



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JUNE 15, 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 6:00 p.m. session)
- 3. Approval of the Planning Commission Minutes for:**
 - **May 18, 2021 MINUTES**
- 4. Items for Discussion**
 - A. Zoning Ordinance Modernization (ZOMod) Project Update (20PJ0107) - *Overview of Zoning Ordinance Analysis Report*
 - B. Code Amendment Relative to Jefferson Davis Residential Overlay
 - C. Midlothian Special Design District (MSDD) and Parking for Certain Office and Commercial Uses Countywide (20PJ0121)
- 5. CPC Work Program Progress Report**
- 6. 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, June 15, the meeting will be recessed to Thursday, June 17 at 6:00 p.m. in the Pubic Meeting Room.

- 7. 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 June 8, 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 June 14, 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 June 14, 2021 PRIOR to the meeting.

8. **Invocation**
9. **Pledge of Allegiance to the Flag of United States of America**
10. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
11. **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.
12. **Review Meeting Procedures**
13. **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. **20SN0603**: In Clover Hill Magisterial District, **Goochland/West Creek Limited Partnership** requests rezoning from Agricultural (A) District to Community Business (C-3) District and conditional use planned development to permit exceptions to development standards and amendment of zoning district map on 6.5 acres located in the southeast corner of Hull Street Road and Bridgewood Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax IDs 739-681-3448; and 0132.
- B. **21SN0520**: In Clover Hill Magisterial District, **Creighton Companies, LLC and Kenbridge Properties, LLC** request amendment of zoning approval (Case 87SN0016) relative to proffered conditions, uses, conditional use, and conditional use planned development to permit exceptions to ordinance and development standards and amendment of zoning district map in a Light Industrial (I-1) District on 1.8 acres and adjacent variable width right-of-way along Genito Road and Oak Lake Boulevard, on property located at the northeast corner of Genito Road and Oak Lake Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax ID 736-688-Part of 5971.
- C. **21SN0529**: In Bermuda Magisterial District, **Swift Creek Vistas LLC** requests rezoning from Agricultural (A), Community Business (C-3), and Light Industrial (I-1) Districts to Residential Townhouse (R-TH) District with conditional use planned development to permit exceptions to ordinance requirements, development standards, and multifamily and commercial uses and amendment of zoning district map on 19.29 acres located in the southwest corner of Jefferson Davis Highway and Whitehouse 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 II uses (2 to 4 dwellings per acre). Tax IDs 797-628-8481; 9161; 9484; 798-628-1032; 6881; 9557; 798-629-3609; 9111; 799-628-3097; 799-629-1102 and 1406.
- D. **21SN0565**: In Bermuda Magisterial District, **Jill Reid** requests conditional use to permit a second dwelling and amendment of zoning district map in an Agricultural (A) District on 16.88 acres known as 1917 Point of Rocks 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 to 4 dwellings per acre). Tax ID 825-640-6489.

- E. **21SN0578**: In Dale Magisterial District, **PREMIER RE FUND V LLC** (project commonly known as **Meadowbrook Shopping Center**) requests conditional use planned development to permit exceptions to ordinance requirements and development standards relative to freestanding signage and amendment of zoning district map in a Community Business (C-3) District on 16.8 acres known as 5700 Hopkins Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 780-686-5569.
- F. **21SN0580**: In Clover Hill Magisterial District, **Vanity C. McDaniel** requests conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-9) District on 0.28 acre known as 3307 Summerbrooke 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 to 4 dwellings per acre). Tax ID 761-690-1796.
- G. **21SN0585**: In Midlothian Magisterial District, **Laura Hinkle** requests a conditional use to permit a two family dwelling and amendment of zoning district map in a Residential (R-15) District on 0.77 acre known as 8307 Beaudet Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 758-714-0014.
- H. **21SN0608**: In Bermuda Magisterial District, **Sue Lipscomb** requests conditional use planned development to permit exceptions to ordinance standards for a single family dwelling and amendment of zoning district map in an Agricultural (A) District on 1.32 acres fronting approximately 435 feet along the southern line of Chalkley Road, approximately 520 feet west of Michmar Drive. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less). Tax ID 781-659-9698.
- I. **21SN0610**: In Dale Magisterial District, the **Chesterfield County Planning Commission** requests amendment of zoning approval (Case 17SN0615) to modify development standards, relative to the installation of temporary modular classrooms, and amendment of zoning district map in Agricultural (A) District on 122.56 fronting 1,400 feet on the west line of Newbys Bridge Road, also fronting 160 feet on the east line of Courthouse Road, also fronting Burnett Drive at two locations; 1,400 feet on the southeast corner of Burnett Drive and Richland Road and fronting 360 feet east of Richland Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax IDs 753-677-8598 and 755-677-2504.

- J. **21SN0613**: In Bermuda Magisterial District, **James Wade** requests conditional use planned development to permit a use exception (second dwelling) and amendment of zoning district map in a Heavy Industrial (I-3) District and amendment of zoning district map on 3.67 acres known as 1500 Bellwood Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial uses. Tax ID 797-678-1155.
- K. **21SN0615**: In Dale Magisterial District, **Aishah Ramsey** requests conditional use to permit a family day care home and amendment of zoning district map in a Residential (R-7) District on 0.48 acre known as 8606 Proctors Run Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 784-671-9940.
- L. **21SN0624**: In Clover Hill Magisterial District, **Jose Torres** requests rezoning from Agricultural (A) to Residential (R-12) and amendment of zoning district map on 1.95 acres known as 4201 Sussex Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 761-688-7029.
- M. **20SN0569** (Deferred from 12/15/2020) (AMENDED): In Matoaca Magisterial District, **Kristin E. Phillips** requests conditional use to permit a business (special events) incidental to a dwelling and conditional use planned development to permit exceptions to development standards and amendment of zoning district map in a Residential (R-25) District on 9.5 acres known as 9901 North Donegal Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use (maximum of 0.5 dwellings per acre). Tax ID 733-662-2712.

14. Consideration of the Following Code Amendment

A. 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.

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

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16. Other Business

17. Adjournment

June 15, 2021
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

