



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 16, 2024**

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. Call to Order**
- 2. Introduction of New Planning Commissioner Elizabeth Hardin - Clover Hill District**
- 3. Election of Officers for 2024**
- 4. Adoption of Planning Commission By-Laws**
- 5. Adoption of Planning Commission 2024 Calendar Year Meeting Dates**
- 6. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 7. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 8. Approval of the Planning Commission Minutes for:**
 - December 19, 2023
- 9. Discussion of Planning Commission Work Program**
- 10. 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 governmental 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.**
- 11. Recess**

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

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

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- 12. Call to Order**

13. **Invocation**
14. **Pledge of Allegiance to the Flag of the 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. **19SN0626**: In Midlothian Magisterial District, **Cambium Tree Service** is a request for conditional use to permit a business (tree service) incidental to a dwelling and amendment of zoning district map in an Agricultural (A) District on 3.3 acres known as 800 and 804 Ruthers Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential (4-8 dwellings per acre) and Suburban Residential II (2-4 dwellings per acre). Tax IDs 760-703-8953 and 761-703-2752.
- B. **23SN0027**: In Bermuda Magisterial District, **Ansley 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-15) District on 0.44 acre known as 11918 Warfield Ridge Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.5 dwellings per acre or less). Tax ID 796-657-1084.
- C. **23SN0043**: In Bermuda Magisterial District, **Bensley Agrihood** is a request to rezone from Residential (R-7) to Residential (R-12) plus conditional use plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 7.04 acres known as 2600 Swineford 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 789-682-9065.

- D. **23SN0048**: In Midlothian Magisterial District, **Mall Drive Apartments Amendment** is a request to amend zoning approval of Case 21SN0592 relative to ordinance requirements and development standards and amendment of zoning district map in a Multifamily Residential (R-MF) District on 22.19 acres fronting 500 feet along the west line of Mall Drive, 750 feet south of Robious 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 741-713-7004-00002.
- E. **23SN0080**: In Dale Magisterial District, **Haase Special Events Venue** is a request for conditional use to permit an events venue and amendment of zoning district map in an Agricultural (A) District on 13.42 acres known as 5400 and 5418 Newbys Bridge 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 758-681-4279 and 758-681-2847.
- F. **23SN0086**: In Midlothian Magisterial District, **Sarver Daycare and Subdivision** is a request for conditional use for a daycare plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) Districts on a 1.71 acres known as 8318 Elkhardt 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 758-700-6759.
- G. **23SN0097**: In Matoaca Magisterial District, **Dabney Special Events Business** is a request for conditional use to permit a special events business (outdoor pool rental) incidental to a dwelling and amendment of zoning district map in an Agricultural (A) District on 17.09 acres known as 6101 and 6111 (access only) Woodpecker Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax IDs 780-625-9023 and 7340 (access only).
- H. **23SN0101**: In Bermuda Magisterial District, **Lawing Drive Rezoning** is a request to rezone from Agricultural (A) to General Industrial (I-2) and amendment of zoning district on 1.06 acres located approximately 1,140 feet off the west line of Lawing Drive, 1,200 feet south of Old Bermuda Orchard 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 805-648-5598 and 6084.

- I. **23SN0105**: In Dale Magisterial District, **Huggins Dog Grooming** is a request for conditional use to permit a business from the home (pet grooming) and amendment of zoning district map in a Residential (R-7) District on 0.27 acre known as 6236 Philbrook 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 782-682-4864.
 - J. **23SN0112**: In Matoaca Magisterial District, **Tuckmar Subdivision Amendment** is a request to amend zoning approval (Case 04SN0205) relative to garage orientation and restrictive covenant requirements and amendment of zoning district map in a Residential (R-12) District on 130.07 acres fronting approximately 1,725 feet along the south line of Genito Road, 1,390 feet west of Mount Hermon Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential uses (Maximum of 2 dwellings per acre). Tax IDs 699-688-7193; 699-690-7639; 700-687-4698, 4871, 4881, 4890, 5260, 6354, 6799, 6888, 6975, 7042, 7552, 8075, 8188, 8951, 9857, 9981; 700-688-1857, 3613, 3971, 4058, 4105, 4249, 4280, 4391, 4439, 5122, 5198, 5381, 5454, 5730, 6143, 6181, 6357, 6536, 6611, 7079, 7258, 7441, 8011, 8100, 8221, 8278, 8443, 8658, 8968, 9436; 700-689-2125, 2435, 2944, 3652, 4201, 4210, 4418, 4456, 4725, 5231, 5559, 5836, 9684; 701-687-0070, 0090, 0099; 701-688-0008, 0117; and 701-689-1001.
 - K. **23SN0023 (Deferred from 11/16/2023)**: 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 0.70 acre 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.
 - L. **23SN0087 (Deferred from 12/19/2023)**: In Bermuda Magisterial District, **Meadowville Road Rezoning** is a request to rezone from Agricultural (A), Neighborhood Business (C-2), and Community Business (C-3) to Community Business (C-3) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 5.46 acres known as 27, 101, 107, 109, 111, and 121 Meadowville Road, and 108, 116, 200, and 204 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 IDs 814-652-5387, 6781, 7781, 7994; 814-653-4407, 5807, 6613, 7317, 7920, and 8631.
19. **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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20. Other Business

21. Adjournment

January 16, 2024
CPC Agenda Overview

