



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, DECEMBER 20, 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:**
 - November 15, 2022 Minutes
- 4. Items for Discussion**
 - A. Unmanned Aerial Vehicles (UAVs) – Presentation by Delta Airport Consultants and Virginia Department of Aviation (22PJ0122)
 - B. Discussion of Accessory Dwelling Units (ADUs) (22PJ0121)
- 5. Adoption of Planning Commission 2023 Meeting Dates as Revised**
- 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 December 20, 2022, the meeting will be recessed to December 22, 2022 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. **17SN0705**: In Bermuda Magisterial District, **James Gambill** requests conditional use to permit a farm (to allow the keeping of donkeys, goats, pigs, and horses) and amendment of zoning district map in a Residential (R-7) District on 1.7 acres located at 9900 Quailoaks Avenue, also 200 feet off the east line of Brandywine Avenue, north of General Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.51 - 4 units/acre). Tax IDs 793-667-5816 and 8914.

Staff Note: On November 16, 2022, the applicant withdrew this request. The Planning Director will acknowledge the withdrawal at the public hearing. No further action will be taken by the Planning Commission.

- B. **22SN0041**: In Clover Hill Magisterial District, **Norris' Septic Tank Business from the Home** is a request for conditional use to permit a septic tank business from the home and amendment of zoning district map in a Residential (R-7) District on 0.83 acre known as 200 South Providence 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 759-704-2293.
- C. **22SN0091**: In Clover Hill Magisterial District, **Hurtado Second Dwelling** is a request for conditional use to permit a two-family dwelling (attached to existing home) or a second dwelling (free standing near the existing home) and amendment of zoning district map in a Residential (R-7) District on 1 acre known as 340 Ravenscroft 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 744-705-4356.

- D. **22SN0094**: In Clover Hill Magisterial District, **Smith Family Day Care Home** is a request for conditional use to permit a family day care home and amendment of zoning district map in a Residential (R-7) District on 0.45 acre known as 8701 Wadsworth Court. 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 754-702-8631.
- E. **22SN0111**: In Matoaca Magisterial District, **Lyttle Properties Rezoning** is a request to rezone from Agricultural (A) to Residential (R-40) plus an exception to Section 18-60 of the Utility Ordinance for connection to the public water and wastewater systems and amendment of zoning district map on 62 acres known as 12500 Coalboro Road, located north of River Road, between Taylor Road and Coalboro 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 ID 702-645-Part of 2422.
- F. **22SN0112**: In Bermuda Magisterial District, **I Don't Know Sports Grill** is a request for conditional use to permit an outdoor public address system and amendment of zoning district map in Community Business (C-3) District on 3.79 acres known as 1920 W Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax IDs 803-654-0459, 2249 and 3664.
- G. **22SN0118**: In Bermuda Magisterial District, **Hidden Oaks Event Center** is a request for conditional use to permit a special events venue with conditional use planned development for exceptions to ordinance requirements plus an exception to Section 18-60 of the Utility Ordinance for connection to the public water system and amendment of zoning district map in Agricultural (A) District on 48.83 acres known as 2149 Reymet Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 798-665-8911
- H. **22SN0124**: In Dale Magisterial District, **Courtyard Road Rehabilitation Treatment Facility** is a request for conditional use to permit a substance use disorder treatment facility and amendment of zoning district map in Neighborhood Business (C-2) District on 5.23 acres known as 6701 Court Yard 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 772-658-8612.

- I. **22SN0125:** In the Midlothian Magisterial District, **Goode Special Events Venue** is a request for conditional use to permit a special events venue incidental to a dwelling and conditional use planned development for exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 5 acres known as 16716 Genito 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 709-689-1733.
- J. **22SN0130:** In Matoaca Magisterial District, **Eddy Two Family Dwelling** is a request for conditional use to permit a two-family dwelling and amendment of zoning district map in an Agricultural (A) District on 2.63 acres known as 12412 Second Branch 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 ID 733-646-9719.
- K. **22SN0136:** In Bermuda Magisterial District, **Jason Haney Tattoo Shop** is a request for conditional use to permit a tattoo shop and amendment of zoning district map in Community Business (C-3) District on 0.68 acre known as 4515 West Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Mixed use. Tax ID 788-653-3591.
- L. **22SN0070 (Deferred from 11/15/2022):** 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.

15. Consideration of the Following Code Amendments

A. **Code Amendment Relative to Point of Rocks (22PJ0116)**

Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting sections 19.1-52.A and 19.1-53 of the Zoning Ordinance to add “Dwelling, Single Family” within Point of Rocks area as a Restricted Use within the Community Business (C-3) Zoning District within only specifically identified parcels along Point of Rocks Road.

B. **Code Amendment Relative to Bellwood Estates Subdivision (22PJ0118)**

Ordinance to amend the Code of the County of Chesterfield, 1997, as amended,

by amending and reenacting sections 19.1-52.A and 19.1-53 of the Zoning Ordinance to add “Dwelling, Single Family” within Bellwood Estates Subdivision as a Restricted Use within the Heavy Industrial (I-3) Zoning District with geographical limitations not to extend beyond the limits of Bellwood Estates Subdivision.

C. 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.

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

December 20, 2022
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

