



22SN0043 – Gary and Shannon Davis

Magisterial District – Bermuda

Agent – Gary Davis (804-641-1777)

CPC Public Hearing – August 16, 2022

Time Remaining

72 Days

Case Manager

Marianne Pitts

(804-796-7122)

Request

Conditional Use

A tow truck business incidental to a dwelling to include two tow trucks is proposed.

Staff Recommendation

Approval

The Property

12712 Branders Bridge Road

Site Size

1.0 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 applicants are requesting a conditional use to permit a home occupation (automobile towing service) with two tow trucks incidental to a dwelling in the Agricultural (A) District. The applicants currently operate an automobile towing service from the dwelling. The applicants are the only employees of the business and do not propose to store towed vehicles at the property. The applicants have a contract to tow vehicles for the Chesterfield Police Department and are required to respond to calls within a limited time frame. The applicants are requesting to have two tow trucks stored at the property to ensure that there is a tow truck in working condition in order to respond to request for towing from the Police Department. The proposed trucks will be parked over 150 feet from Branders Bridge Road with minimal visibility from the right of way and adjacent properties.

Recommendations

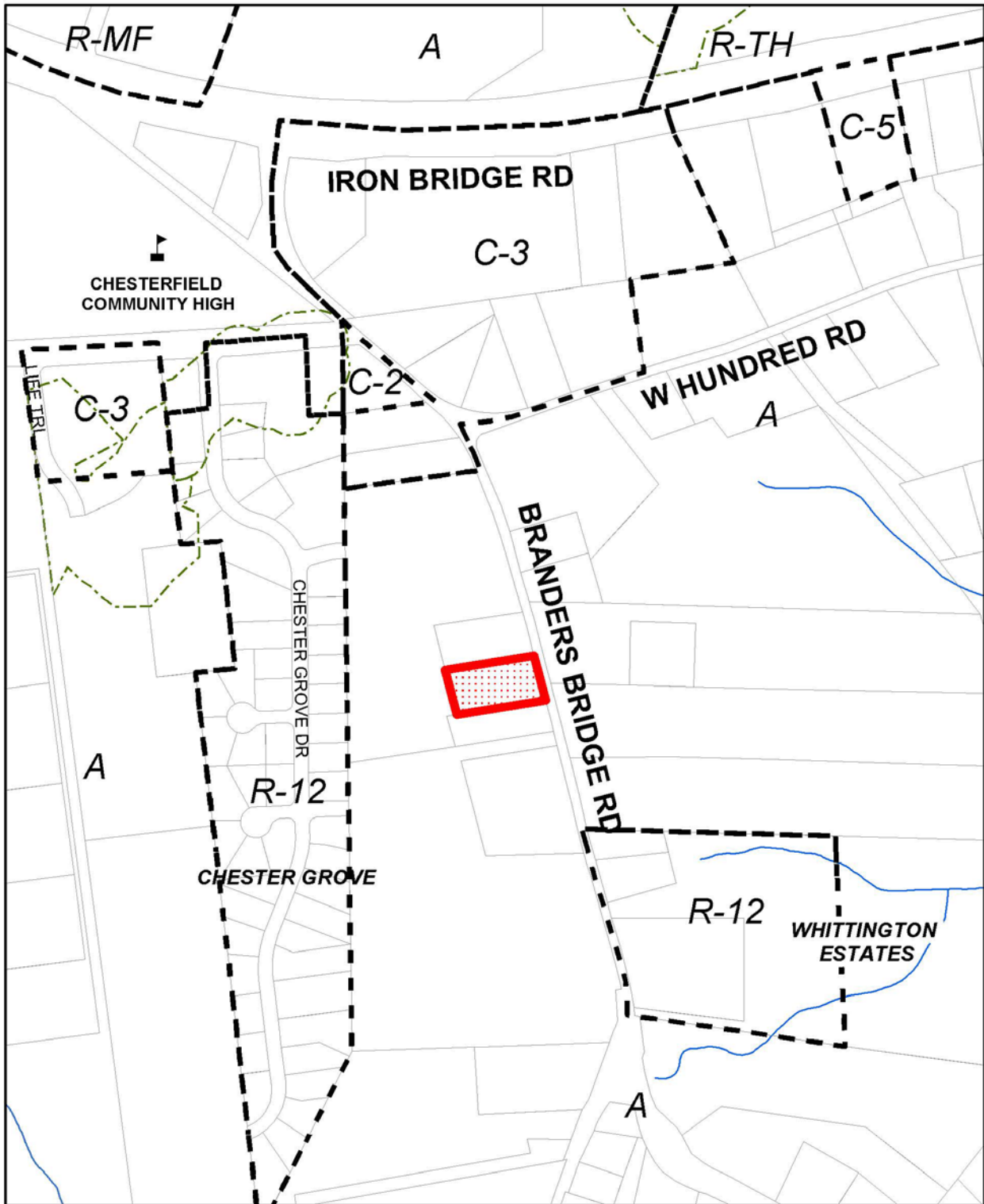
STAFF - APPROVAL

With the imposition of the conditions contained in this staff report to limit the use to the applicants and restrict the vehicle parking location, this use will have minimal impact on surrounding properties.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

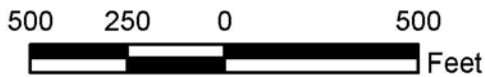
1. Conditions may be imposed
2. Conditions are included in this report.



Current Zoning Map



Map 1:  **Subject Property**

Case #: 22SN0043
Acreage: 1
Address: 12712 BRANDERS BRIDGE ROAD
GPIN: 782-650-5962



-  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 Chester Fire Station, Company Number 1

Additional Information

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

Police

Division	Beat	District
Appomattox	81	Bermuda

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

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

Utilities – Water and Wastewater

1. The existing residential structure on the request site is connected to the public water system and is served by a private septic system.
2. The request will not impact the public water system.
3. 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

7/19/2022: **Citizen Comments:** Two citizens spoke to this request. The citizens stated that while they did not have concerns regarding this request, they had concerns regarding tow trucks parked in their neighborhoods and the precedent that may be set by approving this request.

Commission Discussion: Mr. Owens requested a deferral of the request to allow the District Commissioner to be present for the discussion and vote on this request.

Action: Deferred to the Planning Commission's August 16, 2022, public hearing on the Planning Commission's own motion.

Motion: Owens **Second:** Petroski
AYES: Owens, Petroski, Hylton, and Freye
ABSENT: Sloan

Conditions

1. Use. This Conditional Use approval shall be for the operation of an automobile towing business incidental to a dwelling. (P)
2. Non-Transferable Ownership. This Conditional Use approval shall be granted exclusively to Gary and Shannon Davis and shall not be transferable with the land. (P)
3. Time Limitation. This Conditional Use shall be granted for a period of five (5) years. (P)
4. Number of Tow Trucks. A maximum of two tow trucks not exceeding thirty-two (32) in length may be parked at the property. (P)
5. Parking Location. Tow truck parking shall be limited to behind the rear plane of the attached garage on the paved driveway or within the rear yard. (P)
6. Employees and Clients. No employees of the towing business, other than the applicants, shall be permitted on the property. No clients shall be permitted on the property. (P)
7. Towed Vehicle Storage. Storage of any towed vehicle shall be prohibited on the property. (P)
8. Signage. There shall be no signs identifying this use. (P)

Case Contacts

Applicant

- **Applicant's Contact:**
Gary Davis (804-641-1777)
scdgwd@aol.com

District Planning Commissioner

- **Gib Sloan (804-892-5633)**
sloang@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