



# 22SN0003 – Melissa Embrey

Magisterial District – Clover Hill

Applicant – Melissa Embrey (804-651-6355)

CPC Public Hearing – October 18, 2022

Time Remaining

**100 Days**

Case Manager

**Thomas Jenkins**

(804-318-8898)

## Request

### Conditional Use

Conditional use to permit parking of a recreational vehicle outside of a rear yard in a Residential (R-12) District.

## Staff Recommendation

### Approval

## The Property

11612 Altimira Lane

## Site Size

0.28 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 is requesting conditional use to park and store a recreational vehicle outside of a rear yard in a Residential (R-12) District.

## Recommendations

### STAFF - APPROVAL

Proposed fence and vegetation minimize visibility of the recreational vehicle from neighboring properties. As conditioned, impacts on nearby residential development will be minimized.

### NOTES FOR THE PLANNING COMMISSION

1. Conditions may be imposed.
2. Conditions are attached to this report.

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## Zoning History

**05SN0198:** Approved (5/2005)

Rezoning of 22.9 acres to Residential (R-12) District permitting a single-family subdivision with a maximum of fifty-eight (58) dwelling units. Conditions of approval addressed:

- |                                  |                          |
|----------------------------------|--------------------------|
| a. Mandatory utility connections | c. Cash proffer          |
| b. Minimum dwelling size         | d. Foundation treatments |

## 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 applicant has been parking a recreational vehicle on the property since October 2020. In August of 2021, the Community Enhancement Department received a complaint relative to the parking of a travel trailer within the side yard, measuring approximately thirty-one (31) feet long.

The Zoning Ordinance permits the parking and storage of recreational equipment within a rear yard with certain restrictions:

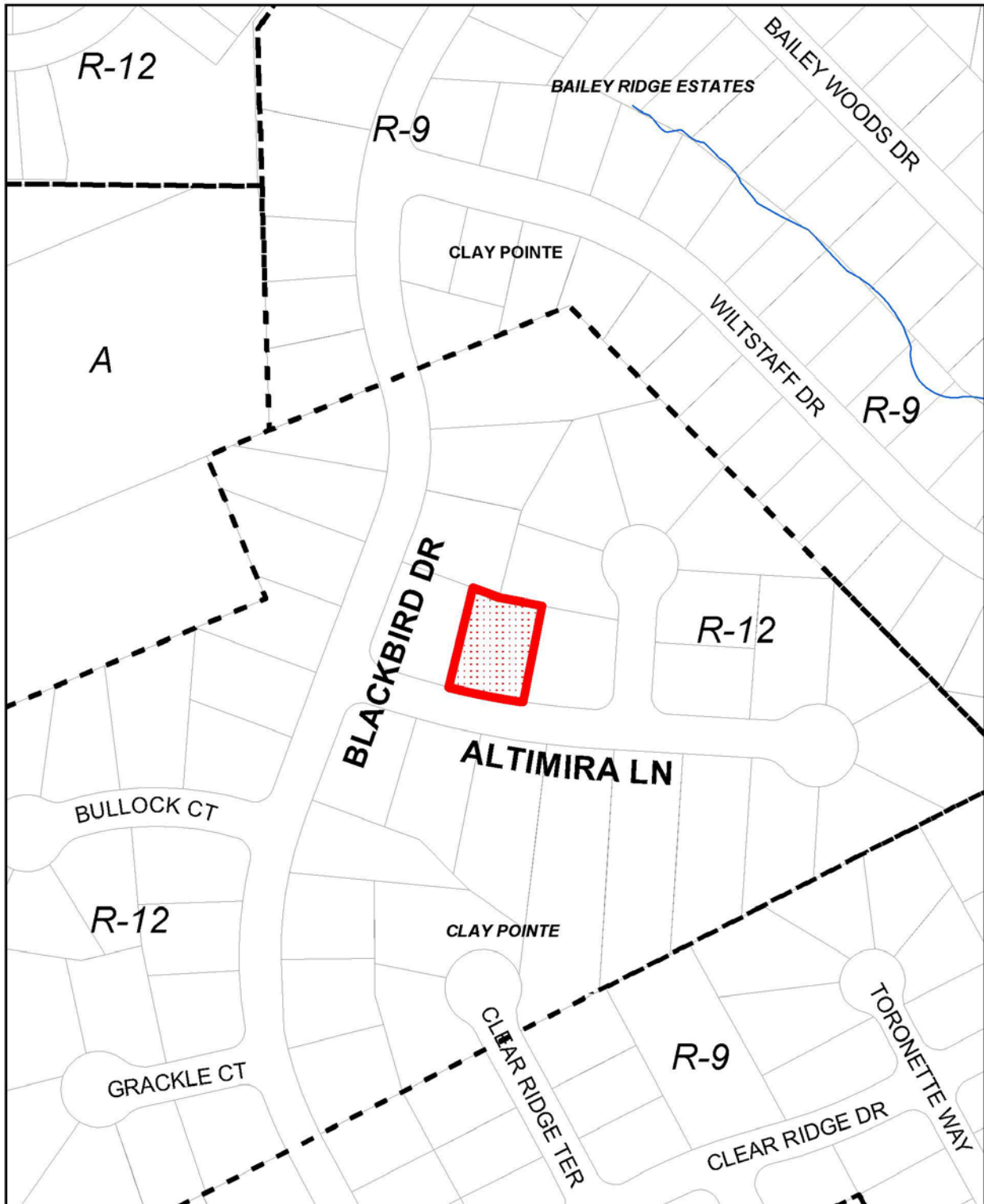
- No more than two (2) items of equipment to be stored outside of an enclosed building;
- Except for loading and unloading, equipment is located in a rear yard and set back ten (10) feet from the rear property line and five (5) feet from the side property line;
- Except for repair, wheels on the equipment are not removed;
- Equipment is not used for living or commercial purposes;
- Equipment is not connected to utility services.

