



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, SEPTEMBER 17, 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.

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

- 1. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 2. Recognition of NACO Award for Ridgedale Special Focus Area Plan**
- 3. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 4. Approval of the Planning Commission Minutes for:**
 - **August 20, 2024**
- 5. Items for Discussion**
 - A. Update on Zoning Ordinance Modernization (ZOMod) Project - Follow Up on Discussion Items
- 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. **22SN0044:** In Midlothian Magisterial District, **Old Otterdale Road Residential Rezoning** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map known as 500 Old Otterdale Road. The 16.98 acre property is proposed for a maximum development of 34 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 719-707-3326.
 - B. **24SN1000:** In Bermuda Magisterial District, **RaceWay Freestanding Sign Modification** is a request for conditional use to permit a computer controlled variable message electronic sign (EMC) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a General Business (C-5) District on 3.34 acres known as 5600 Route 1. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax ID 790-688-1408.
 - C. **24SN1089:** In Bermuda Magisterial District, **Enon Corner Multifamily & Townhouse Rezoning** is a request to rezone from Agricultural (A) and Community Business (C-3) to Residential Townhouse (R-TH) with a conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map located at the eastern side of the East Hundred Road and North Enon Church Road intersection, as well as fronting along the north side of Burgess Road and the south side of Enon Station Road. The 29.94 acre property is proposed for a maximum development of 261 dwelling units. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential (Minimum of 4 to 8 dwellings per acre), Neighborhood Business and Industrial uses. Tax IDs 824-647-5620 and 9569; 824-648-4009 and 7327.
 - D. **24SN1124:** In Clover Hill Magisterial District, **Craver Setback Reduction** is a request for a conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-7) District on 1.05 acres known as 2324 Pocoshock Boulevard. The

Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 762-696-5950.

- E. **24SN1125:** In Dale Magisterial District, **Olson Home Based Surveying Firm** is a request for conditional use to permit a business from the home (surveying firm) and amendment of zoning district map in a Residential (R-7) District on 0.35 acre known as 4257 Inca Drive. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 783-673-1891.
- F. **24SN1129:** In Dale Magisterial District, **Holland Farm Animal** is a request for conditional use to permit the keeping of a farm animal (one pig) and amendment of zoning district map in a Residential (R-7) District on 0.62 acre known as 4903 Enchanted Lane. The property is currently developed with one single family residence. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 783-663-1996.
- G. **24SN1143:** In Midlothian Magisterial District, **Cabral Dwelling** is a request to rezone from Neighborhood Business (C-2) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements for an existing single family dwelling and amendment of zoning district map known as 6615 Elkhardt Road. The 0.29 acre property is currently developed with one dwelling unit. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 768-699-1877.

14. 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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15. Other Business

16. Adjournment

September 17, 2024
CPC Agenda Overview

