

**CASE NUMBER: 21SN0514**

**APPLICANT: Chesterfield County Board of Supervisors**



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

**Planning Commission (CPC) Hearing:**

AUGUST 18, 2020

**CPC Time Remaining:**

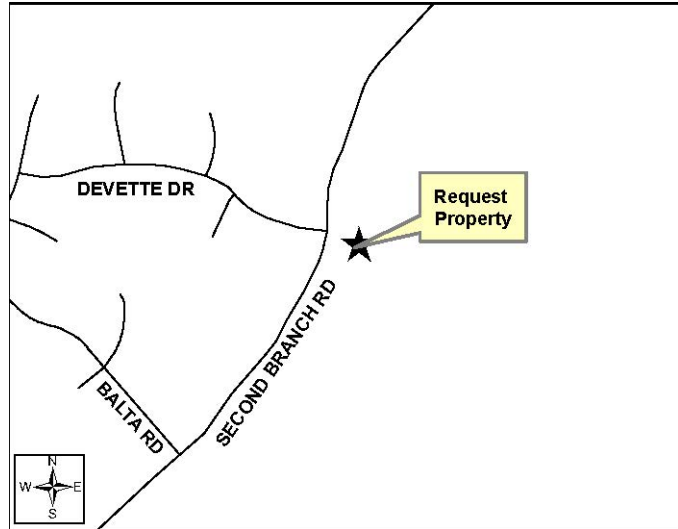
100 Days

**Applicant's Agent:**

Andrew Gillies (804-748-1050)

**Planning Department Case Manager:**

Harold Ellis (804-768-7592)



8.1 acres – 12217 Second Branch Road  
Second Branch Baptist Church

**REQUEST**

Conditional use to permit a private school in conjunction with a church, in an Agricultural (A) District.

**Notes:**

- A. Conditions may be imposed or the property owners may proffer conditions.
- B. Conditions are located in Attachment 1 and an Exhibit is located in Attachment 2.

