



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, MAY 21, 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 4, Development Standards
 - B. Initiation of Code Amendment Relative to Chesapeake Bay Preservation Act Requirements for Climate Adaptation & Mature Tree Preservation (24PJ0104)
- 3. Review Day's Agenda** (Items to be considered at the 4 p.m. and 6 p.m. sessions)
- 4. Approval of the Planning Commission Minutes for:**
 - **April 16, 2024**
- 5. Planning Commission Work Program Update**
- 6. Recess**

4 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 Proposal:**
 - A. **08TS0145:** In Bermuda Magisterial District, **ENON, LLC** requests a major change to the Enon Station preliminary plat for the addition of a Storm water management dry pond and to address drainage related impacts to adjacent

properties. This proposal is located on 26.2 acres. Tax IDs 826648789600000 and 824648653900000.

11. Recess

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

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. **23SA0003**: In Matoaca Magisterial District, **Western Area High School Substantial Accord** is a request for substantial accord determination to determine whether a proposed new high school to be located on approximately 108 acres of the properties known as 17500, 18000 and 18100 Duval Road is substantially in accordance with the County's Comprehensive Plan. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I uses (Maximum of 2 dwellings per acre). Tax IDs 698-680-Part of 0602; 703-678-9275; and 705-680-Part of 3057.

B. **23SN0111**: In Bermuda Magisterial District, **Riversbend RV Storage** is a request to amend zoning approval (Case 95SN0109) to permit parking and storage of recreational equipment and amendment of zoning district map in a Residential (R-15) District on 2.77 acres known as 11949 Hogans Alley. The

Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 817-660-8149.

- C. **23SN0119**: In Matoaca Magisterial District, **Dogwood Creek** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use to permit neighborhood recreational facilities and amendment of zoning district map for property fronting approximately 1,080 feet on the south side of Genito Road, 1,530 west of Tuckmar Pond Drive. The 178.39 acre property is proposed for a maximum development of 293 dwelling units. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential use (Maximum of 2 dwellings per acre). Tax IDs 698-687-4651 and 698-689-6647.
- D. **23SN0123**: In Midlothian Magisterial District, **Eastern Midlothian CaryTown Tobacco** is a request for conditional use to permit recreational substances (retail, off-site) use with conditional use planned development to permit a use exception for recreational substances (retail, on-site) use and amendment of zoning district map in Community Business (C-3) District on 1.24 acres known as 8004 Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 760-706-3451.
- E. **23SN0125**: In Clover Hill Magisterial District, **Farnham Woods** is a request to rezone from Agricultural (A) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map known as 5009 Claypoint Road. The 15.37 acre property is proposed for a maximum of 46 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 742-677-5525.
- F. **23SN0133**: In Clover Hill Magisterial District, **Richmond Animal League Rezoning and Exceptions** is a request to rezone from Light Industrial (I-1) to Community Business (C-3) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 4.45 acres known as 11401 International Drive, 717 and 801 Branchway Road. The Comprehensive Plan suggests the property is appropriate for General Business use. Tax IDs 741-707-8661-00001; 742-707-0439 and 0663.
- G. **22SN0147 (Deferred from 04/16/2024)**: In Dale Magisterial District, **Rockwood Grove** is a request to rezone from Agricultural (A), Residential (R-7), 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

- H. **23SN0043 (Deferred from 04/16/2024)**: 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.
- I. **23SN0121 (Deferred from 03/19/2024)**: 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 known as 17600 Elko Road. The 1.8 acre property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (Maximum of 1 dwelling per acre). Tax ID 787-626-2199.

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20. Other Business

21. Adjournment

May 21, 2024
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

