

20SN0569 – Matoaca District



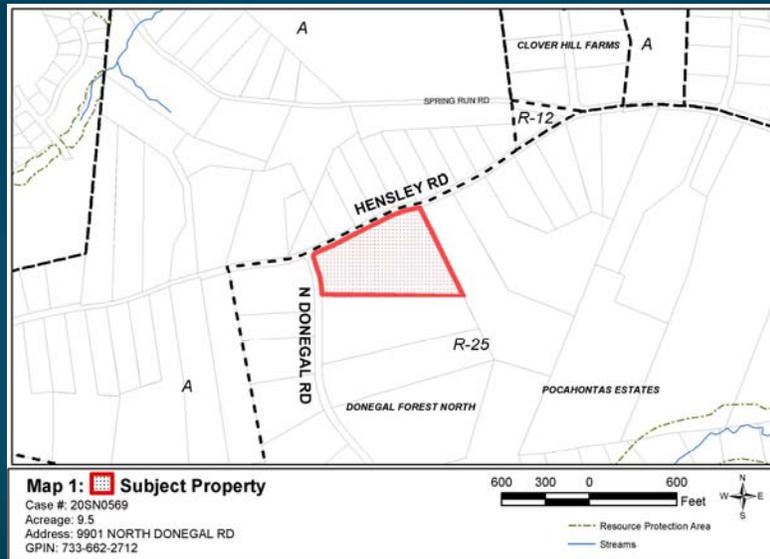
Kristin Elizabeth Phillips

Conditional use to permit a business (special events) incidental to a dwelling in a Residential (R-25) District.

Conditional Use Planned Development for ordinance exceptions.

Case 20SN0569 in the Matoaca District is a request by Kristin Elizabeth Phillips for Conditional Use to permit a business (special events) incidental to a dwelling in a Residential (R-25) district, and Conditional Use Planned Development for ordinance exceptions, specifically for parking surface and parking screening exceptions for the special event venue.

20SN0569 – Zoning Map



The subject property is 9.5 acres and located at 9901 North Donegal Road at the intersection of North Donegal and Hensley Roads just north of the Donegal Forest North Subdivision. The subject property is zoned Residential (R-25). Adjacent properties are zoned R-25 to the west, east, and south, and Agricultural (A) to the north.

20SN0569 – Aerial & Land Use Map



This is a view of the aerial imagery and land use plan. The area is situation in a mix of agricultural and single-family residential uses. The Comprehensive Plan suggest the property is appropriate for Residential Agricultural use.

20SN0569 – Site Photos



These are photos of the subject property from North Donegal Road, taken in February 2020, and of a wedding the applicant had on their property in the past, located in the rear yard of the property.

20SN0569 – Site Layout



This is a site layout the applicant has provided to show where events would be held, and where parking for special events would be held. Special events and parking would be no closer than one-hundred (100) feet from the southern and eastern property line, and no closer than seventy-five (75) feet from the northern and western property line. Events on the subject property would no involve using the dwelling unit or the barn on the property.

20SN0569 – Conditions



1. Non-transferable ownership and occupancy.
2. Use limited to special events (i.e. weddings, reunions, gatherings, etc.).
3. Two (2) year time limitation
4. No more than ten (10) events per year, with no event having more than 200 guests
5. Friday and Saturday: 10:00 a.m. – 10:00 p.m., Sunday: 10:00 a.m. – 8:00 p.m. Off premises by 11:00 p.m. Friday and Saturday and 9:00 p.m. Sunday.
6. No expansion of use to accommodate special events business.
7. PA system to face southern property line, volume not to exceed 55 dBA at property line.
8. No more than one (1) sign identifying the use, not to exceed ten (10) square feet.
9. Surface parking may contain natural grass surface, must adhere to setbacks.
10. Evergreen plantings as generally depicted in site layout

Staff recommends nine (9) conditions that are outlined in your staff report. This includes non-transferable ownership and occupancy, and limiting the business to special events such as weddings, reunions, etc. Staff also recommends a two (2) year time limitation on the request, with no more than ten (10) events held per year, with no single event having more than two-hundred (200) guests. Hours of operation will be limited to Friday through Sunday, with hours being 10 a.m. to 10 p.m. on Friday's and Saturday's, and 10 a.m. to 8 p.m. on Sunday, with all vendors off the premises by 11 p.m. on Friday and Saturday, and 9 p.m. on Sunday. The applicant cannot expand their dwelling or the barn to accommodate the special events business. The sound generated by an PA system must face southward, and volume cannot exceed fifty-five (55) decibels at the property line. Further, no more than one (1) sign being no more than ten (10) square feet can identify the use on the subject property. Surface parking may contain a natural grass surface and adhere to setbacks as depicted in the site layout and conditions in your staff report. Finally, the site is to have evergreen plantings as generally depicted in the site layout.

