

CASE NUMBER: 20SN0607

APPLICANT: Shemik Sellars



**CHESTERFIELD COUNTY,
VIRGINIA
CLOVER HILL DISTRICT
STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC) Hearing:

AUGUST 18, 2020

CPC Time Remaining:

100 DAYS

Applicant's Contact:

SHEMIK SELLARS (804-874-8913)

Planning Department Case Manager:

STEVE HAASCH (804-796-7192)



0.3 Acre – 601 Marblethorpe Rd

REQUEST

Conditional Use to permit a family day-care home in a Residential (R-7) District.

Notes:

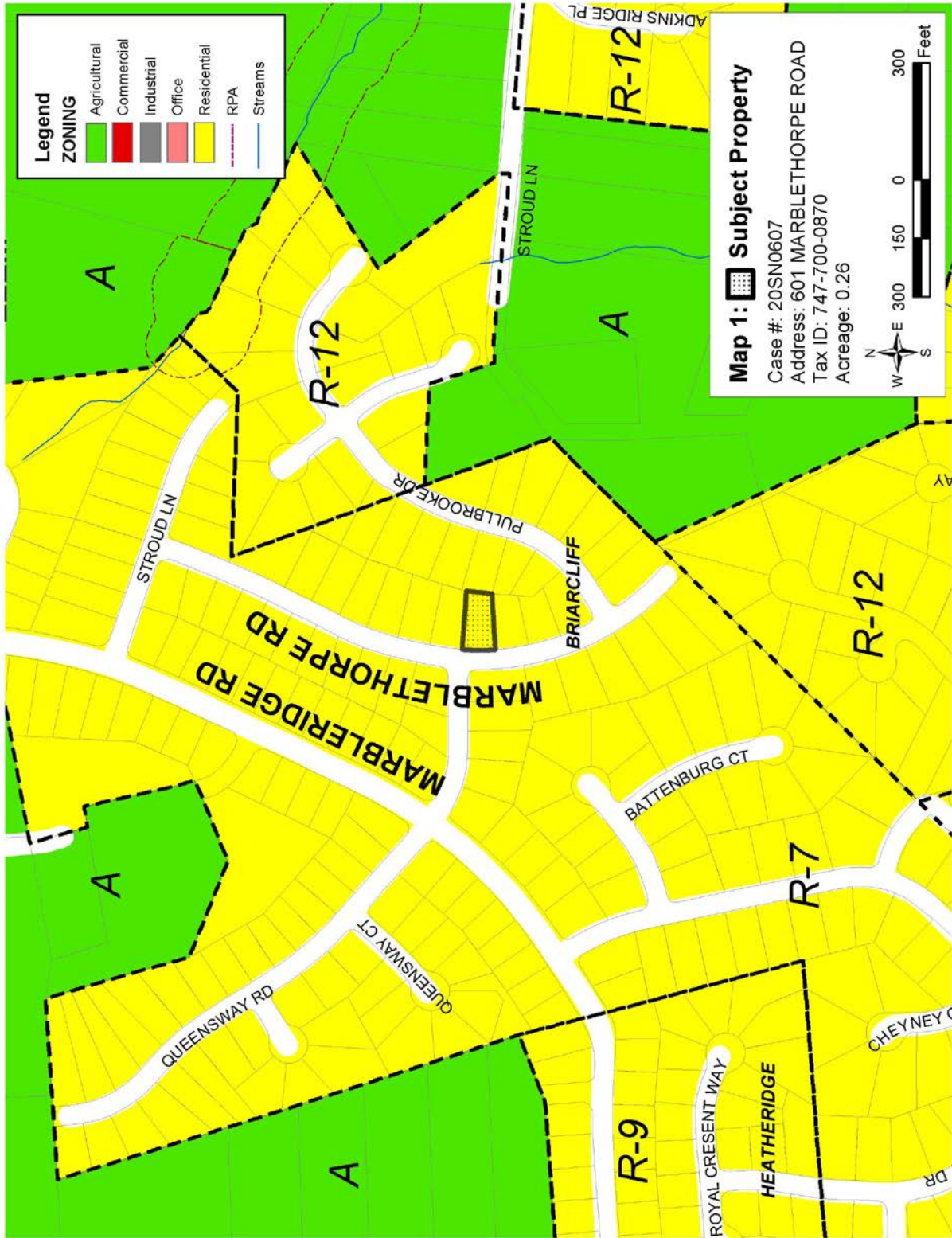
- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Conditions are located in Attachment 1.

