

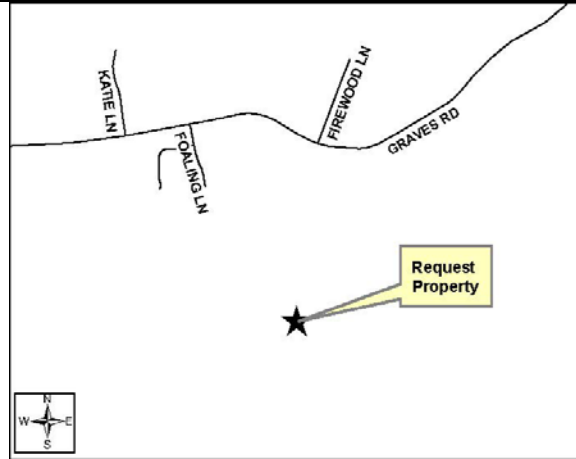
**CASE NUMBER: 20SN0614**  
**APPLICANT: Hickory Estate, LLC**



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

**Planning Commission (CPC) Hearing:**  
 SEPTEMBER 15, 2020  
**CPC Time Remaining:**  
 100 DAYS

**Applicant's Contacts:**  
 KERRY HUTCHERSON (804-748-3600)  
**Planning Department Case Manager:**  
 TYLER WALTER (804-318-8893)



713.5 Acres – 9353 Graves Rd.

**REQUEST**

Rezoning from Residential (R-88) to Agricultural (A).

