



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA THURSDAY, NOVEMBER 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.

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 4 p.m. and 6 p.m. sessions)
- 3. Approval of the Planning Commission Minutes for:**
 - October 17, 2023
- 4. Items for Discussion**
 - A. Overview of Northwest Arkansas Bikeways Study Trip
 - B. Discussion of Proposed Changes to the CPC By-Laws
 - C. Discussion of Code Amendment Relative to Public Notice (23PJ0108)
- 5. CPC Work Program Progress Report**
- 6. Recess**

4:00 p.m. Public Meeting - Public Meeting Room

- 7. Call to Order**
- 8. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
- 9. Review Meeting Procedures**
- 10. Public Meeting, Consideration of the Following Proposals:**
 - A. **23EP0005:** In Matoaca Magisterial District, **Jacob Goss** requests an exception to the Subdivision Ordinance Chapter 17, Section 17-83 D.7 Requiring Access to each lot or parcel to be provided within the area of the required road frontage. The owner intends to use an existing driveway on an adjacent parcel and has constructed an extension to provide access to his parcel. This development is commonly known as 6304 Moseley regarding GPIN, 688676842400000.

11. Recess

5:00 p.m. Dinner - Executive Meeting Room

6:00 p.m. Public Hearing - Public Meeting Room

12. Call to Order

13. Invocation

14. Pledge of Allegiance to the Flag of United States of America

15. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation

16. Review Meeting Procedures

17. **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.

18. **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. **22SN0056:** In Bermuda Magisterial District, **US Auto Center Exceptions** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in General Business (C-5) District on 1.68 acres known as 16638 Jefferson Davis Highway. 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 use. Tax ID 799-632-6124
- B. **22SN0121:** In Bermuda Magisterial District, **Torch Solar Branders Bridge Road** is a request for conditional use to permit a large scale solar energy facility (above ground lines and related equipment) plus conditional use planned development for exceptions to ordinance requirements and amendment of zoning district map in the Agricultural (A) and Residential (R-7) Districts on 43.68 acres fronting on two streets, 90 feet along the north side of Kelmarbi Road measuring approximately 500 feet north of Branders Bridge Road, and fronting approximately 150 feet along the west side of Branders Bridge Road

approximately 900 feet north of Kelmarbi 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) and Corporate Office/Research & Development/Light Industrial uses. Tax IDs; 793-629-Part of 6113; 793-628-9747; 793-628-9374; 793-628-7239; 793-628-6546; 792-627-Part of 6471; and 791-631-2349.

- C. **23SN0052**: In Clover Hill Magisterial District, **Hasty Lane Rezoning & Exceptions** is a request to rezone from General Business (C-5) and Light Industrial (I-1) to Community Business (C-3) and Light Industrial (I-2) with conditional use to permit shed building sales plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 3.33 acres known as 10804 Hull Street Road. 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 use. Tax IDs 745-684-1672, 3082, 4291, 4374, and 5498.
- D. **23SN0067**: In Midlothian Magisterial District, **Coger Parking Setback Reduction** is a request for conditional use planned development to permit exceptions to parking setback requirements and amendment of zoning district map in a Corporate Office (O-2) District on 5.79 acres known as 601 Turner Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 763-704-1556.
- E. **23SN0070**: In Midlothian Magisterial District, **TownePlace Suites North Providence Road** is a request to rezone from Neighborhood Business (C-2) and Community Business (C-3) to Community Business (C-3) to permit a 4 story 90 room hotel, plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 2.19 acres known as 101, 151, 201, 211, and 221 North Providence Road. 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 use. Tax IDs 759-706-2963, 3569, 3775, 4282, and 4759.
- F. **23SN0071**: In Matoaca Magisterial District, **Chesdin Boat Sales** is a request to amend zoning approval (Case 02SN0288) relative to permitted uses to allow boat sales and boat repairs and amendment of zoning district map in a General Business (C-5) District on 2.90 acres known as 8800 Hickory 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 764-625-Part of 7271.
- G. **23SN0075**: In Midlothian Magisterial District, **Watkins Rezoning** is a request to rezone from Agricultural (A) to General Industrial (I-2) plus conditional use

planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 0.99 acre lying approximately 655 feet off the northeast side of East West Road, adjoining the southwest quadrant of the Route 60 & Route 288 interchange. 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 use. Tax ID 717-709-6667.

