



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, APRIL 20, 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.

3:00 p.m. Planning Commission Work Session - Public Meeting Room

- 1. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 2. Review Day's Agenda** (Items to be considered at the 4:00 p.m. and 6:00 p.m. sessions)
- 3. Approval of the Planning Commission Minutes for:**
 - **March 16, 2021 MINUTES**
- 4. Items for Discussion**
 - A. Capital Improvement Plan Presentation by Chesterfield County Public Schools
 - B. Midlothian Special Design District (MSDD) and Parking for Certain Office and Commercial Uses Countywide (20PJ0121)
 - C. Zoning Ordinance Modernization (ZOMod) Project Update (20PJ0107)
- 5. CPC Work Program Progress Report**
- 6. Recess**

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

- 7. Call to Order**
- 8. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
- 9. Review Meeting Procedures**
- 10. Public Meeting, Consideration of the Following Proposals:**

- A. **21PP0209**: In Midlothian Magisterial District, **DOUG SOWERS** requests Planning Commission approval to modify side yards on cluster lots to provide for proper grading and drainage on approximately 81.3 acres located in a Residential (R-12) District in the Newmarket Subdivision off of Otterdale Road. This case is commonly known as **Newmarket Major Change**.

11. 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 Tuesday, April 20, the meeting will be recessed to Thursday, April 22 at 6:00 P.M. in the Pubic Meeting Room.

12. 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 April 13, 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 April 19, 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 April 19, 2021 PRIOR to the meeting.

13. Invocation

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

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

16. 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.

17. Review Meeting Procedures

18. 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. **20SN0608:** In Matoaca Magisterial District, **Oasis Park, LLC** requests rezoning from Agricultural (A) to Residential Townhouse (R-TH) District and Neighborhood Business (C-2) District, conditional use to permit a communications tower, and to allow the sale of alcohol for on-premise consumption within 500' of certain public schools, and plus conditional use planned development to permit exceptions to ordinance requirements and development standards and amendment of zoning district map on 59.8 acres fronting 1,700 feet on the east line of Fox Club Parkway, fronting 1,500 feet on the north line of Cosby Road and fronting 2,250 feet on the south line of Millwood School Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential use (minimum 4.0 to 8.0 dwelling/acre). Tax IDs 715-671-6427; 716-671-1195, 7058 and 9458; 716-672-0380 and 9111 and 717-673-Part of 2340.
- B. **21SN0538:** In Bermuda Magisterial District, **Rachel Massey** requests renewal of conditional use Case 16SN0682 to permit a home day care and amendment of zoning district map in an Agricultural (A) District on 5.9 acres known as 11400 Chester Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.5 dwellings per acre or less). Tax ID 788-658-6842.

- C. **21SN0577**: In Midlothian Magisterial District, **Hong Tuyen Nguyen** requests conditional use to permit a cosmetic tattoo business (permanent make up) and amendment of a zoning district map in a Community Business (C-3) District on 2.3 acres known as 1229 Mall Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use uses. Tax ID 742-710-3128

- D. **21SN0587**: In Matoaca Magisterial District, **Chesterfield County Board of Supervisors** requests Rezoning from Agricultural (A) to Residential (R-12) plus Conditional Use Planned Development for exception to development standards on 5.02 acres known as 3901 Dupuy Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings/acre). Tax ID 793-617-9609

- E. **21SN0599**: In Bermuda Magisterial District, **Chesterfield County Planning Commission** requests amendment of zoning approval (Case 17SN0598) relative to development standards (building material) in a Residential (R-12) District on 42.16 acres on multiple lots in the Meadowville Landing Subdivision. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential (1 dwelling unit/acre) use. Tax IDs 822-662-7732; 824-660-9075, 9296 and 9387; 824-661-9305; 824-662-9928; 825-660-6481 and 9076; 825-661-0822, 0902, 2209, 7807, 9003, 9274 and 9847; 825-662-0108 and 8309; 826-660-0477, 1778, 2980, 4281, 5483, 6884, 7986 and 9187; 826-661-0301, 0333, 0419, 1803, 3211, 4407, 4922, 5908, 6383, and 6672; 826-662-7750, 8743 and 9635; 826-663-9705; 827-660-1690 and 2991; 827-661-0077, 1481, 1816, 3018, 3396, 3535, 3683, 3747, 3771, 3859, 4221 and 8846; 827-662-0527, 0786, 1419 and 2210.

- F. **21SN0601**: In Midlothian Magisterial District, **DeShonda Jennings** requests Conditional Use to operate a family day care from the home that will provide care for up to 12 children in a residential (R-7) district on 0.25 acres known as 6911 Able Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings/acre). Tax ID 765-693-4853.

- G. **21SN0523** (Deferred from 03/16/2021): In Clover Hill Magisterial District, **Lifestyle Builders & Developers, Inc.** request rezoning from Agricultural (A) District to Residential (R-12) District and a conditional use planned development to permit exceptions to the ordinance requirements and development standards relative to lot size, setbacks, lot coverage, lot width and design work and amendment of zoning district map on 20.0 acres located at western terminus of Wyntrebroke Drive and the eastern terminus of Lyndale Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings/ acre) and Residential (maximum 4.0 dwellings/acre). Tax ID 759-690-9225.

19. Consideration of the Following Code Amendments

- A. Code Amendment Relative to Resource Protection Area Designations for Family Subdivisions (21PJ0110)

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Section 17-56 of the subdivision ordinance and Section 19.1-523 of the zoning ordinance relating to Resource Protection Area (“RPA”) designations for family subdivisions. An RPA is a vegetated buffer established along streams and water bodies to enhance water quality. For a single real property division where the newly created parcel is conveyed to a family member, the amendments would, among other things, allow a RPA determination for the parent parcel to be deferred from the time of plat review until the time of building permit or further land division. A notice advising of this action would also need to be recorded on the plat.

- B. Code Amendment Relative to Route 1 Residential Overlay Area Boundary (21PJ0112)

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Section 19.1-53 of the zoning ordinance relating to the to the Route 1 Residential Overlay Area. The residential overlay permits certain commercial properties fronting Jefferson Davis Highway to include multiple-family or townhouse unit development. The amendment would adjust the current southern boundary of the overlay from north of Osborne Road to north of Route 288, and the amendment would provide that properties meeting current provisions which are located between Osborne Road and Route 288 to be eligible for development under the overlay provisions provided a valid site plan applied for prior to the amendment adoption has been filed and maintained.

C. Midlothian Special Design District (MSDD) and Parking for Certain Office and Commercial Uses Countywide (20PJ0121)

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Sections 19.1-53, 19.1-61, 19.1-66, 19.1-71, 19.1-76, 19.1-81, 19.1-86, 19.1-92, 19.1-97, 19.1-111, 19.1-112, 19.1-121, 19.1-127, 19.1-129, 19.1-131, 19.1-133, 19.1-235, 19.1-236, 19.1-237, 19.1-238, 19.1-251, 19.1-263, 19.1-373, 19.1-374, 19.1-375, 19.1-376 and 19.1-570 of the zoning ordinance relative to the Midlothian Special Design District (MSDD) and Parking for Certain Office and Commercial Uses Countywide.

20. 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.

21. Other Business

22. Adjournment

**April 20, 2021
CPC Agenda Overview**

Legend

-  Bermuda
 Clover Hill
 Dale
 Matoaca
 Midlothian

