

**Chesterfield County  
Planning Department  
Results for Board of Zoning Appeals Hearing: 11/2/2022  
Conditions Modified at Hearing: No**

Case Number: **22AP0003**  
Result: **Approved**  
Deferred To: **N/A**  
Conditions: **No**  
Proffered Conditions: **N/A**  
Includes Cash Proffer: **N/A**  
Approved Time Limit (Years): **0**  
Complies With Plan: **N/A**

22AP0003: In Midlothian Magisterial District, SunCap Property Group and Roth Jackson Gibbons Condlin, PLC appeals the determination of the Director of Planning that the proposed use of the property is a truck terminal and not a warehouse or warehouse distribution facility. Appellant contends that the proposed use is not a truck terminal but, instead, is a warehouse distribution facility or a freight forwarding facility and is allowed by right by zoning. The subject property is located in a General Industrial (I-2) District on 200.96 acres known as 760 Watkins Centre Parkway. 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 IDs 715-705-2469; 715-706-3037; 716-706-9720-00001; 718-705-6022 and 718-706-3636.

Case Number: **22AP0004**  
Result: **Denied**  
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**

22AP0004: In Midlothian Magisterial District, Green Leaf Medical of Virginia, LLC appeals the determination that a proposed marijuana dispensary is not permitted by right in a Community Business (C-3) District on .55 acre known as 11601 Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for General Business uses. Tax ID 740-708-5551.