3:00 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 4:00 p.m. and 6:00 p.m. sessions)

3. Approval of the Planning Commission Minutes for:
   - September 15, 2020 MINUTES

4. Items for Discussion
   A. Capital Facilities Planning Update
   B. ELM Project Overview

5. CPC Work Program Progress Report

6. Recess

4:00 p.m. Public Meeting - Consideration of Subdivision, Schematic, and Site Plan Requests - Public Meeting Room

7. Call to Order

8. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations

9. Review Meeting Procedures

10. Public Meeting, Consideration of the Following Proposals:
A. **21PR0133**: In Matoaca Magisterial District, **Main Street Homes** requests modification to the buffer along Village Square Parkway for a proposed dog park in a Residential Multi-Family (R-MF) District and Commercial (C-3) District on a site totaling approximately 0.25 acres located at 15710 Cosby Road. This case is known as **Cosby Village Townhomes Dog Park**. Part of Tax ID 713-671-7780.

B. **21PR0134**: In Midlothian Magisterial District, **Dominion Energy** requests Planning Commission approval of a schematic landscape plan as required by a proffered condition applied to the parcel located in an Industrial (I-1) District 14500 Midlothian Turnpike. This case is known as **Dominion Energy Midlothian Landscape**. Part of Tax ID 721-710-3026.

11. **Recess**

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<th>5:00 p.m. Dinner - Executive Meeting Room</th>
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<th>6:00 p.m. Public Hearing - Public Meeting Room</th>
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*If all items cannot be completed on Tuesday, October 20, the meeting will be recessed to Thursday, October 22 at 6 p.m. in the Public Meeting Room.*

12. **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](http://www.chesterfield.gov/cpccomments) (to be activated on October 13, 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 October 19, 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](http://www.chesterfield.gov/cpccomments) on October 19th, PRIOR to the meeting.

13. **Invocation**

14. **Pledge of Allegiance to the Flag of United States of America**

15. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
16. Review Meeting Procedures

17. 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.

18. 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. **20SN0587**: In Bermuda Magisterial District, Michael W. Atkinson requests conditional use to permit a business from the home (flooring contractor) and amendment of zoning district map in Residential (R-15), Residential (R-7), and Agricultural (A) Districts on 2.7 acres known as 12665, 12673, and 12681 Petersburg 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 IDs 794-652-7631 and 8320; and 795-652-0231.

B. **20SN0615**: In Dale Magisterial District, Patricia A. Konrath requests 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-9) District on 1.3 acres known as 7223 Barkbridge 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 to 4 dwellings per acre). Tax ID 764-685-9281.

C. **19SN0620**: In Dale Magisterial District, Charles Howard Davis and Howard W. Worrell request rezoning from Agricultural (A) to Corporate Office (O-2) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 5.1 acres known as 7911 and 7921 Iron Bridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax IDs 770-670-9289 and 771-671-0202.
D. **20SN0555**: In Bermuda Magisterial District, **Emerson Companies, LLC** requests rezoning from Agricultural (A) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 44.4 acres fronting in two (2) places for approximately 600 feet on the west line of Womack Road, 515 feet west of Great Branch Drive. 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 IDs 785-658-9666, 9707, 786-657-0481, 6443, 7187, 7960 and 786-658-7018.

E. **20SN0556**: In Clover Hill Magisterial District, **Virginia Electric and Power Company d/b/a Dominion Energy Virginia** requests conditional use to permit an electric power transforming station (substation) and amendment of zoning district map in an Agricultural (A) District on 28.7 acres fronting approximately 660 feet on the south line of Genito Road, 1680 feet west of Warboro Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 734-687-0782.

F. **20SN0594**: In Midlothian Magisterial District, **Otterdale Park Associates, LLC** requests rezoning from Light Industrial (I-1) to Multifamily Residential (R-MF) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 4.1 acres located in the northwest corner of North Otterdale Road and Wylderose Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 721-711-1145.

G. **20SN0596**: In Bermuda Magisterial District, **Cellco Partnership d/b/a Verizon** requests conditional use to permit a communications tower facility and amendment of zoning district map in an Agricultural (A) District on 0.7 acre known as 14131 Happy Hill 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 to 4 dwellings per acre). Tax ID 794-644-Part of 5830.
H. 20SN0597: In Bermuda Magisterial District, Windswept Development, LLC requests amendment of zoning approval (Case 04SN0219) relative to cash proffers and modify development standards plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential Townhome (R-TH) District on 20.0 acres located in the northwest corner of Ironbridge Boulevard and Ironbridge Parkway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax ID 775-656-4862.

I. 20SN0598: In Midlothian Magisterial District, 814 Acquisitions LLC requests rezoning from Agricultural (A) to Corporate Office (O-2) and amendment of zoning district map on 3.0 acres known as 11171 Robious Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 743-713-3145.

J. 20SN0605: In Matoaca Magisterial District, Deborah S. Bush requests conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-25) District on 2.9 acres known as 12610 Third Branch Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 738-661-2588.

K. 20SN0613: In Matoaca Magisterial District, Ross F. Lightsey requests an exception to Section 18-60 of the Utility Ordinance for connection to the public water and wastewater systems and amendment of zoning district map in a Residential (R-25) District on 3.5 acres known as 11501 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 725-648-0727.

L. 21SN0508: In Midlothian Magisterial District, RCB Properties LLC requests rezoning from Community Business (C-3) to Agricultural (A) of 0.3 acre with conditional use and conditional use planned development to permit automobile sales and automobile consignment lot plus exceptions to ordinance requirements and amendment of zoning district map on the entire 4.3 acre tract known as 17508 Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses as a master planned/land aggregation area. Tax ID 706-708-5598.
* These cases were deferred at a previous session by the Planning Commission to their October 20, 2020 public hearing.

19. Consideration of the Following Code Amendments

A. Code Amendment Relative to Board of Zoning Appeals (21PJ0106)

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Section 19.1-15 of the Zoning Ordinance Relative to Board of Zoning Appeals. The amendment would provide that the secretary to the Board of Zoning Appeals (BZA) no longer need to be a planning department employee but rather be a qualified and salaried county employee nominated by the director of planning and approved by the BZA.

20. Other Business

21. 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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22. Adjournment