**SUMMARY**

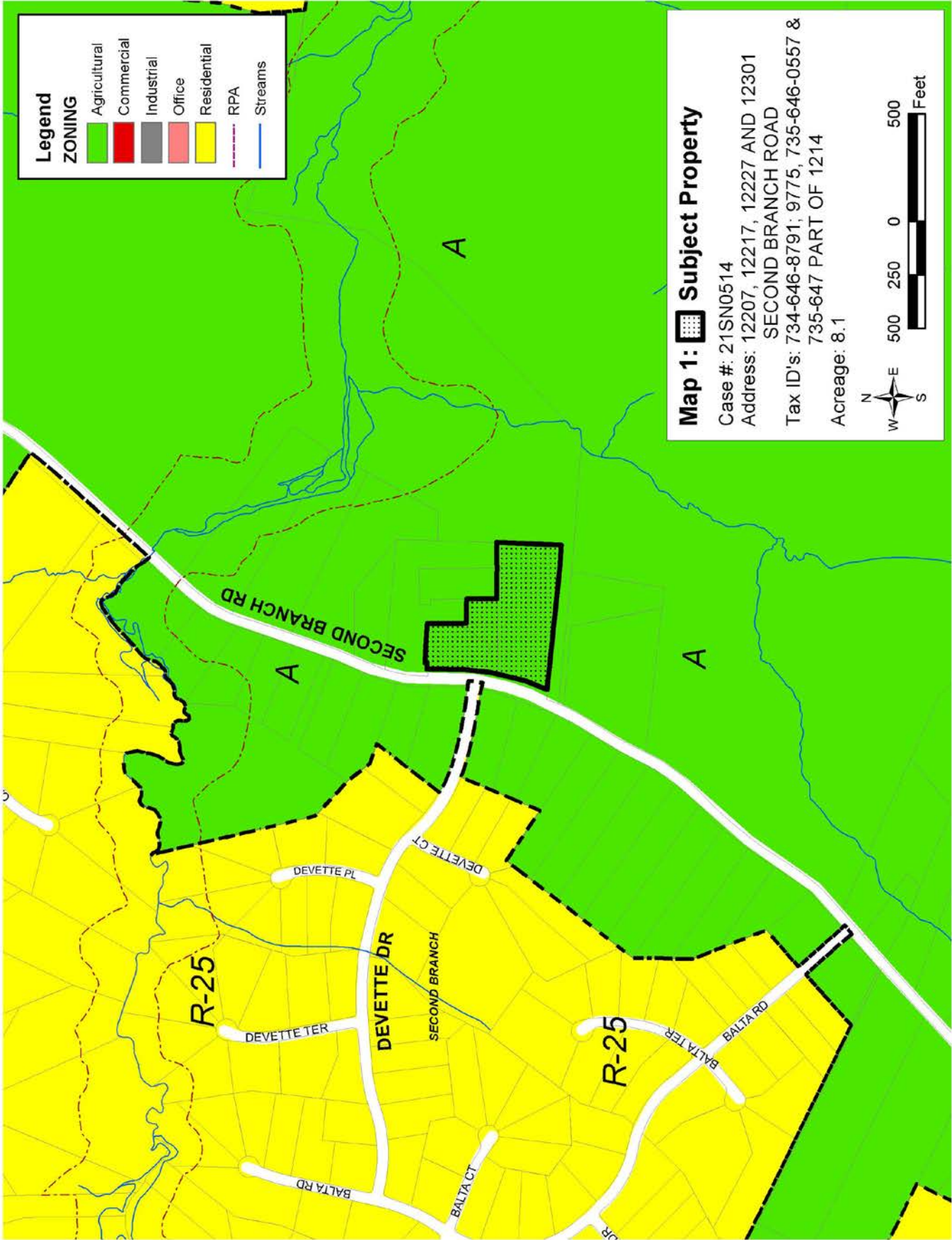
The operation of a private school in conjunction with Second Branch Baptist Church is planned. Specifically, the approval of this request will allow for tutoring in a group setting three (3) days a week utilizing the existing church facility to include the outdoor recreational area. Second Branch Baptist Church is the principal use on the property and the private school (tutoring) would operate incidental to the church. The church intends to partner with organizations that share their mission relative to community outreach.