**Note:** The only condition that may be imposed is a buffer condition. The property owner may proffer conditions.

**SUMMARY**

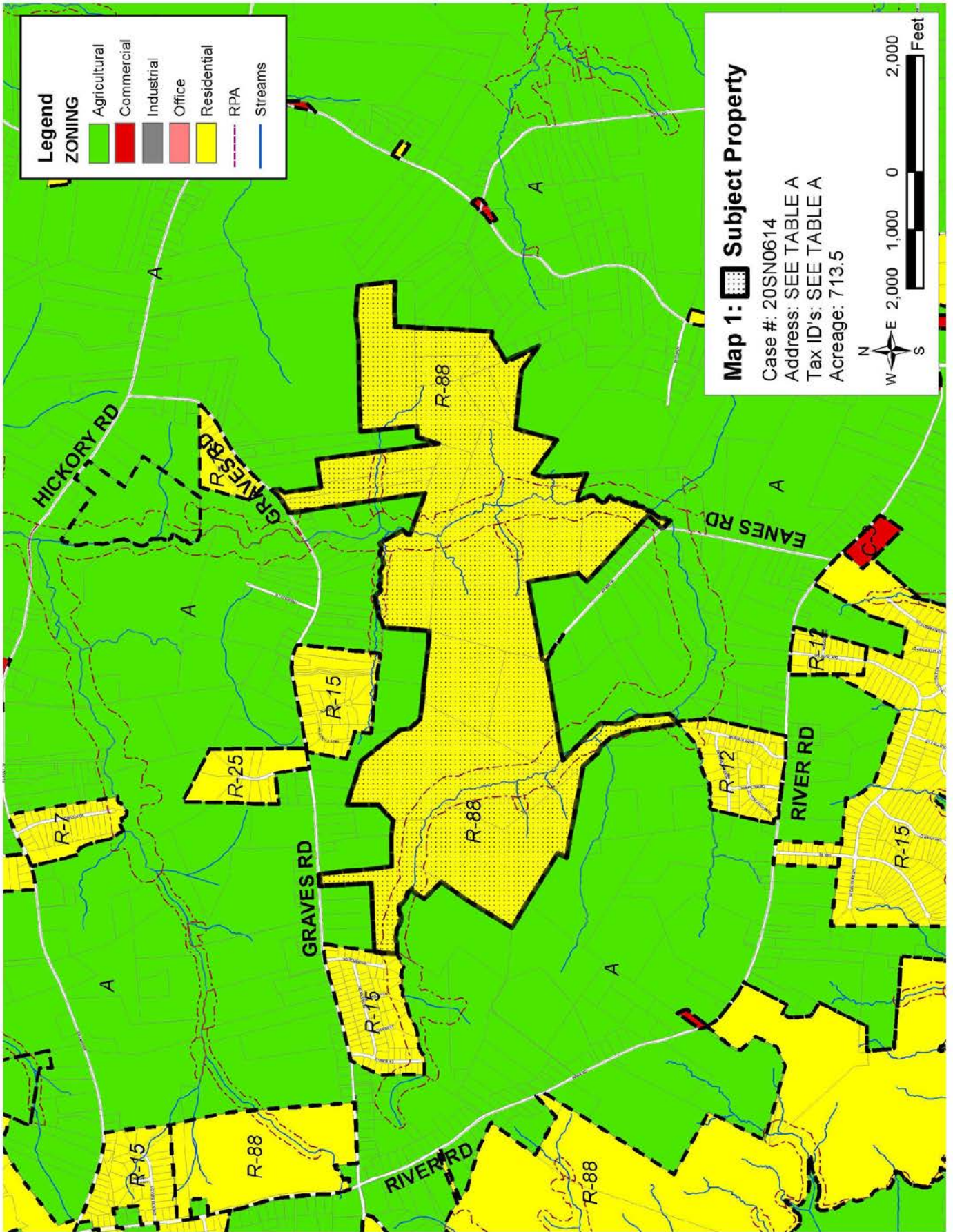
In 2007, the subject properties were rezoned from Agricultural (A) to Residential (R-88) to permit the construction of up to 274 single-family dwellings (Cases 07SN0342 and 08SN0108). A conservation easement recorded on the request properties in 2017 now limits residential development to a maximum of ten (10) dwellings. The applicant no longer intends to develop the subject property as a Residential (R-88) single-family subdivision; therefore, rezoning to Agricultural (A) is proposed.

