

**Chesterfield County  
Planning Department  
Results for Board of Supervisors Hearing: 10/26/2022  
Conditions Modified at Hearing: Yes**

Case Number: **21SN0645**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **No**  
Proffered Conditions: **Yes**  
Includes Cash Proffer: **Yes**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **394**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

21SN0645: In Midlothian Magisterial District, Douglas Sowers, Susan Sowers and Otterdale, LLC (Project commonly known as Newmarket South) request rezoning from Agricultural (A) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 164.45 acres located along the west line of Otterdale Road, beginning approximately 330 feet south of Cedarville Drive. 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 IDs 713-691-6321, 2873, 8928; 713-692-0469; 713-693-9221; 714-690-2468; 714-691-2486; 714-692-7432; 715-692-3162.

Case Number: **21SN0663**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **No**  
Proffered Conditions: **Yes**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

21SN0663: In Matoaca Magisterial District, Clay Grogan (Parker Design Group) and John O'Reilly request rezoning from Agricultural (A) to Community Business (C-3) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 2.72 acres located in the southwest corner of Hull Street Road and Hampton Farms Drive. 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 use. Tax ID 708-667-7540.

Case Number: **21SN0695**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **No**  
Proffered Conditions: **Yes**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **360**  
Residential Multi Family Unit(s) Approved: **298**  
Age Restricted Unit(s) Approved: **0**

**IMPOSED CONDITION**

*The following Imposed Condition replaces Proffered Condition 3.*

*Future Development Area. The Future Development Area, as labeled and shown on the Conceptual Plan, shall not be used for a residential use unless the residential use is vertically integrated with commercial uses located on at least the ground/first level of the building (no residential units on the ground/first level of the building). Any buildings and other structures constructed within the Future Development Area shall be constructed with architectural design, building materials, and landscaping that shall complement the architectural design, the building materials and the landscaping used in the design and construction of Building 1 and the landscaping around Building 1.*

*The following Imposed Condition deletes the last two sentences in Proffered Condition 21 and Proffered Condition 29 and provides the following new condition.*

*Variation in Front Elevations. Townhouse and Condominium buildings with the same front elevation may not be located adjacent to or directly across from each other on the same street. This requirement does not apply to dwellings on different streets backing up to each other. Variation in the front elevation may not be achieved by simply mirroring the façade, but may be accomplished by providing at least three (3) of the following architectural changes:*

- i. adding or removing masonry for the front elevation of the first floor unit;*
- ii. providing a different roof line along the front elevation using gables that contain or do not contain architectural detail (such as a gable bracket) within and at the point in the gable;*
- iii. providing a clipped roof corner on each end of a building;*
- iv. providing varied siding application using horizontal siding, shake siding and board and batten siding;*
- v. adding a roof or awning over the main entrance on a minimum of one unit in a three unit building and a minimum of two units in a 4+ unit building;*
- vi. alternating the color themes with respect to siding and/or doors; and*
- vii. any other element of architectural variation as approved by the Director of Planning.*

*This condition does not authorize review and approval of muntins, trim and other architectural trim details.*

21SN0695: In Bermuda Magisterial District, Bellwood Commons LLC requests rezoning from General Business (C-5) to Regional Business (C-4) with conditional use to permit multifamily and townhouse uses plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 39.71 acres known as 9201 Route 1. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax IDs 793-670-5113, 8762, and 794-670-8416.

Case Number: **22MH0006**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **7**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **N/A**  
Residential Multi Family Unit(s) Approved: **N/A**  
Age Restricted Unit(s) Approved: **N/A**

22MH0006: In Bermuda Magisterial District, Charles Joyner Jr requests renewal of a manufactured home permit (Case 15SN0149) to permit temporary manufactured home and amendment of zoning district map in a Residential (R-7) District on 0.3 acre known as 7600 Senate Street. 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 788-677-6194 and 6297, and 788-678-6201.

Case Number: **22SN0009**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **No**  
Proffered Conditions: **Yes**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **350**  
Age Restricted Unit(s) Approved: **0**

22SN0009: In Midlothian Magisterial District, SJC Ventures Partners, LLC, requests rezoning from Community Business (C-3) to Community Business (C-3) plus conditional use to permit dwellings, multiple-family and conditional use planned development to permit exceptions to ordinance requirements and/or development standards among other things, signage and amendment of zoning district map in a Community Business (C-3) District on 13.44 acres at the northeast quadrant of Midlothian Turnpike and Alverser Drive, fronting approximately 835 feet along the east line of Alverser Drive, and approximately 750 feet along the north line of Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax IDs 738-708-9068; 739-708-2268; 739-709-2408 and 6117.

