



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, NOVEMBER 15, 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:**
 - October 18, 2022 Minutes
- 4. Items for Discussion**
 - A. Update on the Zoning Ordinance Modernization (ZOMod) Project (20PJ0107)
 - B. Discussion of 22PJ0116 (Point of Rocks) and 22PJ0118 (Bellwood Estates)
 - C. Initiation of Rezoning for the Former Matoaca Fire Station (22PJ0119)
 - D. Initiation of Amendment of Proffers Relating to Brick Facades in Meadowville Landing Subdivision (22PJ0120)
- 5. Adoption of Planning Commission 2023 Calendar Year and January 2024 Meeting Dates**
- 6. CPC Work Program Progress Report**
- 7. 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 15, 2022, the meeting will be recessed to Thursday, November 17 at 6 p.m. in the Public Meeting Room.

- 8. Call to Order**

9. **Invocation**
10. **Pledge of Allegiance to the Flag of United States of America**
11. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
12. **Review Meeting Procedures**
13. **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.

14. **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. **22SN0012**: In Clover Hill Magisterial District, **Royal Farms at Warbro Road** is a request to amend zoning approval (Case 16SN0565) relative to proffered conditions and amendment of zoning district map in Light Industrial (I-1) District on 5.22 acres fronting approximately 480 feet north line of Hull Street Rd at the intersection of Warbro Road, and 462 feet along the east line of Warbro 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 ID 738-681-9293.
 - B. **22SN0036**: In Midlothian Magisterial District, **Westfield Rezoning** is a request to rezone from Residential (R-7) District to Residential Townhouse (R-TH) District plus conditional use planned development to permit exceptions to ordinance requirements and/or development standards and amendment of zoning district map in a Residential (R-7) District on 2.37 acres fronting approximately 220 feet along the south line of Westfield Road beginning 115 feet east of Ryanwood Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential use (Minimum of 4 to 8 dwellings per acre). Tax ID 726-709-3361.
 - C. **22SN0055**: In Clover Hill Magisterial District, **Courthouse Road Rezoning** is a request to rezone from Agricultural (A) District to Residential (R-12) District

with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 10.11 acres fronting approximately 414 feet along the west line of Courthouse Road and adjacent to Good News Freewill Baptist Church. 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 748-679-7845.

- D. **22SN0068**: In Matoaca Magisterial District, **Green Acres at River Road** is a request to amend zoning approval (Case 06SN0227) relative to cash proffers and an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system and amendment of zoning district map in Residential (R-88) District on 171.61 acres known as 10013 River Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax IDs 755-616-0604; 755-617-9274.
- E. **22SN0069**: In the Matoaca Magisterial District, **Green Acres at Beach Road** is a request to amend zoning approval (Case 06SN0335) relative to cash proffers and an exception to Section 18-60 of the Utility Ordinance for connection to the public water and wastewater system and amendment of zoning district map in Residential (R-25) District on 53.74 acres fronting approximately 1,478 feet along the north line of Beach Road at the intersection with Second Branch Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 734-658-8633; 736-655-5340; 737-652-3153, 4169.
- F. **22SN0070**: In Clover Hill Magisterial District, **TJ and Friends CDL School** is a request to amend zoning approval (Case 87SN0045) relative to permitted uses (allow a tractor trailer parking and training to operate tractor trailers) and amendment of zoning district map in Community Business (C-3) and Corporate Office (O-2) Districts on 14.16 acres known as 10902 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 (Minimum of 4 to 8 dwellings per acre) use. Tax IDs 744-685-2207-00001 and 744-685-2207-00002.
- G. **22SN0088**: In Bermuda Magisterial District, **Wrexham Townhouses** is a request to rezone from Convenience Business (C-1) to Residential Townhouse (R-TH) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 1.43 acres known as 10730 Ironbridge Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax ID 775-659-3119.
- H. **22SN0102**: In Clover Hill Magisterial District, **Drake Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of

zoning district map in a Residential (R-15) District on 1.83 acres known as 2700 Newquay 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 755-691-4367.

