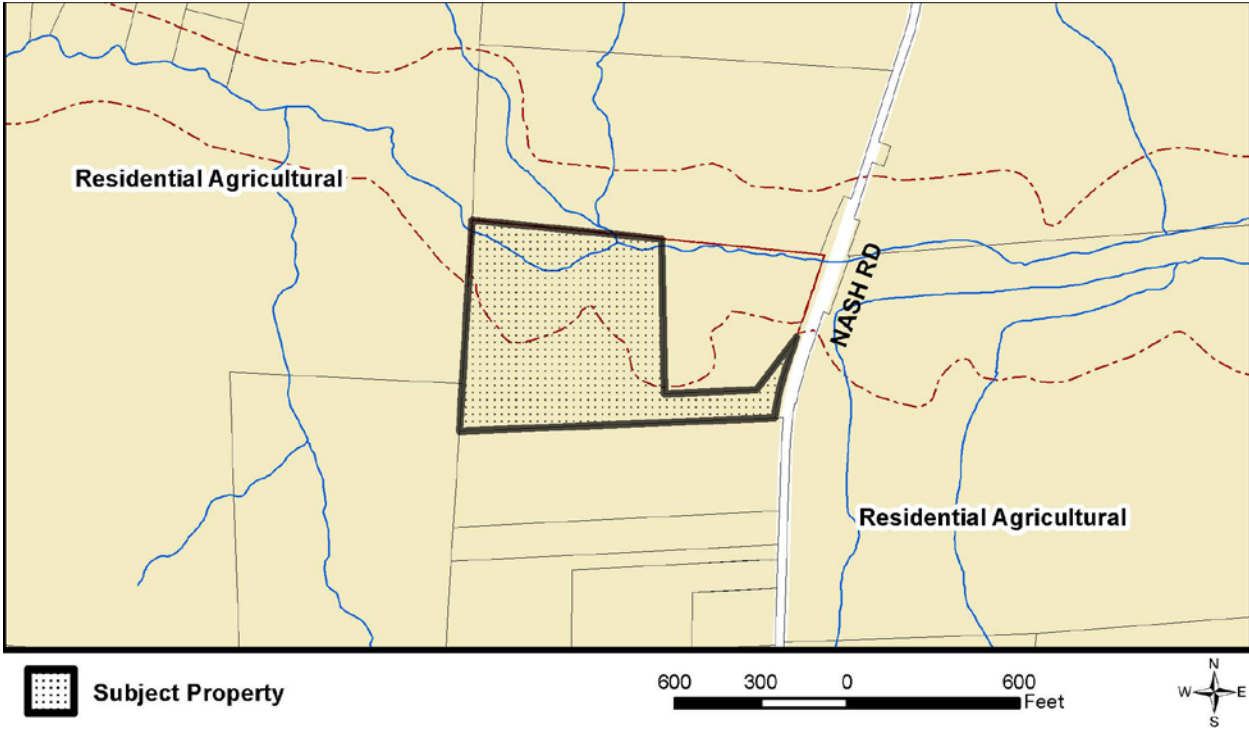
PLANNING – **APPROVAL**

- Similar requests approved with no known adverse impacts
- Conditions ensure residential character maintained

