

**Chesterfield County
Planning Department
Results for Planning Commission Hearing: 4/19/2022
Conditions Modified at Hearing: Yes**

Case Number: **21SN0675**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **Yes**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

CONDITION MODIFIED Replacement for 14.:

14. Transportation Phasing Plan.

- a. Prior to the issuance of a certificate of occupancy for the public middle school, the following road improvements shall be completed as determined by the Transportation Department:
 - i. Proffered condition 13.a. [Reconstruction of the Otterdale Road and Duval Road intersection, to include realignment, construction of turn lanes, and intersection control (traffic signal or other innovative intersection control, such as Continuous Green-T)].
 - ii. Proffered condition 13.b. [Improvements to the Otterdale Road and Westerleigh Parkway intersection, to include additional pavement (eastbound Westerleigh Parkway channelized right turn lane to southbound Otterdale Road free-flow acceleration lane for free flow right turn movements) and intersection control (traffic signal or other innovative intersection control)].
 - iii. Proffered condition 13.c. [Construction of two (2) lanes of Westerleigh Parkway and associated improvements from existing terminus to the public middle school westernmost access to Westerleigh Parkway.]
- b. Prior to the issuance of a certificate of occupancy for the residential units or remaining county owned public use buildings, the following road improvements shall be completed as determined by the Transportation Department:
 - i. Proffered Condition 13.f [Construction of a four (4) lane facility for the North-South Collector Road, including pedestrian accommodations

- and crosswalk improvements, to VDOT Urban Collector standards (40 mph), with modifications approved by the Transportation Department, from Westerleigh Parkway to Duval Road intersections. Unless otherwise approved by the Transportation Department, left and right turn lanes shall be provided at each approved access.]
- ii. Proffered condition 13.g. [Construction of a four (4) lane facility for Duval Road to VDOT Urban Minor Arterial standards (50 mph), with modifications approved by the Transportation Department, from the Otterdale Road to the North-South Collector Road intersections. Unless otherwise approved by the Transportation Department, left and right turn lanes shall be provided at each approved access.]
 - iii. Proffered condition 13.i. [Construction of additional pavement at the North-South Collector Road/Duval Road intersection to provide left and right turn lanes, including intersection control, if warranted. Intersection control may include construction of a roundabout, traffic signal, or other innovative intersection (Continuous Green- T) improvements as approved by the Transportation Department.
 - iv. Proffered condition 13.j. [Widening/improving the north side of Duval Road to a twelve (12) foot wide travel lane, measured from the centerline of the existing pavement, with an additional four (4) foot wide paved shoulder plus a four (4) foot wide unpaved shoulder and overlaying the full width of the road with one and a half (1.5) inch of compacted bituminous asphalt concrete, with any modifications approved by the Transportation Department, for the property frontage not improved as part of proffered condition 13.g]

21SN0675 (DEFERRED): In Matoaca Magisterial District, Chesterfield County Board of Supervisors (project commonly known as Upper Magnolia Green East) requests rezoning from Residential (R-9) and Agricultural (A) to Residential (R-15) and amendment of zoning district map approximately 700.00 acres fronting in three (3) places for approximately 3,900 feet on the north line of Duval Road, approximately 3,300 feet west of Otterdale Road and approximately 600 feet on the south line of Duval Road, approximately 9,800 feet west of Otterdale Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I (Maximum of 2 dwellings per acre) and Regional Mixed Uses. Tax IDs 694-675-Part of 7241; 695-671-Part of 5448; 697-680-Part of 2507; 703-684-Part of 8129; 703-685-Part of 4335.

Case Number: **21SN0696**
Result: **Deferred by CPC**
Deferred To: **05/17/2022**
Conditions: **N/A**
Proffered Conditions: **N/A**
Includes Cash Proffer: **N/A**
Approved Time Limit (Years): **N/A**
Complies With Plan: **N/A**

21SN0696 (DEFERRED): In Clover Hill Magisterial District, Chandler Construction requests rezoning from Agricultural (A) to Residential (R-12) and conditional use planned development for exceptions to development standards and amendment of zoning district map on 2.02 acres located at the southwest corner of Elm Crest Drive and Courthouse Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.5 dwellings/acre or less). Tax IDs 744-701-4474 and 5183.