**RECOMMENDATION**

STAFF

**APPROVAL**

- Proposed zoning and land use comply with the *Comprehensive Plan* which suggests agricultural uses and larger lot single family developments as appropriate
- Conservation easement precludes Residential (R-88) single-family subdivision development



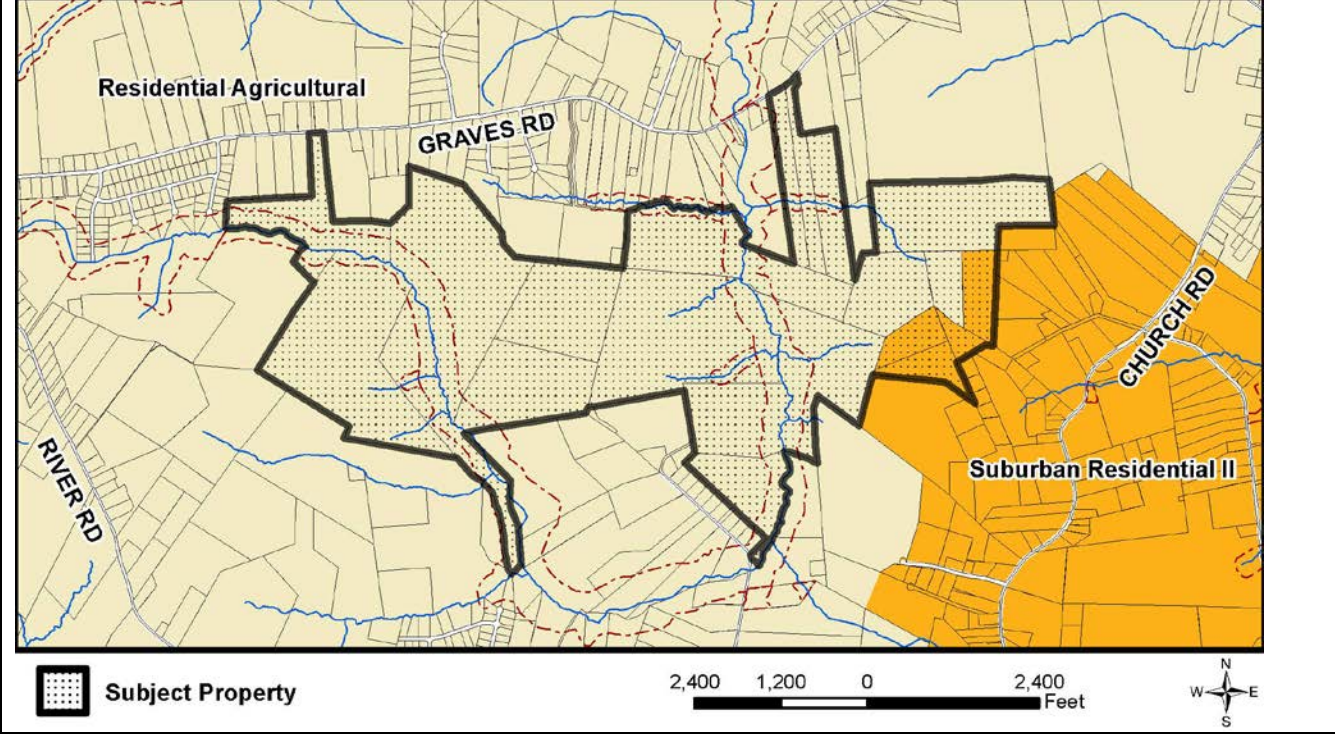
**TABLE A**

<b>REQUEST PROPERTIES</b>	
<b>Tax Identification Number</b>	<b>Address</b>
760-618-9862	9353 GRAVES RD
761-617-5745	9326 RIVER RD
762-616-3473	19210 EANES RD
762-618-7458	9115 GRAVES RD
763-616-9147	19014 EANES RD
764-617-4550	19006 EANES RD
766-616-8203	19311 EANES RD
766-618-4335	18401 EANES RD
767-617-2600	18901 EANES RD
767-617-8276	18411 EANES RD
767-619-5626	8351 GRAVES RD
767-619-7931	8321 GRAVES RD
768-617-9663	19528 CHURCH RD
768-619-0903	8309 GRAVES RD
769-616-5571	19520 CHURCH RD
769-617-2708	19526 CHURCH RD
769-617-7874	19530 CHURCH RD
769-617-9607	19524 CHURCH RD
769-618-9478	19234 CHURCH RD
770-617-2262	19246 CHURCH RD

