



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, MAY 16, 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.

12:30 p.m. Working Lunch and 1:00 p.m. Planning Commission Work Session

- 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:**
 - April 18, 2023
- 4. Items for Discussion**
 - A. Zoning Ordinance Modernization (ZOMod) Project (20PJ0107) - Review of Draft Use Matrix, Use Regulations, and Definitions
 - B. Discussion of 22SN0126 - New Centralia Water Tank
 - C. Update on Ridgedale Special Focus Area Plan (22PJ0115)
 - D. Update on Code Amendment Relative to Family Accessory Dwelling Units (FADUs) (22PJ0121)
 - E. Report on National APA Conference - Philadelphia
- 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, May 16, the meeting will be recessed to Thursday, May 18 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. **21SN0680:** In Dale Magisterial District, **Greenyard RMF** is a request to rezone from Agricultural (A) to Multifamily Residential (R-MF) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 31.05 acres fronting 50 feet along the south side of Greenyard Road beginning approximately 615 feet west of Iron Bridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential. Tax ID 771-658- Part 3254.
- B. **22SN0090:** In Bermuda Magisterial District, **Paddy's Bar Outdoor Public Address System** is a request for conditional use to permit indoor/outdoor recreation with public address system in conjunction with a restaurant use and amendment of zoning district map in Community Business (C-3) District on 4.17 acres known as 341 East Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 815-652-7510.
- C. **22SN0157:** In Matoaca Magisterial District, **Sabry 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-7) District on 0.27 acre known as 20201 College Park Avenue. 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 796-615-4805.

- D. **23SN0003**: In Dale Magisterial District, **Israel 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 0.41 acre known as 3311 Lifsey 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 767-693-3071.
- E. **23SN0031**: In Dale Magisterial District, **Ironwill Amendment** is a request for amendment of zoning approval (Case 18SN0519) to modify development standards (including setbacks and landscaping requirements) and amendment of zoning district map in Community Business (C-3) and General Business (C-5) Districts on 6.98 acres known as 9801 Iron Bridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax IDs 769-662-7458 and 770-662-1443.
- F. **23SN0042**: In Bermuda Magisterial District, **Drewrys Bluff Communication Tower** is a request for amendment of zoning approval (Case 11SN0111) to modify conditions and amendment of zoning district map in a Residential (R-7) District on 2.48 acres known as 2750 Drewrys Bluff Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Mixed use. Tax ID 788-680-9280.
- G. **21SN0681 (Deferred from 04/18/2023)**: In Bermuda Magisterial District, **Ty's Hauling and Paving** is a request for rezoning from the Community Business (C-3), General Business (C-5) and Residential (R-7) Districts to the Community Business (C-3) District plus conditional use to permit outside storage area as well as conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in Community Business (C-3), General Business (C-5) and Residential (R-7) Districts on 9.55 acres known as 4919 Oriole Avenue. 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 789-692-4413.
- H. **22SN0126 (Deferred from 04/18/2023)**: In Dale Magisterial District, **New Centralia Water Tank** is a request for conditional uses to permit a water tower and communications equipment collocated on the water tower (communications tower) plus conditional use planned development for exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-7) District on 2.02 acres situated along the east side of Hopkins Road beginning at the intersection of Hopkins Road and Watchrun Drive and proceeding approximately 260 feet in a northern direction along Hopkins 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 IDs 781-682-3398 and 781-683-3010.

14. Consideration of the Following Code Amendment

A. Code Amendment Relative to Computer controlled variable message electronic signs (EMC) for Chesterfield governmental facilities (23PJ0103)

Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting the following sections of the zoning ordinance:

19.1-53, use restrictions for Sign, changeable copy, and Sign, computer controlled variable message electronic (EMC); 19.1-276, Freestanding Signs; and 19.1-570 Definitions.

Among other things, the amendment would add a definition for Chesterfield governmental facility which includes any land or buildings owned by Chesterfield County but not to include water towers. The amendment would change the use restrictions for changeable copy signs by allowing a changeable copy sign for Chesterfield governmental facilities to be located in an A, MH, R, R-TH, or R-MF district. The amendment would allow EMCs for Chesterfield government facilities to be located in the Bon Air Special Design District, Midlothian Area West, Chester Area Central, Belmont Turner Area Central, and Route 10 Area North. The amendment would also permit changeable copy signs for a Chesterfield governmental facility to be located along a collector road.

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.

16. Other Business

17. Adjournment

May 16, 2023
CPC Agenda Overview

Legend

-  Bermuda
 Clover Hill
 Dale
 Matoaca
 Midlothian

