CHESTERFIELD COUNTY PLANNING COMMISSION
MEETING AGENDA
TUESDAY, SEPTEMBER 17, 2019
Public Meeting Room
10001 Iron Bridge Road, Chesterfield VA 23832

NOTE: The ☰ 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.

2:00 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 4:00 p.m. and 6:00 p.m. sessions)

IV. Department Update – Libraries

V. Capital Facility Forecasting Presentation

VI. Discussion of Midlothian Community Special Area Plan (16PJ0129)

VII. Code Amendment Relative to Upper Swift Creek Tree Preservation (19PJ0121) ☰

VIII. Recess

4:00 p.m.  Public Meeting – Public Meeting Room

I. Call to Order

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

III. Review Meeting Procedures

IV. Approval of the Planning Commission Minutes for:
   • August 20, 2019 CPC Regular Minutes ☰
V. Public Meeting, Consideration of the Following Proposals:

A. 20PS0112: In Bermuda Magisterial District, Chesterfield Meadows Shopping Center Association requests schematic approval to replace existing cedar shake shingles with new high definition architectural shingles in a Commercial (C-2) District on a site totaling 1.3 acres located at 6411 and 6441 Chesterfield Meadows Drive. This case is known as Chesterfield Meadows Wells Fargo Reroof. Tax ID 773-660-8800 and Part of 773-659-5196.

B. 20PR0121: In Dale Magisterial District, Ironbridge Investment Company, LLC requests Planning Commission approval for an entrance design as required by zoning case 17SN0753 in a Residential (R-TH) District as a component of the site plan for apartments known as Austin Woods Apartments (Case 20PR0106) on a site totaling 19.4 acres located at 6767 Iron Bridge Road. The case for this separate component is known as Austin Woods Entrance. Part of Tax ID 773-678-8978.

C. 20PR0126: In Clover Hill Magisterial District, HHHunt requests approval of substantial modifications to the architecture for the townhomes and condominiums approved with zoning case 18SN0526. This case is known as Westcott in a Commercial (C-4) district located on 69.694 acres on both sides of Lonas Parkway. Tax ID 737-679-9541, 737-678-1674, and 738-678-3383.

VI. 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, September 17, 2019, the meeting will be recessed to Thursday, September 19, 2019 at 6:00 p.m. in the Public Meeting Room.

I. Call to Order of Chesterfield County Planning Commission

II. Call to Order of Chesterfield County Preservation Committee

III. Invocation

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

V. Review of Meeting Procedures for Joint Meeting of Preservation Committee and Planning Commission

VI. Public Hearing, Consideration of the Following Proposal:

A. 20HP0100: In Midlothian Magisterial District, Matthew and Melissa Carr request historic landmark designation for the HALLSBORO STORE. This request lies on
1.4 acres in a Neighborhood Business (C-2) District on a parcel totaling 2.8 acres and is known as 920 Mt. Hermon Road. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential (Maximum of 2.0 dwellings/acre) and Conservation/Recreation. Tax ID 707-702-2355, structure only (Sheet 05).

VII. Adjournment of Preservation Committee

VIII. Recess of Planning Commission

IX. Call to Order

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

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

XII. Review Meeting Procedures

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. Action on Comprehensive Plan Amendment - Midlothian Community Special Area Plan (16PJ0129)

An amendment to Chesterfield County’s Comprehensive Plan, Moving Forward...The Comprehensive Plan of Chesterfield. The Midlothian Community Special Area Plan ("Plan") encompasses the area bounded by Route 288 to the west, Lucks Lane to the south, Falling Creek and to the east, and the Salisbury subdivision, Michaux Creek and the Rosemont subdivision to the north, as generally shown on The Land Use Map. The Plan does not rezone or change legal use of property. It would amend Chapters 10 (Land Use Plan), 11 (Specific Area Plans), 14 (Bikeways & Trails) and 16 (Implementation) of Comprehensive Plan.

The Planning Commission held a public hearing on August 20, 2019 on the Comprehensive Plan Amendment – Midlothian Community Special Area Plan, and after taking public comment, closed the public hearing. Action on the Comprehensive Plan Amendment for the Midlothian Community Special Area Plan was deferred for thirty (30) days to the September 17, 2019 Planning Commission meeting.
XV. 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. **19SN0597**: In Midlothian Magisterial District, SRBF, L.L.C. (project commonly known as Starview Village) requests rezoning from Residential (R-7), General Business (C-5) and Agricultural (A) to Regional Business (C-4) with Conditional Use and Conditional Use Planned development to permit single family, townhouse and multifamily residential uses plus exceptions to ordinance requirements and amendment of zoning district map on 109 acres fronting a total of 530 feet in two places on the east line of Turner Road, 1200 feet south of Midlothian Turnpike; fronting the north and south lines of Cloverleaf Drive, 725 east of Turner Road; bordering the west line of Chippenham Parkway; and located at the southern terminus of Granite Springs Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Uses. Tax IDs 762-705-7225 and 9750; 763-705-0418, 1590, 3882, 7089 and 9301; 763-706-7503; 764-703-1276; 764-704-8184; 765-704-0028 and 6589; 766-704-3488; 766-705-1605 and 1843.

