



22SN0020 – Deloshier & Desmine Greene

Magisterial District – Dale

Applicant – **Deloshier Greene** ((843) 992-6560)

CPC Public Hearing – **May 17, 2022**

Time Remaining

100 Days

Case Manager

Marianne Pitts

(804-796-7122)

Request

Conditional Use

A family day care home is proposed.

Staff Recommendation

Approval

The Property

5001 Michaelwood Road

Site Size

0.38 Acre

Comprehensive Plan – Land Use Designation

Suburban Residential II

Plan Area

County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS



Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Request for a conditional use to permit a family day care home, incidental to a dwelling, in a Residential (R-12) District. The applicant proposes to allow the keeping of up to twelve (12) children from the home. This is the applicant's initial request on the Property.

Recommendation

STAFF - APPROVAL

The **Comprehensive Plan** recommends this area is appropriate for residential uses. As conditioned, the use would be compatible with surrounding residential development and the residential character of the area will be maintained.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. Conditions have been identified in this report.

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Planning

Zoning History

18SN0628: Approved (2/2018)

Rezoning to residential (R-12) permitting a single-family subdivision with a maximum of 80 dwelling units. Conditions of approval addressed architecture, streetscape, dwelling size, and a requirement for the restrictive covenants to contain notification to future homeowners of the proximity of the property to the Chesterfield County Airport

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Suburban Residential II, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

Proposal

The Property is located within the Pennwood Estates subdivision which is a recently developed single family residential subdivision composed of two-story dwellings. The Property is developed with a two-story dwelling with a concrete driveway. The applicant has recently installed a six-foot tall privacy fence around the rear yard.

A State-licensed family day care home, to allow the keeping of up to twelve (12) children, is proposed. This is the applicant's first request for this use on the Property and in the County. [Conditions](#) relative to non-transferable ownership, location and expansion of the use, signage, the number of children in the applicant's care, hours of operation, fenced outdoor play areas, employees, and a five (5) year time limit are provided with this request. These conditions are in line with similar requests across the County and should mitigate impacts on adjacent properties and the neighborhood.

