



22SN0001 – Jeff and Kellyn Hubley

Magisterial District – Midlothian

Agent – Jeff Hubley (603-630-2943)

CPC Public Hearing – March 15, 2022

Time Remaining

100 Days

Case Manager

Summer Morris

(804-751-4151)

Request

Conditional Use

Conditional use for a detached second dwelling

Staff Recommendation

Approval

The Property

2221 Huguenot Springs Road

Site Size

8.43 Acres

Comprehensive Plan – Land Use Designation

Low Density Residential

Plan Area

County Wide Plan

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

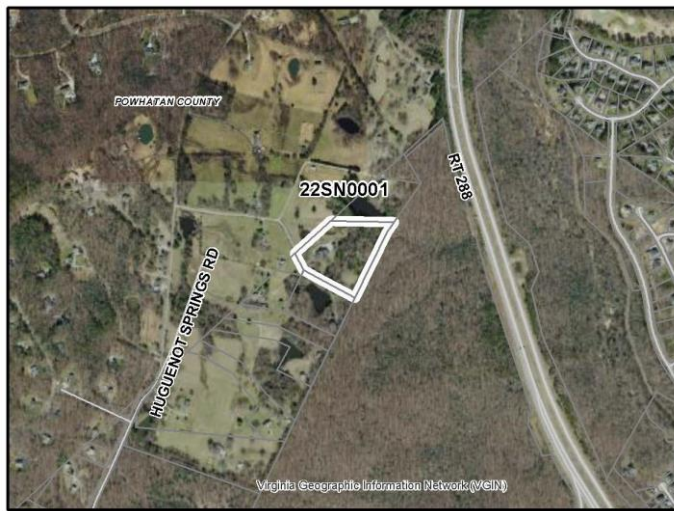
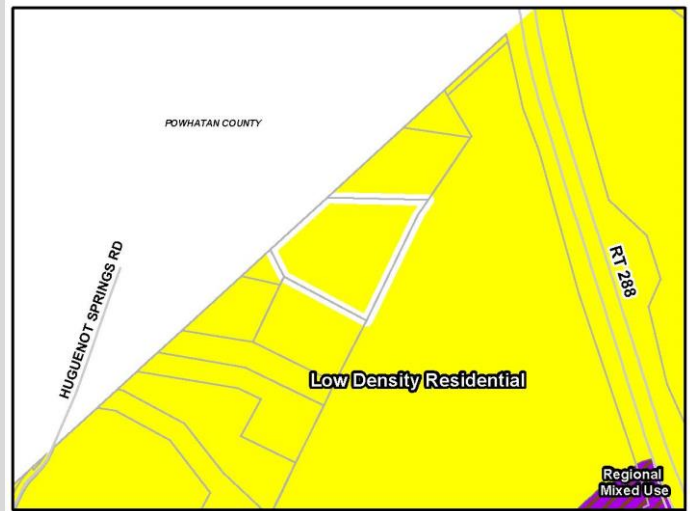


Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

The applicants are requesting conditional use for a detached second dwelling. They purchased their home in 2021 with the second dwelling already constructed by a previous owner who did not have approval for conditional use for a second dwelling. Their intention for the second dwelling is for it to function as a guest house for visiting family members only.

Recommendations

STAFF - APPROVAL

Staff recommends approval. Impacts on surrounding properties will be minimal, and the second dwelling will be limited to occupancy by immediate family members only.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. A conceptual plan has been submitted by the applicant.

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Zoning History

76SN0083: Approved (5/1976)

Variance to allow the use of the land for dwelling purposes on a parcel with no public road frontage

05AN0108: Approved (9/2004)

Variance to allow the use of the land for dwelling purposes on a parcel with no public road frontage

Note: Per the staff report for the case, this variance was requested as the Board of Zoning Appeals hears requests for no public road frontage when the subject property was recorded prior to 1980, is being subdivided and sold given to a member of the property owner's immediate family or complies with the plat validation process and in this case, the property was reorded prior to 1980.

