

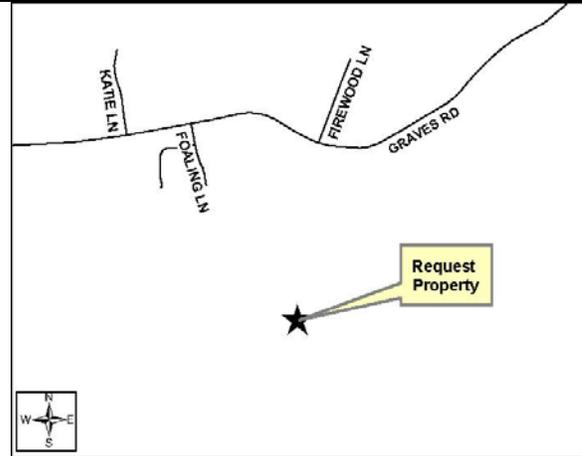
CASE NUMBER: 20SN0614
APPLICANT: Hickory Estate, LLC



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

Board of Supervisors (BOS) Hearing:
 OCTOBER 28, 2020
BOS Time Remaining:
 365 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

PLANNING COMMISSION	APPROVAL
STAFF	APPROVAL <ul style="list-style-type: none"> Proposed zoning and land use comply with the <i>Comprehensive Plan</i> which suggests agricultural uses and larger lot single family developments as appropriate Conservation easement precludes Residential (R-88) single-family subdivision development