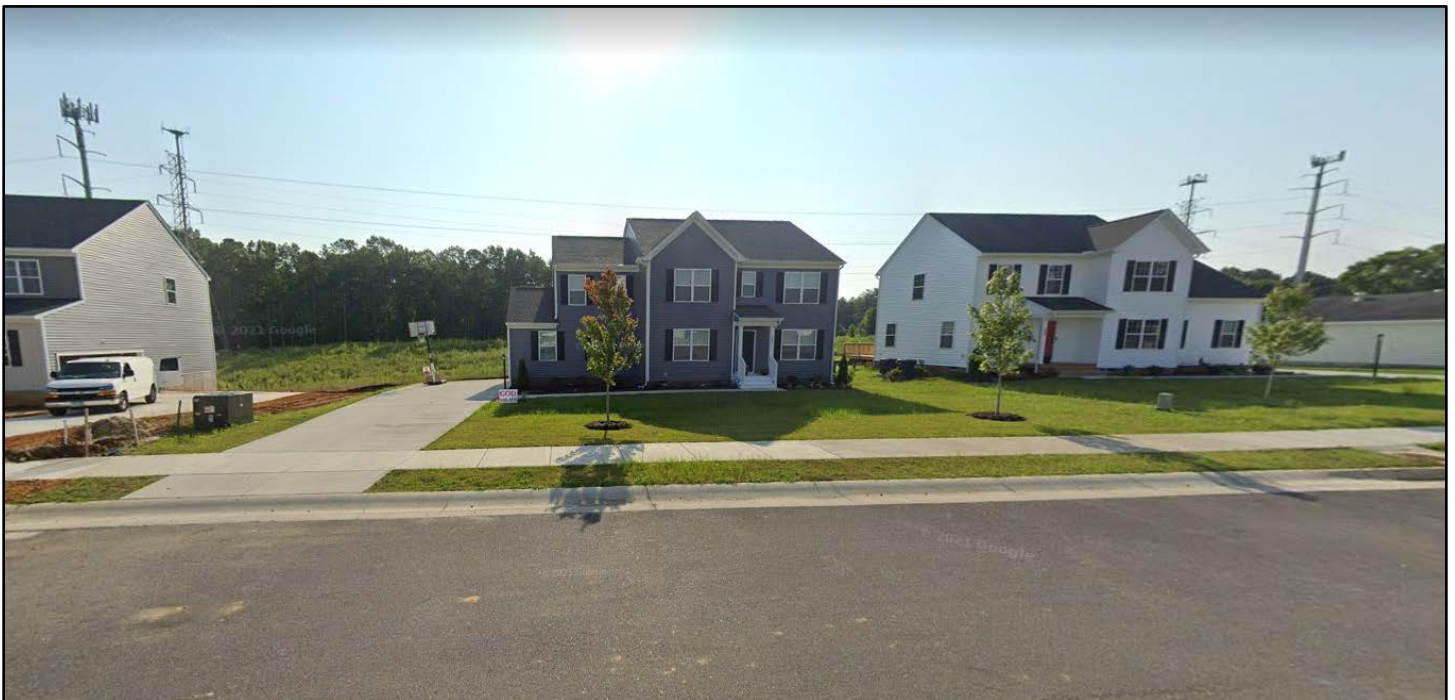
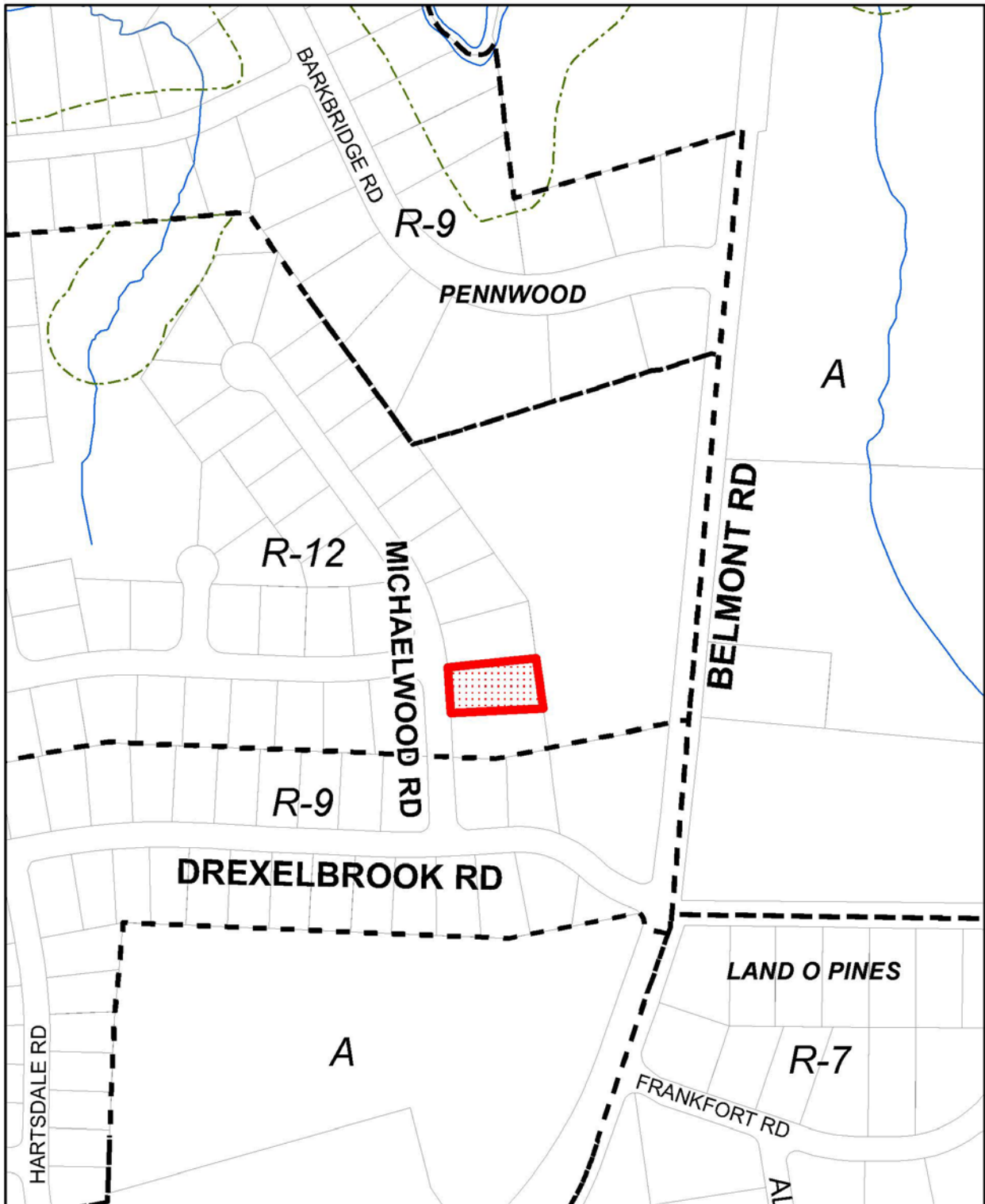