Case Number: **20SN0510**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

20SN0510: In Bermuda Magisterial District, Michael Harris requests rezoning from Neighborhood Business (C-2) to Residential (R-12) District and amendment of zoning district map on 2.64 acres located in the south corner of Harrowgate Road and Somerlane 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 796-632-2973.

Case Number: **21SN0665**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0665: In Dale Magisterial District, Mi Lee, Si Lee, and P.G & M.C., LLC (project commonly known as Rockwood Square) request rezoning from Agricultural (A), Community Business (C-3) and General Business (C-5) to Community Business (C-3) with a conditional use to permit multifamily dwellings, townhouse dwellings, and commercial-outdoor recreational establishment uses plus conditional use planned development to permit exceptions to development standards and amendment of zoning district map on 24.78 acres known as 10161 Hull Street Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax IDs 748-684-6098; 748-685-2348, 8749, 9811; 749-685-1546, 3628, and 3858.

Case Number: **21SN0673**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0673: In Bermuda Magisterial District, Chesterfield County Department of Utilities requests conditional use planned development to permit an exception to development standards and conditional use to permit a communications tower facility in a Heavy Industrial (I-3) District and amendment of zoning district map on 2.01 acres fronting approximately 300 feet along the north line of Bermuda Hundred Road, approximately 1,200 feet east of Meadowville Tech Parkway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 826-651-2419.

Case Number: **21SN0676**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

CONDITION ADDED:

15. No road connection from the proposed ring road to Moseley Road shall be completed until the proposed new Fire Station is constructed and operational. (T&P)

21SN0676: In Matoaca Magisterial District, Chesterfield County Board of Supervisors (project commonly known as Upper Magnolia Green West) requests rezoning from Residential (R-9) and Agricultural (A) to General Industrial (I-2) with conditional use planned development to permit Chesterfield County public facilities (school site and fire station) and to permit exception to development standards and amendment of zoning district map for approximately 1,728 acres fronting approximately 4,900 feet on the south line and 3,600 feet on the north line of Duval Road, 4,950 north of Skinquarter Road; fronting approximately 2,600 feet on the east line of Moseley Road, 6,100 feet north of Skinquarter Road; and located at the southern terminus of Mount Hermon Road, approximately 3,500 feet south of Genito Road. 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, Rural Residential/Agricultural, Suburban Residential I (Maximum of 2 dwellings per acre), and Phased Suburban Residential (Maximum of 2 dwellings per acre) uses. Tax IDs 691-678-6257; 693-676-2390, 5151, 8646; 694-675-Part of 7241; 695-671-Part of 5448; 697-680-Part of 2507; 698-683-8741; 700-681-5125; 701-684-2865; 703-684-Part of 8129; 703-685-Part of 4335.

Case Number: **21SN0684**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0684: In Matoaca Magisterial District, Brock McAllister requests rezoning from Residential (R-7) and Residential (R-9) to Agricultural (A) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 81.32 acres fronting in two (2) places at the termini of Hickory Branch Drive and Oldtown Creek Drive. 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 790-616-4582, 9556 and 790-618-9437.

Case Number: **21SN0702**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0702: In Matoaca Magisterial District, Joy and Timothy Alexander request conditional use to permit a business (tourist home) incidental to a dwelling and amendment of zoning district map in an Agricultural (A) District on 2.49 acres known as 12608 Beach Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 738-652-1836.

Case Number: **22SN0002**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

22SN0002: In Dale Magisterial District, Main Street Homes (Gates Bluff West) requests amendment of zoning approval (Case 07SN0298) relative to road cash proffers and transportation improvements and amendment of zoning district map in the Residential (R-15) District on 50.34 acres fronting approximately 475 feet along the north line of Beach Road, approximately 220 feet west of Kimlynn Trail. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax IDs 764-662-Part of 3891 and 764-662-7481.

Case Number: **22SN0016**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

22SN0016: In Clover Hill Magisterial District, Peggy Westcott requests conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-12) District on 0.6 acre known as 10331 Sandy Ridge Drive. 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 744-676-0047.

Case Number: **22SN0028**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

22SN0028: In Matoaca Magisterial District, Clover Hill Assembly of God requests amendment of zoning approval (Case 21SN0619) relative to development standards for a modular classroom and amendment of zoning district map in an Agricultural (A) District on 12.96 acres known as 12310 Bailey Bridge Road. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 738-674-1979.