

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. 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 Northern Courthouse Road Community Plan. (Deferred from August 21, 2007, Planning Commission Meeting.)

VI. Recess. 3:00 p.m. PUBLIC MEETING - MULTIPURPOSE ROOM, CHESTERFIELD COUNTY COMMUNITY DEVELOPMENT BUILDING.

JOINT PLANNING COMMISSION-PRESERVATION COMMITTEE MEETING

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

III. Review Meeting Procedures. Consideration of the Following Cases.

08HIP0153: In Matoaca Magisterial District, JOHN AND KIMBERLY HUGHES request historic landmark designation and amendment of the zoning district map for the GEORGE PERDUE HOUSE. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 3.3 acres and is known as 11410 Beach Road. Tax ID 745-654-8256.

08HP0154: In Matoaca Magisterial District, JOHN AND KIMBERLY HUGHES request historic landmark designation and amendment of the zoning district map for the PERDUE-MITCHELL HOUSE. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 5.2 acres and is known as 11400 Beach Road. Tax ID 746-654-1071.

VI. Adjournment.

REGULARLY SCHEDULED PLANNING COMMISSION MEETING

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

III. Review Meeting Procedures. Approval of Planning Commission Minutes.

V. 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.

06TS0211*: (Amended) In Dale Magisterial District, PATRICK CONSTRUCTION requests (1) relief to Section 17-76(h) of the Subdivision Ordinance to permit up to sixty-two (62) lots on one (1) improved public access and (2) to delete Conditions 28 and 37 of tentative approval relative to Section 17-76: limitation of fifty (50) lots on one (1) improved public 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.

08PS0178: In Clover Hill Magisterial District, TASCAN GROUP, INC. requests a twenty (20) foot reduction in the fifty (50) foot buffer along parts of the eastern and western property lines and permission to grade in ten (10) feet of that buffer. This development is commonly known as TASCAN-REAMS ROAD. This request lies in a Multifamily Residential (R-MF) District on a 21.77 acre parcel fronting approximately 580 feet on the west line of Reams Road, also fronting approximately 300 feet on the south line of Winter Hill Place. Tax ID 752-698-3368.

08TW0152*: In Bermuda Magisterial District, JAMES TRUMP requests a development standards waiver to Section 19-510(a)(1) of the Zoning Ordinance to park an RV trailer outside of the required rear yard. This development is commonly known as MILLSIDE SUBDIVISION. This request lies in a Mobile Home (MH-2) District on a .20 acre parcel fronting approximately 65 feet on the east line of S. Swift Bluff Court. Tax ID 802-629-1660.

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

VI. Recess (To Selected Dinner Location.)

6:00 p.m. PUBLIC MEETING AND HEARING - PUBLIC MEETING ROOM, CHESTERFIELD COUNTY ADMINISTRATION BUILDING.

(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 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.

• Plan or Code Amendments.

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

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Code and Comprehensive Plan Amendments Relative To Traditional Neighborhood Development Mixed Use (TND-MU) Zoning District.

Amendments to the County's Comprehensive Plan and Zoning Ordinance that would establish a Traditional Neighborhood Development Mixed Use (TND-MU) zoning district.

No property will be rezoned by these amendments but, if these amendments are adopted by the Board of Supervisors, the TND-MU zoning district would be available to landowners and the County for possible future rezoning actions. The proposed Comprehensive Plan amendment and the Zoning Ordinance amendments are described in more detail below:

Comprehensive Plan Amendment:

An amendment to the Introduction to the Plan For Chesterfield ("Plan"). The amendment would add the following language to the discussion of neighborhood development goals and policies:

Traditional neighborhood development (TND) provides opportunities for creating new mixed-use, pedestrian-oriented, activity centers containing a variety of uses, including, business, retail, residential, cultural, educational, and other public and private uses. Traditional neighborhood development encourages physical community building at the neighborhood scale, while providing a range of housing choice. TND districts may be appropriate, subject to Board of Supervisors approval, for areas with the following Comprehensive Plan land use designations: Community Mixed Use; Community Mixed Use Center; Community Mixed Use Node; Regional Mixed Use; Regional Mixed Use Center; and Regional Mixed Use Node.

