



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, DECEMBER 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.

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 6 p.m. session)
- 3. Approval of the Planning Commission Minutes for:**
 - November 19, 2024
- 4. 2025 Legislative Update**
- 5. Schools and StratIS Data 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. Recognition of Clerk to the Planning Commission, Kathleen Eshleman, for Her Service 2017-2024**
- 13. Review Meeting Procedures**

14. 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.

15. 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. **23SN0122**: In Dale Magisterial District, **Dominion Energy Iron Bridge Substation Expansion** is a request to rezone from Light Industrial (I-1) to Agricultural (A) plus conditional use to permit expansion of the existing electric power transforming station and amendment of zoning district map on 21.75 acres known as 7500 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax IDs 771-673-3573; 772-673-0885; and 772-674-1811.
- B. **24SN1009**: In Dale Magisterial District, **Hopkins Road Rezoning** is a request to rezone from Agricultural (A) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 5.43 acres known as 8319 Hopkins Road. The 5.43 acre property is developed with one single family dwelling and one church. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 784-673-6551
- C. **24SN1086**: In Bermuda Magisterial District, **Escobar Sawmill Services** is a request for conditional use to permit a sawmill and amendment of zoning district map in Agricultural (A) District on 1.64 acres known as 1300 Point of Rocks Road. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 822-642-4638.
- D. **24SN1131**: In Midlothian Magisterial District, **Buford Road Nursing Home Facility** is a request to rezone from Residential (R-15) to Corporate Office (O-2) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 2.86 acres known as 236 Buford Road. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax ID 759-707-4253.
- E. **24SN1146**: In Midlothian Magisterial District, **Dry Bridge Battery Storage Amendment** is a request for amendment of zoning approval (Case 06SN0191)

to modify uses plus conditional use to permit a battery energy storage facility and amendment of zoning district map in a General Industrial (I-2) District on 32.61 acres fronting 275 feet on the east side of Dry Bridge Road, 1,250 feet south of Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax IDs 713-708-4574 and 714-707-9182.

- F. **24SN1185**: In Bermuda Magisterial District, **Weir Road Mini-Storage** is a request to rezone from Community Business (C-3) to Regional Business (C-4) plus conditional use planned development to permit exceptions to ordinance requirements with conditional use to permit mini-storage/mini-warehouse facility and amendment of zoning district map on 2.05 acres located in the southeast corner of Weir and Briggs Road, and fronting approximately 745 feet along the SW side of Weir Rd. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax IDs 800-652-Part of 1292, 800-652-Part of 4578; and 800-653-Part of 2911.
- G. **24SN1192**: In Midlothian Magisterial District, **Ivymont Square Signage** is a request for conditional use planned development to permit additional monument signage and amendment of zoning district map in the Community Business (C-3) District on 17 acres known as 14101 Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax IDs 724-708-9449 and 725-708-5246.
- H. **24SN1205**: In Bermuda Magisterial District, **Avery Warehouse South** is a request for an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater systems (Sanitary Sewer) and amendment of zoning district map in General Business (C-5) District on 1.34 acres on property fronting 185 feet along the east side of Route 1, 525 feet north of Happy Hill Road, known as 16637 Route 1. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax ID 799-632-9411.
- I. **24SN1226**: In Bermuda Magisterial District, **Perrymont Road Single Family Dwelling** is a request for a conditional use to permit a single family dwelling in a Community Business (C-3) district and amendment of zoning district map on property known as 9016 Perrymont Road. The 0.28 acre property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Corporate Office, Research & Development, Light Industrial use. Tax ID 792-671-7132.
- J. **24SN1262**: In Bermuda Magisterial District, **Walthall Drive Wastewater Exception** is a request for an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system to accommodate a two lot subdivision and amendment of zoning district map in a Residential (R-15) District on 2.21 acres known as 14600 Walthall Drive. The Comprehensive

Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 811-644-7184.

- K. **22SN0035 (Deferred from 11/19/2024)**: 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.

16. 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.

17. Other Business

18. Adjournment

December 17, 2024
CPC Agenda Overview

