



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, NOVEMBER 16, 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:**
 - **October 19, 2021 MINUTES**
- 4. Item for Discussion**
 - A. Bermuda Estates Manufactured Home Community Update
 - B. Friends of the Lower Appomattox River (FOLAR) Update - Heather Barrar, Regional Trails Program Director
 - C. Draft Genito 288 Special Focus Area Plan and Draft River City Sportsplex Master Plan Update (21PJ0108)
 - D. Initiation of Plan Amendment Relative to the County Thoroughfare Plan - Corporate Village Parkway Extension (22PJ0108)
- 5. Adoption of Planning Commission 2022 Calendar Year and January 2023 Meeting Dates**
- 6. CPC Work Program Progress Report**
- 7. Recess**

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

- 8. Call to Order**

9. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations

10. Review Meeting Procedures

11. Public Meeting, Consideration of the Following Proposals:

- A. **21PP0215**: In Clover Hill Magisterial District, **Jeffrey DeRyder** requests Planning Commission approval to remove a rear setback and buffer condition (Condition 11) imposed by a 1984 Planning Commission approval of the Bailey Ridge Estates preliminary plat on his subdivision lot approximately 0.3 acres located at 11621 Sunfield Drive in an R-9 District. This case is known as **Bailey Ridge Estates**.

12. 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, November 16, 2021 the meeting will be recessed to Thursday, November 18 at 6 p.m. in the Public Meeting Room.

13. 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/cpcccomments (to be activated on November 9, 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 November 15, 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/cpcccomments on November 15, 2021 PRIOR to the meeting.

14. Invocation

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

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

17. 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.

18. Review Meeting Procedures

19. 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. **21SN0618**: In Midlothian Magisterial District, **Watkins Land, LLC** and **Middleburg Real Estate Partners, LLC** (project commonly known as **The Hamlet at Watkins Centre**) request amendment of zoning approval (Case 18SN0527) relative to the master plan, uses and ordinance requirements in a General Industrial (I-2) District and amendment of zoning district map on 69 acres located in the northeast and southeast corners of Watkins Centre Parkway and East/West 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 use. Tax IDs 716-709-2921 and 717-709-6703.
- B. **21SN0635**: In Clover Hill Magisterial District, **Holladay Corporation** requests rezoning from Corporate Office (O-2) and Agricultural (A) to Multifamily Residential (R-MF) District plus conditional use planned development to permit exceptions to ordinance requirements and development standards and amendment of zoning district map on 11.7 acres located at the north quadrant of the intersection of Harbour Pointe Parkway and Harbour Pointe Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax ID 729-674-6899

- C. **21SN0666 (DOUBLE ADVERTISED)**: In Clover Hill Magisterial District, **Turquoise Panther Tattoo** requests conditional use to permit a tattoo parlor and amendment of zoning district map in Community Business (C-3) and General Business (C-5) Districts on 8.47 acres known as 9101 Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 753-705-7450.
- D. **21SN0543 (Deferred from 10/19/2021)**: 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.

20. 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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21. Other Business

22. Adjournment

November 16, 2021
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

