

CHESTERFIELD COUNTY, VIRGINIA PLANNING COMMISSION AGENDA AND PUBLIC NOTICE Tuesday - September 18, 2007

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 agenda items 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.

12:00 p.m. COMMISSION ASSEMBLES - MULTIPURPOSE ROOM, CHESTERFIELD COUNTY COMMUNITY DEVELOPMENT BUILDING, 9800 GOVERNMENT CENTER PARKWAY.

12:30 p.m. WORK SESSION I. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation and Dinner Location Selection.

II. Review Upcoming Agendas. (Any rezonings or conditional uses scheduled for future meetings.)

III. Review Day's Agenda. (Any items listed for the 3:00 p.m. and 7:00 p.m. Sessions.)

IV. Work Program - Review and Update.

V. Proposed Code Amendment relative to Neo-Traditional Zoning.

VI. Proposed Code Amendment relative to Residential (R-5) Zoning.

VII. Swift Creek Reservoir Master Plan and Maintenance Program Update.

VIII. Impact Fee Road Improvement Plan, Comprehensive Plan Amendment and Impact Fee Ordinance.

IX. Proposed Code Amendment relative to Vehicle Parking in Front Yards in Residential Districts.

X. Utilities Department Presentation relative to Developer Participation in Infrastructure Improvements to Provide Water Storage.

XI. Proposed Code Amendment relative to Inclusion of Virginia Department of Transportation (VDOT) Review for Processing of Subdivision Plats and Site Plan.

XII. Proposed Code Amendment relative to Farm Wineries.

XIII. Recess.

3:00 p.m. PUBLIC MEETING

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

II. Approval of Planning Commission Minutes:

- August 21, 2007 Planning Commission Meeting Minutes.

III. Consideration of the Following Cases 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.

04PR0391*: In Midlothian Magisterial District, SMITH PACKETT MED-COM, INC. requests Planning Commission approval of an adjustment to a site plan previously approved through administrative review. This project is commonly known as THE CROSSINGS AT BON AIR.

This request lies in Residential (R-7) and Community Business (C-3) Districts on a 17.6 acre parcel fronting approximately 600 feet on the north line of Midlothian Turnpike also fronting approximately 400 feet on North Pinetta Drive. Tax IDs 753-706-7209 and 9512, 754-705-0490 and 5275, 754-706-1128 and 3718 (Sheets 6 & 7).

06TS0211*: In Dale Magisterial District, PATRICK CONSTRUCTION requests tentative subdivision approval of seventy-eight (78) single family lots and a waiver to Section 17-76(1) to allow seventy-eight

(78) lots on one (1) local street access. This project is commonly known as AUTUMN GROVE (FORMERLY AUTUMN LEAF). This request lies in a Residential (R-12) District on a 35.37 acre parcel lying approximately 1,700 feet on the west line of Stonebridge Subdivision (Sections 3 and 4), also fronting approximately fifty (50) feet on Koufax Drive and located at the terminus of Koufax Drive. Tax ID 774-678-9980 (Sheet 17).

07TS0163*: In Midlothian and Matoaca Magisterial Districts, ANDREW GIBB requests tentative subdivision approval of 125 single family lots. This development is commonly known as QUEENS GATE. This request lies in Residential (R-7 and R-15) and Corporate Office (O-2) Districts on a 79.21 acre parcel fronting approximately 2,500 feet on the south line of Coalfield Road, also fronting approximately 2,500 feet on the north line of Lucks Lane. Tax IDs 727-698-7803; 728-697-2424; 729-696-0058; and 731-696-2505 (Sheets 9 and 10).

07TS0408: In Dale Magisterial District, DLM, LLC requests a tentative subdivision consisting of 217 single family residential lots. This development is commonly known as WATERMARK PHASE II. This request lies in a Residential (R-7) District on a 134.97 acre parcel lying approximately 2,100 feet off the west line of Iron Bridge Road, also fronting approximately 250 feet on the east line of Cogbill Road and fronting approximately 450 feet on the south line of Kingsland Glen Drive. Tax IDs 768-677-Part of 7506, 769-675-2064, 769-677-9949 and 770-676-Part of 9502 (Sheet 17).

08PR0157: In Bermuda Magisterial District, RODGER BARTLETT appeals the decision of the Director of Planning to approve site plan 08PR0125, Chester Presbyterian Church Parking Lot Expansion. This development is commonly known as CHESTER PRESBYTERIAN CHURCH. This request lies in a Residential (R-7) District on a 4.3 acre parcel fronting approximately 566 feet on the north line of West Hundred Road, also fronting approximately 362 feet on the east line of Osborne Road and located in the northeast quadrant of the intersection of these roads. Tax IDs 793-656-7618, 8532 and 9037; and 794-656-0200.