These restrictions are designed to minimize impacts on area residential development and the streetscape. If any of these restrictions cannot be met, the use may be allowed by conditional use. The applicant's recreational vehicle complies with the ordinance restrictions except that the vehicle is parked within the side yard, not the rear yard. The applicant is seeking conditional use to permit parking and storage of the recreational vehicle in the side yard on a property in a Residential (R-15) district.

[Conditions](#) recommended by staff will help mitigate potential impacts on nearby properties. A visual depiction of the proposed screening can be seen in [Exhibit A](#). Figure 1 below is an aerial of the current site conditions.





Figure 1 Aerial view of the subject property



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

Case #: 22SN0003  
Acreage: 0.28  
Address: 11612 ALTIMIRA LANE  
GPIN: 741-678-7466



 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 Manchester Volunteer Rescue Squad Fire Station, Company Number 24

#### Additional Information

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

### Police

Division	Beat	District
Swift Creek	31	Clover Hill

#### Additional Information

This request is anticipated to have minimal impacts on Police.

### Transportation - County Department of Transportation

This request will have no impact on the transportation network.

### Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed zoning case 22SN0003 to request a Conditional Use in order to park a recreational vehicle outside of the rear yard. This zoning case does not appear to impact VDOT maintained Right-of-way and VDOT offers no comment at this time.

### Utilities – Water and Wastewater

The existing residence on the request site is connected to the public water and wastewater systems. The request to park a recreational vehicle will not impact the public water and wastewater systems. The Utilities Department supports this request.

## Community Engagement & Public Hearings

### Community Meetings

The applicant sent letters to twelve nearby property owners requesting signatures and support. Eleven letters were returned indicating no opposition to the request; one letter was returned with an indicating opposition to the request.