**RECOMMENDATION**

STAFF

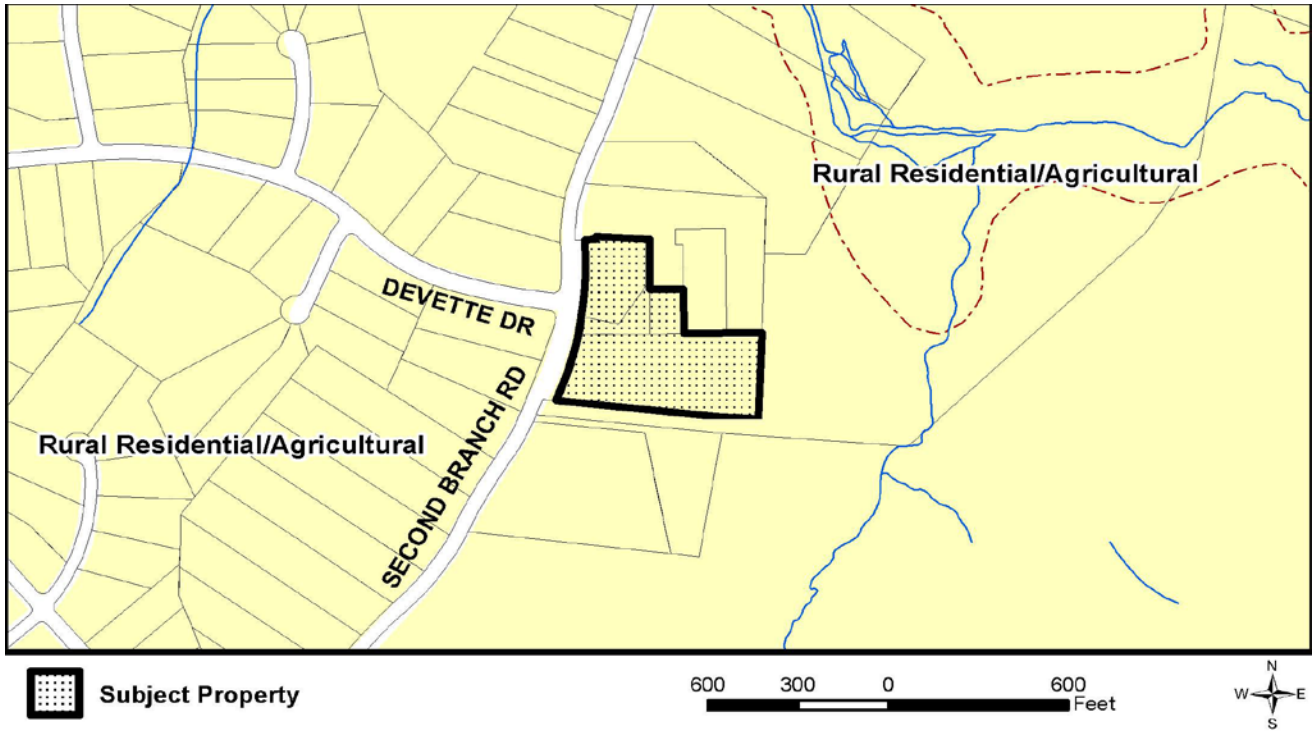
**APPROVAL**

- Use will be in conjunction with a church use and on a temporary basis
- Conditions will address impacts of use on area development
- No apparent adverse impacts on area residential properties