08TS0105: In Midlothian Magisterial District, TONY AND KATHRYN LUCAS AND OLD GUN ROAD PROPERTIES request a tentative subdivision consisting of twenty (20) single family residential lots. This project is commonly known as THE PRESERVE AT OLD GUN. This request lies in a Residential (R-40) District on a 34.47 acre parcel fronting approximately 625 feet on the west line of Old Gun Road. Tax IDs 735-721-2025, 736-721-6540 and 736-722-Part of 5574 (Sheet 02).

*These cases were deferred at a previous session by the Planning Commission.

IV. Recess (To Selected Dinner Location.)

6:00 p.m. PUBLIC MEETING AND HEARING - PUBLIC MEETING ROOM, CHESTERFIELD COUNTY ADMINISTRATION BUILDING. (IF ALL ITEMS CANNOT BE COMPLETED ON TUESDAY, SEPTEMBER 18, 2007, THE MEETING WILL BE RECESSED TO THURSDAY, SEPTEMBER 20, 2007, AT 7:00 P.M. IN THE PUBLIC MEETING ROOM.)

(NOTE: AT THE AUGUST 21, 2007, MEETING, THE PLANNING COMMISSION TOOK ACTION TO CHANGE THE START TIME FOR THE SEPTEMBER THROUGH DECEMBER 2007 MEETINGS TO 6:00 P.M. WITHDRAWAL, DEFERRAL AND CONSENT ITEMS WILL BE CONSIDERED FROM 6:00 P.M. TO 7:00 P.M. AND CODE AND/OR PLAN AMENDMENTS AND CONTESTED ZONING and CONDITIONAL USE ITEMS WILL BEGIN AT 7:00 P.M.)

I. Invocation.

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

III. Review Upcoming Agendas.

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

V. Review Meeting Procedures.

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

VII. 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.

- Ordinance Amendments.

- Cases where the applicant does not accept the recommendation and/or there is public opposition.



Proposed Ordinance Amendment Relating To Penalties For Violations Of The Zoning Code Relating To The Number Of Unrelated Persons In A Single Family Dwelling.

◆ An Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Section 19-5 relating to Enforcement of Zoning Code Violations. The proposed amendment would increase the penalty that can be imposed for violations of the zoning code relating to the number of unrelated persons in a single family dwelling so that the maximum fine that can be imposed for a first violation increases from \$1,000 to \$2,000 and the maximum fine that can be imposed for successive violations increases from \$1,500 to \$2,500.



Proposed Ordinance Amendment Relating To The Operation Of Motorcycles, Atvs And Go-Carts On Agricultural And Residential Property.

◆ An Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 19-65 and 19-124 relating to Uses Permitted with Certain Restrictions in Residential and Agricultural Districts. The proposed amendment would 1) permit the operation of motorcycles, go-carts or all-terrain vehicles on agriculturally and residentially zoned property; 2) prohibit the creation of a track or path for the vehicles on residentially zoned property; 3) restrict tracks and paths on agriculturally zoned property to no closer than 1,000 feet to residentially zoned property; 4) prohibit physical improvements such as lights, grading pavement and grandstands for the operation of motorcycles, go-carts or all-terrain vehicles on agriculturally or residentially zoned property.



07SN0340: In Matoaca Magisterial District, FRANCIS BEERS requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 250.1 acres fronting in two (2) places for approximately 320 feet on the west line of Qualla Road and lying at the northern termini of Springhouse Drive and Belcherwood Road. Tax IDs 740-667-8769; 741-669-3736; 743-668-1461; and 744-668-7309.

07SN0341: In Bermuda Magisterial District, ACQUISITIONS PLUS LLC requests rezoning and amendment of zoning district map from Light Industrial (I-1) and Residential (R-7) to Residential Townhouse (R-TH). Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.5-4 units per acre. This request lies on 16.9 acres fronting approximately 920 feet on the north and south lines of Gayland Avenue approximately 600 feet east of Jefferson Davis Highway. Tax IDs 792-678-1855, 2312, 2756, 3614, 3859, 4762, 5018, 5765, 6322, 6667, 7626, 7770, 8673 and 9532; and 793-678-0077.

07SN0357: In Midlothian Magisterial District, HOWARD AND DIANE CANADA request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) of 6.8 acres plus proffered conditions on an existing zoned Residential (R-12) 0.5 acre tract. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre. This request lies on 7.3 acres fronting approximately 690 feet on the north line of Old Buckingham Road approximately 200 feet east of Unison Drive and located at the eastern terminus of Little Pond Lane. Tax IDs 734-710-6379, 7448 and 7726; and 735-710-0037.

