



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 18, 2022**

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. Election of Officers for 2022**
 - A. Chair
 - B. Vice-Chair
- 2. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 3. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 4. Approval of the Planning Commission Minutes for:**
 - **December 21, 2021 MINUTES**
- 5. Items for Discussion**
 - A. Status Report and Overview of Upper Magnolia Green-East (21SN0675) and Upper Magnolia Green-West (21SN0676) Zoning Cases
 - B. Overview of Planning Department for 2021
- 6. CPC Work Program Progress Report**
- 7. Other Business**
- 8. 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, January 18, 2022 the meeting will be recessed to Thursday, January 20, 2022 at 6:00 p.m. in the Public Meeting Room.

9. 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 January 11, 2022) 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 January 17, 2022 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 January 17, 2022 PRIOR to the meeting.

10. Invocation

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

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

13. 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.

14. Review Meeting Procedures

15. 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. **21SN0592**: In Midlothian Magisterial District, **CDG Holdings LLC** requests rezoning from Regional Business (C-4) and Agricultural (A) 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 22.19 acres fronting 500 feet along the west line of Mall Drive, 750 feet south of Robious Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax ID 741-713-7004-00002.
- B. **21SN0616**: In Dale Magisterial District, **Nash Road/Woodpecker Road, LLC** requests rezoning from Agricultural (A) to Residential (R-25) plus conditional use planned development to permit exceptions to development standards and amendment of zoning district map on 32.85 acres located in the northeast corner of Nash and Woodpecker Roads. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 760-646-0365.
- C. **21SN0623**: In Midlothian Magisterial District, **Douglas Sowers** requests conditional use to permit a private landing strip in an Agricultural (A) District and amendment of zoning district map on 231.97 acres known as 1401 County Line Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential use (Maximum of 2.0 dwelling units/acre). Tax ID 704-702-6447
- D. **21SN0653**: In Matoaca Magisterial District, **Cosby Village, LLC** requests amendment of zoning approval (Case 19SN0625) relative to proffers, textual statement and master plan to permit a commercial kennel and amendment of zoning district map in a Neighborhood Business (C-2) District on 8.32 acres known as 15901 Cosby 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 713-670-6548
- E. **21SN0654**: In Bermuda Magisterial District, **Rachel Massey** requests conditional use to permit a family day care home and amendment of zoning district map in Residential (R-12) District on 1.26 acres known as 10907 Arbor Ridge Terrace. 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 per acre). Tax ID 778-658-0958.

- F. **21SN0657**: In Dale Magisterial District, **Thong Le** requests conditional use to permit a two family dwelling and amendment of zoning district map in a Residential (R-7) District on 0.26 acre known as 6212 Barrister Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 775-664-5545.
- G. **21SN0679**: In Midlothian Magisterial District, **Wolfgang & Loretta Webner** request conditional use to permit a farm use to keep farm animals and amendment of zoning district map in a Residential (R-15) District on 11.45 acres known as 260, 320, 420 and 440 Buford Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.51 to 4.0 dwellings per acre). Tax IDs 758-708-6855, 8431; 759-707-3879; 759-708-1200.
- H. **21SN0687**: In Dale Magisterial District, **Chesterfield County General Services** requests conditional use to permit a park and ride parking lot and government building uses in an Agricultural (A) District and amendment of zoning district map on 9.84 acres known as 4001, 4003 and 4009 Cogbill 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 IDs 782-685-0557, 0583 and 4467.
- I. **21SN0688**: In Clover Hill Magisterial District, **Chesterfield County General Services** requests conditional use to permit a park and ride parking lot in Residential (R-7) and Residential (R-12) Districts and amendment of zoning district map on 49.43 acres known as 13900 Hull Street 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 726-673-1225.
- J. **21SN0692**: In Midlothian Magisterial District, **Bellona Arsenal Farm Associates, LLC** requests conditional use to permit a farm use to keep farm animals and conditional use planned development to permit a commercial outdoor recreational establishment to keep exotic animals and amendment of zoning district map in a Residential (R-40) District on 71.07 acres known as 3816 Old Gun Road West. 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 737-725-8140.

- K. **21SN0698**: In Matoaca Magisterial District, **Tina Long** requests conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-25) District on 0.87 acre known as 11741 Riverpark Way. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax ID 722-648-8386.

16. Consideration of the Following Code Amendment

- A. **Consideration of Comprehensive Plan Amendment – Comprehensive Plan Modernization (21PJ0104)**

An amendment to Chesterfield County's Comprehensive Plan, Moving Forward -The Comprehensive Plan of Chesterfield. The Comprehensive Plan Modernization Project encompasses the areas within the Jahnke/Chippenham Plan, the (Eastern) Route 360 Corridor Plan, the Eastern Midlothian Plan and the Northern Courthouse Road Community Plan, as generally shown on The Land Use Plan Map. The Plan does not rezone or change legal use of property but provides development and rezoning guidance should they occur. It would amend Chapters 10 (Land Use Plan) and 11 (Specific Area Plans, specifically the Jahnke/Chippenham Plan, the (Eastern) Route 360 Corridor Plan, the Eastern Midlothian Plan and the Northern Courthouse Road Community Plan) of the Comprehensive Plan.

17. 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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18. Other Business

19. Adjournment

**January 18, 2022
CPC Agenda Overview**

Legend

-  Bermuda
 Clover Hill
 Dale
 Matoaca
 Midlothian