SUMMARY

Applicant requests approval to operate a family day care home for the keeping of up to 12 children, incidental to the dwelling.

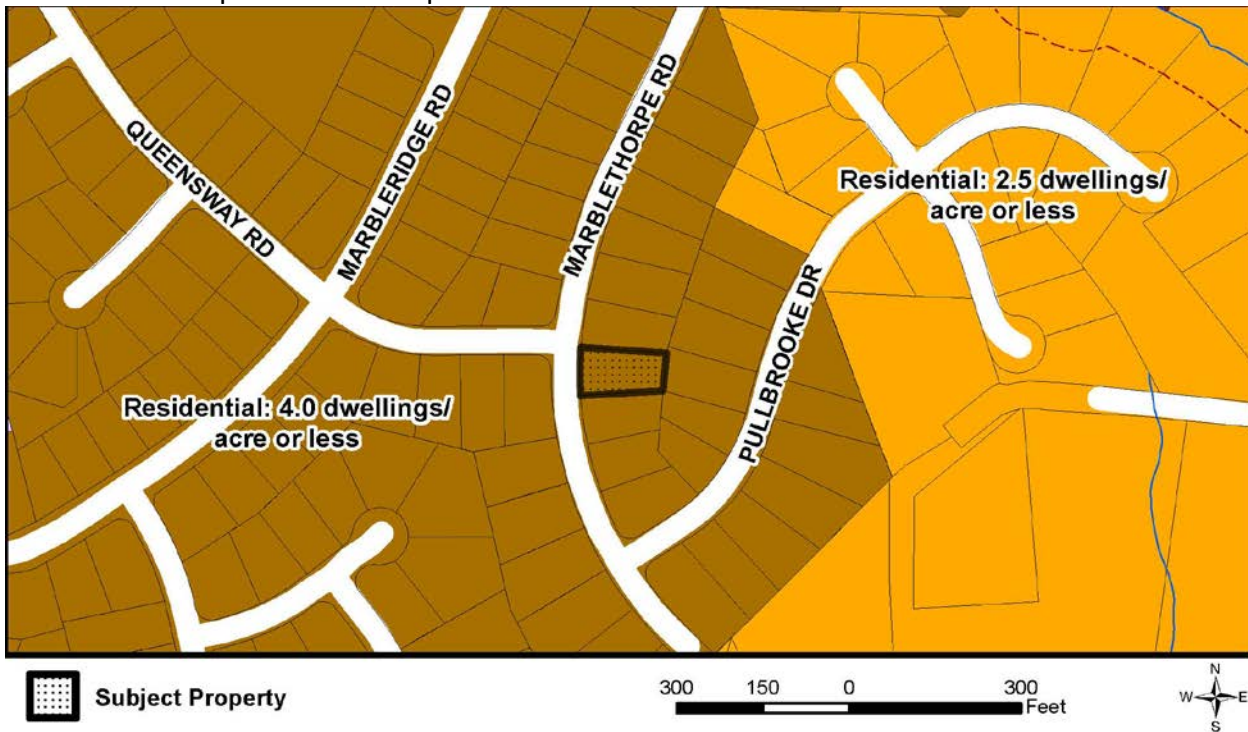
RECOMMENDATION

STAFF	APPROVAL
	<ul style="list-style-type: none">• As conditioned, the use would be compatible with surrounding residential development.• Residential character of the area would be maintained.