- I. **22SN0114**: In Midlothian Magisterial District, **Dixon Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-15) District on 0.49 acre known as 1524 Kingscross 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 730-697-4740
- J. **22SN0115**: In Dale Magisterial District, **Moehls Two Family Dwelling** is a request for conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-15) District on 1.18 acres known as 9420 Waterfowl Flyway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 755-658-6406.
- K. **21SN0694 (Deferred from 10/18/2022)**: In Matoaca Magisterial District, **Rose Ridge** is a request for 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.

15. 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. **Code Amendment Relative to On-Site Use of Recreational Substances (22PJ0117)**

Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting sections 19.1-570 of the zoning ordinance to add the following definitions: “Recreational Substances. Recreational Substances includes the following: Any product made of tobacco including cigarettes, cigars, smokeless tobacco, pipe tobacco, and wrappings. Any noncombustible product containing nicotine that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine in a solution or other form. Any product, including any raw materials from hemp that are used for or added to a food or beverage product, that contains industrial hemp and has completed all stages of processing needed for the product. Any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device and any cartridge or other container of nicotine in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device.” and also adding “Recreational Substances On-Site Use. Any establishment, facility, or location whose business operation allows the on-site use of Recreational Substances.”; and amending and reenacting section 19.1-52 to allow on-site use of recreational substances solely as a conditional use in the C-3, C-4, C-5, I-1, I-2 and I-3 zoning districts.

C. Roseland Zoning Overlay District (20PJ0122)

Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by enacting sections 19.1-391 through 19.1-395, and by amending and reenacting section 19.1-570 of the Zoning Ordinance relative to the Roseland Zoning Overlay District. The Roseland Zoning Overlay District applies generally to the area located within the Clover Hill and Midlothian Magisterial Districts along the east and west sides of Otterdale Road, the north and south sides of Old Hundred Road, east of the Norfolk Southern Railroad tracks and west of Route 288 and Little Tomahawk Creek. Among other things, this amendment promotes the development of a high-quality master-planned mixed-use community while allowing for flexibility and maintaining high-quality development concepts envisioned by the approved Roseland rezoning (Case 07SN0223). The amendment establishes four (4) new use districts (Suburban Residential District, Medium-Density Residential with Nodal Mixed-Use District, Commercial/High-Density Residential/Mixed-Use District and the Public Facilities District), permitting residential uses of different styles, commercial/retail and office uses, recreational uses and multiple public facilities. Density would be limited to a maximum of 4,509 dwelling units and 815,000 square feet of gross floor area of non-residential uses, dispersed throughout six (6) development tracts. The amendment provides design standards for streets, alleys and trails, site/lot area and width, road frontage, setbacks, buffers, lot/site coverage, accessory buildings, project density, number of attached units, limited rear-loading of lots, encroachments for porches and other structures, number of road accesses, access drive widths, dwelling units

per floor, locations of parking areas and drives, paved driveways, covered front entryways, screening of HVAC equipment, foundation plantings, limitations on the widths of garages in relation to facades, residential and non-residential uses contained within the same building, shared cross access, visual enhancements for drive-through and gasoline pump areas, locations of parking areas and drives, building heights, sizes of individual uses, building length, pedestrian short cuts, facades fronting select roads, minimum coverage of first-floor facades with windows and pedestrian entrances, and visual enhancements for parking garages. The amendment provides a trail network including a “Main Line Trail” along Tomahawk Creek and requires a significant contribution to common area and a linear park system. The amendment also provides for major infrastructure improvements including new roadways and improvements to existing roadways where such roads abut proposed development and provides guidance for addressing water and wastewater infrastructure and phasing for the linear park and Main Line Trail. Additional provisions regulating ADUs, off-site parking, buffers, a water storage tank, public parks, neighborhood recreation and projections above rooflines are included. Finally, the amendment includes six (6) new definitions for Accessory Dwellings, Twin Home Dwellings, Cluster Lots, Linear Park, Rear-Loaded, and Mews Streets.

16. 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.

17. Other Business

18. Adjournment

November 15, 2022
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