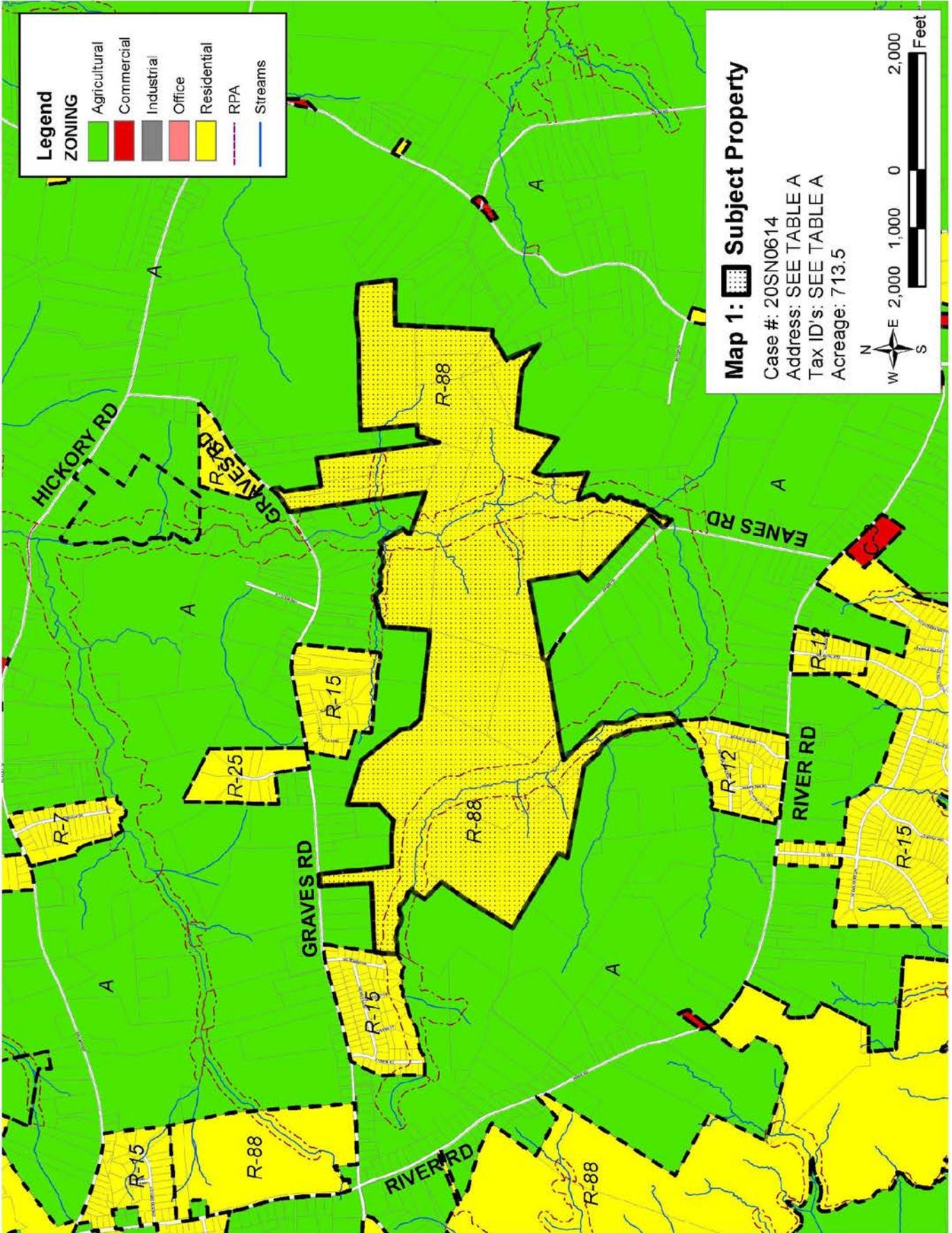


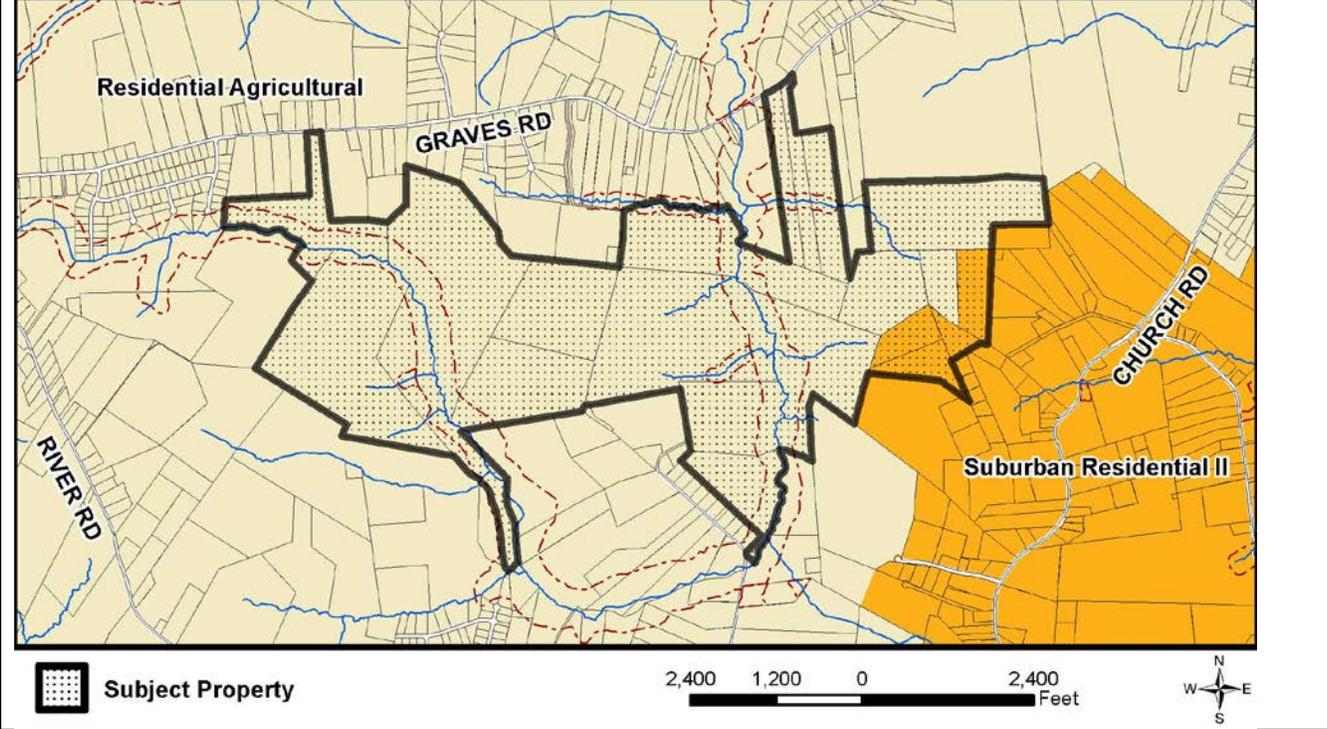
TABLE A

REQUEST PROPERTIES	
Tax Identification Number	Address
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

