



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 19, 2021**

Public Meeting Room
10001 Iron Bridge Road, Chesterfield VA 23832

NOTE: Attachments are generally available the Wednesday prior to the Planning Commission meeting. Any subsequent changes to this agenda prior to the date of the meeting, and more detailed information regarding items on the agenda can be found at www.chesterfield.gov/plan, or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday. Comments or recommendations regarding items on the agenda can be submitted to planning@chesterfield.gov.

2:00 p.m. Planning Commission Work Session - Public Meeting Room

- 1. Election of Officers for 2021**
 - A. Chair
 - B. Vice-Chair
- 2. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 3. Review Day's Agenda** (Items to be considered at the 4:00 p.m. and 6:00 p.m. sessions)
- 4. Approval of the Planning Commission Minutes for:**
 - **December 15, 2020 MINUTES**
- 5. Items for Discussion**
 - A. Discussion of Case 19SN0554 (Dominion Energy)
 - B. Rockwood Special Focus Area (18PJ0105)
- 6. Planning Commission Work Program Progress Report**
- 7. Recess**

4:00 p.m. Public Meeting - Public Meeting Room

- 8. Call to Order**
- 9. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
- 10. Review Meeting Procedures**

11. Public Meeting, Consideration of the Following Proposals:

- A. **21PR0170**: In Midlothian Magisterial District, **Guy Blundon** requests Planning Commission approval of architectural elevations as required by a proffered condition applied to the parcel located in a Commercial (C-3) District at 14300 Winter Breeze Drive. This case is known as Summerfield Apartments Architecture. Tax ID 724-709-6171.

12. Recess

5:00 p.m. Dinner - Executive Meeting Room

6:00 p.m. Public Hearing - Public Meeting Room

If all items cannot be completed on January 19, 2021, the meeting will be recessed to January 21 at 6 p.m. in the Pubic Meeting Room.

13. Call to Order

- A. NOTICE: Due to the COVID-19 Coronavirus health emergency, the meeting will proceed under modified procedures. The public is encouraged to submit comments through electronic means, email, by the internet, through the mail or by telephone. Citizens are encouraged to use the on-line comment form at www.chesterfield.gov/cpccomments (to be activated on January 12, 2021) or email at planning@chesterfield.gov or by calling 804-748-1125. The Planning Commission will accept all these forms of public comments (portal, telephone message, and email) until 5:00 p.m. on January 18, 2021 to ensure that the comments, emails, or calls are provided to the Planning Commission prior to the meeting for their consideration.

These revised procedures are subject to change depending on the advice of health officials. For the most current information, contact the Planning Department at 748-1050 or visit www.chesterfield.gov/cpccomments on January 18, 2021 PRIOR to the meeting.

14. Invocation

15. Pledge of Allegiance to the Flag of United States of America

16. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation

17. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government Regarding Planning or Land Use Issues

At this time, the Commission will hear citizen comments on unscheduled matters involving the services, policies and affairs of the county government regarding planning or land use issues. Such comments may not address any matter of business that was a subject on the Commission's work session earlier today or is a subject on the Commission's agenda this evening. The length of this item is limited to a maximum of fifteen (15) minutes total. Should additional time be necessary, an additional citizen input item is scheduled at the end of the agenda.

18. Review Meeting Procedures

19. Public Hearing, Consideration of the Following Proposals in this Order: Requests for withdrawals/deferrals; cases where the applicant accepts the recommendation and there is no public opposition; cases where the applicant does not accept the recommendation and/or there is public opposition; and zoning ordinance amendments.

