CHESTERFIELD COUNTY PLANNING COMMISSION
REVISED
MEETING AGENDA
TUESDAY, JUNE 18, 2019
Public Meeting Room
10001 Iron Bridge Road, Chesterfield VA 23832

NOTE: The ﬀ symbol indicates that an attachment accompanies the agenda item. These attachments are generally available the second or first Wednesday prior to the Planning Commission meeting, depending upon their release date. 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.

1:00 p.m.  Planning Commission Work Session – Public Meeting Room

I. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation.

II. Review Upcoming Agendas (Rezoning, conditional use, conditional use planned developments or substantial accord proposals scheduled for future meetings)

III. Review Day’s Agenda (Items to be considered at the 6:00 p.m. session)

IV. Department Update – Utilities

V. Jefferson Davis Special Area Plan Recommendations

VI. Code Amendment Relative to Zoning Application Requirements (19PJ0102)

VII. Closed Meeting pursuant to Virginia Freedom of Information Act, § 2.2-3711(A)(19), Code of Virginia, 1950, as amended, for discussion of reports or plans related to the security of any governmental facility, building or structure (including but not limited to the security of the public meeting room, other public buildings and environs) and the safety of persons using such facility, building or structure.

VIII. Recess

5:00 p.m.  Dinner – Executive Meeting Room

6:00 p.m.  Public Hearing – Public Meeting Room

If all items cannot be completed on Tuesday, June 18, 2019, the meeting will be recessed to Thursday, June 20, 2019 at 6:00 p.m. in the Public Meeting Room.

Providing a FIRST CHOICE community through excellence in public service
I. Call to Order

II. Invocation

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

IV. Review Upcoming Agendas (Rezoning, conditional uses, conditional use planned developments or substantial accord proposals scheduled for future meetings.)

V. Requests to Postpone Action, Emergency Additions, or Changes in the Order of Presentation

VI. Review Meeting Procedures

VII. Approval of the Planning Commission Minutes for:

- May 21, 2019 CPC Regular Minutes

VIII. Consideration of Suspension of Bylaws to Allow Block Voting

IX. Action on Code Amendment Relative to Sign Standards (18PJ0118)

The Planning Commission held a public hearing on May 21, 2019 on Code Amendment Relating to Sign Standards and, after taking public comment, closed the public hearing and deferred action to this date. The proposed ordinance would, among other things, revise certain freestanding, building mounted and limited duration sign standards, and provide for computer controlled variable message electronic (EMC) signs as a restricted use. In addition, the proposed ordinance provides for certain Outdoor Advertising signs to no longer be prohibited and establishes standards by which they may be permitted.

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

At this time, the Commission will hear citizen comments on unscheduled matters involving the services, polices and affairs of the county government regarding planning or land use issues. 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.

XI. 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. **19SN0524***: In Bermuda Magisterial District, Karen S. Nuchols requests conditional use to permit a computer-controlled, variable-message, electronic sign (EMC) and amendment of zoning district map in a Community Business (C-3) District on 0.6 acre known as 1220 West Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax ID 807-653-9117.

B. **19SN0559***: (AMENDED): In Matoaca Magisterial District, RREF II-TFC Wynwood LLC (project commonly known as Wynwood at Foxcreek) requests amendment of zoning approval (Case 04SN0207) relative to mix of lot and dwelling types and cash proffers and amendment of zoning district map in a Residential (R-15) District on 44.8 acres fronting 1,480 feet on the northeast line of Otterdale Road, 485 feet northwest of Woolridge Road, also fronting 940 feet on the west line of Woolridge Road, 700 feet southwest of Strider Road and along Strongbow Drive, Swift Fox Drive, Thornapple Run, and Anise Circle within the Wynwood at Foxcreek Subdivision. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (maximum of 2.0 dwellings per acre). Tax IDs 708-675-5652; 708-676-5905; 709-676-6317; 710-678-2640 and 4010.

C. **19SN0573***: In Matoaca Magisterial District, Justin Farrish requests conditional use to permit a business (special events) incidental to a dwelling and amendment of zoning district map in an Agricultural (A) District on 70.8 acres known as 15740, 15750, and 15760 River Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential Agricultural use. Tax IDs 711-645-6973; 711-646-0128 and 712-645-4489.

D. **19SN0593***: In Dale Magisterial District, John Netto requests rezoning of 1 acre from Residential (R-12) to Neighborhood Office (O-1) and 1 acre from Agricultural (A) to Neighborhood Office (O-1) to permit an adult daycare plus conditional use planned development to permit exceptions to Ordinance requirements and amendment of zoning district map on the entire 2-acre site known as 5941 Willowbranch Drive and 7239 Ironbridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Office. Tax IDs 773-675-1543 & 773-675-1653.

E. **19SN0594***: In Midlothian Magisterial District, Rebkee Partners Belmont LLC requests amendment of zoning approval (Case 06SN0191) and conditional use to permit automobile repair, excluding body, major engine or transmission within a shopping center and amendment of zoning district map in an Industrial (I-2) District on 1.4 acres located in the northwest corner of Midlothian Turnpike and Watkins Centre Parkway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 715-711-8015.
F. **19SN0603**: In Midlothian Magisterial District, David J. Cook requests conditional use to permit a second dwelling plus conditional use planned development to permit setback exceptions and amendment of zoning district map in a Residential (R-15) District on 0.4 acre known as 8622 Rockaway Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 755-716-8609.

G. **19SN0606**: In Clover Hill Magisterial District, Tamera A. Moats request conditional use to permit a family day care home and amendment of zoning district map in a Residential (R-7) District on 0.4 acre known as 4356 Ketcham Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (maximum of 2.0 to 4.0 dwelling per acre). Tax ID 764-688-9224.

H. **19SN0608**: In Matoaca Magisterial District, Nicole and Andy Neufeld request conditional use planned development to permit setback exceptions for a covered patio and amendment of zoning district map in a Residential (R-12) District on 0.3 acre known as 10006 Hockliffe Circle. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II. Tax ID 726-661-9768.

I. **19SN0613**: In Bermuda Magisterial District, Andrew M. Condlin requests rezoning from Light and General Industrial (I-1 and I-2) to Light Industrial (I-1) with conditional use to permit automobile storage lot plus conditional use planned development for ordinance exceptions on 183.9 acres lying east of I-95, fronting 3,755 feet on the west line of Woods Edge Road across from South Creek and Walthall Creek Drives. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax IDs 802-643-9234; 803-641-5123; 803-642-5764; 803-643-8765 and 803-644-2879.

* These cases were deferred at a previous session by the Planning Commission to the June 18, 2019 public hearing.

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated and may speak. Copies of the above requests are on file in the Planning Department at the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, Virginia and at the County Administrator’s Office (Room 504) at the Lane B. Ramsey Administration Building, for public examination during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday. (Please check first with the Planning Dept.) More information about these requests can be found at www.chesterfield.gov/plan. Comments and/or recommendations on the above can be submitted to planning@chesterfield.gov.

**XII. Other Business**
XIII. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues

At this time, the Commission will hear citizen comments on unscheduled matters involving the services, polices and affairs of the county government regarding planning or land use issues. 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.

XIV. Adjournment

Andrew G. Gillies, AICP
Director, Planning Department