Figure 3 Existing single family dwelling at 5001 Michaelwood Road (Source: Google Streetview August 2021)



Map 1:  **Subject Property**

Case #: 22SN0020
Acreage: 0.38
Address: 5001 MICHAELWOOD ROAD
GPIN: 765-684-6739



 Resource Protection Area
 Streams

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Manchester Fire Station, Company Number 2

Additional Information

This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Falling Creek	62	Dale

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

The traffic impact of the request is anticipated to be minimal.

Transportation - Virginia Department of Transportation

The applicant is requesting a CU for a family daycare home (Kingdom Kids Care). This zoning case is a local matter and VDOT has no comment at this time.

Utilities – Water and Wastewater

1. The existing residence on the request site is connected to the public water and wastewater systems.
2. The proposed family day care home will have minimal impact on the public water and wastewater systems.
3. The Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meeting

4/28/2022

A virtual community meeting was held for this request, and no concerns were raised at this meeting. The applicant contacted a representative from the homeowners' association who shared that the homeowners' association has no comment on request as no exterior modifications are proposed.

Conditions

1. Non-Transferable Ownership. This conditional use approval shall be granted to and for Deloshier and Desmine Greene, exclusively, and shall not be transferable nor run with the land. (P)
2. Expansion of Use. There shall be no exterior additions or alterations to the existing structure to accommodate this use. (P)
3. Signage. There shall be no signs permitted to identify this use. (P)
4. Number of Children. This conditional use approval shall be limited to providing care, protection, and guidance to a maximum of twelve (12) children, other than the applicants own children, at any one time. (P)
5. Hours of Operation. Hours and days of operation shall be limited to Monday through Friday from 7:30 a.m. to 5:30 p.m. except that for a maximum of one (1) day per month the hours may be extended to 10:00 p.m. There shall be no Saturday or Sunday operation of this use. (P)
6. Time Limitation. This conditional use approval shall be granted for a period of five (5) years from the date of approval. (P)
7. Fenced Outdoor Play Areas. Any outdoor play area and/or recreational equipment utilized by the family day care home shall be located in the side or rear yard of the property. Outdoor play and/or recreational equipment areas shall have perimeter fencing of at least four (4) feet in height, installed around the equipment or play area. Equipment for outdoor play areas shall be located no closer than ten (10) feet to the side or rear property lines. (P)
8. Employees. No more than two (2) employees shall be permitted to work on the premises, other than family member employees who live on the premises. (P)

Case Contacts

Applicant

- **Applicant's Contact:**
Deloshier Greene (843-992-6560)
deloshier@gmail.com

District Planning Commissioner

- **LeQuan Hylton (804-768-7389)**
hyltonl@chesterfield.gov

Staff

- **Planning Department Case Manager:** Marianne Pitts (804-796-7122) pittsm@chesterfield.gov
- **Community Enhancement:** Carl Schlaudt (804-318-8674) schlaudtc@chesterfield.gov
- **Environmental Engineering:** Rebeccah Rochet (804-748-1028) rochetr@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461)
adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Willie Gordon (804-674-2907)
willie.gordon@vdot.virginia.gov
- **Utilities:** Randy Phelps (804-796-7126) phelpsc@chesterfield.gov