



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, MARCH 18, 2025

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:**
 - February 18, 2025
- 4. Items for Discussion**
 - A. Update from the Department of Sports, Visitation, and Entertainment
 - B. Update on Zoning Ordinance Modernization (ZOMod) Project Draft 3 (20PJ0107)
- 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. **22SN0128:** In Dale Magisterial District, **Perfect Cleaning Service Rezoning and Exceptions** is a request for rezoning from Agricultural (A) to Community Business (C-3) District with conditional use planned development for exceptions to ordinance requirements, including a use exception for outside storage, and amendment of zoning district map on 1.64 acres known as 7325 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Neighborhood Office use. Tax ID 773-675-1500.
- B. **24SN1244:** In Bermuda Magisterial District, **Sprecher Recreational Vehicle Parking Exception** is a request for conditional use to permit one (1) recreational trailer and one (1) recreational vehicle (RV) to be parked outside of the rear yard and amendment of zoning district map in a Residential (R-15) District on 0.57 acre known as 2921 Blithe Drive. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less). Tax ID 795-653-9509.
- C. **24SN1296:** In Bermuda Magisterial District, **James River Dental Rezoning** is a request to rezone to from Agricultural (A) to Neighborhood Business (C-2) and amendment of zoning district map on 1 acre known as 11630 Chester Road. The Comprehensive Plan suggests the property is appropriate for Office/Residential Mixed use. Tax ID 789-657-8034.
- D. **24SN1327:** In Matoaca Magisterial District, **Tickle Recreational Vehicle Parking Exception** is a request for conditional use to permit parking and storage of a recreational vehicle outside the rear yard and amendment of zoning district map in a Residential (R-15) District on a 0.69 acre parcel known as 9229 Oak River Drive West. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 762-609-8884.
- E. **24SN1337:** In Dale Magisterial District, **Uphoff Car & Air Museum** is a request to amend zoning approval (Case 91SN0222) relative to proffered conditions plus conditional use to permit a privately operated museum plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in the Light Industrial (I-1)

District on 2.71 acres known as 7400 Whitepine Road. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 767-669-8864.

- F. **24SN1342:** In Clover Hill Magisterial District, **XL Sports World Turf Fields** is a request to amend zoning approval (Case 87SN0016) relative to proffered conditions and amendment of zoning district map in the Light Industrial (I-1) District plus conditional use to permit a private athletic field on 10.91 acres known as 2300 Oak Lake Boulevard. The Comprehensive Plan suggests the property is appropriate for General Business use. Tax ID 736-692-5504.
- G. **24SN1355:** In Midlothian Magisterial District, **Perry Short Term Rental** is a request for conditional use to permit a short term rental and amendment of zoning district map in a R-40 District known as 3100 Middlewood Road. The 1.23 acres property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Low Density Residential uses. Tax ID 737-720-2827.
- H. **25SN1021:** In Clover Hill Magisterial District, **North Arch Road Amendment** is a request to amend zoning approval (Case 01SN0245) to modify buffer requirements plus conditional use to permit a single family dwelling use and amendment of zoning district map in a Corporate Office (O-2) District known as 150 North Arch Road. The 2.69 acre property is developed with one existing single family dwelling and this request would permit the existing single family dwelling. The Comprehensive Plan suggests the property is appropriate for Neighborhood Office use. Tax ID 752-704-1695.

14. Consideration of the Following Code Amendments

- A. **Code Amendment Relative to County Public Facilities Signage for Chesterfield governmental facilities (25PJ0102)**
Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting the following sections of the zoning ordinance: 19.1-53, use restrictions for *Sign, computer controlled variable message electronic (EMC)* and 19.1-276, Freestanding Signs.
Among other things, the amendment would allow a freestanding sign at any road entrance to property developed with a county governmental facility. The amendment would also amend the use restrictions for EMC signs by reducing the time interval for copy changes in an A, MH, R, R-TH, or R-MF district.
- B. **Comprehensive Plan Amendment to Chapter 9: Environment (24PJ0112)**
An amendment to Chesterfield County's Comprehensive Plan *Moving Forward...The Comprehensive Plan for Chesterfield*. The Environment Chapter (9) of the Plan provides an overview of the county's land, air, and water resources; identifies factors and existing requirements that impact these resources; identifies the relationship between these resources and development; identifies impacts of human activities on these resources; and suggests guidance for consideration of these resources into development. The amendment adds

two new sections: County Commitment to Environmental Stewardship and Grants, Programs, & Funding Opportunities and includes general data updates, updated language to comply with the Code of Virginia, and textual edits to improve flow and eliminate redundant language.

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

March 18, 2025
CPC Agenda Overview

24SN1342

24SN1355

25SN1021

24SN1337

22SN0128

24SN1296

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

MATOACA

CLOVER HILL

DALE

BERMUDA

24SN1327

24SN1244