



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, APRIL 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 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. A map of each case can be found at chesterfield.gov/plancases.

12 p.m. Planning Commission Work Session - Public Meeting Room

- 1. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 2. Items for Discussion**
 - A. Update of Zoning Ordinance Modernization (ZOMOd) Project (20PJ0107) – Review of Article 3 (Uses and Use Restrictions) and Article 9 (Definitions and Rules of Interpretation)
 - B. Consideration of Revision to Planning Commission By-Laws
 - C. Initiation of Code Amendment to Article V Regarding Floodplain Management Districts and Dam Break Inundation Zones and Article VI Regarding Definitions (24PJ0107)
- 3. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 4. Approval of the Planning Commission Minutes for:**
 - March 19, 2024
- 5. Planning Commission Work Program Update**
- 6. Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

- 7. Call to Order**
- 8. Invocation**
- 9. Pledge of Allegiance to the Flag of the 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. **22SN0147**: In Dale Magisterial District, **Rockwood Grove** is a request to rezone from Agricultural (A), Corporate Office (O-2) and Community Business (C-3) to Residential Townhouse (R-TH) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map, known as 9701 Hull Street Road. The 35.41 acre property is proposed for a maximum development of 260 dwelling units. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use, Corporate Office and Medium-High Density Residential (Minimum of 4 to 8 dwellings per acre) uses. Tax IDs 751-685-0478; 751-686-1518, 2149, and 5752.
- B. **22SN0155**: In Dale Magisterial District, **Benton Woods** is a request to rezone from Agricultural (A) and Residential (R-7) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map, located along the north side of Chippenham Pkwy, adjacent to the exit ramp to Iron Bridge Rd. and adjacent to the Garland Heights Subdivision on the north and east. The 26.55 acre property is proposed for a maximum of 85 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 778-689-3329.
- C. **23SN0106**: In Bermuda Magisterial District, **U-Haul Mini Storage Amendment** is a request to amend zoning approval (Case 20SN0547) relative to uses, including the operation and time limitation for specific uses, and amendment of zoning district map in a General Business (C-5) District on 2.99 acres known as 5210 Route 1. The Comprehensive Plan suggests the property is

appropriate for Neighborhood Business use. Tax IDs 789-689-9157, 9757, and 9764.

- D. **23SN0110**: In Bermuda Magisterial District, **Route 1 Ruffin Mill Rezoning** is a request to rezone from Agricultural (A) and Community Business (C-3) to General Industrial (I-2) to permit industrial uses and amendment of zoning district map on 4 acres known as 15501 Route 1. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax ID 800-638-5762.
- E. **23SN0023 (Deferred from 02/20/2024)**: 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. 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.
- F. **23SN0043 (Deferred from 02/20/2024)**: In Bermuda Magisterial District, **Bensley Agrihood** is a request to rezone from Residential (R-7) to Residential (R-12) plus conditional use and conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map, known as 2600 Swineford Road. The 7.04 acre property is proposed for a maximum development of 14 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 789-682-9065.

14. Consideration of the Following Code Amendment

- A. Code Amendment to Article V Regarding Floodplain Management Districts and Dam Break Inundation Zones and Article VI Regarding Definitions (24PJ0107)

Ordinance to amend The Code of Chesterfield, 1997, as amended, by amending and reenacting the following sections of the Zoning Ordinance: Sections 19.1-501, 19.1-502, and 19.1-503 Regarding Floodplain Management Districts and Dam Break Inundation Zones, and Section 19.1-570 Regarding Definitions

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

April 16, 2024
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