If adopted by the Board of Supervisors, the amendment will become part of the Plan, the County's comprehensive plan. The Plan is used by County citizens, staff, Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, road networks and zoning actions. The Plan does not rezone land, but suggests Ordinance amendments and other actions.

Zoning Ordinance Amendments:

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by adding Sections 19-41 and 19-200.1 through 19-200.12 relating to the TND-MU zoning district. A summary of the proposed ordinance amendments is set forth below.

The proposed amendment would add the TND-MU Traditional Mixed Use zoning district to the list of enumerated zoning districts.

The purpose/intent of the TND-MU zoning district includes, among other things, (1) allowing development of mixed-use, pedestrian-oriented, activity centers; (2) incorporating publicly accessible community open space; (3) encouraging high quality development/redevelopment; (4) permitting compatible mix of uses; (5) increasing number of permitted principal and accessory uses in a single district; (6) and encouraging high quality redevelopment by permitting regulatory flexibility and innovative and creative design. Applicable design principles include: (1) compact development patterns; (2) human scale development; (3) mixing nonresidential and residential land uses; (4) providing a community center and focus; (5) promoting mix of housing types on varying lot sizes; (6) encouraging in-fill residential and/or nonresidential development and redevelopment; and (7) incorporating narrow, interconnected streets with sidewalks, bikeways, and transit. The ordinances provide a number of definitions relating to TND-MU projects.

The TND-MU district would allow a number of uses, including among others, access to land in certain zoning districts; accessory uses, buildings, and structures; automobile self-service stations; bed and breakfast establishments; boarding houses; catering establishments; churches and other places of worship; clubs and lodges; civic, fraternal, non-profit, private, public, or social; cocktail lounges and nightclubs; colleges, public or private; communication antennas integrated into the design of a permitted building; communication offices, studios, and stations; not including towers; conference centers; convenience store; dwellings: attached, detached, duplex,

live/work, multiple-family, single-family, townhouse, two-family; fire stations and emergency rescue squads, buildings and grounds; fraternities (in conjunction with school or college); funeral homes; galleries, art; government buildings; group homes; hospitals and other medical facilities; hotels; laboratories: dental, medical, and optical; libraries, public or private; meal preparation and delivery services; messenger services; model homes; mortuaries; museums, public or private; offices: dental, general, medical, project management, temporary real estate; parking lots: commercial, non-commercial, park and ride; personal service establishments; post offices; public utility service buildings; recreational establishments, commercial-indoor; restaurants and cafes: carry-out, fast-food, or sit-down; retail, general; schools, public or private; schools, specialty; sororities (in conjunction with school or college); telephone exchanges; theaters (except drive-in theaters); upon approval of the Director of Planning, other uses not specifically enumerated in this chapter that are of the same general character as specifically enumerated uses; and utility uses located underground or not requiring a structure.

The TND-MU district would provide for a number of restricted uses, including among others, check cashing, incidental, subject to limitations of §19-145(h); Christmas tree sales, temporary, subject to limitations of §19-152(h); construction buildings/trailers, temporary, subject to limitations of §19-131(e); group care facilities, provided that facilities in excess than 10,000 square feet shall be limited to the Community Center, and group care facilities in Community Center shall have at least 50% of the ground-floor frontage that faces adjoining streets to include tenant spaces for commercial use with primary entrances facing the adjoining street; home occupations, subject to limitations of §19-65(e); intercoms accessory to permitted uses, not audible to any residential use; motor vehicle rental and repair, subject to limitations of §19-159(f); outside display/storage, subject to limitations of §19-159(i); parks, public or private, not exceeding five acres of active recreational uses; pet grooming shops, subject to limitations of §19-145(d); plant nurseries not exceeding 10,000 square feet of total floor area; public address systems (outside), not audible to any residential use; recreational establishments / facilities, outdoor, not exceeding five acres; satellite dishes, subject to limitations of §19-131(h); utility uses requiring a structure, public or private, subject to limitations of §19-131(g); veterinary clinics or offices, subject to limitations of §19-131(f); and warehouses, subject to limitations of §19-138(i). If these restrictions cannot be met, these uses may be allowed by conditional use.