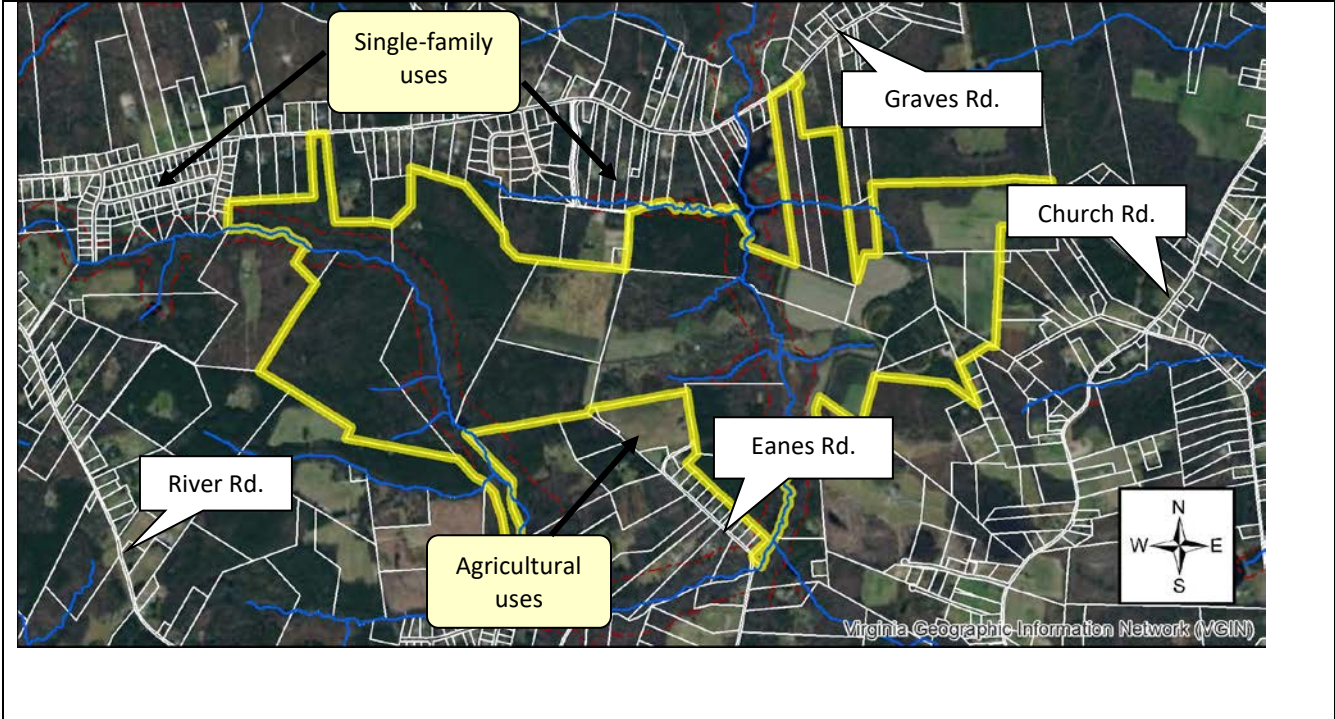
# Comprehensive Plan

## Classifications: RESIDENTIAL AGRICULTURAL & SUBURBAN RESIDENTIAL II

The Residential Agricultural designation suggests the property is appropriate for agricultural and residential uses. Subdivision densities should not exceed a maximum of 0.5 dwelling units per acre. The Suburban Residential II designation suggests the property is appropriate for residential use of 2.0 to 4.0 dwelling units per acre.



## Surrounding Land Uses and Development



## PLANNING

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

### Zoning History

Case Number	Request
07SN0342* Approved (6/2007)	<ul style="list-style-type: none"><li>• Rezoning to Residential (R-88) of 689.9 acres plus conditional use to permit keeping of horses on a portion (100 acres) of the development</li><li>• Estimated development would yield 248 dwelling units</li><li>• Cash proffer of \$15,600 per dwelling unit to address impacts on schools, roads, parks, libraries and fire stations</li><li>• Option to address transportation impact with road improvements</li></ul>
08SN0108* Approved (10/2007)	<ul style="list-style-type: none"><li>• Rezoning to Residential (R-88) of 23.9 acres, being property contiguous to that included in Case 07SN0342</li><li>• Estimated development would yield 8 dwelling units</li><li>• Cash proffer of \$15,600 per dwelling unit to address impacts on schools, roads, parks, libraries and fire stations</li><li>• Option to address transportation impact with road improvements</li></ul>
17SN0592* Approved & Denied (8/2017)	<ul style="list-style-type: none"><li>• Request I: Amend cash proffers from Cases 07SN0342 and 08SN0108 (Approved);<ul style="list-style-type: none"><li>• Road improvements to Hickory and Graves Road, in lieu of a cash proffer payment</li><li>• Architectural and design standards for residential dwellings</li><li>• Density limited to 274 dwelling units</li></ul></li><li>• Request II: Utility exception for public sewer system (Denied)</li></ul>

\* The staff report for these cases analyzed the impact of the proposed development on public facilities and the applicant's offer to mitigate that impact.

### Proposal

The request properties remain vacant and are used in part for agricultural uses. Between 2007 and 2017, the subject properties were zoned to permit a single-family residential subdivision with a maximum of 274 dwellings (known as Debonair Acres). A conservation easement was subsequently recorded in October 2017. This easement, held by Chesterfield County, provides for the preservation of open space and restricts development of these properties to a maximum of ten (10) dwelling units. The applicant no longer intends to develop the previously planned Residential (R-88) subdivision. Any future development of dwellings on these properties must conform to requirements in the Zoning and Subdivision Ordinances, as well as restrictions outlined in the conservation easement.

