



# 22SN0016 – Peggy Westcott

Magisterial District – Clover Hill

Agent – Peggy Westcott (804-516-6573)

BOS Public Hearing – May 26, 2022

Time Remaining

**365 Days**

Case Manager

**Marianne Pitts**

(804-796-7122)

## Request

### Conditional Use

Conditional use to permit a two-family dwelling in the Residential (R-12) District.

## Planning Commission Recommendation

**Approval**

## Staff Recommendation

**Approval**

## The Property

10331 Sandy Ridge Drive

## Site Size

0.6 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

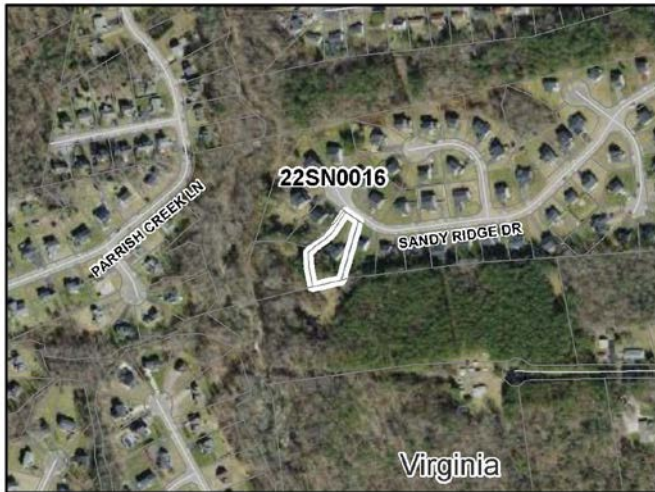


Figure 2: Area Map of Request & Land Use Plan Map



## Summary of Proposal

The applicant requests a conditional use to permit a two-family dwelling. Specifically, the applicant proposes to add a kitchen to the basement of the existing single family dwelling. The basement will be a second dwelling unit to include a bedroom, a bathroom, a kitchen, a living area, and a separate entrance to the exterior of the home. The applicant intends the second dwelling unit to be occupied by family members.

## Recommendations

**PLANNING COMMISSION - APPROVAL**

**STAFF - APPROVAL**

Similar requests have been approved with no known adverse impacts, and [Conditions](#) will ensure the residential character of the neighborhood is maintained.

### NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. Conditions are attached to this report.
3. Both the Planning Commission and Staff recommend the conditions identified in the staff report.

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## Zoning History

**04SN0269:** Approved (12/2004)

Rezoning from Agricultural (A) and Residential (R-7) to Residential (R-12) and (R-15) permitting a single-family subdivision with a maximum of 170 lots. Conditions of approval addressed dwelling size, vehicular access, and roadway improvements.

**10SN0159:** Approved (12/2004)

Amendment of zoning (Cases 04SN0269) relative to minimum house size. The amendment reduced the minimum gross floor area of a maximum of thirty six (36) dwellings units from 2,000 square feet to 1,600 square feet. Conditions of approval required dwelling units adjacent to Stanwick Subdivision to have a minimum gross floor area of 2,000 square feet.

**17SN0747:** Approved (12/2004)

Amendment of zoning (Cases 04SN0269) relative to cash proffers. The amendment eliminated the case proffers and included conditions of approval relative to architectural and design standards.

## 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 in the Brown’s Bluff Subdivision which is a single family residential subdivision composed of one-story and two-story dwellings. The surrounding area is composed of residential subdivisions and large wooded lots.

The Property is developed with a one-story dwelling with a walk out basement. The applicant requests to create a second dwelling unit in the existing finished basement by adding a kitchen. The basement will include a bedroom, a bathroom, a kitchen, living area, and a separate entrance to the exterior of the home. The applicant’s daughter currently lives with her at the property. The applicant states that the request for the two-family dwelling is intended to provide her daughter with a separate living space at the Property.

The conditions recommended for this proposal limit the occupancy to the occupants of the principal dwelling and individuals related to them ([Condition 1](#)). Additionally, a deed restriction recorded against the property provides for the limitation of the use permit ([Condition 2](#)). As conditioned, the use should not adversely affect area residential uses.

