



# 21SN0698 – Tina Long

Magisterial District – Matoaca

Agent – Tina Long (804-754-6651)

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-25) District.

## Planning Commission Recommendation

**Approval**

## Staff Recommendation

**Approval**

### The Property

11741 Riverpark Way

### Site Size

0.87 Acre

### Comprehensive Plan –

### Land Use Designation

Rural Residential/Agricultural

### 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 second floor of an existing two-story garage as a second dwelling (containing a bathroom, a full kitchen, and space for living and sleeping). The applicant proposes to connect the garage and second dwelling unit to the principal building through a breezeway which will be continuous and connected to both structures. 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.

# Table of Contents

Summary of Proposal.....	1
Recommendations .....	1
Table of Contents .....	2
Planning.....	3
Current Zoning Map.....	4
Supplemental Analysis .....	5
Community Enhancement .....	5
Environmental Engineering.....	5
Fire & Emergency Medical Services .....	5
Police .....	5
Schools .....	5
Transportation - County Department of Transportation.....	5
Transportation - Virginia Department of Transportation .....	5
Utilities – Water and Wastewater .....	5
Community Engagement & Public Hearings .....	6
Conditions .....	7
Case Contacts.....	8

## Planning

### Zoning History

**86SN069:** Approved (6/1986)

Rezoning from Agricultural (A) to Residential (R-25) permitting a single family subdivision.

### Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Rural Residential/Agricultural, which suggests the Property is appropriate for single family dwellings, farming, and forestry, open space, and conservation easements.

### Proposal

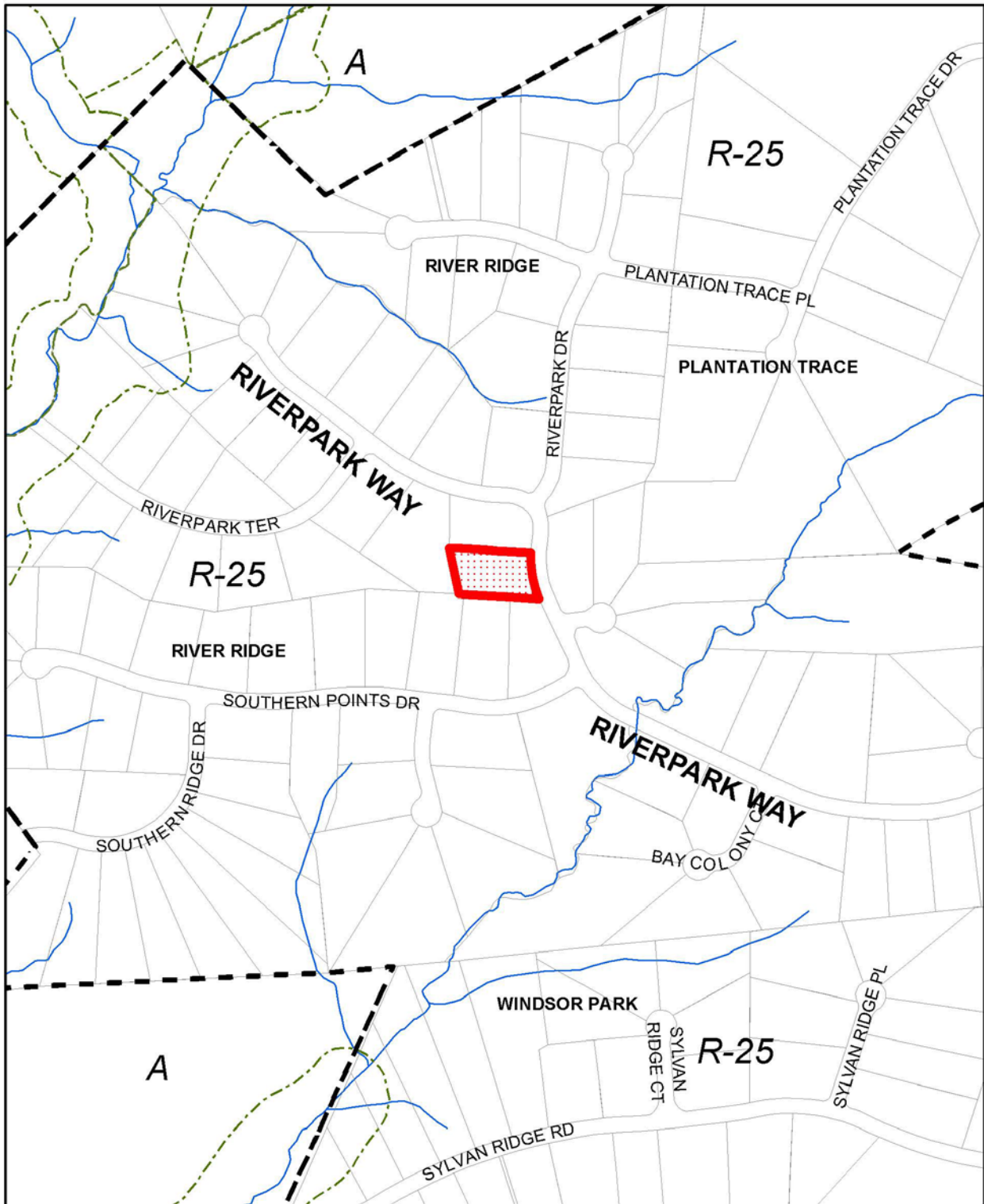
The Property is located in the River Ridge Subdivision which is a single family residential subdivision zoned Residential (R-25) and composed of primarily two-story homes. The Property includes a two-story single family home and a two-story garage.

