



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, OCTOBER 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.

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:**
 - **September 21, 2021 MINUTES**
- 4. Items for Discussion**
 - A. Presentation on County Transportation Improvement Projects
 - B. Presentation and Discussion on Common Area
- 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, October 19, the meeting will be recessed to Thursday, October 21 at 6 p.m. in the Public 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 October 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 October 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 October 18, 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. **18SN0834**: In Bermuda Magisterial District, **Lingerfelt Development, LLC** requests rezoning from Agricultural (A), Community Business (C-3) and General Business (C-5) to Multifamily Residential (R-MF) plus conditional use planned development to permit exceptions relative to ordinance requirements and development standards and amendment of zoning district map on 17.07 acres located in the northeast corner of Weir and Briggs Road and also fronting approximately 440 feet on the northeast line of Briggs Road, 325 feet north of Weir Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax IDs 799-653-8252 and 9580; 800-652-Part of 1292 and Part of 4578; 800-653-Part of 2911 and 3479
- B. **20SN0536**: In Bermuda Magisterial District, **Leonard Buildings** requests conditional use planned development to permit a use exception (display and sale of utility trailers) and amendment of zoning district map in Community Business (C-3) District on 1.34 acres known as 9600 Jefferson Davis Highway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 793-668-8569
- C. **21SN0526**: In Bermuda Magisterial District, **ARW Properties, LLC** requests rezoning from Agricultural (A), Light Industrial (I-I), General Industrial (I-2) and Residential (R-7) to Light Industrial (I-1) with conditional use planned development to permit exceptions to development standards plus an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system and amendment of zoning district map on 8.45 acres fronting approximately 340 feet on the east line of Lawing Drive, 1,300 feet south of Old Bermuda Hundred 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 807-649-3115.
- D. **21SN0543**: In Matoaca Magisterial District, **Piedmont Venture LLC** requests amendment of zoning approval (Cases 05SN0221 and 18SN0514) relative to master plan, cash proffers, garages, uses, common area, plus conditional use planned development to permit exceptions to ordinance requirements, development standards and residential townhouse uses and amendment of zoning district map in a Residential (R-12) District on 164.2 acres fronting 1,600 feet on the south line of Genito Road, 1,140 feet east of Mount Herman Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential (maximum of 2.0 dwellings per acre) and Suburban Residential I (maximum of 2.0 dwellings/acre) use. Tax ID 705-687-3536.

- E. **21SN0606**: In Matoaca Magisterial District, **Charles Payne, Stephen Payne and Karin Hancock** request Rezoning from A to R-12, Conditional Use for recreational neighborhood facility, plus Conditional Use Planned Development for exceptions to ordinance requirements and development standards on 155.2 acres known as 16901 Genito Rd. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I uses. Tax IDs 708-687-1246, 709-686-7291, and 710-688-3801.
- F. **21SN0627**: In Bermuda Magisterial District, **Emerson-Roper Companies, LLC** requests rezoning from Agricultural (A), Residential (R-7), and Community Business (C-3) to Multifamily Residential (R-MF) with conditional use planned development to permit exceptions to ordinance requirements, development standards and uses (including commercial, residential townhouse and single family uses), plus relief to street access requirements and amendment of zoning district map on 171.97 acres known as 12200 Moores Lake Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use, Corporate Office/Research & Development/Light Industrial, Neighborhood Business, and Suburban Residential II (2 to 4 dwellings per acre) uses. Tax IDs 798-656-4174, 7198, 8099; 798-657-1153, 4000, 7556, 9667; 798-658-Part of 0445, 7835; 798-659-3914; 799-655-3692; 799-656-0212 and 1284; 799-657-0359 and 8241; 799-658-4314; 800-656-1126; and 800-657-6400.
- G. **21SN0633**: In Matoaca Magisterial District, **Melissa Quarterman** requests conditional use to permit a family day care home in a Residential (R-7) District and amendment of zoning district map on 0.23 acre known as 21301 Trojan 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 789-610-1739.
- H. **21SN0641**: In Bermuda Magisterial District, **John and Lisa Burton** request conditional use for a second dwelling and amendment of zoning district map in Agricultural (A) District on 59.5 acres known as 14411 Bradley Bridge Road. 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 775-638-9068.

- I. **21SN0642**: In Midlothian Magisterial District, **Mary and Richard Provost** request conditional use to permit a second dwelling and amendment of zoning district map in Residential (R-40) District on 1.26 acres known as 3824 Darby Drive. 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 dwelling per acre). Tax ID 744-725-6946.
- J. **21SN0648**: In Bermuda Magisterial District, **Kareemah Hamdan** requests conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-12) District on 0.3 acre known as 2625 Mistwood Forest 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 798-644-0332.
- K. **21SN0658**: In Clover Hill Magisterial District, **Bon Secours Mercy Health** requests conditional use to permit a helipad and amendment of zoning district map in a Community Business (C-3) and Residential (R-7) District on 0.25 acre known as 13700 St Francis Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax ID 726-694-Part of 8861.
- L. **21SN0670**: In Bermuda Magisterial District, the **Chesterfield County Planning Commission** requests rezoning from Community Business (C-3) to Agricultural (A) and amendment of zoning district map on approximately 2 acres known as 3600 Beechwood Avenue. 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 795-631- Part of 4324.
- M. **21SN0671 (DOUBLE ADVERTISED)**: In Bermuda Magisterial District, the **Chesterfield County Planning Commission** requests conditional use to permit a computer-controlled, variable-message, electronic sign (EMC) plus conditional use planned development to permit exceptions to development standards and amendment of zoning district map in a Community Business (C-3) District on 0.2 acre known as 11810 Centre Street. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Mixed use. Tax ID 788-655-8377.

- N. **21SN0598 (Deferred from 09/21/2021)**: 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.
- O. **21SN0604 (Deferred from 09/21/2021)**: 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.

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15. Other Business

16. Adjournment

October 19, 2021
CPC Agenda Overview

