



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 17, 2023**

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.

4:30 p.m. Planning Commission Work Session - Public Meeting Room

1. **Election of Officers for 2023**
 - 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 20, 2022 Minutes
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, January 17, the meeting will be recessed to Thursday, January 19 at 6 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. **22SN0019:** In Bermuda Magisterial District, **Gwynn Avenue Existing Multifamily Uses** is a request to rezone from Community Business (C-3) and General Business (C-5) to Community Business (C-3) with conditional use to permit multifamily uses plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 1.65 acres known as 2560 Gwynn 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 791-681-3013.
- B. **22SN0026:** In Clover Hill Magisterial District, **Deerhill Employment Facility** is a request for rezoning from Light Industrial (I-1) to General Industrial (I-2) with a conditional use to permit outside storage plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 13.48 acres known as 11900 Deerhill Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial and Corporate Office/Research & Development/Light Industrial uses. Tax ID 739-686-2750.
- C. **22SN0032:** In Clover Hill Magisterial District, **Rountrey Phase 5** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use to allow recreational neighborhood facilities, conditional use planned development to permit exceptions to ordinance requirements and/or development standards, and relief to street access to permit more than 50 lots on a single public road, and amendment of zoning district map on 51.11 acres known as 3101 Otterdale 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 715-690-1939.
- D. **22SN0064:** In Bermuda Magisterial District, **Mendoza RV** is a request for conditional use to permit parking of a recreational vehicle outside the rear yard and amendment of zoning district map in a Residential (R-12) District on 0.3 acre known as 4612 Finney 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 790-640-4021.

- E. **22SN0123**: In Midlothian Magisterial District, **Patel 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-40) District on 0.92 acre known as 11407 Pinifer Park Court. 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 742-720-0355.
- F. **22SN0127**: In Clover Hill Magisterial District, **Stigall Way Rezoning for an Existing Dwelling** is a request to rezone from Corporate Office (O-2) to Residential (R-12) and amendment of zoning district map on 2 acres known as 11023 Stigall Way. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax ID 744-683-3814
- G. **22SN0139**: In Matoaca Magisterial District, **Residence Inn & Suites Brandermill Buffer and Setback Reduction** is a request for amendment of zoning approval (Case 02SN0106) to modify development standards plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in Regional Business (C-4) District on 2.2 acres known as 5249 Commonwealth Centre Parkway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax ID 736-676-2351.
- H. **22SN0140**: In Matoaca Magisterial District, **Trotter Family Day Care Home** is a request for conditional use to permit a family day care home for up to 12 children and amendment of zoning district map in a Residential (R-7) District on 0.16 acre known as 21016 Orange Hill Avenue. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for High Density Residential use (Minimum of 8 to 12 dwellings per acre). Tax ID 795-611-4933.
- I. **22SN0146**: In Bermuda Magisterial District, **Meadowville Landing Amendment** is a request for amendment of zoning approval (Case 17SN0598) relative to development standards (building material) and amendment of zoning district map in Agricultural (A), Residential (R-12), Residential (R-25) and General Industrial (I-2) Districts on 182.17 acres consisting of 199 lots in the Meadowville Landing Subdivision. 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 and Low Density Residential uses (Maximum of 1 dwelling per acre). Tax IDs 820-662-6301; 822-661-3043; 822-662-6625, 8838; 823-660-1465,

2793, 8580, 8892; 823-661-0310, 0653, 2779, 3490, 5194, 5418, 6422, 7226, 7971, 8130, 8701, 8711, 8934; 823-662-5888, 8124; 824-660-0191, 0279, 2079, 2390, 3689, 3778, 3898, 5677, 5796, 5887, 7187, 7276, 7296; 824-661-0060, 0200, 0309, 1492, 1627, 2018, 2833, 2953, 3225, 3807, 3817, 4642, 4661, 5034, 5268, 5526, 5776, 5805, 5849, 6341, 6833, 6993, 7263, 7305, 7314, 7324, 8171, 8257, 8548, 8878, 8939, 9314, 9424; 824-662-1480, 2105, 2686, 5402, 6212, 7218, 7901, 8624, 8905; 824-663-2711, 4117, 7331; 825-660-1080, 2983; 4092, 7676; 825-661-0282, 0767, 0985, 1142, 1154, 2090, 2372, 2641, 2718, 2955, 3535, 3698, 3889, 4080, 4231, 4271, 4445, 4553, 4562, 4803, 5816, 6194, 6326, 6385, 6577, 6636, 6767, 6846, 6857, 8698, 8986, 9662; 825-662-1231, 1508, 2433, 3207, 3217, 3935, 5222, 5237, 5713, 5903, 7544, 7732, 7891, 8021, 8871, 9097, 9259, 9647, 9936; 825-663-0139, 7439, 826-661-1289, 1578, 1765, 2353, 3142, 3932, 3995, 4182, 4369, 5058, 5942, 6396, 6950, 7526, 8010, 8057, 8574, 9032, 9313, 9459; 826-662-0224, 0613, 0901, 1861, 2250, 2638, 3220, 3607, 4146, 4915, 5640, 5899, 6310, 6832, 7721, 7901, 9104; 826-663-1603, 3002, 4301; 827-660-0488, 4192, 8997; 827-661-0514, 0632, 1063, 1739, 1855, 8689, 9072, 9158, 9323; 827-662-0305, 1678, 2570, 3462, 4253, 5044, 6035, 7022, and 7806.

- J. **22SN0003 (Deferred from 10/18/2022):** In Clover Hill Magisterial District, **Embrey RV** is a request for 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.
- K. **22SN0069 (Deferred from 11/15/2022):** 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 system and amendment of zoning district map in Residential (R-25) District on 304.75 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.

14. **Consideration of the Following Code Amendments**

- A. **Code Amendment Relative to On-Site Use of Recreational Substances**
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 definitions for Recreational Substances; Recreational Substances, On-Site Use; and Recreational Substances, Retail, Off-site Use; amending and reenacting section 19.1-52 to update the Use Table with the additions of Recreational Substances, On-Site Use and Recreational Substances, Retail, Off-site Use; and

amending and reenacting section 19.1-53 and 19.1-54 concerning Restricted Uses relative to Recreational substances, retail, off-site use. These amendments would make Recreational Substance, On-Site Use available by Conditional Use if approved by the Board of Supervisors within the C-3, C-4, C-5, I-1, I-2, and I-3 zoning districts.

B. 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.

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

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16. Other Business

17. Adjournment

January 17, 2023
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