- H. **23SN0076:** In Clover Hill Magisterial District, **Christian Brothers Automotive** is a request to rezone from Neighborhood Business (C-2) to Community Business (C-3) to permit an automobile repair shop and amendment of zoning district map on 2.3 acres known as 6801 Temie Lee Parkway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 725-672-6850.
- I. **23SN0077:** In Bermuda Magisterial District, **Whiskers and Wags Animal Hospital** is a request for conditional use to permit a veterinary hospital and 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 in an Agricultural (A) District on 3.39 acres known as 5001 West Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Office/Residential Mixed Use and Residential (1.5 dwellings per acre or less) uses. Tax ID 785-652-9775.
- J. **23SN0081:** In Midlothian Magisterial District, **Guitian Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-7) District on 0.39 acre known as 11711 Deerhurst 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 736-713-3353.
- K. **23SN0082:** In Bermuda Magisterial District, **Ironbridge Apartments Parking Lot Rezoning** is a request to rezone from Neighborhood Business (C-2) to Community Business (C-3) plus conditional use to permit multifamily uses for associated parking areas and amendment of zoning district map on 0.4 acre lying approximately 660 feet off the east line of Iron Bridge Road, 460 feet south of the Iron Bridge Road and Ironbridge Parkway intersection. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax ID 774-655-Part of 9045.
- L. **23SN0088:** In Dale Magisterial District, **Griffith Family Day Care Home** is a request for conditional use to permit a family day care home and amendment of zoning district map in an Agricultural (A) District on 8.35 acres known as 4221

Kingsland Road and 4211 Kingsland 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 783-671-5547 and 5290.

- M. **23SN0090**: In Midlothian Magisterial District, **Stuart Two Family Dwelling** is a request for conditional use to permit a two family dwelling and amendment of zoning district map in Residential (R-40) District on 1.33 acres known as 11406 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 741-720-8584
- N. **23SN0015 (Deferred from 10/17/2023)**: In Matoaca Magisterial District, **Hickory Road Solar Farm** is a request for conditional use to permit a solar farm and conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in Agricultural (A) District on 26.98 acres fronting approximately 800 feet along the east side of Hickory Road at the intersection of Butler Lane, and adjacent to Fieldcrest Subdivision. 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 792-614-8028.
- O. **23SN0023 (Deferred from 09/19/2023)**: In Matoaca Magisterial District, **Moseley Communications Tower** is a request for conditional use to permit a communications tower facility with full array antennas and amendment of zoning district map in an Agricultural (A) District on a parcel known as 18411 Duval 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 700-676-Part of 1841.
- P. **23SN0024 (Deferred from 10/17/2023)**: In Clover Hill Magisterial District **Southlake Boulevard Rezoning** is a request for rezoning to the General Industrial (I-2) District with conditional use to permit additional land uses, and conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Light Industrial (I-1) District on 1.41 acres known as 700 Southlake Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for General Business use. Tax ID 744-707-7057.
- Q. **23SN0066 (Deferred from 10/17/2023)**: In Matoaca Magisterial District, **Prevost Driveway Amendment** is a request to amend zoning approval (Case 22SN0031) to permit a driveway within a tree preservation area and amendment of zoning district map in a Residential (R-88) District on 1.71 acres known as 13424 Chesdin Landing Drive. Density will be controlled by zoning conditions

or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 732-623-4103.

19. Consideration of the Following Code Amendments

A. Code Amendment Relative to Public Notice (23PJ0108)

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

19.1-42, Notices and Posting.

The amendment would change the public notice requirements for the following actions: rezoning, conditional use, conditional use planned development, variance, interpretation of a zoning district map, designation of a historic district or site, comprehensive plan amendment, ordinance amendment, appeal of the planning director's decision, schematic plan, administrative site plan, and planning commission site plan. Among other things, the changes consist of the following: removing the requirement to include a descriptive summary in the newspaper advertisement; adding a requirement to state the general usage and/or density range of the proposal in the newspaper advertisement; changing the required newspaper advertisement date to match Virginia Code requirements; adding the requirement to list the street address or tax map parcel number for parcels subject to zoning approval in certain situations; removing an exemption to property posting and adjacent owner notification for cases initiated by the County; modifying requirements for adjacent owner notifications; changing where posted noticed is to be placed; and changing the minimum number of days prior to a hearing that individual notice shall be postmarked.

20. 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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21. Other Business

22. Adjournment