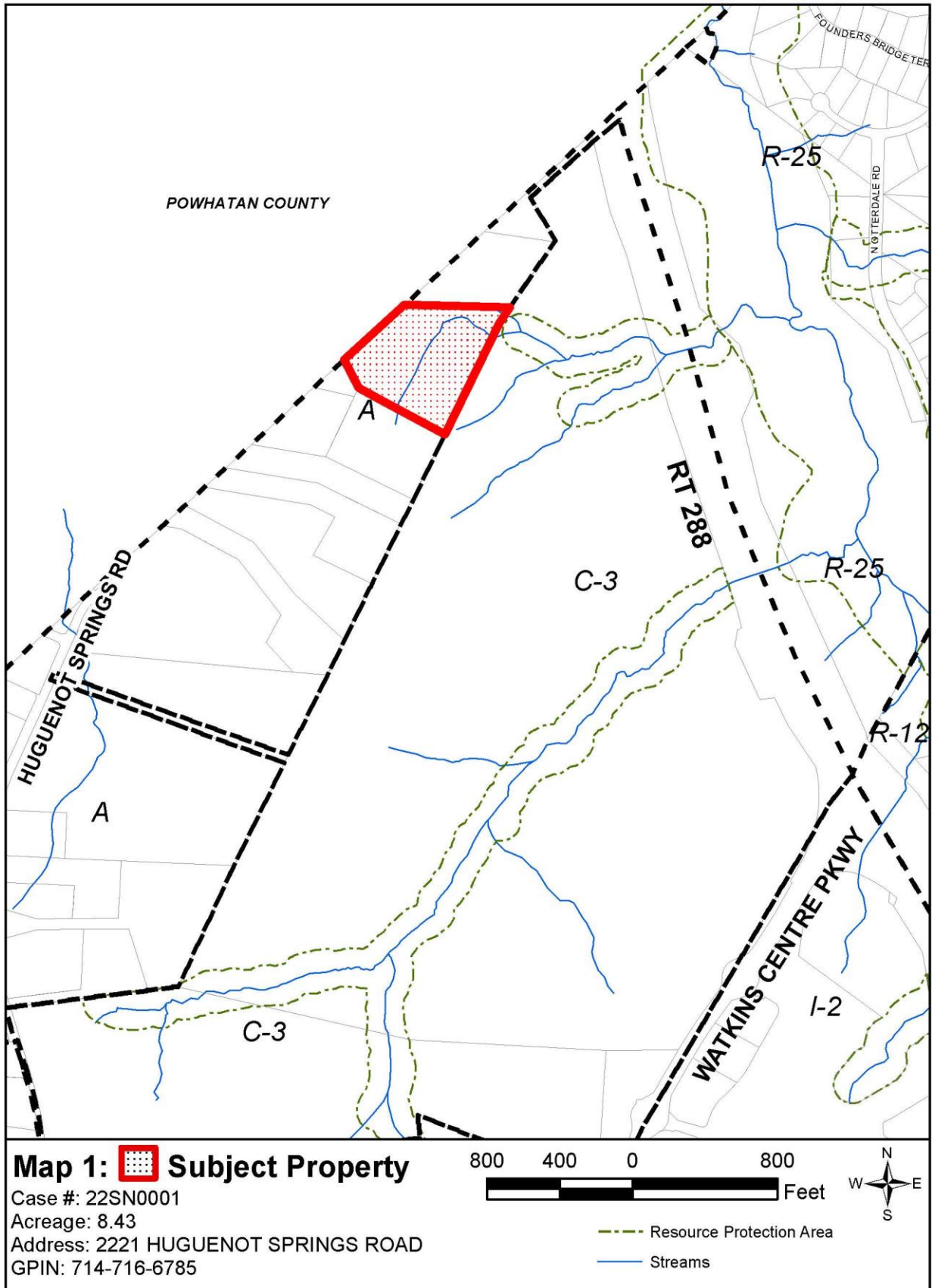
Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Low Density Residential, which suggests the Property is appropriate for single family dwellings with a maximum density of one (1) dwelling per acre.

Proposal

The applicants are requesting conditional use for a detached second dwelling unit. The property was purchased by the applicants in March 2021 with the second dwelling already in existence. The applicants discovered it was constructed without approval for conditional use as a second dwelling when they applied for a building permit for an addition and to refinish the interior. Plans for the addition, including elevations, were submitted by the applicants (Exhibits A, B, and C) for illustration purposes only. The applicants intend to use the second dwelling for visiting family members (Condition 1).

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 Midlothian Fire Station, Company Number 5

Additional Information

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

Police

Division	Beat	District
Swift Creek	17	Midlothian

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 conditional use to convert an existing garage into a second dwelling. This zoning case is a local concern and VDOT has no comment at this time.