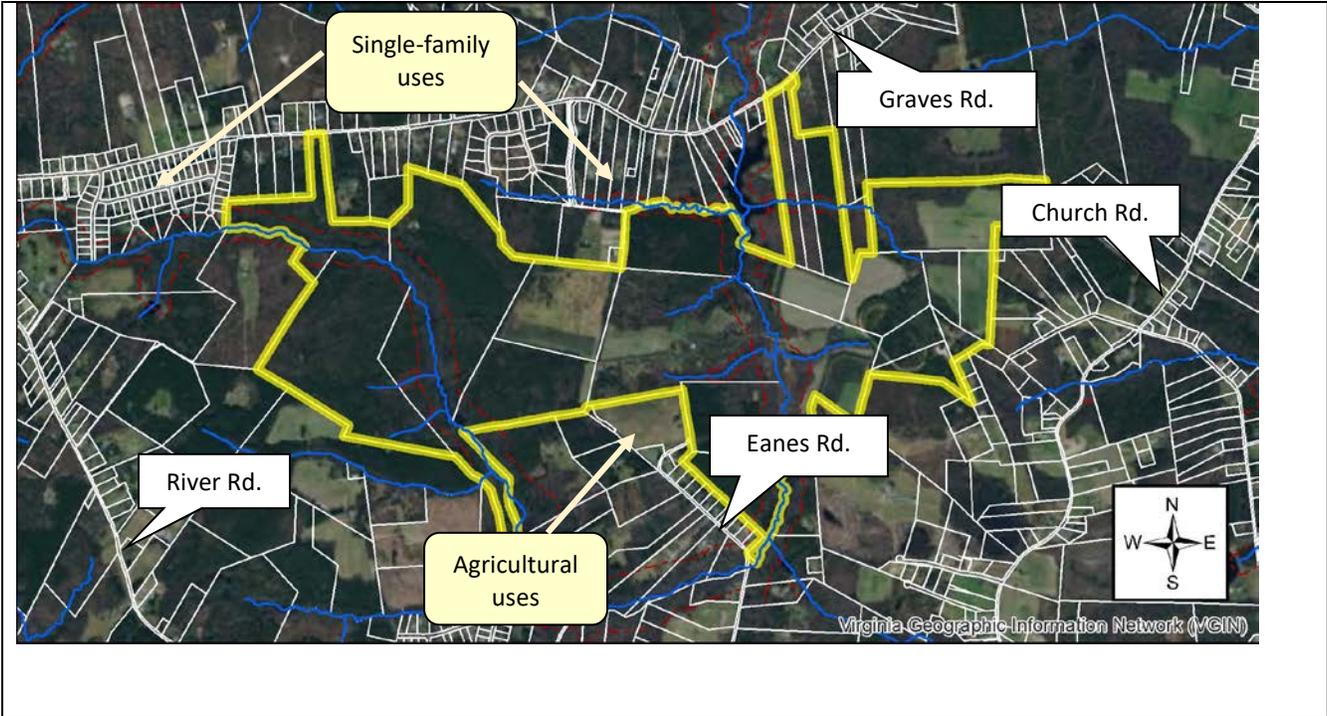
Comprehensive Plan

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

* 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 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

Fire Station	The Phillips Fire Station, Company Number 13
EMS Facility	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

Existing Water and Wastewater Systems			
Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	16"	Yes
Wastewater	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
VIRGINIA DEPARTMENT OF TRANSPORTATION
Staff Contact: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov
SCHOOLS
Staff Contact: Atonja Allen (804-318-8740) atonja_allen@ccpsnet.net

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

6/15/2020	Application submitted
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Community Meeting

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

9/15/2020	Citizen Comments: No citizens spoke to this request. Action – APPROVAL. Motion: Petroski Second: Owens AYES: Freye, Sloan, Hylton, Owens, and Petroski
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The Board of Supervisors on Wednesday, October 28, 2020, beginning at 6:00 p.m., will consider this request.