



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, OCTOBER 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. 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:**
 - September 22, 2022 Minutes
- 4. Items for Discussion**
 - A. Initiate Code Amendment Relative to the Roseland Overlay (20PJ0122) and Set the Date for the Public Hearing
 - B. Initiation of Code Amendment Relative to On-Site Consumption of Recreational Substances (22PJ0117)
 - C. Overview of Code Amendment Regarding Public Roads in Agricultural Districts (22PJ0113)
- 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 18, the meeting will be recessed to Thursday, October 20 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 Matters**

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 matters. 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. **21SN0600**: In Clover Hill Magisterial District, **RCKF Cloverhill LLC** (project commonly known as **Cloverleigh**) requests rezoning from Agricultural (A) to Residential (R-12) of 52.19 acres and Regional Business (C-4) of 51.1 acres with conditional use to permit an existing telecommunications tower, temporary sales facility, single family dwellings, multifamily dwellings, and recreational neighborhood facilities plus conditional use planned development to permit exceptions to ordinance requirements, including use exceptions, on the entire 103.29 acres tract and a waiver to connectivity and amendment of zoning district map fronting approximately 515 feet on the north line of Hull Street Road, 1,015 feet northeast of South Old Hundred Road and fronting approximately 450 feet on the east line of South Old Hundred Road, 345 feet south of Rose Glen Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use and Suburban Residential II (2 to 4 dwellings per acre) uses. Tax IDs 731-681-8265; 732-681-3768 and 4585; 733-680- Part of 9439; 733-681-0761; 734-678-2276; 734-681-0526 and 3904.

B. **21SN0694**: In Matoaca Magisterial District, **Douglas Sowers** (project commonly known as **Rose Ridge**) requests rezoning from Agricultural (A) to Residential (R-40), plus conditional use to permit neighborhood recreational facilities, conditional use planned development to permit exceptions to ordinance requirements, and an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system and amendment of zoning district map on 230.19 acres fronting approximately 1410 feet on the north line of Riverway Road, 950 feet west of River Road. Density will be

controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax IDs 728-644-4490; 728-645-4455; 728-646-4250; 728-647-0074, 7669; 729-644-5776; 729-645-1275; 730-644-7359; and 730-645-1060.

- C. **22SN0027**: In Matoaca Magisterial District, **VA Paint Co/Dogtopia** requests amendment of zoning approval (Case 17SN0800) to permit outdoor run area and amendment of zoning district map in Neighborhood Business (C-2) District on 0.83 acre known as 13615 Hull Street 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 728-673-8137.
- D. **22SN0038**: In Clover Hill Magisterial District, **Winterpock Crossing, LLC** requests amendment of zoning approval (Case 91SN0271) relative to transportation density and architecture with conditional use planned development to permit exceptions to ordinance requirements and/or development standards and amendment of zoning district map in Community Business (C-3) Districts on 21.58 acres known as 6851 Lake Harbour Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax IDs 722-672-8939, 9604; 723-672-3645, 8123.
- E. **22SN0057**: In Midlothian Magisterial District, **SandG Holdings, LLC** requests amendment of zoning approval (Cases 86SN0011 and 10SN0104) relative to uses and outdoor dining requirements, conditional use to permit a commercial indoor recreational establishment and an outdoor public address system, conditional use planned development to permit exceptions to ordinance requirements, including use exceptions such as outdoor events and prepared food vendors, and amendment of zoning district map in a Light Industrial (I-1) District on 2.65 acres known as 200 North Otterdale 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 721-710-5172.
- F. **22SN0072**: In Clover Hill Magisterial District, **Pineapple Haven, LLC** requests conditional use to permit a family day care home and amendment of zoning district map in the Residential (R-12) Districts on 0.32 acre known as 11833 Rimswell Turn. 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 741-687-6761.
- G. **22SN0074**: In Clover Hill Magisterial District, **Frederick Key** requests conditional use to permit a business (automobile towing service) incidental to a dwelling and amendment of zoning district map in a Residential (R-15) District on 0.91 acre known as 12116 Brookview 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 739-681-2603.