The TND-MU district would provide for a number of accessory uses, including among others, boat houses, private; docks, private; equipment storage buildings; garages, private; gardens and garden buildings, private; grounds keeping buildings; hothouses, residential; in-law dwelling units; maintenance buildings; microbreweries; piers, private; plant propagation and cultivation (not for sale); crop, flower, tree, shrub; signs; storage buildings, private; structures devoted to maintenance, grounds keeping and equipment storage; swimming pools and adjoining deck areas; tennis courts; tool buildings, private; and yard sales.

The TND-MU district would provide for the following conditional uses subject to provisions of §19-13: communication towers; halfway houses; liquor stores; and mini-storage/warehouse facilities. It would also provide for the following uses by special exception subject to provisions of §19-21: kennel, private; and yard sales in excess of 2 days.

In addition, the proposed ordinance amendments establish application procedures for approving an application for zoning to a TND-MU district, including among other things a requirement for a Master Zoning Plan and a Design Guidelines Manual, and the procedures for filing applications for an

overall development plan, and site plan or subdivision plan approvals.

The proposed ordinance amendments also provide design standards and guidelines for projects in the TND-MU district: Among other things, these standards provide:

(a) Minimum project area requirement of 60 acres, or 20 acres for infill/redevelopment projects if a 60-acre sphere of influence is established with existing adjacent neighborhoods; (b) Mix of uses in project design, providing for, among other things a horizontal and vertical mix of non-residential, residential, commercial and community center uses across the project and within buildings; (c) Minimum percentages and standards for open space, conservation, and outdoor recreation uses; (d) Maximum building height standards; (e) Minimum lot requirements and block standards as established in the applicable Overall Development Plan; (f) standards for public streets and motor vehicle circulation shall be designed to promote pedestrian and bicycle activity; (g) parking standards; (h) landscape and buffering standards; (i) required tree and shrub plantings; (j) minimum planting areas for screen landscaping; (k) standards for lighting and street lights; (l) standards for signage; and (m) provisions for bicycle and pedestrian circulation.

Discussion may include all of the recommendations listed above. After the public hearing, appropriate changes or corrections may be made to the proposed amendments.

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Code Amendment Relative To Submission Of Subdivision Plats And Site Plans To State Agencies And The Deadlines For The County To Act On Such Plats And Plans.

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 17-32, 17-33 and 17-45 of the Subdivision Ordinance and Sections 19-265, 19-268 and 19-269 of the Zoning Ordinance relating to submission of subdivision plats and site plans to State Agencies and the deadlines for the County to act on such plats and plans. In accordance with State Law, the proposed amendments would (1) require the County to submit certain plats and plans to State Agencies for review when approval of a feature of the plat or plans by the State Agencies is necessary; (2) establish deadlines mandated by State Law for the County to act on such plats and plans once approvals have been received from State Agencies or the State Agencies have failed to act within specified time frames; and (3) clarify in the County Code the time periods provided by State Law for acting on certain plat and plan submittals.

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Code Amendment Relative To The Regulation Of Farm Wineries.

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 19-125, 19-227 and 19-301 of the Zoning Ordinance relating to the regulation of farm wineries. In accordance with mandates of state law, the proposed amendments would (1) allow on Agriculturally zoned land the sale of wine-related items that are incidental to the sale of wine at a farm winery licensed under state law; (2) exempt the sale or consumption of wine at a licensed farm winery from the County Code requirement to obtain a conditional use permit for commercial facilities seeking to sell alcoholic beverages for on-premises consumption within 500 linear feet of certain schools; and (3) include licensed farm wineries within the definition of "farm" in the County's zoning ordinance.

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08SN0127: In Matoaca Magisterial District, REBKEE CO. requests rezoning and amendment of zoning district map from Agricultural (A) to Neighborhood Business (C-2). The density of such amendment will be controlled by zoning conditions or