



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, OCTOBER 15, 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.

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

- 1. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 2. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 3. Approval of the Planning Commission Minutes for:**
 - **September 17, 2024**
- 4. Items for Discussion**
 - A. Update on Zoning Ordinance Modernization (ZOMod) Project - Follow Up on Discussion Items
- 5. Case Information Access Presentation**
- 6. Planning Commission Work Program Update**
- 7. Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

- 8. Call to Order**
- 9. Invocation**
- 10. Pledge of Allegiance to the Flag of the United States of America**
- 11. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
- 12. Review Meeting Procedures**

13. 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.

14. 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. **22SN0141**: In Bermuda Magisterial District, **Eads Two-Chair Salon** is a request for a conditional use to permit a salon from the home and amendment of zoning district map in an Agricultural (A) District on .85 acres known as 3706 Louise Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax IDs 795-637-1405.

B. **23SN0120**: In Matoaca Magisterial District, **Astoria North Rezoning & Exceptions** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use to permit passive and active recreational amenities plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 43.73 acres known as 8110 Bethia Road. The 43.73 acre property is proposed for a maximum development of 194 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I uses (Maximum of 2 dwellings per acre) and Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 720-667-7794.

C. **23SN0131**: In Matoaca Magisterial District, **Spring Run Road Apartments Amendment** is a request for amendment zoning approval (Case 16SN0554) to modify the master plan, uses, and development standards and amendment of zoning district map in a Multifamily Residential (R-MF) District for property fronting 740 feet on the east line of North Spring Run Road, 700 feet south of Hull Street Road. The 13.72 acre property is zoned to permit a maximum development of 136 dwelling units. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential (4 to 8 dwellings per acre) and Neighborhood Business uses. Tax ID 725-670-9868.

D. **24SA1026**: In the Bermuda Magisterial District, **Enon Library Substantial Accord** is a request for substantial accord determination to determine whether a proposed new library to be located on approximately 106 acres of the properties known as 13900 and 13930 Mountshire Lane and 601 Corvus Court is

substantially in accordance with the County's Comprehensive Plan. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II uses (Maximum of 4 dwellings per acre). Tax IDs 818-647-8334; 818-647-4654; and 819-648-7244.

- E. **24SN1130:** In Dale Magisterial District, **Iron Bridge Heating and Air** is a request for conditional use to permit a contractor's office plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 1.28 acres known as 5512 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business and Neighborhood Office uses. Tax ID 776-685-1845.
- F. **24SN1164:** In Midlothian Magisterial District, **Woofy Wellness Ranch** is a request for a conditional use to permit a commercial kennel with a conditional use planned development to permit exceptions to ordinance requirements plus an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system and amendment of zoning district map in Neighborhood Business (C-2) District on 2.96 acres known as 16300 Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial and Neighborhood Business uses. Tax ID 711-709-6273.
- G. **24SN1182:** In Matoaca Magisterial District, **Astoria South Rezoning & Exceptions** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use to permit recreational neighborhood to serve the surrounding community, plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 38.18 acres known as 8500 Bethia Road. The property is proposed for a maximum development of 88 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I uses (Maximum of 2 dwellings per acre) and Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 719-664-Part of 1919; 720-665-Part of 5154; 720-666-Part of 4239; 721-663-9793; 721-664-6267, 9087; 721-665-9805; 722-663-0970; and 722-664-0036.
- H. **24SN1195:** In Midlothian Magisterial District, **Home Away from Home Care Services** is a request for conditional use to permit group care facility and amendment of zoning district map in a Residential (R-7) District on 0.21 acre known as 6539 North Stevens Hollow Drive. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential use (Minimum of 4 to 8 dwellings per acre). Tax ID 768-693-1987.24SN1200.
- I. **24SN1200:** In Bermuda Magisterial District, **Henshaw Greyledge Boulevard 2 Lot Subdivision** is a request to rezone from Residential (R-12) and Agricultural (A) to Residential (R-12) and amendment of zoning district map known as 706 Greyledge Boulevard. The 2.09 acre property is proposed for a maximum

development of 2 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 816-647-2846.

- J. **24SN1209**: In Matoaca Magisterial District, **Magnolia Green Tract CC Amendment** is a request for amendment of zoning approval (Case 89SN0343) relative to phasing requirements and modification of development standards and amendment of zoning district map in a Residential (R-9) District for property fronting in three (3) locations for approximately 2,925 feet along the north side of Hull Street Road, 250 feet west of Magnolia Green Parkway. The 88.11 acre property is zoned to permit a residential development of up to 364 multifamily dwelling units. The Comprehensive Plan suggests the property is appropriate for Community Business, Neighborhood Business and Regional Mixed Uses. Tax IDs 702-667-2068; 703-667-2733; and 705-667-9038.
- K. **24SN1229**: In Midlothian Magisterial District, **Andrennas Parlor Tattoo Shop** is a request for conditional use for a tattoo shop and amendment of zoning district map on 0.51 acre known as 911 North Courthouse Road. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 740-708-8536.
- L. **22SN0044 (Deferred from 09/17/2024)**: 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.
- M. **24SN1000 (Deferred from 09/17/2024)**: 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.
- N. **24SN1089 (Deferred from 09/17/2024)**: 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.

- O. **24SN1124 (Deferred from 09/17/2024):** 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.

15. 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.

16. Other Business

17. Adjournment

October 15, 2024
CPC Agenda Overview

Legend

-  Bermuda
 Clover Hill
 Dale
 Matoaca
 Midlothian

