

**Chesterfield County  
Planning Department  
Results for Planning Commission Hearing: 5/17/2022  
Conditions Modified at Hearing: Yes**

Case Number: **20SN0576**  
Result: **Deferred by CPC**  
Deferred To: **6/21/2022**  
Conditions: **N/A**  
Proffered Conditions: **N/A**  
Includes Cash Proffer: **N/A**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **N/A**

20SN0576 (DEFERRED): In Clover Hill Magisterial District, C. James Williams III requests conditional use to permit a restaurant and outside public address system, plus conditional use planned development for ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 3.7 acres located at the southwest corner of Genito Road and Woolridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax ID 718-685-8949.

Case Number: **21SN0696**  
Result: **Withdrawn**  
Deferred To: **N/A**  
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: **21SN0622**  
Result: **Recommend Approval**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **Yes**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**

21SN0622: In Matoaca Magisterial District, Harpers Mill Development Corporation, HMG Land Investments Inc, and DRP VA 2 LLC request amendment of zoning approval (Case 02SN0209) relative to transportation improvements and amendment of zoning district map in a Residential (R-12) District on 355.45 acres located within the Harpers Mill Subdivision along Centerline Road, Chapel Sound Lane, Dry Creek Road, Harpers Mill Parkway, Hartridge Drive, Otterdale Road, Petherwin Lane, and Verneham Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I uses (Maximum of 2 dwellings per acre). Tax IDs 709-663-7236; 709-664-1141; 710-664-0088; 712-662-7693; 712-663-4360; 715-660-4283; 715-661-8398; 716-661-6913; 716-662-5086 and 5601; 717-664-1910; 718-661-1677; 718-662-5545; 718-664-7696; 718-666-0847; 719-661-7086; and 719-662-2376.

Case Number: **21SN0650**  
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**

**Proffered Condition 7**

**Density.** The maximum density shall not exceed 105 dwelling units, provided that no more than 80 detached dwelling units or 70 townhouse dwelling units, limited to two (2) attached units in a group (commonly known as duplexes), will be built to ensure a mix of unit types. Designation of dwelling units shall be addressed with preliminary plat review and approval. (P)

**21SN0650:** In Matoaca Magisterial District, Millwood Investment Company LLC requests rezoning from Agricultural (A) to Residential Townhouse (R-TH) with conditional use planned development to permit exceptions to ordinance requirements and single family uses and amendment of zoning district map on 25 acres located at the northeast corner of Fox Club Parkway and Village Square Parkway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential use (Minimum of 4 to 8 dwellings per acre). Tax IDs 716-673-3253 and 717-673-Part of 2340.

Case Number: **21SN0669**  
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**

21SN0669: In Midlothian Magisterial District, the Chesterfield County Planning Commission (project commonly known as Mt. Sinai Church Addition) requests conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 2.01 acres known as 200 Old Hundred 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 uses. Tax ID 710-707-3137.

Case Number: **21SN0682**  
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**

21SN0682: In Matoaca Magisterial District, Josh Thigpen requests amendment of zoning approval (Case 07SN0385) relative to cash proffers, density, and modify development standards and amendment of zoning district map in a Residential (R-12) District on 8.2 acres fronting approximately 275 feet on the east line of Winterpock Road, 700 feet north of Springford Parkway, and also fronting 125 feet on the west line of Summercreek Drive, across from Summercreek Place. 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 Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 722-661-8707.

Case Number: **21SN0708**  
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**

21SN0708: In Bermuda Magisterial District, Garden Traditions requests conditional use to permit display sheds, garages, carports and house sales including "shell" house sales plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 1.62 acres known as 10431 Route 1. 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. Tax IDs 795-664-7592 and 8967; 795-665-6610, 7102 and 8407.

Case Number: **21SN0709**  
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**

21SN0709: In Bermuda Magisterial District, Caldwell Reese Enterprises LLC and Partners Investment Group, LLC request rezoning from General Business (C-5) to Multifamily Residential (R-MF) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 12.85 acres known as 12311 Route 1. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax IDs 798-655-6849; 799-655-7763 and 8976.



Case Number: **22SN0004**  
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**

22SN0004: In Bermuda Magisterial District, Harrison Burt requests conditional use to permit a second dwelling plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 5.21 acres known as 14500 Ramblewood 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 812-646-6313.

Case Number: **22SN0015**  
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**

22SN0015: In Clover Hill Magisterial District, Kinda and Mark Fernandez request conditional use to permit a family day home and amendment of zoning district map in a Residential (R-7) District on 0.41 acre known as 441 Comstock Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential: 2.0 dwellings/acre or less uses. Tax ID 745-705-3392.

Case Number: **22SN0020**  
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**

22SN0020: In Dale Magisterial District, Deloshier and Desmine Greene request conditional use to permit a family day care home and amendment of zoning district map in a Residential (R-12) District on 0.38 acre known as 5001 Michaelwood 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 765-684-6739.