- H. **22SN0075**: In Bermuda Magisterial District, **Badger Daylighting** requests conditional use planned development for exceptions to ordinance requirements and/or development standards to permit a manufactured office trailer and amendment of zoning district map in a General Industrial (I-2) District on 1 acre known as 12351 Battery Dantzler Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for General Business use. Tax ID 804-655-3657.
- I. **22SN0086**: In Bermuda Magisterial District, **Maria Parrino** requests conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-15) District on 0.36 acre known as 10449 Brynmore Drive. Density will be controlled by zoning conditions or ordinance standards. Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 780-661-4171.
- J. **22SN0093**: In Bermuda Magisterial District, **Morrow Energy** requests conditional use to permit a utility use requiring a structure (gas line interconnection facility) and amendment of zoning district map in an Agricultural (A) District on 3.67 acres fronting approximately 355 feet on the south line of Centralia Road, 50 feet west of Holly Trace 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 775-661-2623.
- K. **22SN0095**: In Midlothian Magisterial District, **Biringer Builders Inc.** requests conditional use planned development to permit exceptions to ordinance requirements and/or development standards and amendment of zoning district map in a Residential (R-15) District on 0.96 acre known as 16301 Fleetwood Road. 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 ID 712-695-9267.
- L. **22SN0099**: In Matoaca Magisterial District, **Christine and Brian Fazzino** request conditional use to permit a family day care home and amendment of zoning district map in a Residential (R-9) District on 0.17 acre known as 7637 Nicklaus Circle. 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 ID 704-669-3064.
- M. **22SN0103**: In Midlothian Magisterial District, **Daniel and Brittany Royce** request conditional use planned development to permit exceptions to ordinance requirements for setback from a gas pipeline easement (Sec. 19.1-209 I) for the installation of a rear yard in-ground pool and amendment of zoning district map

in a Residential (R-15) District on 0.36 acre known as 16300 Binley Road. 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 ID 709-696-8955.

- N. **22SN0108**: In Dale Magisterial District, **Nelson Hernandez** requests rezoning from Agricultural (A) to Residential (R-12) and amendment of zoning district map on 1.97 acres known as 7700 Salem Church 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 777-675-6434.
- O. **22SN0003 (Deferred from 09/22/2022)**: In Clover Hill Magisterial District, **Melissa Embrey** requests conditional use to permit storage of a recreational vehicle outside the rear yard and amendment of zoning district map in a Residential (R-12) District on 0.28 acre known as 11612 Altimira Lane. 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 741-678-7466.
- P. **22SN0033 (Deferred from 09/22/2022)**: In Matoaca Magisterial District, **Hickory Haven Equestrian** requests conditional use to permit an Equestrian facility and conditional use planned development for exceptions to ordinance requirements and/or development standards, and amendment of zoning district map in an Agricultural (A) District on 18.59 acres known as 3000 Winnie 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 797-617-2452.
- Q. **22SN0085 (Deferred from 08/16/2022)**: In Bermuda Magisterial District, **Bermuda Hundred Child Development Center** requests conditional use to permit a child day care within existing churches and amendment of zoning district map in Residential (R-7) District on 7.7 acres known as 2021 East Hundred Road and 2025 Florence Avenue. 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 and 825-645-Part of 5311.

14. Consideration of the Following Code Amendments

- A. **Code Amendment Relative to Public Roads in Agricultural 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.

B. Community Facilities Plan Amendment (20PJ0102)

An amendment to Chesterfield County's Comprehensive Plan, Moving Forward – The Comprehensive Plan for Chesterfield. The Community Facilities Chapter (15) of the Plan identifies level of service standards and site location criteria for fire/ems, police, sheriff, library, school, parks, general services, mental health/social services, and telecommunication facilities. This chapter guides the near-term provision of new, expanded and replacement public facilities to serve the growth and development of the County.

15. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Matters

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 matters. 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.

16. Other Business

17. Adjournment

October 18, 2022
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