### Planning Commission

**9/22/2022:**     **Citizen Comments:** No citizens spoke to this request

**Recommendation:** DEFERRAL

**Motion:** Sloan   **Second:** Petroski

**AYES:** Owens, Petroski, Hylton, Sloan

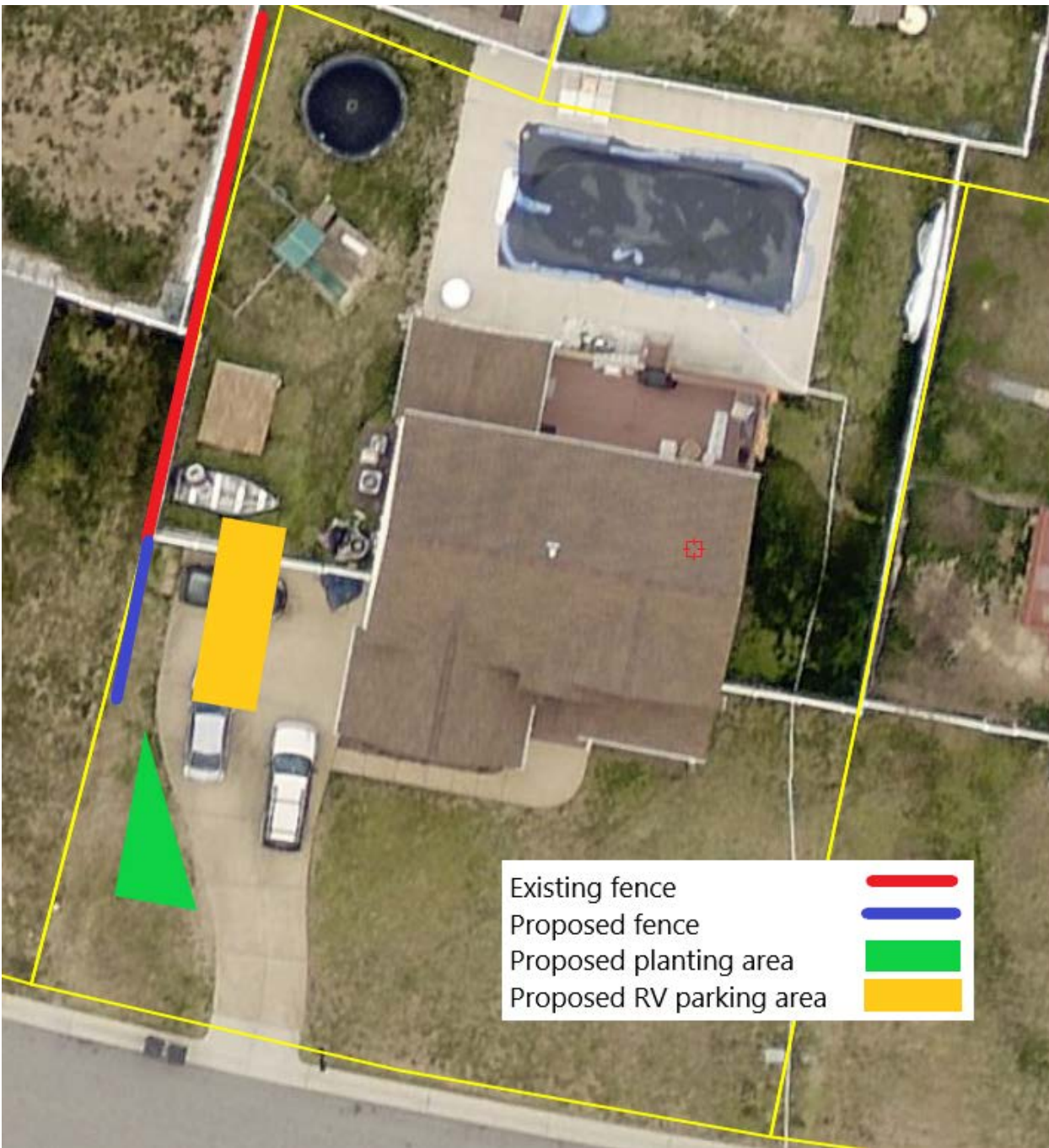
**ABSENT:** Freye

## Conditions

1. Non-Transferable Ownership. This conditional use approval shall be granted exclusively to Melissa Embrey and shall not be transferable nor run with the land. (P)
2. Use. This conditional use approval shall be for the parking of one (1) recreational vehicle no greater than thirty-one (31) feet in length. (P)
3. Location of recreational vehicle. The recreational vehicle shall be parked within the side yard, no closer than ten (10) feet from the side property line and no closer to the road than the front plane of the house. (P)
4. Screening. Fencing shall be installed along the west side property line up to the front plane of the house. The fencing shall be at least five (5) feet in height. Evergreen planting shall be planted between the recreational vehicle and Altimira Lane as shown on Exhibit A. The planting shall be at least five (5) feet in height at the time of planting and shall reach a minimum height of ten (10) feet at maturity. A landscaping plan providing the exact species and number of trees or shrubs, as well as a planting schedule shall be submitted to the planning Department within sixty (60) days of this request. (P)



Proposed Layout Plan – Exhibit A



## Case Contacts

### Applicant

- **Applicant's Contact:**  
Melissa Embrey (804-651-6355)

### District Planning Commissioner

- **Gloria L. Freye, J.D. (804-768-7381)**  
freyeg@chesterfield.gov

### Staff

- **Planning Department Case Manager:** Thomas Jenkins (804-318-8898) jenkinsst@chesterfield.gov
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- **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:** Logan Ashby (804-318-8043) ashbyL@chesterfield.gov
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- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2907) dustin.dunnagan@vdot.virginia.gov
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