



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, JUNE 18, 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. Demographics Overview and Housing Supply Update
- 3. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 4. Approval of the Planning Commission Minutes for:**
 - May 21, 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. **23SN0020**: In Bermuda Magisterial District, **Chester Fire Station & Fall Line Park Rezoning** is a request for rezoning from Residential (R-7) & Neighborhood Business (C-2) to Corporate Office (O-2) District and amendment of zoning district map on 9.36 acres known as 4700 West Hundred Road. The Comprehensive Plan suggests the property is appropriate for Neighborhood Mixed Use and Office/Residential Mixed Use. Tax IDs 786-653-9889; 787-653-0049, 1255, 2159, 2568, and 3580; 787-654-1208.
- B. **23SN0041**: In Midlothian Magisterial District, **North Hallsley** is a request to rezone from Residential Townhouse (R-TH) to Residential (R-15) and amendment of zoning district map fronting approximately 450 feet on the west side of Old Hundred Road, 2,350 feet north of Scottwood Road, also fronting approximately 650 feet on the east and west sides of Scottwood Road, 2,250 feet west of Old Hundred Road, as well as fronting the eastern terminus of Allsdell Road, Brightwalton Road, Dunleer Way, Saville Chase Road, and Saville Chase Trail. The 301.96 acre property is proposed for a maximum development of 340 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax IDs 709-700-8908; 709-701-7328; 710-700-7596; 710-703-3345; 711-699-Part of 3470; 711-700-1144; 711-701-5180; and 712-699-7663.
- C. **23SN0127**: In Bermuda Magisterial District, **Fast Lane Swim School** is a request for conditional use to permit a private swim instruction school incidental to a dwelling in a Residential (R-40) District and amendment of zoning district map on 4.86 acres known as 5010 Ashton Creek Road. The property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less). Tax ID 786-650-0587.
- D. **24SN1007**: In the Matoaca Magisterial District, **Kidd North Spring Run Road Rezoning**, is a request to rezone from Neighborhood Office (O-1) District to

Residential (R-12) District and amendment of zoning district map known as 7301 North Spring Run Road. The 1.38 acre property is proposed for a maximum development of 1 dwelling unit. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 725- 670-2347.

- E. **24SN1053**: In Midlothian Magisterial District, **Agnos Fence and Setback Exceptions** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-15) District known as 14541 Aldengate Road. The 0.73 acre property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 721-707-1839.
- F. **24SN1071**: In Matoaca Magisterial District, **Second Branch Amendment** is a request to amend zoning approval (Case 88SN0234) to permit the use of private wells and amendment of zoning district map in a Residential (R-25) District fronting approximately 60 feet on the northwest side of Second Branch Road, 1450 feet northeast of River Road. The 31.76 acre property is proposed for a maximum development of three dwelling units. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax ID 731-644-4175.
- G. **24SN1092**: In Midlothian Magisterial District, **Alverser Drive Zoning Amendment** is a request to amend zoning approval (Case 22SN0009) relative to proffered conditions and amendment of zoning district map in Community Business (C-3) District on property known as 11680 Midlothian Turnpike, generally located at the northeast quadrant of Midlothian Turnpike and Alverser Drive. The 13.51 acre property is proposed for a maximum development of 70 dwelling units. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax IDs 738-708-9068; 739-708-2268, 4273; 739-709-2408; and 739-709-6117.
- H. **24SN1095**: In Midlothian Magisterial District, **Astrop Fence Exception** is a request for conditional use planned development to permit exceptions to ordinance requirements for a fence and amendment of zoning district map in Residential (R-15) District known as 410 Charlemagne Road. The 0.77 acre property is developed with one single-family dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 721-707-1627.
- I. **23SN0123 (Deferred from 05/21/2024)**: In Midlothian Magisterial District, **Eastern Midlothian CaryTown Tobacco** is a request for conditional use to permit recreational substances (retail, offsite) 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.

14. Consideration of the Following Code Amendment

- A. Code Amendment to Chapter 19.1 of County Code, Article V Regarding Floodplain Management Districts and Dam Break Inundation Zones and Article VI Regarding Definitions. (24PJ0107)

An Ordinance to amend The Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Sections 19.1-500 through 19.1-508 of the Zoning Ordinance Regarding the Floodplain Management Districts and Dam Break Inundation Zones and Section 19.1-570 Regarding Definitions. Among other things, the amendments would include a definition of “variance” in the context of floodplain management regulations and would substitute the word “variance” for “exception”, as required by the Federal Emergency Management Agency.

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16. Other Business

17. Adjournment

June 18, 2024
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