The Comprehensive Plan suggests the properties are primarily appropriate for agricultural use and larger lot single family residential development. Staff supports this rezoning request.

**COUNTY TRANSPORTATION**

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

**Nearby Fire and Emergency Medical Service (EMS) Facilities**

<b>Fire Station</b>	The Phillips Fire Station, Company Number 13
<b>EMS Facility</b>	The Ettrick-Matoaca Volunteer Rescue Squad

This request will have minimal impact on Fire and EMS.

**PARKS AND RECREATION**

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

**Mission**

The County supports a high-quality park system to provide residents and visitors with balanced access to active and passive recreation opportunities. The 2018 level of service is 7.5 acres of regional, community and neighborhood parkland per 1,000 persons whereas the target level of service is 9 acres per 1,000 persons.

**Nearby Parks and Schools**

- Matoaca Elementary School
- Matoaca Middle School
- Matoaca High School
- Appomattox River Canoe Launch/John J. Radcliffe Conservation Area
- Matoaca Park

**Public Facilities Plan**

The *Public Facilities Plan* identifies the need for a regional park in the eastern Matoaca area between River and Woodpecker roads. The plan state as park should include approximately 175 acres that would accommodate regional park uses.

**Bikeways and Trails**

The Bikeways and Trails Chapter of the *Comprehensive Plan* recommends provision of pedestrian/bicycle facilities along all routes shown on the *Plan* and connections from these routes and existing pedestrian/bicycle facilities to adjacent developments. The *Plan* shows a future separate shared use path segment nearest the property along River Road.

## **Recommendation**

The encumbrances on this 713-acre site related to the land conservation and nutrient bank limit park development potential on 163.16 acres. This property should be studied further by Parks to determine if it meets the needs for a regional park. Parks and Recreation are supportive of the request.

**UTILITIES**  
Staff Contact: Randy Phelps (804-796-7126) [phelpsc@chesterfield.gov](mailto:phelpsc@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>	No	16"	Yes
<b>Wastewater</b>	No	N/A	Yes/No

### **Additional Utility Comments:**

The subject property is located within the mandatory water connection area for new residential development. The majority of the subject property is not located within the mandatory wastewater connection area for new residential development, but a small portion at the easternmost boundary is within the mandatory connection area.

The property is subject to an open-space easement that is held by Chesterfield County. The downzoning of the property from R-88 to A will make the applicable zoning district consistent with the purpose of the open-space easement. This will maintain the rural character of the area and not permit extensive development.

Since no subdivision of the property will occur, any structures built would be subject to the water and wastewater connection requirements of 18.60.A.1.a and 18.60.A.2.a and based upon distance to the closest available utility line. The potential impact of the public water and wastewater systems would be minimal.

The Utilities Department supports this case.

**ENVIRONMENTAL ENGINEERING**  
Staff Contact: Rebecca Rochet (804-748-1028) [rochetr@chesterfield.gov](mailto:rochetr@chesterfield.gov)  
**VIRGINIA DEPARTMENT OF TRANSPORTATION**  
Staff Contact: Willie Gordon (804-674-2907) [willie.gordon@vdot.virginia.gov](mailto:willie.gordon@vdot.virginia.gov)  
**SCHOOLS**  
Staff Contact: Atonja Allen (804-318-8740) [atonja\\_allen@ccpsnet.net](mailto:atonja_allen@ccpsnet.net)

This request will not impact these facilities.

## CASE HISTORY

### Applicant Submittals

<b>6/15/2020</b>	Application submitted
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### Community Meeting

<b>8/6/2020</b>	<b>Issues Discussed:</b> <ul style="list-style-type: none"><li>• Virtual community meeting held due to the COVID-19 pandemic</li><li>• Six (6) citizens attended the meeting, all supporting the request</li></ul>
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