



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, FEBRUARY 20, 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 p.m Monday through Friday. Comments or recommendations regarding items on the agenda can be submitted to planning@chesterfield.gov.

3 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 16, 2024
- 4. Items for Discussion**
 - A. Update of Zoning Ordinance Modernization (ZOMod) Project (20PJ0107)
 - B. Discussion of Planning Commission Work Program
- 5. Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

- 6. Call to Order**
- 7. Invocation**
- 8. Pledge of Allegiance to the Flag of the United States of America**
- 9. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
- 10. Review Meeting Procedures**
- 11. 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.

12. 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. **23SN0065**: In Bermuda Magisterial District, **Old Stage Rd Rezoning** is a request to rezone from Light Industrial (I-1) to General Industrial (I-2) and amendment of zoning district map on 5.35 acres known as 13119 Old Stage 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 ID 803-652-7826.
- B. **23SN0083**: In Bermuda Magisterial District, **J.D. Shelton's Backhoe Service** is a request to rezone from Agricultural (A) to General Industrial (I-2), conditional use planned development to permit exceptions to ordinance requirements, and an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system and amendment of zoning district map on 3.5 acres located in the southwest corner of Old Bermuda Hundred Road and Ramblewood 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 806-650-4415.
- C. **23SN0091**: In Dale Magisterial District, **Cogbill Road New Centralia Water Tank** is a request to amend zoning approval (Case 21SN0687) to allow a water tank and conditional use to permit communications equipment collocated on the water tower (communications tower) and conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 1.8 acres known as 4001 Cogbill 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 782-685-0557.
- D. **23SN0104**: In Dale Magisterial District, **Aldous 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 1.61 acres known as 9930 Breslin 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 752-681-1027.
- E. **23SN0107**: In Bermuda Magisterial District, **Bermuda Orchard Lane Communications Tower Amendment** is a request to amend zoning approval

(Case 11SN0100) relative to communication tower height and design and amendment of zoning district map in Agricultural (A) and General Business (C-5) Districts on 1.1 acres fronting 20 feet on the south line of East Hundred Road, 740 feet east of Rivers Bend Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business uses. Tax ID 816-651-Parts of 0395 and 5749; and 816-652-Part of 0411.

- F. **23SN0121**: In Matoaca Magisterial District, **Studio M Training** is a request for conditional use to permit a fitness training studio incidental to a dwelling and amendment of zoning district map in an Agricultural (A) District on 1.8 acres known as 17600 Elko Road. 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 787-626-2199.
- G. **23SN0023 (Deferred from 01/16/2024)**: 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.
- H. **23SN0043 (Deferred from 01/16/2024)**: 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.
- I. **23SN0048 (Deferred from 01/16/2024)**: 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.
- J. **23SN0097 (Deferred from 01/16/2024)**: 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).

13. 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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14. Other Business

15. Adjournment

February 20, 2024
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