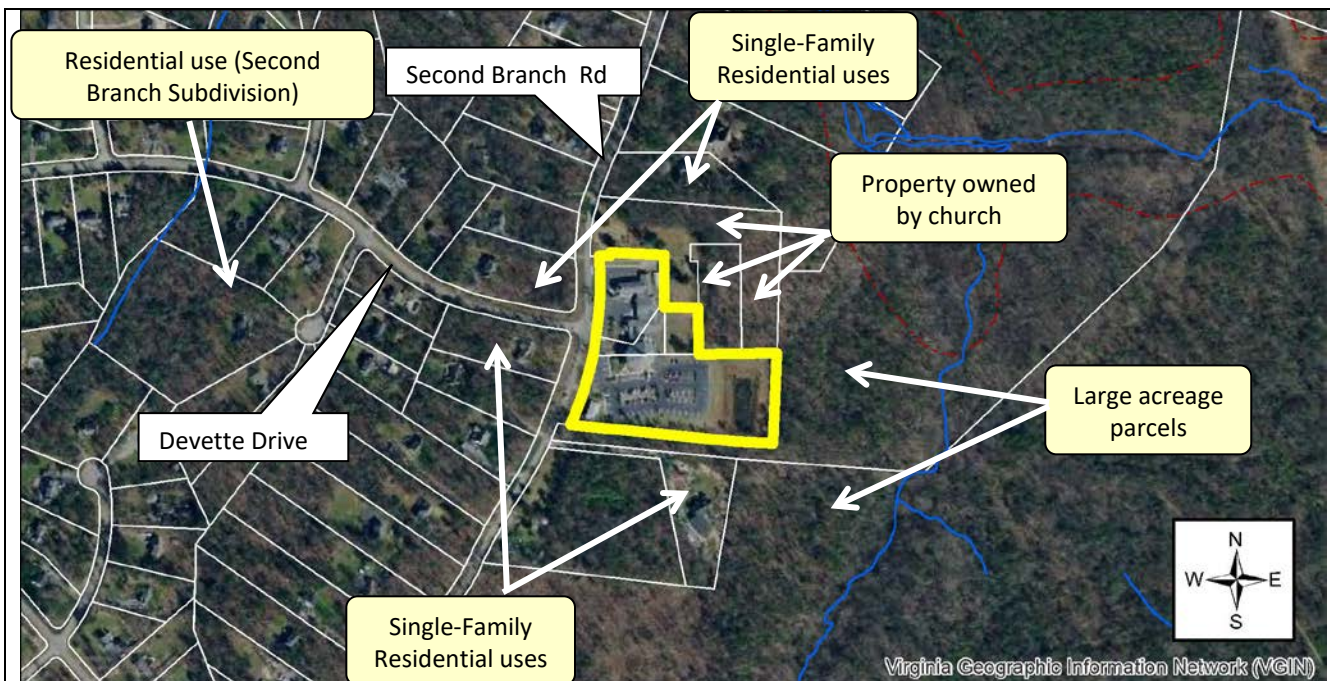


**Comprehensive Plan**  
**Classification: SUBURBAN RESIDENTIAL II**

The designation suggests that uses in an Agricultural (A) District are appropriate to include: Single family dwellings and Farming and forestry use are appropriate..



**Surrounding Land Uses and Development**



## PLANNING

Staff Contact: Harold Ellis (804-768-7592) [ellish@chesterfield.gov](mailto:ellish@chesterfield.gov)

### PROPOSAL

A private school to permit tutoring services is planned in conjunction with the church use. The ordinance first permits a private school (tutoring services) in a Corporate Office (O-2) District. The intent of the church is to partner with organizations that share their mission relative to community outreach and provide for general instruction for students in a group setting. The church has indicated a maximum of one hundred and fifty (150) students will be on the premises at any given period of time participating in the program (Condition 2). The church anticipates the hours of operation to be three (3) days a week; Tuesday, Thursday and Friday from 8:30 a.m. to 3:00 p.m. (Condition 3).

The request property consists of three (3) large acreage parcels that have been developed as a church with associated parking, and outdoor recreational use. The recreational area is located within the rear yard of the church; consists of a pavilion and an open field, and not visible from Second Branch Road. The recreational area is surrounded by large acreage parcels to include the continuation of the church's property which is occupied by a cemetery to the north and vegetated acreage to the west. As such, the outdoor activities will have minimal impact on adjacent properties.

Second Branch Baptist Church is the principal use on the property and the private school would operate incidental to the church utilizing the existing facilities. Although tutoring services is not defined in the ordinance, the intended use will provide general instruction for students in a group setting which is closest defined as a school.

*School, public/private: An establishment of general instruction which may be publically or privately owned and/or operated. Unless otherwise specified, the term public/private school includes the term college, but does not include art, business, dance, music, or vocational schools.*

No additions or alterations to the church is planned to accommodate the use. However, prior to this use beginning operation, a Certificate of Occupancy (CO) must be obtained by the church that will specify the occupancy load for the facility and satisfy any building improvements associated with this use. Given the size of the property, being surrounded by large acreage parcels, and the time limitation of two (2) years (Condition 5) it is anticipated the request will have minimal impact on the surrounding properties.

The following provides an overview of staff’s recommended conditions related to the use, in conjunction with the existing church:

| <b>General Overview</b>         |  |
|---------------------------------|--|
| <b>Requirements</b>             | <b>Details</b>   |
| Use                             | <ul style="list-style-type: none"> <li>• Tutoring use in conjunction with church use</li> <li>• Participation limited to 150 children</li> </ul> <p style="text-align: right;"><i>Conditions 1 &amp; 2</i></p> |
| Hours of Operation              | <p>Tuesday, Thursday &amp; Friday 8:30 a.m. to 3:00 p.m.</p> <p style="text-align: right;"><i>Condition 3</i></p>  |
| Outdoor Recreational Facilities | <p>Recreational facilities limited to existing play area (Attachment 2, Exhibit A)</p> <p style="text-align: right;"><i>Condition 4</i></p>  |
| Time Limitation                 | <p>2 years</p> <p style="text-align: right;"><i>Condition 5</i></p>  |

**COUNTY TRANSPORTATION**  
 Staff Contact: Steve Adams (804-748-1037) [adamsSt@chesterfield.gov](mailto: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 Planning Department has recommended several conditions to limit the impacts of the private school in conjunction with a church. Conditions which may limit the impacts of the private school use on the area roads are as follows: 1) Limited to 150 children; 2) Limited hours of operation (Tuesday, Thursday, and Friday from 8:30 a.m. and 3:00 p.m.); and 3) Two (2) year time limitation. With the recommended conditions, staff supports this request.

