



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, JULY 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 4, Development Standards
 - B. Commercial Parking Research and Analysis
 - C. Initiation of Code Amendment Relative to Public Notice (24PJ0108)
 - D. Initiation of Code Amendment Relative to Vested Rights and Nonconforming Uses (24PJ0109)
- 3. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 4. Approval of the Planning Commission Minutes for:**
 - June 18, 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. **23SN0043 (Deferred from 05/21/2024. Staff acknowledges the withdrawal of this case by the applicant as of June 5, 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.
- B. **23SN0095:** In Matoaca Magisterial District, **Woodpecker Road Solar Facilities** is a request for conditional use to permit a large scale solar energy facility plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in Agricultural (A) and Residential (R-9) Districts on 124.52 acres fronting approximately 50 feet on the west line of Woodpecker Road, 425 feet south of Ettrick Landing Drive. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax IDs 789-619-4223; 790-616-Part of 9556; 790-618-0133 and 9437; 791-617-Part of 8164 and 792-616-8597.
- C. **23SN0114:** In Matoaca Magisterial District, **Collington Neighborhood Recreational Facility** is a request for conditional use to permit a recreational neighborhood facility and recreational equipment parking and storage and amendment of zoning district map in a Residential (R-25) District on 17.74 acres fronting approximately 800 feet on the south line of West Hensley Road,

345 feet southwest of Brandyfield Place. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 726-656-4760.

- D. **23SN0116**: In Bermuda Magisterial District, **Moores Lake Master Plan Amendment** is a request for amendment of zoning approval (Cases 21SN0627 and 22SN0082) to modify the master plan, uses, and density and amendment of zoning district map in a Multifamily Residential (R-MF) District known as **12100 Moores Lake Road**. The 162.06 acre property is proposed for a maximum development of 1,359 dwelling units. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use, Corporate Office/Research & Development/Light Industrial, and Suburban Residential II uses (2 to 4 dwellings per acre). Tax IDs 798-656-7763; 798-658-8335; 799-656-0291, 2589; 799-657-8241; 799-658-4314; 800-656-1126, and 5290.
- E. **24SN1056**: In Dale Magisterial District, **Magnolia Crossing Proffer Amendment** is a request for amendment of zoning approval (Case 19SN0602) relative to garages and modify development standards and amendment of zoning district map in a Residential (R-15) District on property fronting approximately 360 feet on the north line of Old Lane, 690 feet east of Hopkins Road and fronting in two places for 1580 feet on the east line of Hopkins Road, 500 feet north of Old Lane. Density is limited to 98 dwelling units on the 39.67 acre property. The Comprehensive Plan suggests the property is appropriate for Residential use (2.5 dwellings per acre or less). Tax IDs 785-666-8528, 8563, 8746 and 9880; 785-667-8727 and 8755; 786-666-3851; and 786-667-3619.
- F. **24SN1067**: In Midlothian Magisterial District, **Chey Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-15) District known as **11115 Crooker Drive**. The 1.2 acre property is developed with one single family dwelling and this request proposes one second dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2-4 dwellings per acre). Tax ID 743-714-2457.
- G. **24SN1098**: In Matoaca Magisterial District, **Early Bird Pickers Warehouse** is a request for a conditional use to permit a warehouse use and amendment of zoning district map in an Agricultural (A) District on 18.0 acres known as **23101 Hull Street Road**. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax ID 677-654-8486.
- H. **23SN0123** (Deferred from 06/18/2024): 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.

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15. Other Business

16. Adjournment

July 16, 2024
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

