



22SN0037 – Charles & Kathryn Prunkl

Magisterial District – Matoaca

Agent – **John Suddreth** (804-677-8271)

BOS Public Hearing – **July 27, 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-15) District.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

13009 Deerpark Drive

Site Size

1.04 Acres

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 applicants request a conditional use to permit a two-family dwelling. Specifically, the applicants propose to convert the existing attached garage into 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 applicants intend 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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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

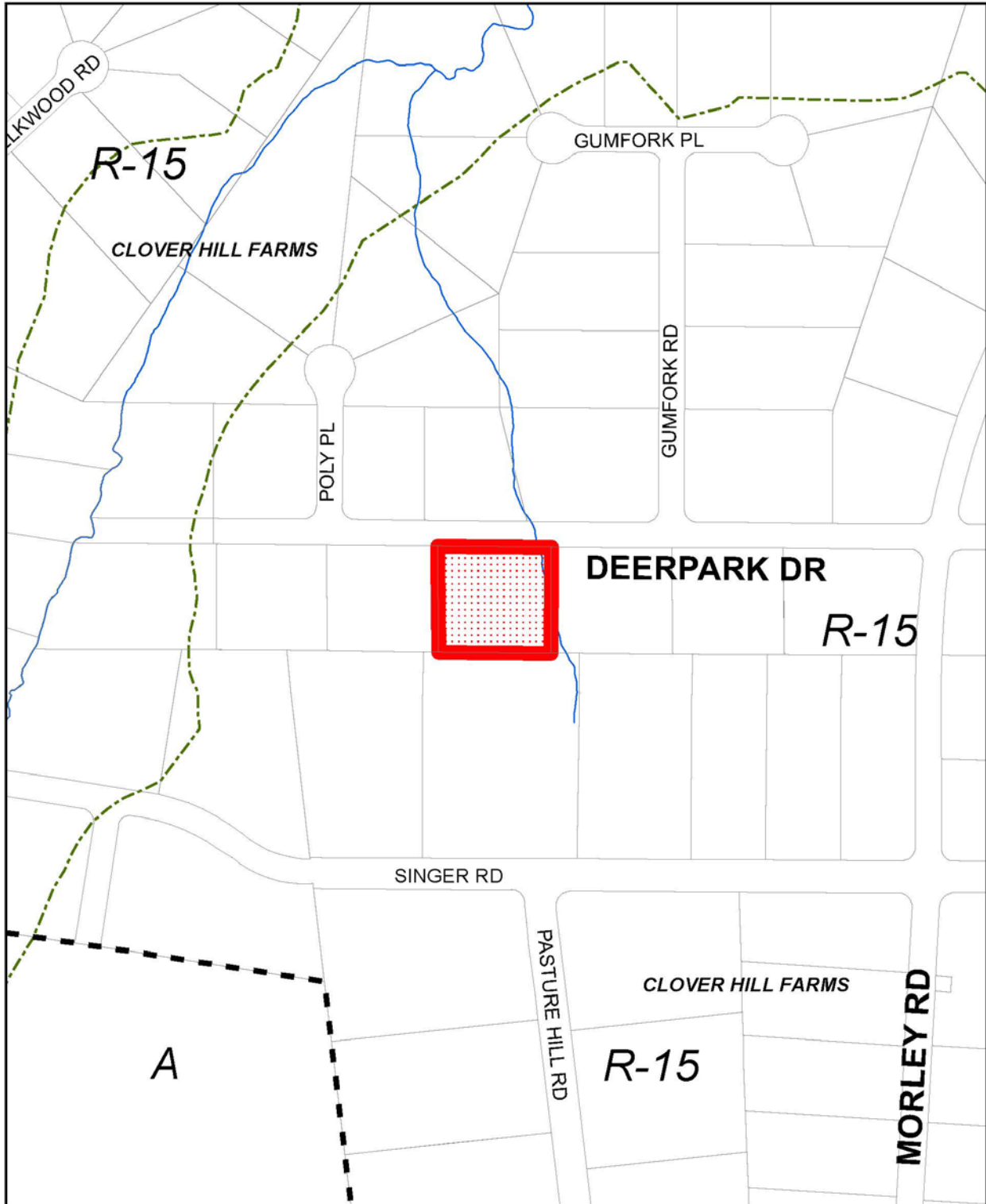
The Property is located in the Clover Hill Farms Subdivision which is a single family residential subdivision composed of one-story and two-story dwellings. The Property is developed with a two-story dwelling with a one-story attached garage. The applicants request to convert the existing garage into a second dwelling unit by adding a bedroom, a bathroom, and kitchen and modifying the existing openings. The front façade of the dwelling will not be altered by the proposed construction as the existing garage doors are to the rear of the dwelling. The applicants state that the request for the two-family dwelling is intended to provide separate living space Mr. Prunkl.

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 13009 Deerpark Drive

Current Zoning Map



Map 1:  **Subject Property**

Case #: 22SN0037

Acreage: 1.04

Address: 13009 DEERPARK DRIVE

GPIN: 734-666-1817

300 150 0 300

 Feet

 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 Clover Hill Fire Station, Company Number 7

Additional Information

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

Police

Division

Swift Creek

Beat

33

District

Matoaca

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

The traffic impact is anticipated to be minimal.

Transportation - Virginia Department of Transportation

The applicant is requesting a Conditional use permit to create a two family dwelling by converting a portion of the house, plus add on a portion in order to create an in-Law suite for home owner's parent. 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. Public water and wastewater services are not available.
3. The proposed second dwelling unit will be contained within the principal dwelling.
4. The request will not impact the public water and wastewater systems.
5. 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 who shared no opposition to the proposed request.

Planning Commission

6/21/2022: **Citizen Comments:** No citizens spoke to this request.

Recommendation: APPROVAL WITH [CONDITIONS](#)

Motion: Sloan **Second:** Hylton

AYES: Owens, Freye, Hylton, Sloan

ABSENT: Petroski

Conditions

Staff Note: Both the Planning Commission and Staff recommend the following conditions be imposed.

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, prior to the issuance of a building permit for the second dwelling unit, 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 Agent:**
John Suddreth (804- 677-8271)
jdoe@smith.com
- **Applicant's Contact:**
Charles and Kathryn Prunkl (240-271-0255)

District Planning Commissioner

- **Tommy Owens (804-869-2214)**
owenstommy@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
- **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