B. **19SN0605**: In Midlothian Magisterial District, Matthew and Melissa Carr request conditional use to permit a business (special events) and amendment of zoning district map on 1.4 acres in a Neighborhood Business (C-2) District on a total 4.5-acre site and 3.1 acres in an Agricultural (A) District on a total 4.5-acre site plus conditional use planned development on 1.7 acres of a total 4.5-acre site to permit exceptions to paving requirements and an exception to Section 18-60 of the Utility Ordinance for exceptions to the requirement to use the public water and wastewater systems on the total 4.5-acre site known as 900 and 920 Mt. Hermon Road and 921 Hallsboro Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential (Maximum of 2.0 dwellings/acre) and Conservation/Recreation. Tax IDs 707-702-2355 and Part of - 2186, and 707-703-Part of – 4034.

C. **19SN0610**: In Matoaca Magisterial District, Winterpack Solar I, LLC requests a conditional use to permit a large scale solar energy facility and an amendment of zoning district map in an Agricultural (A) District on 329.3 acres fronting 300 feet on the east line of Eppes Falls Road, 6600 feet south of River Road; also fronting approximately 100 feet on the south line of River Road, 2450 feet east of Black Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential Agricultural uses. Tax IDs 706-639-Part of 7211, 707-639-Part of 6747, 710-640-Part of 4102 and 711-642-Part of 0774.

D. **19SN0621**: In Bermuda Magisterial District, the Chesterfield County Planning Commission (commonly known as River’s Bend golf course) requests amendment of zoning approval (Case 95SN0109) to permit the parking and storage of recreational equipment and amendment of zoning district map in a Residential (R-15) District on 2.8
acres known as 11949 Hogans Alley. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 817-660-8149.

E. **19SN0623**: In Clover Hill Magisterial District, Aiden Associates 8101, LLC (project commonly known as CrossPointe Marketplace) requests amendment of zoning approval (Case 85SN0157) and amendment of zoning district map in a Commercial (C-3) District on 4.5 acres fronting 525 feet on south line of Hull Street Road, 1025 feet east of Walmsley Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax IDs 760-692-6892 and 9194.

F. **19SN0629**: In Matoaca Magisterial District, Swift Creek Holdings, LLC (project commonly known as Swift Creek Station) requests rezoning from Residential (R-12) to Residential Multi-Family (R-MF) of 53.1 acres, Residential Townhouse (R-TH) of 93 acres, and Residential (R-12) of 82.6 acres with conditional use planned development to permit commercial uses and exceptions to ordinance requirements and amendment of zoning district map on a total of 228.7 acres located on the north and south lines of Quailwood Road 1500 feet west of Bailey Bridge Road, the western terminus of Cameron Bay Drive, the northern termini of Holly View Parkway and Holly Bark Drive, and bounded by Swift Creek to the north. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax IDs 732-672-9726, 732-673-9114, 733-672-8988, 734-672-7346, and 734-673-1082.

G. **19SN0631**: In Matoaca Magisterial District, Evelyn and Michael Ashbrook request conditional use to permit the parking and storage of recreational equipment (boat) in the corner side yard and amendment of zoning district map in Residential (R-88) District on 1.6 acres known as 17325 Creekbed Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (maximum of 1 dwelling per acre). Tax ID 784-629-2808.

H. **20SN0501**: In Bermuda Magisterial District, Wesley M. Caudill (project commonly known as Meadowville Landing) requests rezoning from Residential (R-12) with Conditional Use Planned Development to Residential (R-12) and amendment of zoning district map on 0.9 acre fronting 55 feet on the south line of the eastern terminus of Bluewater Terrace, east of Bluewater Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (max. of 1 dwelling per acre). Tax ID 823-662-5432.

I. **20SN0504**: In Bermuda Magisterial District, Candis V. and Maurice T. Oxendine request conditional use planned development to permit accessory structure to exceed gross square footage of dwelling and amendment of zoning district map in a Residential (R-7) District on 0.5 acre known as 3901 Gill Street. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the
property is appropriate for Residential use (2.5 dwellings per acre or less). Tax ID 791-654-2144.

