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](http://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](mailto:planning@chesterfield.gov).

**2:00 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 6:00 p.m. session)

3. Approval of the Planning Commission Minutes for:
   - July 21, 2020 MINUTES

4. Items for Discussion
   - A. Regional Housing Affordability Framework
   - B. Code Amendment Relative to Route 1 Residential Overlay and Northern Jefferson Davis Highway Design District Development Standards (20PJ0119)
   - C. Code Amendment Relative to Written Determinations Affecting Residential Wells (21PJ0101)
   - D. Discussion Regarding Comprehensive Plan Amendments

5. 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, August 18, 2020, the meeting will be recessed to Thursday, August 20, 2020 at 6 p.m. in the Public Meeting Room.*

6. Call to Order
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 August 11, 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 August 17, 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 August 18th, PRIOR to the meeting.

7. Invocation

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

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

10. Review Meeting Procedures

11. 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, policies 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.

12. Resolution Recognizing Ms. Darla W. Orr, Zoning and Special Projects Manager, Planning Department, Upon Her Retirement.

14. 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. 20SN0512*: In Matoaca Magisterial District, Matthew Hamilton for 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

B. 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.

C. 20SN0593*: In Clover Hill Magisterial District, Sue Clements, Patsy Stargardt and Graham Real Estate, LLC request an exception to Section 18-60 of the utility ordinance for connection to the public wastewater system, and the Chesterfield County Planning Commission requests Conditional Use Planned Development for ordinance and development standard exceptions and/or other conditions, and amendment of zoning district map in a General Business (C-5) District on 5.0 acres located at the southwest quadrant of Genito and Warbro Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 735-689 Part of 5818.

D. 20SN0561: In Matoaca Magisterial District, Crystal Squire requests conditional use to permit a second family dwelling unit and amendment of zoning district map in an Agricultural (A) District on 11.8 acres known as 14110 Nash Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agriculture use. Tax ID 754-633-1377.
E. **20SN0571**: In the Dale Magisterial District, **Shawn N. Stone** requests renewal of zoning approval (Case 15SN0620) to allow a family daycare incidental to the primary dwelling and amendment of zoning district map in a R-7 District on 0.4 acre known as 5933 Fieldstone Road. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 units per acre). Density will be controlled by zoning conditions or ordinance standards. Tax ID 770-690-6733.

F. **20SN0572**: In Bermuda Magisterial District, **Nathaniel and Gabrielle Harris** request 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-12) district on 0.5 acre known as 10600 Ethens Point Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less.) Tax ID 790-663-0253.

G. **20SN0581**: In Midlothian Magisterial District, **Gouldin Properties, LLC** requests amendment of zoning approval (Case 92SN0176 and 93SN0109) relative to peak hour trips and access and amendment of zoning district map in a Community Business (C-3) and General Business (C-5) District on 21.5 acres fronting 400 feet on the north line of Midlothian Turnpike at the intersection with Tuxford Road. Density will be controlled by the zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Mixed use. Tax ID 737-707-0107.

H. **20SN0595**: In Midlothian Magisterial District, **Dominion Realty Partners, LLC** requests rezoning from Corporate Office (O-2) to Multifamily Residential (R-MF) with conditional use planned development to permit exceptions to parking, access requirements, and development standards and amendment of zoning district map on 26.9 acres located 770 feet northwest of the intersection of Boulders Spring Drive and Boulders Parkway, fronting the terminus of Boulder Springs Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for office/hotel. Tax ID 762-710-5792.

I. **20SN0604**: In Dale Magisterial District, **Diana and Stephen Berkshire** request 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-12) District on 0.3 acre known as 3817 Grizzard Dr. 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 units per acre). Tax ID 768-691-5166.
J. 20SN0606: In Matoaca Magisterial District, Matthew R. Rogers requests conditional use to permit a second dwelling incidental to the primary dwelling and amendment of zoning district map in a Residential (R-12) District on 0.5 acre known as 16300 Crossfell Place. 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 dwellings per acre). Tax ID 710-664-9625.

K. 20SN0607: In Clover Hill Magisterial District, Shemik Sellars requests conditional use to permit a family day care home and amendment of zoning district map in a Residential (R-7) District on 0.26 acres known as 601 Marblethorpe Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (4.0 units per acre or less). Tax ID 747-700-0870.

L. 21SN0501: In Matoaca Magisterial District, Chesterfield Planning Commission requests rezoning from Residential (R-25) District to Agricultural (A) District, amendment of zoning approval (Case 05SN0193) relative to use of public water and sewer systems and deed restrictions, conditional use planned development to permit exceptions to ordinance standards and amendment of zoning district map in a R-25 District on 3.7 acres known as 5000 Woolridge 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 of 2 dwellings per acre). Tax ID 717-681-8129.

M. 21SN0514: In Matoaca Magisterial District, Chesterfield County Board of Supervisors (project commonly known as Second Branch Baptist Church) requests a conditional use to permit a private school (tutoring) and amendment of zoning district map in an Agricultural (A) District on 8.1 acres known as 12207, 12217, 12227 and 12301 Second Branch 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 734-646-8791 and 9775; 735-646-0557, and 735-647 Part of 1214.

* These cases were deferred at a previous session by the Planning Commission to their August 18, 2020 public hearing.

15. Consideration of the Following Code Amendment
A. **Code Amendment Relative to Townhouse and Multiple Family Unit Parking (20PJ0125)**

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Sections 19.1-236 and 19.1-570 of the zoning ordinance relative to townhouse and multiple-family unit parking. This amendment would, among other things, clarify that the definition of multiple-family dwelling includes the term multifamily dwelling, allow certain parking for townhouse projects to be located within a road, reduce required parking spaces for multiple-family dwelling units from 2 per unit in areas excluding special design districts to 2 per three-bedroom unit and 1.8 per two-bedroom unit, in special design districts to 1.8 per two-(or more)bedroom unit, and in all areas to 1.5 per one-(or less) bedroom unit. In addition, the amendment would provide in special design districts, the Northern Jefferson Davis Highway Design District, Employment Center District and C-1 zoning districts that required parking spaces for non-residential uses and multiple-family dwelling units could be reduced by 10 percent for on-site provision of, and connections to off-site, pedestrian systems and bikeways; that in the Northern Jefferson Davis Highway Design District and Special Design Districts that required parking spaces for non-residential uses and multiple-family dwelling units could include parking space in a road when more than half of such space adjoins use, and in all areas of the County required parking spaces for multiple family dwelling units could be reduced by 5 percent when units are located within 1500 feet of a public transit stop.

16. **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, policies 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.

17. **Other Business**

18. **Adjournment**