



22SN0039 – Matt Grosso

Magisterial District – Clover Hill

Applicant – **Matt Grosso** (484-955-7221)

CPC Public Hearing – **June 21, 2022**

Time Remaining

100 Days

Case Manager

Summer Morris

(804-751-4151)

Request

Conditional Use

A tattoo parlor is proposed.

Staff Recommendation

Approval

The Property

11800 Hull Street Road

Site Size

2.88 Acres

Comprehensive Plan – Land Use Designation

Corporate Office/Research &
Development/Light Industrial

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 is requesting conditional use for a tattoo parlor within an existing shopping center in a General Business (C-5) District.

Recommendation

STAFF - APPROVAL

Staff recommends approval of this request. This use would occupy a currently vacant suite in an existing shopping center. As conditioned, the use will have minimal impacts on surrounding businesses.

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

87SN0171: Approved (4/1988)

Rezoning from Residential (R-7 and R-15) to Community Business (B-2) plus conditional use planned development to permit drive-in establishments for a commercial center. The commercial rezoning request was denied by the Board and the conditional use planned development request approved.

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Corporate Office/Research & Development/Light Industrial, which suggests the Property is appropriate for corporate office, research, laboratories, and light manufacturing and assembly uses.

Proposal

The applicant is requesting conditional use to permit a tattoo parlor. This use is not specifically enumerated in the Zoning Ordinance. Approval of conditional use may be granted for a use not specifically enumerated in the Ordinance, provided that the use's operations and impacts are substantially the same as a use that is permitted in the zoning district. A tattoo parlor has similar impacts to a beauty shop, which is permitted by right in each Business (C-1 through C-5) District. Figure 3, below, shows the location of the proposed tattoo shop.

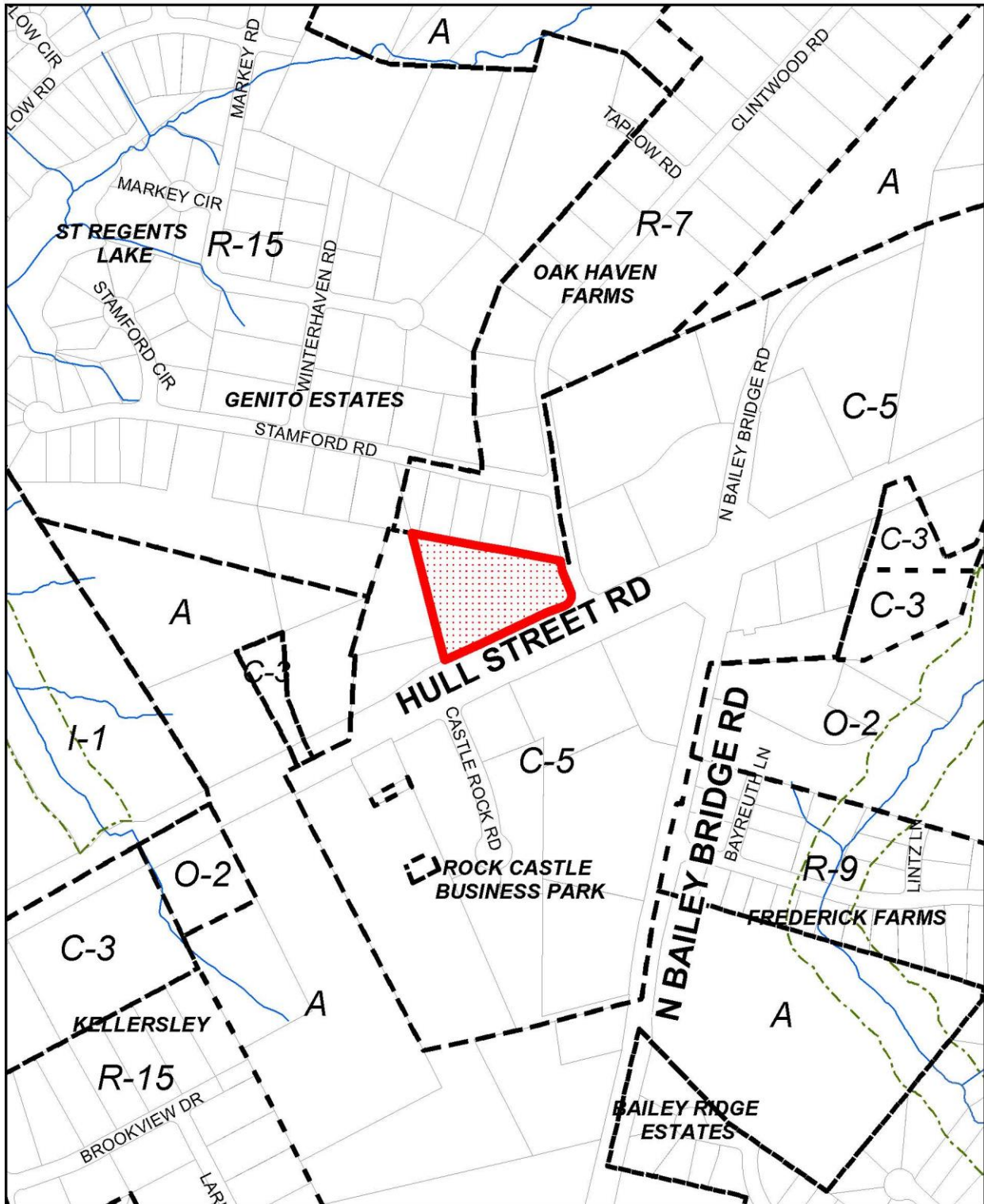


Figure 3: Location of Proposed Tattoo Shop

For compatibility with existing and anticipated area development, conditions have been recommended that would limit the use to only the applicant and be non-transferrable, define the use permitted, and limit the hours of operation from 10 a.m. until 6 p.m., Tuesday through Saturday ([Conditions 1-3](#)).

Tattooing is regulated by the State Board for Barbers and Cosmetology laws found in the Code of Virginia, 1950, as amended, in Title 54.1, Chapter 7. Such use would be required to comply with all laws regulating the use.



Current Zoning Map



Map 1:  **Subject Property**

Case #: 22SN0039
Acreage: 2.88
Address: 11800 HULL STREET ROAD
GPIN: 740-682-5969



-  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	30	Clover Hill

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request is anticipated to have a similar traffic impact as the existing permitted uses on the property.

Transportation - Virginia Department of Transportation

This zoning case is a local matter and VDOT has no comment at this time.

Utilities – Water and Wastewater

The proposed tattoo parlor will be located within an existing commercial structure, which is connected to the public water and wastewater systems. This request will have minimal impact on the public water and wastewater systems. The Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meeting

With approval from the Clover Hill District Planning Commissioner, the applicant sent letters to adjacent property owners notifying them about the request in lieu of hosting a community meeting. No feedback was received from the letter recipients.

Conditions

1. Non-Transferable Ownership. This conditional use approval shall be granted to and for Matt Grosso, exclusively, and shall not be transferable nor run with the land. (P)
2. Use. This conditional use shall be for the operation of a tattoo parlor. (P)
3. Hours of Operation. Hours of operation shall be limited to 10:00 a.m. to 6:00 p.m., Tuesday through Saturday. (P)

Case Contacts

Applicant

- **Applicant's Contact:**
Matt Grosso (484-955-7221)
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District Planning Commissioner

- Gloria L. Freye, J.D. (804-768-7381)
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Staff

- **Planning Department Case Manager:** Summer Morris (804-751-4151) morrissu@chesterfield.gov
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- **Libraries:** Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov
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- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
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