07SN0378: In Matoaca Magisterial District, DONALD M. AND SUZANNE C. RUDD request rezoning and amendment of zoning district map from Agricultural (A) to Neighborhood Business (C-2) of 2.8 acres plus proffered conditions on an existing zoned Community Business (C-3) 1.2 acre tract. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for neighborhood scale shopping center uses. This request lies on 4.0 acres located in the northeast quadrant of the intersection of Beach and Winterpock Roads. Tax ID 721-656-4435.

07SN0379: In Matoaca Magisterial District, WINDSWEEP DEV., LLC AND WESTERLEIGH, LLC request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) of 1.7 acres plus Conditional Use to permit recreation facilities on this parcel and an adjacent 0.5 acre parcel zoned Residential (R-12). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. This request lies on 2.2 acres lying at the western terminus of Broadmoore Road. Tax IDs 707-682-Part of 6721 and 708-682-3558.

07SN0381: In Matoaca Magisterial District, VIRGINIA MAZZA requests amendment to Conditional Use (Case 90SN0225) and amendment of zoning district map to permit the transfer of operating rights for a swimming pool contractor sales and storage business. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1 unit per acre or less. This request lies in an Agricultural (A) District on 10.0 acres lying approximately 700 feet off the east line of Little Road measured from a point approximately 1,800 feet north of Pickhurst Court. Tax ID 775-614-Part of 8471.

07SN0383: In Bermuda Magisterial District, ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF CHESTERFIELD requests amendment of Conditional Use Planned Development (Case 96SN0203) and amendment of zoning district map relative to building height and buffers. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies in a General Industrial (I-2) District on 1,235.0 acres fronting the east line of I-295, the north line of Bermuda Hundred Road and the west line of North Enon Church Road. Tax IDs 819-657-7858; 819-658-5187; 820-658-6860; 820-660-5779; 821-657-4246 and 9537; 821-658-1520, 5331, 5444, 7658 and 9684; 821-659-0540 and 3755; 822-651-1677 and 8107; 822-656-4298; 822-658-1306; 822-659-1607 and 3217; 823-654-1524; 823-655-8513; 823-656-8564; 823-658-0538; 824-652-9603; 824-654-0075; 824-655-5551; 824-658-6649; and 825-653-9567.

07SN0386: In Bermuda Magisterial District, BROAD STREET PARTNERS COMMERCIAL LLP requests rezoning and amendment of zoning district map from Agricultural (A), Community

Business (C-3), General Business (C-5) and Residential (R-7) to Community Business (C-3) with Conditional Use to permit multifamily uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial and residential use of 7.01 to 10.0 units per acre and under certain circumstances more intense uses such as high density residential, commercial and industrial uses. This request lies on 190.8 acres fronting approximately 1,340 feet in two (2) places on the east line of Jefferson Davis Highway north of Redwater Ridge Road approximately 1,000 feet on the south line of Osborne Road and approximately 1,820 feet on the west line of I-95. Tax IDs 798-656-4174, 7198 and 8099; 798-657-0830, 3703 and 5657; 799-655-4194; 799-656-0212; 799-657-3802; 800-656-5991; 800-658-9359; and 799-658-Part of 6575.

08SN0104: In Dale Magisterial District, OAK GROVE BAPTIST CHURCH requests Conditional Use and amendment of zoning district map to permit a private school in a Residential (R-7) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 dwelling units per acre. This request lies on 5.3 acres fronting approximately 600 feet on the south line of Beulah Road approximately 450 feet east of Meadowburm Drive. Tax IDs 784-680-5166 and 7084.

08SN0105: In Clover Hill Magisterial District, STYLECRAFT HOMES DEVELOPMENT CORP. requests rezoning and amendment of zoning district map from Neighborhood Business (C-2) and Community Business (C-3) to Community Business (C-3) with Conditional Use to permit multifamily and townhouse uses on 15.5 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 20.6 acres. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial and light industrial uses. This request fronts approximately 740 feet on the south line of Midlothian Turnpike approximately 150 feet west of Tuxford Road. Tax ID 751-706-3789.

08SN0106: In Midlothian Magisterial District, HAMID M. GHORASHI AND DIANNA M. WATERS request rezoning and amendment of zoning district map from Residential (R-7) to Convenience Business (C-1) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendments will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for village fringe area uses. This request lies on 1.3 acres fronting approximately 80 feet on the north line of Midlothian Turnpike approximately 360 feet west of Village Mill Drive. Tax ID 727-708-7371.

08SN0107: In Matoaca Magisterial District, PRISTINE DEVELOPMENT LLC requests rezoning and amendment of zoning district map from Agricultural (A) and Residential (R-9) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.01-2.5 units per acre. This request lies on 71.5 acres lying approximately 2,070 feet off the south line of Woodpecker Road measured at its intersection with Lakeview Road. Tax IDs 789-619-4223 and 790-618-0133.

08SN0108: In Matoaca Magisterial District,