

CASE NUMBER: 20SN0529
APPLICANT: Three Hoos, LLC

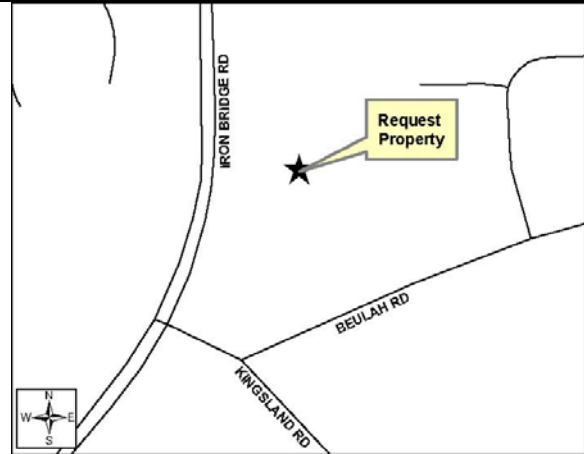


CHESTERFIELD COUNTY, VIRGINIA
DALE DISTRICT

STAFF'S ANALYSIS
AND RECOMMENDATION

Planning Commission (CPC) Hearing:
APRIL 21, 2020
CPC Time Remaining:
100 DAYS

Applicant's Contacts:
KERRY HUTCHERSON (804-748-3600)
Planning Department Case Manager:
TYLER WALTER (804-318-8893)



1.5 Acres – 7337 Iron Bridge Rd.

REQUEST

Rezoning from Agricultural (A) to Community Business (C-3).

Note: The only condition that may be imposed is a buffer condition. The property owners may proffer conditions.

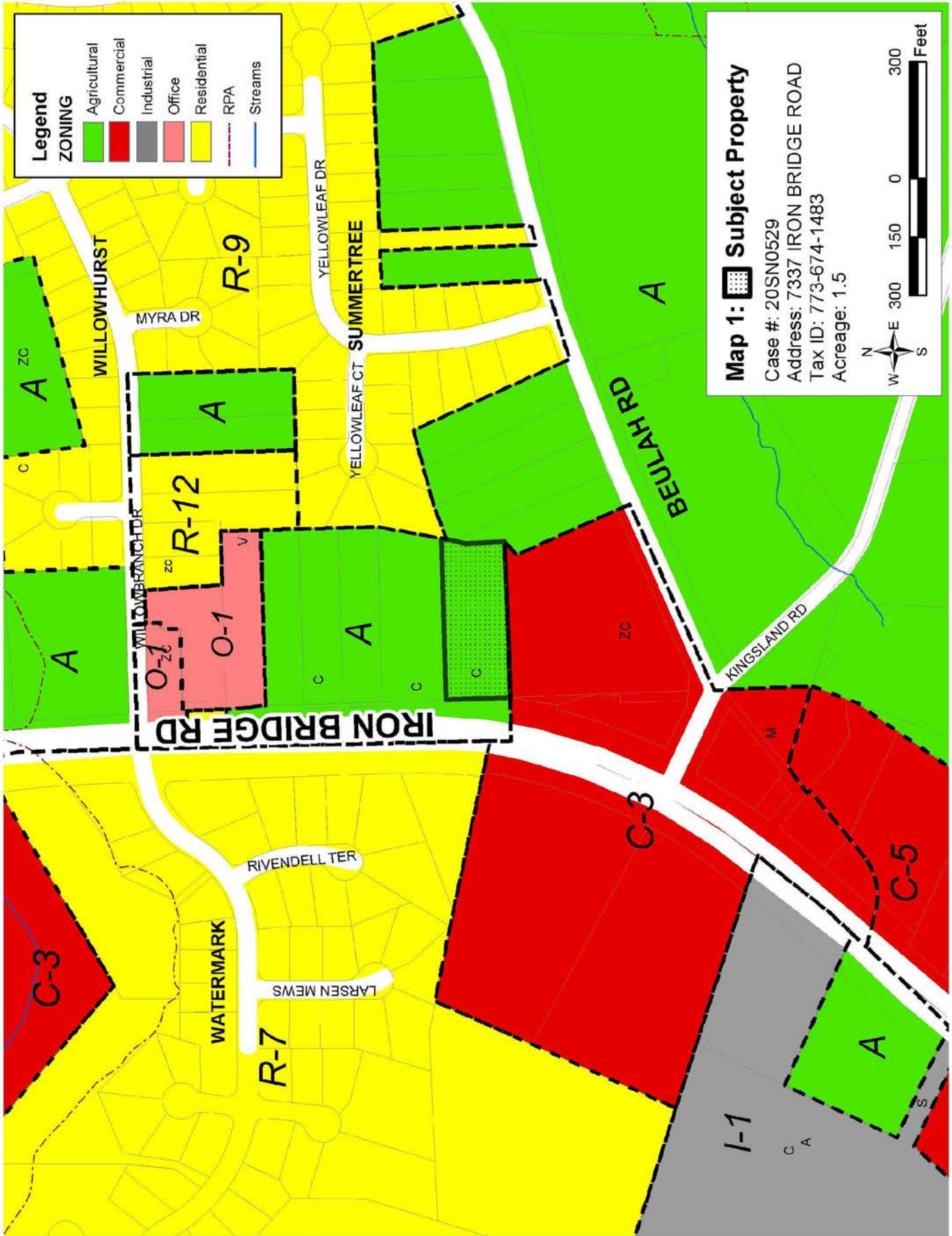
SUMMARY

Commercial uses are planned. The applicant indicates development of the property would be in conjunction with adjacent C-3-zoned properties to the south (5740 Beulah Road).

DEFERRAL

The applicant requests deferral to the Commission's regularly scheduled May 19, 2020 public hearing to allow time to finalize the proposal.

The deadline for the applicant to submit any new or revised information for a deferral to the Commission's May 19, 2020 meeting is April 22, 2020. Staff supports a deferral to the Commission's May 19, 2020 meeting provided this deadline can be met. Otherwise a longer deferral would be appropriate.



CASE HISTORY

Applicant Submittals

08/01/2019	Application submitted
09/23, 11/08/2019, and 02/17/2020	Proffered conditions submitted

Community Meeting

11/25/2019	Issues Discussed: <ul style="list-style-type: none">• History of Three Hoos, LLC and past commercial development ventures• Anticipated land uses on the subject property• Stormwater management on the property.
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Planning Commission

01/21/2020	Action – DEFERRED TO MARCH 17, 2020 ON THE COMMISSION’S MOTION WITH THE APPLICANTS’ CONSENT.
03/17/2020	Out of the abundance of caution due to the potential spread of the coronavirus, or COVID-19, the meeting was cancelled. Therefore, this case was deferred to the Commission’s April 21, 2020 meeting. The applicant has consented to this deferral.