



21SN0657 – Thong Le

Magisterial District – Dale

Agent – **Thong Le** (804-305-4313)

BOS Public Hearing – **February 23, 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-7) District.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

6212 Barrister Road

Site Size

0.26 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 has built out the basement of the existing single family dwelling to include a bedroom, two bathrooms, a kitchen, a living room, 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 approval of the conditions identified in the report.

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Planning

Zoning History

7100071C: Approved (10/1971)

Rezoning from Agricultural (A) to Residential (R-2) permitting the development of single-family homes.

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.

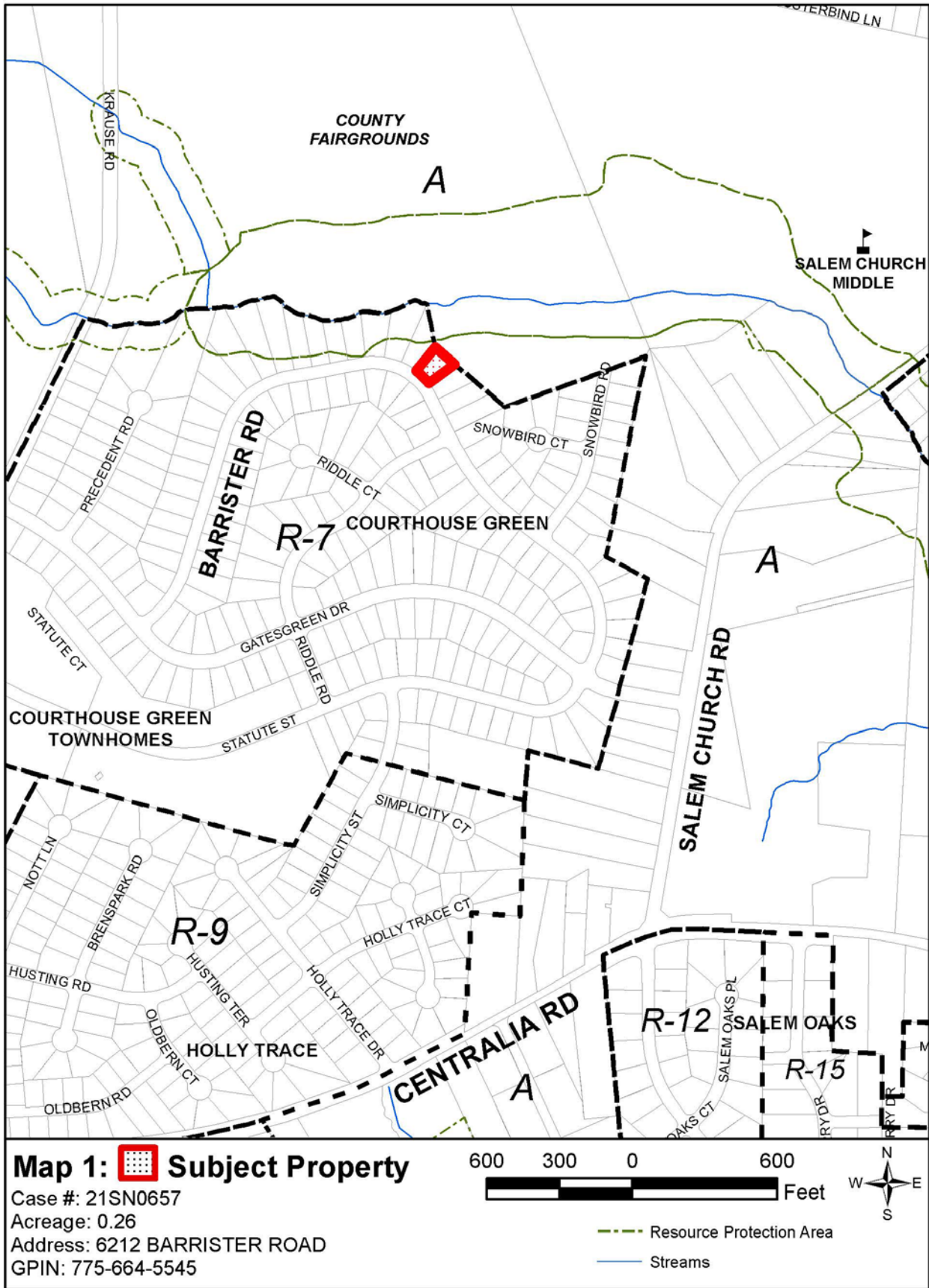
Proposal

The Property is located in the Courthouse Green Subdivision which is a single family residential subdivision zoned Residential (R-7) and composed of one-story and two-story homes. The surrounding neighborhood is composed of the County Government Complex, townhouse communities, and other single-family residential subdivisions.

The applicant has built out the existing basement in a one-story, single family home as a second dwelling unit. The basement includes a bedroom, two bathrooms, a kitchen, a living room, and a separate entrance to the exterior of the home. The applicant was informed that zoning approval was required for the second dwelling unit when he requested a plumbing inspection from the County. The applicant has stated that the use of the second dwelling is for family members.

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.

Current Zoning Map



Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Airport Fire Station, Company Number 15

Additional Information

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

Police

Division

Appomattox

Beat

76

District

Dale

Additional Information

This request is anticipated to have minimal impacts on Police.

Schools

This request will have minimal impact on school facilities. This is in the O. B. Gates ES, Salem Church MS, and L.C. Bird HS attendance Zones.

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 CU to have second dwelling unit consisting of a second kitchen and full bathroom in their basement. The zoning case is a local matter and has no direct impact to the state right of way. VDOT has no comment at this time.

Utilities – Water and Wastewater

1. The principal residential structure on the request site is connected to the public water and wastewater systems.
2. The proposed second dwelling unit will be contained within the principal dwelling and will not require a separate water and wastewater service line connection.
3. The Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meetings

The applicant hosted a virtual community meeting on January 6, 2021. No questions or comments were received at this meeting.

Planning Commission

1/18/2022: **Citizen Comments:** No citizens spoke to this request.

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

Motion: Freye **Second:** Sloan

AYES: Owens, Petroski, Freye, Hylton, Sloan

Conditions

Staff Note: Both the Planning Commission and Staff recommend approval of the conditions identified in the report.

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:**
Thong Le (804-305-4313)
sanjo_tom@yahoo.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:** Rebecca 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
- **Schools:** Natalie Spillman (804-748-1370) spillmann@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