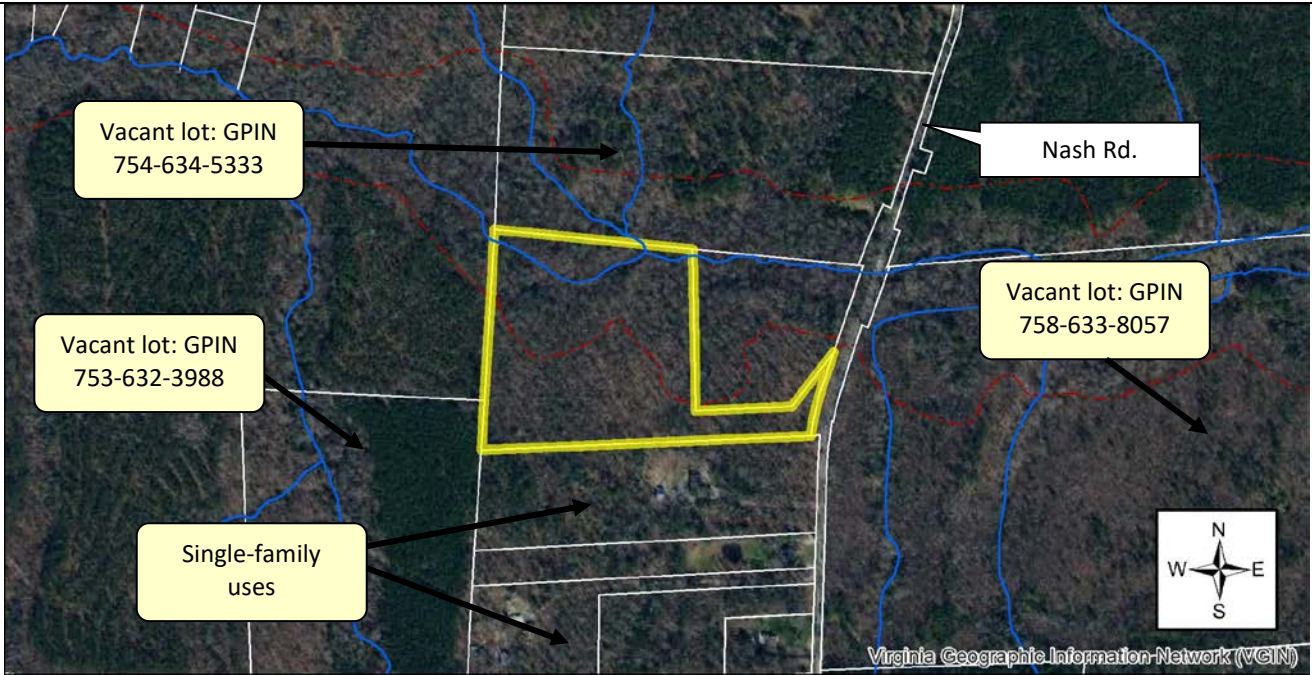


Comprehensive Plan
Classification: RESIDENTIAL AGRICULTURAL

The designation suggests the property is appropriate for single family residential use with a maximum of 0.5 dwellings per acre.



Surrounding Land Uses and Development



PLANNING

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

Proposal

The applicant is requesting conditional use to permit a second dwelling (separate from the principle dwelling). Specifically, the applicant plans to construct a (2) two-story garage to be used as a second dwelling to accommodate family members and guests.

The following provides an overview of the proposed limitations:

General Overview	
Requirements	Details
Occupancy	Limited to: occupants of principal dwelling; individuals related to them by blood, marriage, adoption or guardianship; foster children; guests; and any domestic help. <i>Condition 1</i>
Record Notice of Occupancy Limitation	Deed restriction to be recorded within thirty (30) days. <i>Condition 2</i>

As conditioned in Attachment 1, the use should not adversely affect area residential uses. In addition, second dwelling units have been approved in other residential areas on similarly situated parcels with no apparent adverse impact.

COUNTY TRANSPORTATION

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

The *Comprehensive Plan*, which includes the *Thoroughfare Plan*, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities	
Fire Station	The Phillips Fire Station, Company Number 13
EMS Facility	The Ettrick-Matoaca Volunteer Rescue Squad

UTILITIES

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

Existing Water and Wastewater Systems

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	16"	No
Wastewater	No	N/A	No

Additional Utility Comments:

The subject property is located within the mandatory water connection area for new residential development. The existing residential structure is served by a private well and septic system. Connection to the public system would be required for the 2nd dwelling unit if a public water line were within 200 feet of the property. The closest public water line is located approximately 6,300 feet south at River Road. The area is currently not served by the public wastewater system.

This request will not impact the public water and wastewater systems.

The Utilities Department supports this case.

ENVIRONMENTAL ENGINEERING

Staff Contact: Rebecca Rochet (804-748-1028) rochetr@chesterfield.gov

PARKS AND RECREATION

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

SCHOOLS

Staff Contact: Diane Faye Gapas (804-706-2960) dianefaye_gapas@ccpsnet.net

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

12/05/2019	Application submitted
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Community Meeting

06/29/2020	Issues Discussed: Virtual community meeting held due to the COVID-19 pandemic. No citizens attended.
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CONDITIONS

1. Occupancy Limitations. Occupancy of the second (detached) dwelling unit shall be limited to: the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, foster children, guests and any domestic servants. (P)
2. Deed Restriction. For the purpose of providing record notice, within thirty (30) days of approval of this request, a deed restriction shall be recorded setting forth the limitation in Condition 1. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)