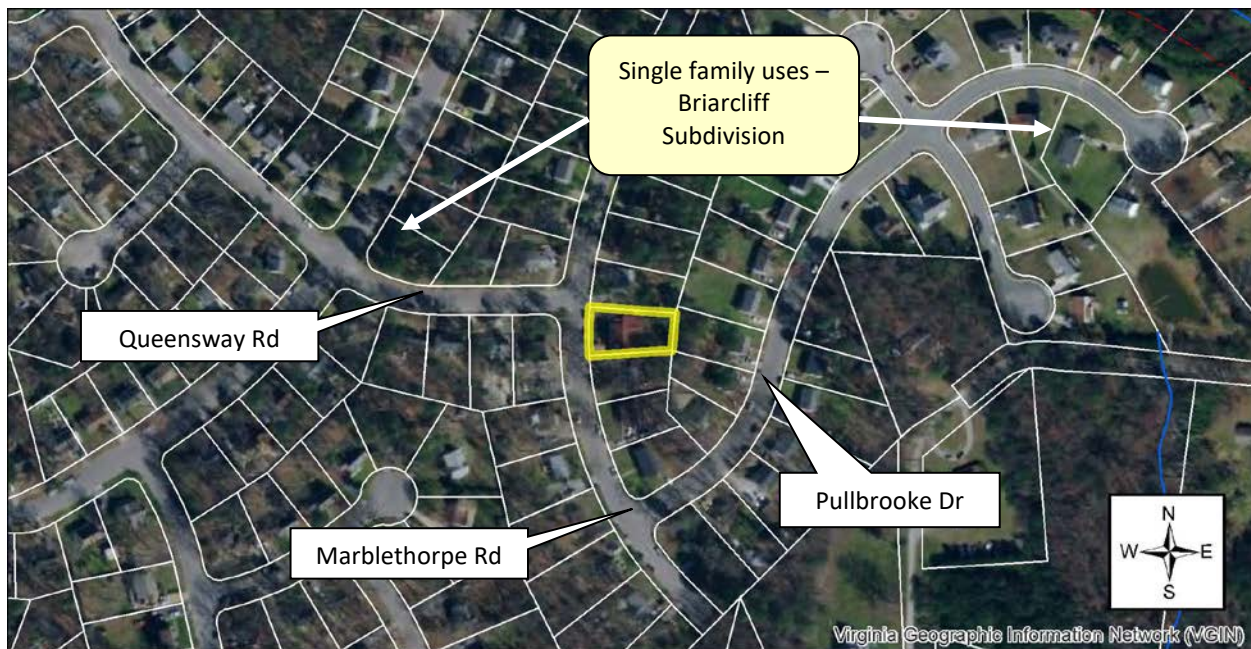


Comprehensive Plan
Classification: RESIDENTIAL (4 u/ac or less)

The designation suggests the property is appropriate for residences, places of worship, schools, parks and other similar public and semi-public facilities.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Steve Haasch (804-796-7192) haaschs@chesterfield.gov

Proposal

The Zoning Ordinance permits the keeping of a maximum of five (5) children, exclusive of the occupants’ children and any children who reside in the home, by right in a residential district. The applicant intends to operate a state-licensed family day care from their home to keep up to twelve (12) children. Per state regulations (Department of Social Services), the number of employees required on-site depends on the ages of the children. The applicant requests allowance of up to three (3) employees, besides herself, to provide necessary assistance.

Conditions limiting the impacts of this request on adjacent properties and the neighborhood are found in Attachment 1 and are in line with the current policy regarding such uses. The applicant has agreed to abide by these conditions. In lieu of a formal community meeting, the applicant circulated a petition informing her neighbors of her request.

COUNTY TRANSPORTATION

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

FIRE AND EMERGENCY MEDICAL SERVICES

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

UTILITIES

Staff Contact: Matt Rembold (804-706-7616) remboldm@chesterfield.gov

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

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

05/22/2020	Application submitted
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CONDITIONS

1. Non-Transferable Ownership. This conditional use approval shall be granted to and for Shemik Sellars, exclusively, and shall not be transferable nor run with the land. (P)
2. Expansion of Use. There shall be no exterior additions or alterations to the existing structure to accommodate this use. (P)
3. Signage. There shall be no signs permitted to identify this use. (P)
4. Number of Children. This conditional use approval shall be limited to providing care, protection and guidance to a maximum of twelve (12) children, other than the applicants own children, at any one time. (P)
5. Hours of Operation. Hours and days of operation shall be limited to Monday through Friday from 7 a.m. to 6 p.m. There shall be no Saturday or Sunday operation of this use. (P)
6. Time Limitation. This conditional use approval shall be granted for a period not to exceed three (3) years from the date of approval. (P)
7. Fenced Outdoor Play Areas. Any outdoor play area and/or recreational equipment utilized by the family day-care home shall be located in the side or rear yard of the property. Outdoor play and/or recreational equipment areas shall have perimeter fencing of at least four (4) feet in height, installed around the equipment or play area. Equipment for outdoor play areas shall be located no closer than ten (10) feet to the side or rear property lines. (P)
8. Employees. No more than three (3) employees shall be permitted to work on the premises, other than family member employees who live on the premises. (P)