20SN0569 – Recommendations

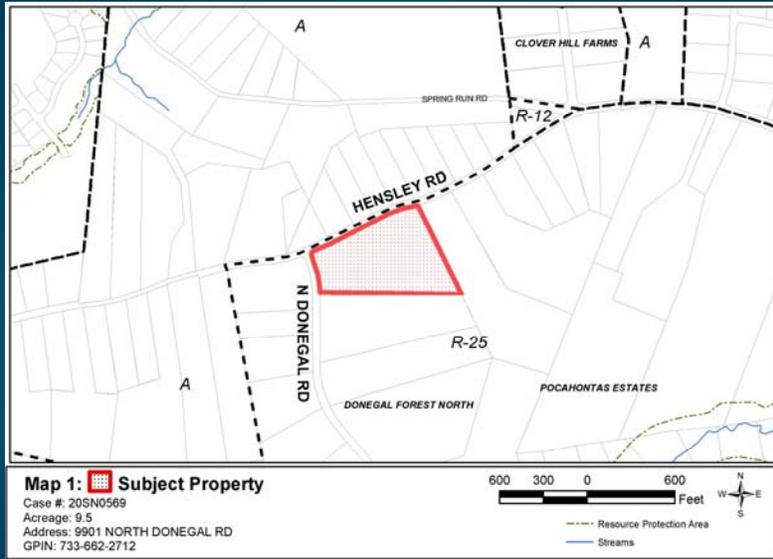


- Planning – Approval
 - Conditions ensure that the residential and agricultural character are maintained
- Transportation – Denial
 - Spring Run Road and Hensley Road are narrow roads with minimal to no shoulders with several substandard horizontal and vertical curves

The Planning Department recommends approval. The Conditions ensure that the residential and agricultural character of the neighborhood are maintained.

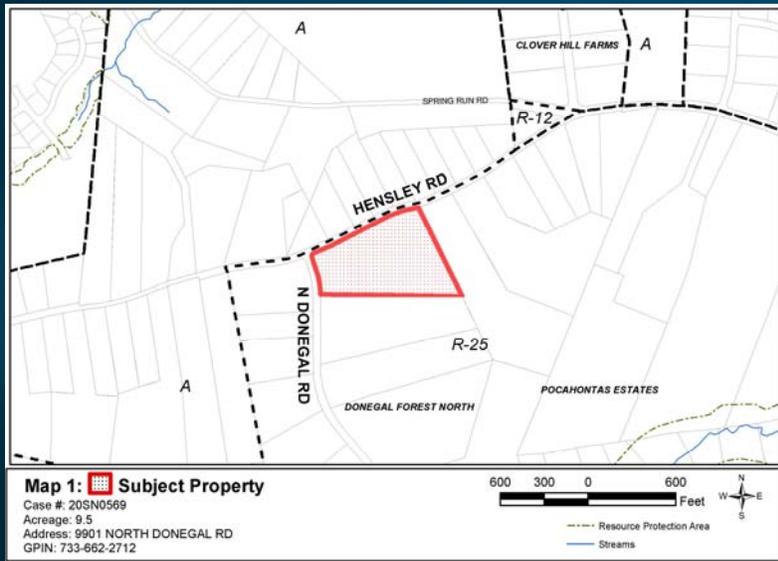
The Transportation Department recommends denial of this request. The main streets accessing this property, Spring Run and Hensley Roads, are narrow roads that have minimal/no shoulders with several substandard horizontal and vertical curves. Additional traffic on these roads has the potential to pose public health, safety, and welfare hazards for patrons and to those who reside along these roads.

20SN0569 – Zoning Map



Thank you.

20SN0569 – Overview



1. Conditional Use for special events venue
2. CUPD for ordinance exceptions
3. Planning recommends Approval
4. Transportation recommends Denial.

Case 20SN0569 is a request for Conditional Use for a special events venue, and a Conditional Use Planned Development (CUPD) for ordinance exceptions. The Planning Department recommends approval, subject to the ten (10) conditions in your staff report. As conditioned, the residential and agricultural character of the community should be maintained. The Transportation Department recommends denial. Spring Run and Hensley Roads lack shoulder and can pose a safety hazard for patrons and residents in the area.