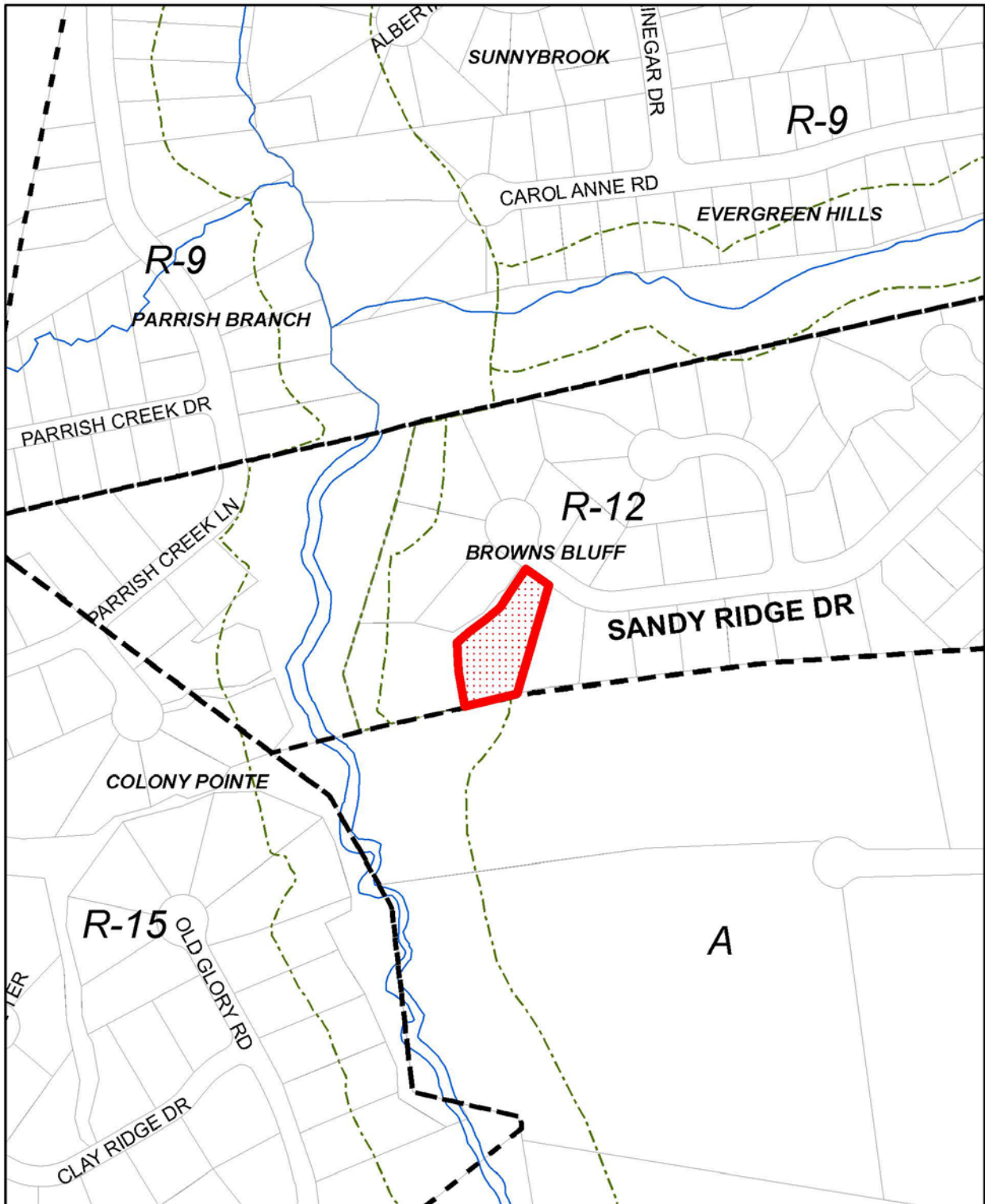


Figure 3 Existing Dwelling at 10331 Sandy Ridge Drive



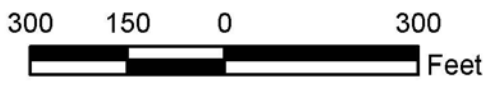
Figure 4 Existing basement at 10331 Sandy Riddge Drive



**Current Zoning Map**



**Map 1:  Subject Property**

Case #: 22SN0016  
Acreage: 0.6  
Address: 10331 SANDY RIDGE DRIVE  
GPIN: 744-676-0047



-  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 Volunteer Rescue Squad Fire Station, Company Number 24

#### Additional Information

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

### Police

| Division    | Beat | District    |
|-------------|------|-------------|
| Swift Creek | 31   | Clover Hill |

#### Additional Information

This request is anticipated to have minimal impacts on Police.

### Transportation - County Department of Transportation

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

### Transportation - Virginia Department of Transportation

The applicant is requesting a Conditional Use for a two-family dwelling. This zoning case is a local matter and VDOT has no comment at this time.

### Utilities – Water and Wastewater

1. The request site is within a mandatory water and wastewater connection area for new residential development.
2. The existing primary residence is connected to the public water and wastewater systems.
3. The proposed 2<sup>nd</sup> dwelling unit will be contained within the primary residence, so a separate water/wastewater service connection will not be required.
4. The Utilities Department supports this request.

## Community Engagement & Public Hearings

### Community Meetings

A community meeting was not held for this request. The applicant contacted all adjacent property owners and the Browns Bluff Homeowners Association and received letters from all neighbors and the Association stating that they have no opposition with the request.

### Planning Commission

**4/19/2022:** **Citizen Comments:** No citizens spoke to this request.

**Recommendation:** APPROVAL AND ACCEPTANCE OF THE [CONDITIONS](#)

**Motion:** Freye **Second:** Hylton

**AYES:** Owens, Petroski, Freye, Hylton, Sloan

## Conditions

**Staff Note: Both the Planning Commission and Staff recommend approval with the following conditions agreed to by the applicant:**

1. Occupancy Limitations: Occupancy of the second dwelling unit shall be limited to: the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, foster children, guests, and any domestic servants. (P)
2. Deed Restriction: For the purpose of providing record notice, within thirty (30) days of approval of this request, a deed restriction shall be recorded setting forth the limitation in Condition 1. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)

## Case Contacts

### Applicant

- **Applicant's Contact:**  
Peggy Westcott (804-516-6573)  
serafina\_7@yahoo.com

### District Planning Commissioner

- **Gloria L. Freye, J.D. (804-768-7381)**  
freyeg@chesterfield.gov

### Staff

- **Planning Department Case Manager:** Marianne Pitts (804-796-7122) pittsm@chesterfield.gov
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