



**CHESTERFIELD COUNTY
PLANNING COMMISSION
REVISED MEETING AGENDA
TUESDAY, SEPTEMBER 21, 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:**
 - **August 17, 2021 MINUTES**
- 4. Items for Discussion**
 - A. Code Amendment Relative to Limited Duration Signs (22PJ0102)
 - B. Comprehensive Plan Modernization Project Update (21PJ0104)
 - C. Report on Housing Diversity Strategy (21PJ0105)
 - D. Consideration of Policy Allowing Remote Participation by Planning Commission Members at Planning Commission Meetings (22PJ0104)
 - E. Initiation of Application for a Freestanding EMC Sign for the Perkinson Center for the Arts (22PJ0103)
- 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 (Deferred from 07/20/2021):** 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 Tuesday, September 21, 2021, the meeting will be recessed to Thursday, September 23 at 6:00 p.m. in the Public 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 September 14, 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 September 20, 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 September 20, 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. **20SN0544**: In Bermuda Magisterial District, **Caduceus Development LLC** requests rezoning from Neighborhood Business (C-2) to Community Business (C-3) plus conditional use to permit Multifamily Residential (R-MF) use plus conditional use planned development to permit exceptions to ordinance requirements and exceptions to development standards and amendment of zoning district map on 12.7 acres known as 11501 Iron Bridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office uses. Tax IDs 774-654-7398 and 774-655-7040
- B. **21SN0553**: In Midlothian Magisterial District, **Centric Development, LLC** requests rezoning from Agricultural (A) to Multifamily Residential (R-MF) with Conditional Use to permit group care facility plus Conditional Use Planned Development for exceptions to ordinance requirements, and amendment of zoning district map on 14.94 acres known as 12015 Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business. Tax IDs 737-707-5021 and 6565; 737-708-3608, 4320 and 7210.
- C. **21SN0562**: In Dale Magisterial District, **Swift Creek Renewables, LLC** and **Shoosmith Bros., Inc.** request rezoning from Agricultural (A) to Agricultural (A) plus conditional use planned development to permit use exceptions (including a gas processing facility) and amendment of zoning district map on 10.3 acres known as 11520 Iron Bridge 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 and Industrial uses. Tax ID 772-653-Part of 5418.
- D. **21SN0604**: In Matoaca Magisterial District, **Yard Works, LLC** requests

Conditional Use to permit mulching, composting, grinding, soil processing, wood recycling, and processing vegetative waste along with the wholesale of such products and associated office and maintenance shop in the Agricultural District on 51.73 acres fronting 1,750 along the south line of Hull Street Road, beginning approximately 3,000 feet west of the intersection of Hull Street Road and Skin Quarter Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural uses. Tax ID(s) 689-667-3109, 688-666-1339.

- E. **21SN0594 (Deferred from 08/17/2021)**: In Midlothian Magisterial District, **Dennis Nofsinger Jr., Eleanor Nofsinger, Elaine Herman, Robert Tulloh, and HHH Land, LLC** (project commonly known as **Charter Colony West**) request rezoning from Agricultural (A) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements, development standards, and use exceptions (residential townhouses), conditional use to permit recreational neighborhood facilities, and a waiver to connectivity and amendment of zoning district map on 157.28 acres fronting 650 feet along the east side of Old Otterdale Road at its terminus with State Route 288, as well as fronting the terminus of Westbury Drive, Paddington Drive, Charlemagne Road, Thynne Road, Wallingham Drive, and Charter Park 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 IDs 720-704-Part of 3574; 720-706-3318; 721-704-7391; and 721-706-1629.
- F. **21SN0598 (Deferred from 08/17/2021)**: 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
- G. **21SN0628 (Deferred from 08/17/2021)**: In Midlothian Magisterial District, **Dorothy Clarke** requests conditional use planned development to permit exceptions to ordinance requirements, including road frontage requirements, conditional use to permit a second dwelling, and an exception to Section 18-60 of the Utility Ordinance for connection to the public water and wastewater systems and amendment of zoning district map in a Residential (R-40) District on 56.97 acres known as 3204 Old Gun Road East. Density will be controlled by

zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use. Tax ID 743-721-Part of 3814

19. Consideration of the Following Code Amendment

A. Code Amendment Relative to Jefferson Davis Residential Overlay (21PJ0114)

Ordinance to amend Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Secs. 19.1-52, 19.1-53, 19.1-236, 19.1-263, 19.1-274, 19.1-346, 19.1-377, 19.1-378, and 19.1-379 and 19.1-570 of the Zoning Ordinance relating to the Route 1 Residential Overlay area and Route 1 name change. This ordinance would, among other things, provide that for projects that include multifamily dwelling units in the overlay area that multifamily dwellings of 3 or more bedrooms be limited to 10 percent of the units in the project; that common area for any multifamily development having 5% or more of its units having 3 or more bedrooms be the greater of 70 square feet per unit of 20% of the project acreage and that such common area be programmed and include equipment and amenities appropriate for the development's residents. For projects subject to the overlay provisions having townhouse and stacked townhouse development, the amendment would provide that stacked townhouses be subject to the existing provisions for townhouse development, and that for both townhouse and stacked townhouse, common areas shall include within the required acreage a contiguous area a minimum of 8,000 square feet programmed and containing amenities for recreational and/or social activity appropriate for the residents of the community; that townhouse and stacked townhouse units designed so as to architecturally front Route 1 be permitted a minimum setback of 15 feet with Perimeter Landscaping J and if not designed to architecturally front Route 1 setback be increased to 50 feet; provide that townhouse lots requiring subdivision approval not be subject to buffers outlined in Sec. 19.1-263.B.1.; and provide that parking not be located between a townhouse or stacked townhouse unit and a road. In addition, the amendment defines and provides for the use "stacked townhouse dwelling" in the ordinance and provides that it be permitted by conditional use in Residential Townhouse (R-TH) and Agricultural (A) Districts, permitted by right in Residential Multifamily (R-MF) District and permitted with restrictions in Community Business (C-3), Regional Business (C-4) and General Business (C-5) districts, and provide that unless otherwise specified stacked townhouse dwelling be permitted where, and subject to, the provisions applicable to multifamily dwelling. Further, the amendment replaces the road name of the former Jefferson Davis Highway with Route 1 or Route 1 Highway as a result of recent road name change.

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21. Other Business

22. Adjournment

September 21, 2021
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