Case Number: **22SN0010**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0010: In Midlothian Magisterial District, SB Hotel, LLC requests amendment of zoning approvals (Cases 07SN0333 and 20SN0508) relative to the Master Plan, (including specified uses, residential density allocation, drainage, architecture, and development standards) plus rezoning from Residential (R-7) to Regional Business (C-4) and conditional use planned development to permit exceptions to ordinance requirements on 3.5 acres and amendment of zoning district map in Regional Business (C-4) and Residential (R-7) Districts on a total of 37.35 acres including the above mentioned 3.5 acres known as 200 Karl Linn Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax IDs 764-705-7343, 9583; 764-706-1311, 4839; 765-705-4933 and 6518.

Case Number: **22SN0025**

Result: **Approved**

Deferred To: **N/A**

Conditions: **Yes**

Proffered Conditions: **No**

Includes Cash Proffer: **No**

Approved Time Limit (Years): **5**

Complies With Plan: **Yes**

Residential Single Family Unit(s) Approved: **0**

Residential Multi Family Unit(s) Approved: **0**

Age Restricted Unit(s) Approved: **0**

22SN0025: In Matoaca Magisterial District, Sherri Walker requests conditional use to permit a family day care home and amendment of zoning district map in an Agricultural (A) District on 2.39 acres known as 6220 Claypoint 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 744-671-1850.



Case Number: **22SN0049**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **No**  
Proffered Conditions: **Yes**  
Includes Cash Proffer: **Yes**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **150**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0049: In Matoaca Magisterial District, Beach Road WW LLC requests rezoning from Agricultural (A) to Residential (R-25) District plus relief to street access requirements to permit more than 50 lots on a single public road and amendment of zoning district map on 269.47 acres located at the terminus of Brandy Oaks Boulevard beginning at the 10700 block, and proceeding north 1,020 feet to the terminus of Brandy Oaks Boulevard at the 10500 block; Also lying 1,640 feet along the east line of Donegal Glen Subdivision; and lying approximately 4,700 feet adjacent to the east line of Brandy Oaks Subdivision at the terminus of Brandy Oaks Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax IDs 731-658-5879; 732-656-1884; 733-655-1304; 734-655-9838.

Case Number: **22SN0077**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0077: In Matoaca Magisterial District, Trevor and Karissa Batt request conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-88) District on 2.23 acres known as 12507 Chesdin Crossing Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 739-627-8324.

Case Number: **22SN0078**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0078: In Matoaca Magisterial District, Heidi and William Parker request conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-25) District on 0.92 acre known as 13455 Carters Creek Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax ID 730-650-2846.

Case Number: **22SN0092**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0092: In Bermuda Magisterial District, Rachel Hawk requests conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-7) District on 1.01 acres known as 15313 Hanover Street. 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 828-641-9293.

Case Number: **22SN0096**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0096: In Dale Magisterial District, Chesterfield County Planning Commission (project commonly known as Meadowbrook High School Sign) requests conditional use to permit a computer-controlled, variable-message, electronic sign (EMC) sign plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-7) District on 50.99 acres known as 4901 Cogbill 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 778-683-5373.

Case Number: **22SN0097**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0097: In Midlothian Magisterial District, the Chesterfield County Planning Commission (project commonly known as J.B. Watkins Elementary School Sign) requests conditional use to permit a computer-controlled, variable-message, electronic sign (EMC) sign and amendment of zoning district in an Agricultural (A) District on 21.04 acres known as 501 Coalfield Road. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business and Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 729-705-0717.

Case Number: **22SN0098**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **Yes**  
Proffered Conditions: **No**  
Includes Cash Proffer: **No**  
Approved Time Limit (Years): **N/A**  
Complies With Plan: **Yes**  
Residential Single Family Unit(s) Approved: **0**  
Residential Multi Family Unit(s) Approved: **0**  
Age Restricted Unit(s) Approved: **0**

22SN0098: In Midlothian Magisterial District, the Chesterfield County Planning Commission (project commonly known as Robious Middle School) requests conditional use to permit an electronic message center (EMC) sign plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-40) District on 49.45 acres known as 2701 Robious Crossing Drive. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use, Conservation/Recreation and Low Density Residential uses (Maximum of 1 dwelling per acre). Tax ID 740-717-2757.