



CHESTERFIELD COUNTY PLANNING COMMISSION REVISED MEETING AGENDA TUESDAY, MAY 19, 2020

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 www.chesterfield.gov/plan, or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday. Comments or recommendations regarding items on the agenda can be submitted to planning@chesterfield.gov.

6:00 p.m. Public Hearing - Virtual Platform

If all items cannot be completed by Tuesday, May 19, 2020, the meeting will be recessed to Thursday, May 21, 2020 at 6:00 P.M.

1. COVID-19 Meeting Procedures

- A. NOTICE: Due to the COVID-19 coronavirus health emergency, the meeting will proceed under modified procedures. The public is encouraged to submit comments through electronic means, email, by the internet, through the mail or by telephone. Citizens are encouraged to use the on-line comment form at www.chesterfield.gov/cpccomments (to be activated on May 12, 2020) or email at planning@chesterfield.gov or by calling 804-748-1125. The Planning Commission will accept all these forms of public comments (portal, telephone message, and email) until 5:00 p.m. on May 18, 2020 to ensure that the comments, emails, or calls are provided to the Planning Commission prior to the meeting for their consideration.

These revised procedures are subject to change depending on the advice of health officials. For the most current information, contact the Planning Department at 748-1050 or visit www.chesterfield.gov/cpccomments on May 19th PRIOR to the meeting.

2. Call to Order

3. Invocation

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

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

6. Review Meeting Procedures

7. Approval of the Planning Commission Minutes for:

- **April 21, 2020 MINUTES**

8. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues

Since we are meeting remotely we have established a special Public Comments portal on our Chesterfield Planning Department website. In addition to the portal, we also have received telephone messages and emails specifically directed to the Planning Department. These specific public comments may involve the services, policies and affairs of the county government regarding planning or land use issues. These comments, however, may not address any matter of business that is a subject on the Commission's agenda this evening. The length of this agenda item is limited to a maximum of fifteen (15) minutes total. Should the comments exceed the 15-minute time period, an additional citizen input item is scheduled at the end of the agenda.

9. 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. **20SN0526****: In Dale Magisterial District, **29:11 Chesterfield, LLC** requests a rezoning from Agricultural (A) and General Business (C-5) to Community Business (C-3), with conditional use and conditional use planned development to permit multi-family and townhome uses plus to permit exceptions to ordinance requirements and amendment of zoning district map on 123.9 acres located at the northeast quadrant of Iron Bridge and Courthouse Roads, also fronting the south line of Route 288. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office uses. Tax IDs 768-666-9817, 769-667-9512, 770-664-part of 0099, 773-665-part of 2424.

B. **20SN0512***: In Matoaca Magisterial District, **New Dawn Properties, Inc.** (project commonly known as River Ridge, Section F) requests an exception to Section 18-60 of the utility ordinance for connection to the public wastewater system and amendment of zoning district map in a Residential (R-25) District on 15.8 acres located on the western terminus of Riverpark Terrace, 1200 feet west of Riverpark Way. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential Agricultural use. Tax ID 721-649-1954.

C. **20SN0529***: In Dale Magisterial District, **Three Hoos, LLC** request(s) rezoning from Agricultural (A) to Community Business (C-3) and amendment of zoning district map in an Agricultural (A) District on 1.5 acres known as 7337 Iron Bridge Road. Density will be controlled by zoning conditions or ordinance

standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Office use. Tax ID 773-674-1483.

- D. **20SN0533***: In Matoaca Magisterial District, **Glenn White** requests conditional use to permit the sale of landscaping materials and mulch in an Agricultural (A) District and amendment of the zoning district map on 1.3 acres located in the northwest quadrant of Hull Street and Cosby Roads. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 716-671-part of 6718.
- E. **20SN0535***: In Bermuda Magisterial District, **Carthan F. Currin** requests rezoning from Corporate Office (O-2) and Community Business (C-3) to Community Business (C-3) with Conditional Use to permit multi-family residential use plus Conditional Use Planned Development to permit exceptions to ordinance requirements and amendment of zoning district map on 4.1 acres fronting 180 feet on the west line of W. Booker Boulevard 310 feet south of Iron Bridge Road and located 225 feet off the south line of Iron Bridge Road measured from a point 220 feet west of W. Booker Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use and Office/Residential Mixed Use. Tax ID's 779-652-8746, 779-652-8969 and 780-652-0565, 1448 and 1556.
- F. **20SN0547***: In Bermuda Magisterial District, **AREC 10, LLC** requests rezoning from Community Business (C-3) to General Business (C-5) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 3.1 acres located 420 feet along the west side of Jefferson Davis Highway and 315 feet on the south side of Goolsby Avenue. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for the Neighborhood Business use. Tax ID's 789-689-9157, 9757 and 9764.
- G. **20SN0530**: In Bermuda Magisterial District, **Susan L. Frise** (project commonly known as Virginia Flaggers) requests a Conditional Use Planned Development to permit a flagpole to be the principal use on the subject property and a Conditional Use Planned Development to allow a 62-foot height exception to accommodate a 112-foot flagpole and a maximum 600 square foot flag as well as an amendment of zoning district map in an Agricultural (A) District on 0.8 acre located at 2501 Old Bermuda Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax ID 800-649-9091.
- H. **20SN0574**: In Midlothian Magisterial District, **Brian Abplanalp** requests conditional use to permit a second dwelling incidental to the primary dwelling

and amendment of zoning district map in a Residential (R-15) District on 0.5 acre known as 16113 Fawley Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (maximum 2.0 dwelling per acre). Tax ID 712-696-2757.

- I. **20SN0577**: In Bermuda Magisterial District, **The Landings at Meadowville, LLC** requests rezoning from Agricultural (A) to Residential (R-15) with conditional use planned development to permit an exception to buffer requirements and amendment of zoning district map on 1 acre fronting 300 feet on the east line of North Enon Church Road, 100 feet south of Meadowville Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential (Maximum of 1.0 dwelling per acre). Tax ID 825-660-0940.

- J. **20SN0582**: In Midlothian Magisterial District, **GRCRE, LLC, LATC, LLC, Tak Tent LP, and Midlogreen, LLC** request amendment to zoning approval (91SN0172) relative to uses (farmers market and outdoor vendors) and amendment of zoning district map in Community Business (C-3) and Corporate Office (O-2) Districts on 46.8 acres located on the northeast corner of North Woolridge and Coalfield Roads and also fronting 1,775 feet on the west line of North Woolridge Road, 490 feet south of Walton Park Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business, Residential Mixed Use (minimum of 12.0 dwellings per acre plus limited integrated commercial), and Conservation/Recreation uses. Tax IDs 729-704-0035, 731-705-0120 and 2856.

*** These cases were deferred at a previous session by the Planning Commission to their May 19, 2020 public hearing.**

**** This case was remanded by the Board of Supervisors.**

10. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues

Since we are meeting remotely we have established a special Public Comments portal on our Chesterfield Planning Department website. In addition to the portal, we also have received telephone messages and emails specifically directed to the Planning Department. These specific public comments may involve the services, policies and affairs of the county government regarding planning or land use issues. These comments, however, may not address any matter of business that is a subject on the Commission's agenda this evening. The length of this agenda item is limited to a maximum of fifteen (15) minutes total.

11. **Other Business**
12. **Adjournment**

**May 19, 2020
CPC Agenda Overview**

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

