



**CHESTERFIELD COUNTY
PLANNING COMMISSION MEETING
REVISED AGENDA
TUESDAY, FEBRUARY 21, 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.

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:**
 - January 17, 2023
- 4. Items for Discussion**
 - A. Presentation on Bikeways and Trails
 - B. Initiation of Zoning Application for a New Chester Fire Station and Public Park Facility (23PJ0101)
 - C. Initiation of Code Amendment Relative to EMCs for County Owned or Operated Facilities (23PJ0102)
 - D. Initiation of Rezoning for Ashbrook Subdivision Parking Requirements (23PJ0103)
 - E. Closed Meeting pursuant to Virginia Freedom of Information Act, 2.2-3711(A)(19), Code of Virginia, 1950, as amended, for discussion of reports or plans related to the security of any government facility, building or structure (including but not limited to the security of the public meeting room, other public buildings and environs) and the safety of persons using such facility, building, or structure.
- 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

<i>If all items cannot be completed on Tuesday, February 21, the meeting will be recessed to Tuesday, February 28 at 6:00 p.m. in the Public Meeting Room.</i>

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. **22SN0007**: In Clover Hill Magisterial District, **Bediako RV** is a request for conditional use to permit parking of a recreational vehicle outside of the rear yard and amendment of zoning district map in a Residential (R-9) District on 0.27 acres known as 10800 Corryville Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential: 4.0 dwellings/acre or less uses. Tax ID 745-690-6126.
 - B. **22SN0021**: In Matoaca Magisterial District, **FC Richmond Expansion & Amendment** is a request for amendment of zoning approval (Case 16SN0690) to modify the master plan, development standards (including setbacks and buffers), and road dedications on 79.98 acres of an 84.1 acre tract, plus conditional use to permit commercial indoor and outdoor recreational establishments (with incidental office use (including medical), sit down and carry-out restaurants (concessions) and sports related retail uses), a computer-controlled variable message electronic sign, and outside public address systems with conditional use planned development to permit exceptions to ordinance requirements on 4.12 acres, and amendment of zoning district map in an Agricultural (A) District on a total of 84.1 acres including the above mentioned

4.12 acres known as 17101, 17201, and 17301 Genito Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I and Phased Suburban Residential uses (Maximum of 2 dwellings per acre). Tax IDs 706-688-6608; 706-689-2923 and 5820.

- C. **22SN0105**: In Matoaca Magisterial District, **Nikolaisen River Road Buffer Reduction** is a request for conditional use planned development to permit exceptions to ordinance requirements to include a buffer reduction and amendment of zoning district map in a Residential (R-15) District on 1 acre known as 4921 River 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 787-608-1676.
- D. **22SN0109**: In Clover Hill Magisterial District, **Celiberti Subdivision** is a request to rezone from Residential (R-7) and Agricultural (A) to Residential (R-12) and amendment of zoning district map on 0.76 acre known as 105 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 744-704-9020 and 9308.
- E. **22SN0116**: In Matoaca Magisterial District, **Harris Two Family Dwelling** is a request for conditional use to permit two-family dwelling and amendment of zoning district map in a Residential (R-88) District on 2.67 acres known as 13413 Corapeake Terrace. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 733-625-6310.
- F. **22SN0119**: In Matoaca Magisterial District, **Whalon Transportation Service Business** is a request for conditional use to permit a transportation business from home to include on-site parking of 5 vehicles to serve the business and amendment of zoning district map in a Residential (R-15) District on 0.39 acre known as 14430 Branding Iron 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 720-652-6081.
- G. **22SN0122**: In Bermuda Magisterial District, **Gaulding EMC Sign** is a request for amendment of zoning approval (Case 86SN0157) relative to sign requirements, conditional use to allow an EMC sign, plus conditional use planned development for amendments to ordinance requirements, and amendment of zoning district map in Neighborhood Business (C-2) District on 0.5 acre known as 14101 Harrowgate 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 792-643-3608.

- H. **22SN0158**: In Dale Magisterial District, **Ezell Setback and Lot Area Exceptions** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 0.83 acre known as 8408 Hopkins 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 784-672-4794.
- I. **22SN0032 (Deferred from 01/17/2023)**: 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.
- J. **22SN0112 (Deferred from 12/20/2022)**: 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.

14. 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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15. Other Business

16. Adjournment

February 21, 2023
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