Utilities – Water and Wastewater

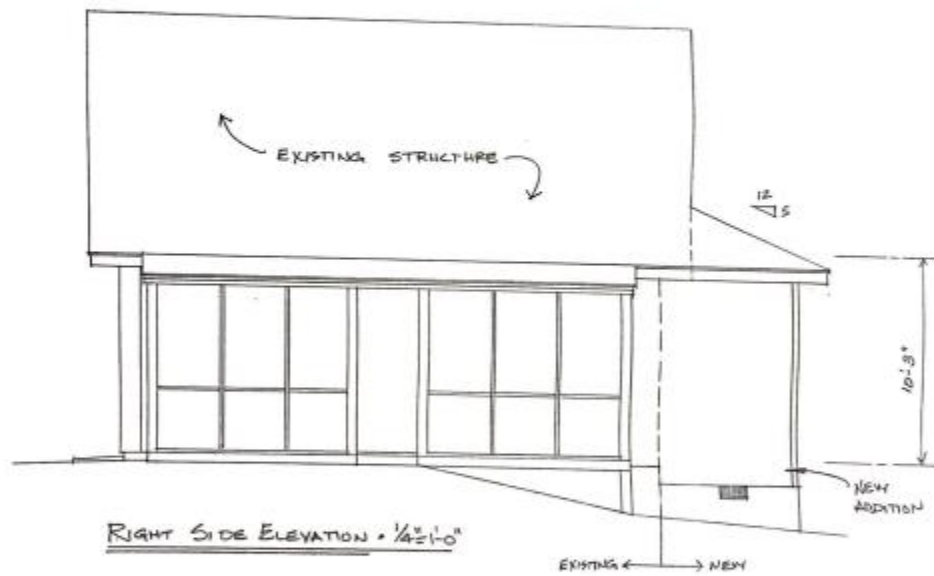
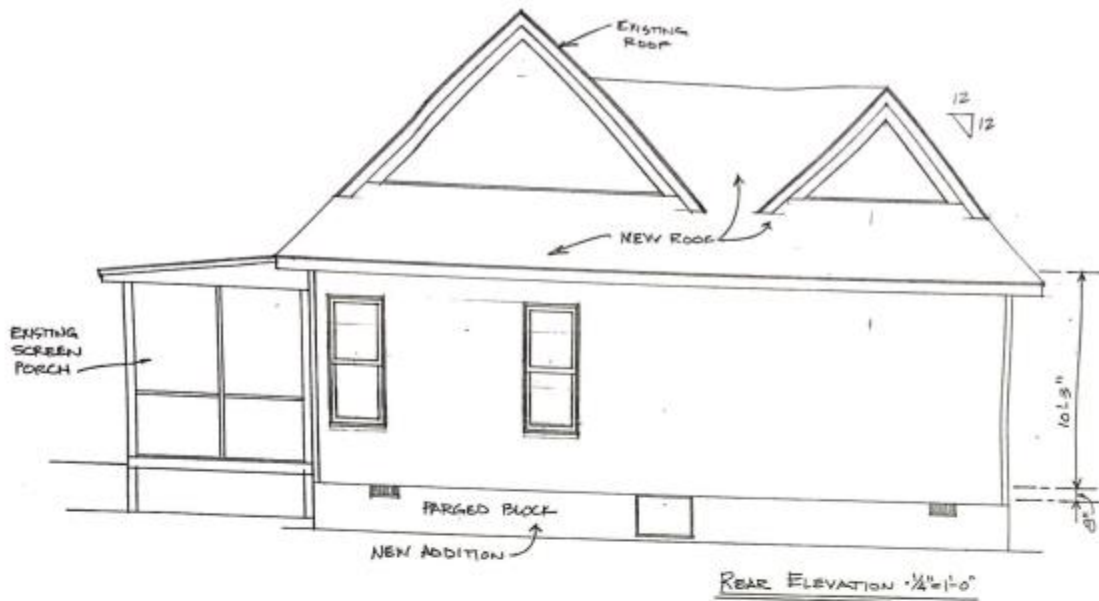
The site is within a mandatory water and wastewater connection area for new residential development, but public water and wastewater are not available. The primary residence is served by a private well and septic system. The use of those to serve the proposed detached second dwelling unit will be subject to the Virginia Department of Health regulations. The Utilities Department supports this request.

Community Engagement & Public Hearings

In lieu of a community meeting, and with the support of the district Planning Commissioner, the applicants sent letters to adjacent property owners to make them aware of their request. The applicants provided contact information for themselves, the Planning Commissioner, and the Zoning Case Manager and asked recipients to contact staff with questions or concerns. Staff and the applicants did not receive any communication from these adjacent property owners.

Conditions

1. 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. 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 2. 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)



25 OCT, 2021	ADDITION TO THE GUEST HOUSE 2221 HUGHENOT SPRINGS ROAD MIDLOTHIAN, VA, 23113 CHESTERFIELD COUNTY,	ADAMS DRAFTING & DESIGN LLC. 16019 GENITO ROAD MOSELEY, VA, 23120 (804) 839-0995 RICHARD ADAMS - OWNER
SHEET 5 OF 7		
SHEETS		

Case Contacts

Applicant

- **Applicant's Agent:**
NOT APPLICABLE
- **Applicant's Contact:**
Jeff and Kellyn Hubley (603-630-2943)
jeff.d.hubley@gmail.com

District Planning Commissioner

- Frank Petroski (804-768-7558)
petroskif@chesterfield.gov

Staff

- **Planning Department Case Manager:** Summer Morris (804-751-4151) morrissu@chesterfield.gov
- **Budget & Management:** David Oakley (804-706-2586) oakleyd@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
- **Libraries:** Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov
- **Parks & Recreation:** Janit Llewellyn (804-751-4482) llewellynJa@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)
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- **Transportation - Virginia Department of Transportation:** Willie Gordon (804-674-2907)
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- **Utilities:** Randy Phelps (804-796-7126) phelpsc@chesterfield.gov