



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JULY 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:**
 - **June 15, 2021 MINUTES**
- 4. Items for Discussion**
 - A. Approaches to Zoning - *Mark White, White & Smith LLC and Bret Keast, Kendig Keast Collaborative.*
 - B. Code Amendment Relative to Jefferson Davis Residential Overlay (21PJ0114)
 - C. Code Amendment Relative to the Keeping of Chickens (21PJ0115)
- 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. **08TS0122**: In Matoaca Magisterial District, **RREF II-TFC Wynwood, LLC** requests a major change to remove the approved residential collector road connection to Otterdale Road at the western terminus of Gossamer Drive in a Residential (R-15) District on a site totaling 18.81 acres located at 6308 Woolridge Road. This case is known as **Wynwood Phase II**. Tax ID 708-675-1330.

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 July 20, 2021, the meeting will be recessed to July 22, 2021 at 6 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 July 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 July 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 July 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. **17SN0705 (*Deferred from 07/21/2020):** In Bermuda Magisterial District, **James Gambill** requests conditional use to permit a farm (to allow the keeping of donkeys, goats, pigs, and horses) and amendment of zoning district map in a Residential (R-7) District on 1.7 acres located at 9900 Quailoaks Avenue, also 200 feet off the east line of Brandywine Avenue, north of General Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.51 - 4 units/acre). Tax IDs 793-667-5816 and 8914.

B. **20SN0603 (*Deferred from 06/15/2021):** 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.

- C. **20SN0608** (*Deferred from 05/18/2021) (AMENDED): In Matoaca Magisterial District, **Oasis Park LLC** requests rezoning from Agricultural (A) to Residential Townhouse (R-TH) District, conditional use to permit an existing communications tower, and a conditional use planned development to permit use exceptions, 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 dwellings/acre). Tax IDs 715-671-6427; 716-671-1195, 7058 and 9458; 716-672-0380 and 9111; and 717-673-Part of 2340.
- D. **21SN0575** (*Deferred from 05/18/2021): In Dale Magisterial District, **McShay Communities, Inc.** requests rezoning from Agricultural (A) to Residential (R-12) and amendment of zoning district map on 11.2 acres located at the southeast corner of Salem Church and Kingsland Roads. 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 IDs 778-672-8811 and 779-671-2093
- E. **21SN0557**: In Matoaca Magisterial District, **Keith Jones Properties, LLC** requests conditional use to permit a special events business, bed and breakfast as accessory to special events business, equestrian center, and amendment of zoning district map in an Agricultural (A) District on 177.3 acres known as 12820, 12824, 12830, 12850, 12900, and 12904 River Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax IDs 736-640-3878, 737-641-1513, 738-641-3359, 736-641-7793, 735,641-7076, 735-642-7841.

- F. **21SN0566**: In Midlothian Magisterial District, **Gray Westchester LLC** requests rezoning from General Industrial (I-2) and Community Business (C-3) to Community Business (C-3) with conditional use to permit single family, townhouse, and multifamily uses plus conditional use planned development to permit exceptions to uses, ordinance requirements, and development standards and amendment of zoning district map on 333.6 acres fronting 2,450 feet on the north line of Midlothian Turnpike, 1,020 feet west of Watkins Centre Parkway, fronting 2,450 on the west line of Watkins Centre Parkway, 1,350 feet north of Midlothian Turnpike, and fronting 1,250 feet on the east line of Huguenot Springs Road, 2,500 feet north of the Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use and Low Density Residential (Maximum of 1 dwelling per acre) uses. Tax IDs 714-711-2160; 714-712-0284; 715-712-8474; and 715-714-4678.
- G. **21SN0570**: In Midlothian Magisterial District, **Cynthia Mitchell** requests renewal of Conditional Use (Case15SN0671) to continue to operate a heating and air conditioning contractor's shop in an Agriculture (A) District and amendment of zoning district map on 0.56 acre known as 1224 Crowder Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Mixed use. Tax ID 729-708-2499.
- H. **21SN0595** *** In Clover Hill Magisterial District, **Good Dog Grooming Studio LLC** requests conditional use planned development to permit exceptions to ordinance requirements, and exceptions to development standards and amendment of zoning district map in Neighborhood Business (C-2) District on 0.44 acre known as 310 North Arch Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 752-705-5483.
- I. **21SN0598**: In Dale Magisterial District, **Matt Zubey** requests rezoning from Light Industrial (I-1) to General Industrial (I-2) District with conditional use planned development to permit exceptions to development standards and ordinance requirements, plus an exception to Section 18-60 of the utility ordinance for connection to the public water and wastewater system, and amendment to zoning district map on 23.63 acres known as 5921 Newbys Bridge Rd. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 757-677-2517

- J. **21SN0602**: In Bermuda Magisterial District, **Emerson Ventures, LLC** requests rezoning from Residential (R-15), Community Business (C-3), and Agriculture (A) Districts to Community Business (C-3) District plus conditional use planned development to permit exceptions to ordinance standards on 3.9 acres known as 210 and 230 E Hundred Rd, 13200 Rivers Bend Boulevard and part of 139 Meadowville 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(s) 814-652-9588, 815-652-1474, 815-652-1893 and 815-653- Part of 1417.
- K. **21SN0609**: In Matoaca Magisterial District, **Katherine Lane** requests rezoning from Agriculture (A) to Residential (R-40) District plus an exception to Section 18-60 of the Utility Ordinance for connection to the public water system on 5.01 acres known as 5811 Cedar Springs Rd. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 742-673-9129.
- L. **21SN0617**: In Midlothian Magisterial District, **Unity Christ Church of Bon Air** requests conditional use to permit a private school, incidental to a church, in a Residential (R-15) District and amendment of zoning district map on 3.53 acres known as 923 Buford 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 758-710-0393.
- M. **21SN0629**: In Midlothian Magisterial District, **Alverser LLC** requests conditional use to permit craft brewery, craft distillery, and craft winery uses in a Corporate Office (O-2) District and amendment of zoning district map on 2.02 acres known as 1200 Alverser Plaza. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 739-710-4052.

*** These cases were deferred at a previous session by the Planning Commission to the July 20, 2021 public hearing.**

*****If this case is acted upon by the Planning Commission on July 20, 2021, it will be heard by the Board of Supervisors on July 28, 2021.**

19. 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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20. Other Business

21. Adjournment

July 20, 2021
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

