



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, AUGUST 16, 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. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 2. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 3. Approval of the Planning Commission Minutes for:**
 - July 19, 2022 Minutes
- 4. Items for Discussion**
 - A. Discussion of Retail and On-Site Consumption of Alternative Nicotine Products
 - B. Update of the Roseland Overlay Project (20PJ0122)
 - C. Update on Genito/Rt. 288 Special Focus Area Plan (21PJ0108)
- 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, August 16, the meeting will be recessed to Thursday, August 18 at 6:00 p.m. in the Public Meeting Room.

- 7. Call to Order**
- 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. Review Meeting Procedures

12. 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.

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. **21SN0645**: In Midlothian Magisterial District, **Douglas Sowers, Susan Sowers and Otterdale, LLC** (Project commonly known as **Newmarket South**) request rezoning from Agricultural (A) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 164.45 acres located along the west line of Otterdale Road, beginning approximately 330 feet south of Cedarville Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax IDs 713-691-6321, 2873, 8928; 713-692-0469; 713-693-9221; 714-690-2468; 714-691-2486; 714-692-7432; 715-692-3162.
- B. **21SN0695**: In Bermuda Magisterial District, **Bellwood Commons LLC** requests rezoning from General Business (C-5) to Regional Business (C-4) with conditional use to permit multifamily and townhouse uses plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 39.71 acres known as 9201 Route 1. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax IDs 793-670-5113, 8762, and 794-670-8416.
- C. **21SN0705**: In Midlothian Magisterial District, **Michael and Christina Cassada** request conditional use for a business from the home (beauty shop), plus conditional use planned development for exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-7) District on 0.41 acres known as 13706 Westfield Road. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential use (Minimum of 4 to 8 dwellings per acre). Tax ID 728-709-3049.

- D. **22SN0011**: In Matoaca Magisterial District, **Emerson Ventures, LLC** (Project commonly known as **Hampton Ridge**) requests rezoning from Agricultural (A) to Residential Townhouse (R-TH) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 9.78 acres known as 16321 Hull Street Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business and Medium-High Density Residential uses (Minimum of 4 to 8 dwellings per acre). Tax ID 711-668-3936.
- E. **22SN0047**: In Matoaca Magisterial District, **Superior Signs** requests conditional use to permit a computer-controlled, variable-message, electronic sign (EMC) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-25) District on 1.21 acres known as 10936 Brandy Oaks Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 730-655-5387.
- F. **22SN0062**: In Midlothian Magisterial District, **Dana Phinney** requests conditional use to permit a group care facility incidental to a dwelling and amendment of zoning district map in a Residential (R-15) District on 1.39 acres known as 8157 Brown 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 758-712-7284.
- G. **22SN0065**: In Matoaca Magisterial District, **Second Branch Baptist Church** requests conditional use to permit a private school and amendment of zoning district map in an Agricultural (A) District on 12.02 acres known as 12207, 12217, 12227 and 12301 Second Branch Road. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax IDs 734-646-8791, 9775; 735-646-0557 and 735-647-1214.
- H. **22SN0080**: In Bermuda Magisterial District, **Daniel and Jamie Arkin** request conditional use to permit a second dwelling and amendment of zoning district map in an Agricultural (A) District on 2.95 acres known as 11408 Womack Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less). Tax ID 786-658-9795.
- I. **22SN0085**: In Bermuda Magisterial District, **Bermuda Hundred Child Development Center** requests conditional use to permit a child day care within an existing church and amendment of zoning district map in Residential (R-7) Districts on 1.4 acres known as 2021 East Hundred 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 825-645-Part of 2958.

- J. **22SN0043** (Deferred from 07/19/2022): In Bermuda Magisterial District, **Gary and Shannon Davis** request conditional use to permit a home occupation (towing business) and amendment of zoning district map in an Agricultural (A) District on 1 acre known as 12712 Branders Bridge 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 782-650-5962.

14. Consideration of the Following Code Amendment

- A. Code Amendment Relative to Public Roads in Agricultural (A) Zoning Districts (22PJ0113)

Ordinance to amend Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting section 19.1–203 of the Zoning Ordinance relative to the creation or extension of a public road into an Agricultural (A) Zoning District. This amendment would allow for the creation or extension of a public road should it be approved by the Board of Supervisors as part of a zoning approval.

15. 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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16. Other Business

17. Adjournment

August 16, 2022
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

