



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, NOVEMBER 19, 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.

3 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 4 p.m. and 6 p.m. sessions)
- 3. Approval of the Planning Commission Minutes for:**
 - October 15, 2024
- 4. ELM Web Access Presentation**
- 5. Project Overview: Comprehensive Plan Update - Chapter 14 Bikeways and Trails (24PJ0102)**
- 6. Consideration of Proposed Meeting Dates for Calendar Year 2025**
- 7. Planning Commission Work Program Update**
- 8. Recess**

4 p.m. Public Meeting - Public Meeting Room

- 9. Call to Order**
- 10. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
- 11. Review Meeting Procedures**
- 12. Public Meeting, Consideration of the Following Proposal:**
 - A. 24PS1228:** In Bermuda Magisterial District, **CHESTERFIELD MEADOWS SHOPPING CENTER ASSOCIATES** requests approval to amend the schematic plan sign package for case 86PS1158 in a Neighborhood Business (C-2) District on 15.63 acres located at 6411, 6441 Centralia Rd & 6411

Chesterfield Meadows Dr., This case is known as **Amend Chesterfield Meadows Sign Package**. Tax ID 7736603969, 7736607640 & 7736608800.

13. Recess

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

14. Call to Order

15. Invocation

16. Pledge of Allegiance to the Flag of the United States of America

17. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation

18. Review Meeting Procedures

19. 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.

20. 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. **22SN0035**: In Matoaca Magisterial District, **Duval Road Residential Rezoning** is a request to rezone from Agricultural (A) and Residential (R-12) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements, and conditional use to permit recreational neighborhood facilities and amendment of zoning district map known as 18101 Duval Road. The 100.1 acre property is proposed for a maximum development of 200 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax IDs 702-675-0476 and 703-675-1477.

B. **22SN0089**: In Clover Hill Magisterial District, **Thackers View Rezoning and Exceptions** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use to permit neighborhood recreational facilities and a bed and breakfast facility plus conditional use planned development to permit

exceptions to ordinance requirements and amendment of zoning district map known as 4701, 4801 and 4901 Woolridge Road. The 138.52 acre property is proposed for a maximum development of 260 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax IDs 720-681-0327; 720-682-0474 and 3924.

- C. **24SN1031**: In Matoaca Magisterial District, **Hampton Towns Rezoning and Exceptions** is a request to rezone from Agricultural (A) to Residential Townhouse (R-TH) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map for property fronting 700 feet on the south side of Hull Street Road, 630 feet east of Hampton Farms Drive, as well as fronting the western terminus of Hampton Park Drive. The 28.75 acre property is proposed for a maximum development of 194 dwelling units. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential (Minimum of 4 to 8 dwellings per acre) and Suburban Residential I uses (Maximum of 2 dwellings per acre). Tax IDs 709-666-8299; 709-667-4443, 5846, 6775, 7044, 7795, 8069, 8444; 709-668-6108, 7322; and 710-667-2013.
- D. **24SN1073**: In Matoaca Magisterial District, **Oasis Sidewalk Amendment** is a request for amendment of zoning approval (Case 20SN0608) relative to sidewalk requirements and amendment of zoning district map in a Residential Townhouse (R-TH) District on 59.85 acres fronting 1,700 feet on the east side of Fox Club Parkway, fronting 1,500 feet on the north side of Cosby Road and fronting 2,250 feet on the south side of Village Square Parkway. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential (Minimum of 4 to 8 dwellings per acre) and Neighborhood Business use. Tax IDs 715-671-6427; 716-671-1195, 7058, 9458; 716-672-0380, 9111; and 717-672-7677.
- E. **24SN1158**: In Bermuda Magisterial District, **Van Driest Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-7) District known as 2407 Bermuda Avenue. The 2.03 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 to 4 dwellings per acre). Tax ID 827-640-8315.
- F. **24SN1167**: In Midlothian Magisterial District, **Welles Tree Preservation Encroachment** is a request for amendment of zoning approval (Case 05SN0249) to modify development standards, relative to a tree preservation strip, plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-15) District on 0.67 acre known as 3643 Stone Harbor Drive. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (Maximum of 1 dwelling per acre). Tax ID 726-727-5811.

- G. **24SN1181**: In Matoaca Magisterial District, **Suggs Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-25) District known as 15667 Corte Castle Terrace. The 1.43 acre property is developed with one existing single family dwelling and this request proposes one detached second dwelling. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 745-625-6322.
- H. **24SN1222**: In Dale Magisterial District, **Pecoraro Two Family Dwelling** is a request for conditional use to permit a two family dwelling and amendment of zoning district map in an Agricultural (A) District known as 4301 Kingsland Road. The 10.33 acre property is proposed to be developed with one existing single family dwelling and this request proposes one second dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 783-671-0531.
- I. **24SN1267**: In Bermuda Magisterial District, **Alburn Two Family Dwelling** is a request for conditional use to permit a two family dwelling and amendment of zoning district map in a Residential (R-15) District known as 3502 East Chagford Terrace. The 0.43 acre property is developed with one existing single family dwelling and this request proposes one second dwelling. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less). Tax ID 792-660-2587.
- J. **23SN0120 (Deferred from 10/15/2024) (AMENDED)**: 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 neighborhood recreational facilities 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 199 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 IDs 720-667-Part of 7794; 721-666-9727; 721-667-6138, 6503, 6755, Part of 6887, and 9521; 722-666-0067 and 0383; 722-667-0366, 0984, and 5004.
- K. **24SN1182 (Deferred from 10/15/2024)**: 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 neighborhood recreational facilities, 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.

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22. Other Business

23. Adjournment

November 19, 2024
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