In 2011, the applicant received a building permit to finish the second floor of her garage as a recreational room. The building permit did not include a full kitchen. The applicant has installed a full kitchen and, with this request, is seeking to obtain approval for the second dwelling unit in the garage. The second dwelling unit includes a bathroom, a full kitchen, and space for living and sleeping. The applicant is proposing to connect the garage unit to the principal dwelling with a covered breezeway ([Condition 3](#)). The applicant has stated that the use of the second dwelling is for her mother.

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 will provide for the limitation of the use to family members ([Condition 2](#)). As conditioned, the use should not adversely affect area residential uses.



Figure 3: View of 11741 Riverpark Way from Riverpark Way



**Map 1:**  **Subject Property**

Case #: 21SN0698


Acreage: 0.87

Address: 11741 RIVERPARK WAY

GPIN: 722-648-8386

500 250 0 500



 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 Winterpock Fire Station, Company Number 19

#### Additional Information

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

### Police

Division	Beat	District
Swift Creek	38	Matoaca

#### 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 Grange Hall ES, Bailey Bridge MS, and Manchester 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 for a second dwelling unit in an existing 2-story garage. 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 request site is within a mandatory water and wastewater connection area for new residential development.
2. The primary residence on the request site is connected to the public water system. Public wastewater service is not available.
3. Although the requested second dwelling unit is located above a detached garage, the applicant has provided a proffer indicating that a covered structure will connect the garage to the primary residence; therefore, a second water service connection will not be required.
4. The Utilities Department supports this request.

## Community Engagement & Public Hearings

### Community Meetings

The applicant hosted a virtual community meeting on December 20, 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)
3. Connection to Principal Dwelling: The second dwelling unit shall be connected to the principal dwelling unit in a manner that is continuous and covered. (P)

## Case Contacts

### Applicant

- **Applicant's Contact:**  
Tina Long (804-754-6651)  
[tinalong2020@gmail.com](mailto:tinalong2020@gmail.com)

### District Planning Commissioner

- **Tommy Owens (804-869-2214)**  
[owenstommy@chesterfield.gov](mailto:owenstommy@chesterfield.gov)

### Staff

- **Planning Department Case Manager:** Marianne Pitts (804-796-7122) [pittsm@chesterfield.gov](mailto:pittsm@chesterfield.gov)
- **Community Enhancement:** Carl Schlaudt (804-318-8674) [schlaudtc@chesterfield.gov](mailto:schlaudtc@chesterfield.gov)
- **Environmental Engineering:** Rebecca Rochet (804-748-1028) [rochetr@chesterfield.gov](mailto:rochetr@chesterfield.gov)
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) [battena@chesterfield.gov](mailto:battena@chesterfield.gov)
- **Police:** Jim Eicher (804-318-8693) [eicherj@chesterfield.gov](mailto:eicherj@chesterfield.gov)
- **Schools:** Natalie Spillman (804-748-1370) [spillmann@chesterfield.gov](mailto:spillmann@chesterfield.gov)
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) [adamsst@chesterfield.gov](mailto:adamsst@chesterfield.gov)
- **Transportation - Virginia Department of Transportation:** Willie Gordon (804-674-2907) [willie.gordon@vdot.virginia.gov](mailto:willie.gordon@vdot.virginia.gov)
- **Utilities:** Randy Phelps (804-796-7126) [phelpsc@chesterfield.gov](mailto:phelpsc@chesterfield.gov)