- A. **20SN0600***: In Clover Hill Magisterial District, **Douglas R. and Susan S. Sowers** request amendment of zoning approval (Cases 03SN0288 and 13SN0529) relative to the master plan, uses, and development standards and amendment of zoning district map in a Community Business (C-3) District on 113 acres fronting in two places for a total of 1,770 feet on the south line of Old Hundred Road, east of Otterdale Road, also fronting in two places for a total of 740 feet on the east line of Otterdale Road, south of Old Hundred Road, and fronting for a total of 1,060 feet on the east and west sides of Woolridge Road, south of its intersection with Old Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed use and Suburban Residential I use (maximum of 2.0 dwellings per acre). Tax ID 717-696-8834.
- B. **19SN0554**: In Bermuda Magisterial District, **Virginia Electric and Power Company d/b/a Dominion Energy** requests amendment of conditional use (Case 15SN0647) relative to modified exhibits, construction and phasing, operation, and public facilities impacts of a management facility for fossil fuel combustion products and amendment of zoning district map in a Heavy Industrial (I-3) District on 838.6 acres, fronting the north, south and east lines of Coxendale and Old Stage Roads. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax IDs 802-655-4390, 805-662-7764, 805-666-2525, 806-662-8465, 806-664-8063, 808-661-2255, and 811-660-3332.

- C. **20SN0564:** In Midlothian Magisterial District, **Brandywine Operating Partnership, LP** (project commonly known as Gateway Apartments) requests rezoning from Corporate Office (O-2) District to Multifamily Residential (R-MF) District with conditional use planned development to permit exceptions to ordinance requirements, and development standards, and amendment of zoning district map on 10.4 acres fronting the west line of Gateway Centre Parkway approximately 800 feet north of Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Light Industrial use. Tax ID 757-706-2173.
- D. **21SN0504:** In Clover Hill Magisterial District, **EWN Investments, Inc.** (project commonly known as Hancock Station) requests amendment of zoning approval (Case 07SN0372) relative to the Master Plan, uses, transportation improvements and modify development standards, and amendment of zoning district map in a Community Business (C-3) District on 7.0 acres at the northeast quadrant of Hull Street Road and Duckridge Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 722-671-1285.
- E. **21SN0517:** In Matoaca Magisterial District, **HP Cottage Court Inc.** requests rezoning from Community Business (C-3) to Residential Multifamily (R-MF) and conditional use planned development to permit exceptions to ordinance requirements and development standards and amendment of zoning district map in a Commercial Business (C-3) District on 5.8 acres fronting 450 feet along the north line of Hampton Park Drive beginning 125 feet west of Hampton Meadows Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business. Tax ID 711-668-8446.

- F. **21SN0521**: In Midlothian Magisterial District, **Coalfield Reserve LLC, Felecia F. Diggs, Keith E. Diggs and Jeanne L. Stigall** (project commonly known as Coalfield Reserve apartments) request rezoning from Corporate Office (O-2), Light Industrial (I-1) and Agricultural (A) Districts to Multifamily Residential (R-MF) District and conditional use planned development to permit exceptions to ordinance requirements and development standards, and amendment of zoning district map on 26.3 acres located 1400 feet along the north line of Walmart Way and 1,800 feet along the south line of Old Buckingham Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for High Density Residential and Community Business. Tax IDs 734-709-7749; 735-709-0665 and 2282; 735-710-0007, 3809 and 7711; 736-709-1371; and 736-710-0625.
- G. **21SN0522**: In Midlothian Magisterial District, **S & S Properties, L.C.** request an amendment of zoning approval (Case 02SN0131) relative to age restriction and amendment of zoning district map in a Residential (R-25) District on 2.2 acres known as 13125, 13119, 13113, 13118, 13112, 13107, 13101, 13100, and 13124 Rodington Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (maximum of 1.0 dwellings per acre). Tax IDs 732-723-5184, 5882, 6580, 6699, 7297, 7379, 8280, 8788 and 732-724-6001.
- H. **21SN0530**: In Midlothian Magisterial District, **Kirk Lee Nelson**, requests a conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-25) District on 0.8 acre located at 13420 Ellerton Terrace. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (maximum of 1.0 dwellings per acre). Tax ID 730-724-9674.
- I. **21SN0539**: In Bermuda Magisterial District, **Dan McCarthy/Bon Secours Mercy Health** requests conditional use planned development to permit a second monument sign and ordinance exceptions and amendment of zoning district map in a Community Business (C-3) District on 6.0 acres located on the east line of Jefferson Davis Highway, 850 feet south of Perdue Springs Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax IDs 798-657-0830, Part of 3703 and 5756, and 799-656 Part of 1488.

*** This case was deferred at a previous session by the Planning Commission to the January 19, 2021 public hearing.**

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21. Other Business

22. Adjournment

January 19, 2021
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