**VIRGINIA DEPARTMENT OF TRANSPORTATION**  
 Staff Contact: Willie Gordon (804-674-2907) [willie.gordon@vdot.virginia.gov](mailto:willie.gordon@vdot.virginia.gov)

The applicant is requesting a Conditional Use permit to allow a private school utilizing the existing Second Branch Baptist Church. The proposed case will be subject to meet the policy for VDOT Access Management minimum spacing criteria and subject to minimum commercial entrance design standards. During the site plan review process, VDOT will require turn lane analysis and trip generations for the proposed commercial entrance. More comments may be generated during the site plan review process.

**FIRE AND EMERGENCY MEDICAL SERVICES**  
 Staff Contact: Anthony Batten (804-717-6167) [battena@chesterfield.gov](mailto:battena@chesterfield.gov)

This request will have minimal impact on Fire and EMS.

| <b>Nearby Fire and Emergency Medical Service (EMS) Facilities</b> |  |
|---|--|
| <b>Fire Station</b>   | The Winterpock Fire Station, Company Number 19 |
| <b>EMS Facility</b>   | The Winterpock Fire Station, Company Number 19 |

**SCHOOLS**  
 Staff Contact: Atonja Allen (804-318-8740) [atonja\\_allen@ccpsnet.net](mailto:atonja_allen@ccpsnet.net)

This request will have no impact on school facilities.

**UTILITIES**  
 Staff Contact: Matthew Rembold (706-7616) [remboldm@chesterfield.gov](mailto:remboldm@chesterfield.gov)

| <b>Existing Water and Wastewater Systems</b> |                           |                                       |   |
|--|---------------------------|---------------------------------------|---|
| <b>Utility Type</b>                          | <b>Currently Serviced</b> | <b>Size of Closest Existing Lines</b> | <b>Connection Required by County Code</b> |
| <b>Water</b>                                 | Yes                       | 8"                                    | No  |
| <b>Wastewater</b>                            | No                        | N/A                                   | No  |

**Additional Utility Comments:**

The subject property is not located within the mandatory water and wastewater connection area for new non- residential development. The existing church structure is connected to the public water system. The request for a private school will not require a new structure or expansion of the existing church. The request will have minimal impact on the public water system.

The Utilities Department supports this case

**ENVIRONMENTAL ENGINEERING**  
 Staff Contact: Rebecca Rochet (804-748-1028) [rochetr@chesterfield.gov](mailto:rochetr@chesterfield.gov)

Environmental Engineering has no comment on this request.

## CASE HISTORY

### Applicant Submittals

|                |   |
|----------------|---|
| <b>7/22/20</b> | Application initiated by Board of Supervisors               |
| <b>7/23/20</b> | Application filed by the agent for the Board of Supervisors |

**CONDITIONS**

1. Use. The private school to permit tutoring services shall only be permitted in conjunction with the church use. (P)
2. Participation. The use shall not exceed one hundred fifty (150) children on the premises at any given period of time. (P)
3. Hours of Operation. The use shall be permitted to be open between 8:30 a.m. and 3:00 p.m. Tuesday, Thursday and Friday. (P)
4. Outdoor Recreational Use. Outdoor recreational use associated with the private school (tutoring service) shall be limited to the existing play area and pavilion identified on Attachment 2 Exhibit A. (P)
5. Time Limitation: This conditional use approval shall be granted for a period not to exceed two (2) years from date of approval. (P)



EXHIBIT A