J. **20SN0518**: In Midlothian Magisterial District, the **Chesterfield County Board of Supervisors** requests amendment to zoning approval (Case 18SN0732) relative to development standards, and amendment of zoning district map on 4.2 acres zoned R-7 and known as 13900 and 13910 Winterfield Lane and an adjacent 0.5-acre public right-of-way zoned R-12 in the vicinity of Winterfield Lane and Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Village Fringe Area uses. Tax IDs 727-708-0098 and 1691, and an adjacent portion of public right-of-way (Winterfield Lane).

K. **20SN0508***: In Midlothian Magisterial District, **Thalhimer Realty Partners** (project commonly known as Winterfield Commons) requests amendment of zoning approval (Case 18SN0836) relative to the master plan and density plus conditional use planned development to permit exceptions to the ordinance requirements and amendment of zoning district map in Residential Townhome (R-TH) and Neighborhood Commercial (C-2) Districts on 6.7 acres located in the northeast corner of Winterfield Road, Winterfield Lane, and Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Village Fringe Area. Tax IDs 725-709-9433 and 9911; 726-708-0495, 1397 and 3588; 726-709-0149; 0434, 0813, 1718, 2430, and 3003.

*** If this case is acted upon by the Planning Commission on September 17, 2019, it will be heard by the Board of Supervisors on September 25, 2019.

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.

XVI. **Code Amendment Relative to Route 1 Residential Overlay (18PJ0126)**

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Sections 19.1-53 & 19.1-378 of the Zoning Ordinance relating to Route 1 Residential Overlay. The amendment would provide, among other things, that along the frontage of Jefferson Davis Highway (JDH) north of Osborne Road, multifamily and townhouse dwelling units may be permitted as additional uses subject to certain restrictions in C-3 (Community Business) and C-5 (General Business) zoning districts where the property is designated on the comprehensive plan for Neighborhood Business, Community Business, Suburban Residential II, Residential Mixed Use or Community
Mixed Use. Among the restrictions for projects qualifying for these additional multifamily or townhouse uses are that: commercial uses are limited to those permitted in the C-2 (Neighborhood Business) districts excluding automobile accessory store, automobile rental, automobile self service station and automobile self service station unmanned; multifamily units are within 500 feet of JDH; project has minimum of 100 feet of contiguous frontage along JDH; project acres is a maximum 10 acres and a minimum of 3 acres, provided that multifamily may be permitted in projects of 1.5 acres where project is at intersection of JDH and a local road; multifamily units are developed at a minimum density of 15 dwelling units per acre and townhouses at 10 dwelling units per acre; recreational area be provided for townhouse residents and that such area be a minimum of 10 percent of project area; recreational area be provided for multifamily residents and such area be a minimum of 50 square feet per dwelling unit that may include up to 50% of such area in rooftop garden space where commonly accessible; buildings and projects meet the Northern Jefferson Davis Highway Design District (NJDHDD) standards with exception that storefront windows not be required for townhouse units; the first floor of building having multifamily or townhouse use employ masonry at least to top of first floor on all facades visible from a road; height of buildings having townhouse units be a maximum of 4 stories or 50 feet and that height of buildings having multifamily units be minimum of 3 stories and maximum of 6 stories, except that any building having a townhouse or multifamily use within 100 feet of a R (Residential) or MH (Manufactured Home) districts may not exceed 3 stories or 40 feet; first floor of buildings having multifamily units which fronts JDH provide flexibility for commercial use to include meeting applicable commercial building code requirements, be on grade with road and have minimum 12 foot ceiling height or as applicable by commercial code; views of parking areas are minimized from public rights of way and/or single family residential properties via a building landscaping, architectural walls and/or decorative fencing; views of alleys serving townhouse use shall be minimized from roads and private pavement, other than alleys, with a wall comparable in material and design to townhouses, maintenance-free fence, or building design and provide that other fencing in project be a decorative maintenance free materials excluding wood or chain link; require townhouses having garages be rear loaded and access via private pavement and have garage doors that do not face roads or parking open to the public; where located adjacent to an occupied C or I property outside of project, buffer is provided between use and the adjacent property as required between the applicable C or I district and a R-MF zoning district; at least 50 percent of multifamily residential units located above ground floor have usable balcony consisting of a minimum area of 5 feet by 8 feet; buildings are designed to impart harmonious proportions and avoid monotonous facades or large bulky masses. Buildings containing townhouse or multifamily units shall possess architectural variety while at the same time have an overall cohesive urban character. Building design elements such as, but not limited to, balconies, terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied rooflines, other appurtenances such as lighting fixtures and plantings may be used to achieve desired design. Please note that the Planning Commission may recommend to the Board of Supervisors that the distances, percentages, sizes and the numerical measurements and standards set forth in the proposed ordinance amendments be increased or decreased as determined to be appropriate by the Planning Commission.
XVII. Other Business

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

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XIV. Adjournment

[Signature]
Andrew G. Gillies, AICP
Director, Planning Department