

CASE NUMBER: 20SN0569

APPLICANT: Kristin Elizabeth Phillips



**CHESTERFIELD COUNTY, VIRGINIA
MATOACA DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Planning Commission (CPC) Hearing:

NOVEMBER 17, 2020

CPC Time Remaining:

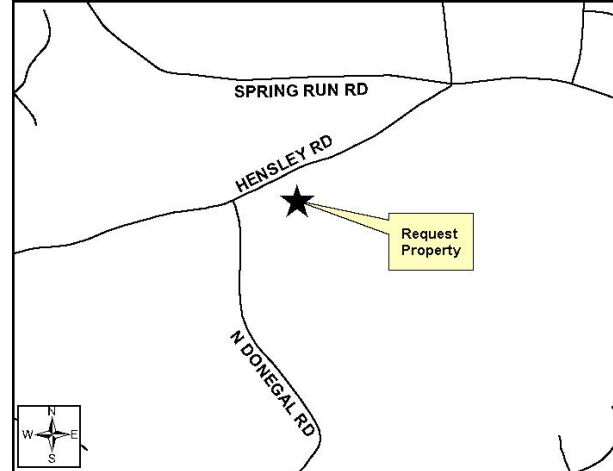
100 DAYS

Applicant's Contacts:

KRISTIN PHILLIPS (804-698-0211)

Planning Department Case Manager:

TYLER WALTER (804-318-8893)



9.5 Acres – 9901 North Donegal Road

REQUEST

Conditional Use to permit a special events business incidental to a dwelling unit in a Residential (R-25) district.

Note: Conditions may be imposed or the property owner may proffer conditions.

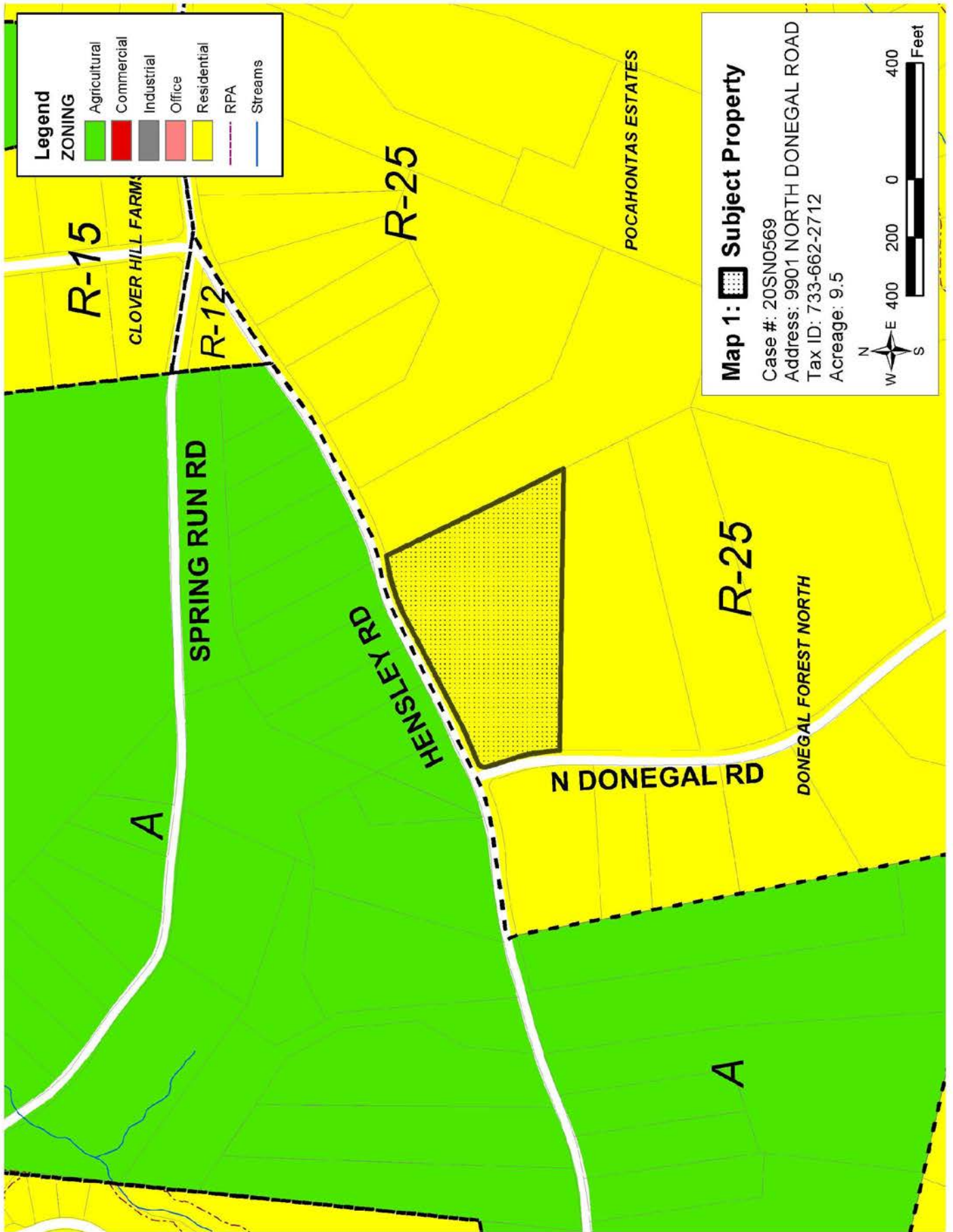
SUMMARY

A special events venue including weddings and receptions, and group gatherings is proposed. The applicant is seeking to have up to ten (10) special events per year. The proposed operation exceeds ordinance limitations for a home occupation relative to the outdoor location of activities, the size of use, the number of employees and group assembly, necessitating conditional use approval.

DEFERRAL

The Matoaca District Commissioner has indicated his intent to defer this case to the Planning Commission's December 15, 2020 public hearing to allow time for the applicant to finalize the proposal.

The deadline for the applicants to submit any new or revised information for a deferral to December 15, 2020 is November 18, 2020. Staff supports a deferral to December 15, 2020 provided the applicant can meet this deadline for submitting additional information. Otherwise, a longer deferral would be appropriate.



CASE HISTORY

Applicant Submittals

1/30/2020	Application submitted
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Community Meetings

3/12/2020	Issues Discussed: <ul style="list-style-type: none">• Approximately 21 citizens attended the in-person meeting• Citizens in attendance that spoke in opposition to the request expressed concerns about noise, potential alcohol use, drunk driving, increased vehicular traffic, potential crime, and property values• Citizens in attendance that spoke in favor of the request believed that the use would not inhibit property values and felt it was the right of the applicant to pursue this• General inquiries pertained to the anticipated number of events per year the applicant was proposing, the anticipated capacity, use of a PA system or acoustics, hours of operation, approximate location of the special events venue on the property, and potential length of approval if the Board of Supervisors approved the request
9/17/2020	Issues Discussed: <ul style="list-style-type: none">• Approximately 12 citizens attended the in-person meeting• Applicant shared revisions made to her proposal between March 2020 and September 2020, specifically to the decrease in events per year• Citizens in attendance opposed to the request continued to address concerns addressed at the March 12 community meeting, specifically noise, alcohol use, vehicular traffic, possible crime, property values, and the volume of attendees allowed per event