



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, JUNE 20, 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.

2:00 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:**
 - May 16, 2023
- 4. Items for Discussion**
 - A. Zoning Ordinance Modernization (ZOMod) Project (20PJ0107) - Review of Draft Development Standards and Overlays
 - B. Chesterfield County Demographic Report
 - C. Community Enhancement Presentation on Housing Projects
 - D. Update on Ridgedale Special Focus Area Plan (22PJ0115)
- 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, June 20, 2023, the meeting will be recessed to Thursday, June 22 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. **22SN0082**: In Bermuda Magisterial District, **Moores Lake Amendment** is a request for amendment of zoning approval (Case 21SN0627) to modify uses and development standards and amendment of zoning district map in Multifamily Residential (R-MF) District on 173.11 acres known as 12101 Route 1. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use, Corporate Office/Research & Development/Light Industrial, Neighborhood Business and Suburban Residential II uses (2 to 4 dwellings per acre). Tax IDs 798-656-3086, 9576; 798-657-0871, 7759; 798-658-1778, 8335; 798-659-3914; 799-656-1608; 799-657-1740, 8241; 799-658-4314; 800-656-1126 and 5290.
- B. **22SN0110**: In Bermuda Magisterial District, **Goolsby Avenue Rezoning for a Proposed Dwelling** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements plus an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system and amendment of zoning district map on 2.22 acres fronting approximately 150 feet on the south side of Goolsby Avenue, 430 feet west of Shady 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 787-689-3029.
- C. **22SN0132**: In Midlothian Magisterial District, **Loucks 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 0.99 acre known as 16412 Fleetwood 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 712-695-0846.

- D. **23SN0021**: In Matoaca Magisterial District, **Ashbrook Amendment** is a request for amendment of zoning approval (Case 85SN0146) relative to approved conditions and amendment of zoning district map in Neighborhood Business (C-2) Residential (R-9) and Residential Townhouse (R-TH) Districts on 177.82 acres known as Ashbrook Subdivision. 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). This application includes 717 lots recoded within Ashbrook Subdivision, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13
- E. **23SN0028**: In Matoaca Magisterial District, **Fuqua Farm Amendment** is a request for amendment of zoning approval (Case 18SN0809) to modify proffers and amendment of zoning district map in Agricultural (A), Residential (R-12), Multifamily Residential (R-MF) and Residential Townhouse (R-TH) Districts on 249.08 acres known as 8750 Bethia Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I (Maximum of 2 dwellings per acre) and Suburban Residential II uses (2 to 4 dwellings per acre). Tax IDs 719-664-1919; 720-665-5154; 720-666-8027; 720-667-7794; 721-667-6887.
- F. **23SN0029**: In Midlothian Magisterial District, **Torrington Drive Setback Exception** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-40) District on 0.97 acre known as 13420 Torrington Drive. 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 730-714-2854
- G. **22SN0157 (Deferred from 05/16/2023)**: 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

14. Consideration of the Following Code Amendment

A. **Code Amendment Relative to Parcel Subdivisions (23PJ0107)**

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

17-46, Final plat purpose and types.

The amendment would insert new language in the residential parcel subdivision final plat process to clarify that such plats shall be in accordance with the provisions of Section 17-51 and Section 17-83, and the definitions in Section 17-85.

17-51, Residential parcel subdivision final plat.

The amendment would reduce the minimum road frontage requirement for parcels created where zoning approval has been granted to allow for creation or extension of a road in an agricultural district. The road frontage for no more than ten ten-acre parcels on a new or extended road in an Agricultural district may be reduced to one-hundred fifty feet. The amendment would also require the minimum frontage to be maintained as a minimum parcel width for a depth required to meet the minimum parcel acreage.

17-75, General Street Standards

The amendment would clarify that all streets within a lot or parcel subdivision shall comply with applicable VDOT road standards and VDOT pavement design guidelines.

17-76, Arrangement and Design

The amendment would institute a maximum number of parcels that can be served by one or two access points within a parcel subdivision, would revise the access exception process to include parcels, and would establish criteria for street drainage for parcel subdivisions. The amendment would also clarify that any reference to parcels in the context of access requirements is only for those parcels created where zoning approval has been granted for creation or extension of a road in an Agricultural District.

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

June 20, 2023
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

