

**Chesterfield County
Planning Department
Results for Planning Commission Hearing: 11/15/2022
Conditions Modified at Hearing: No**

Case Number: **21SN0694**
Result: **Recommend Denial**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **No**

21SN0694 (DEFERRED): In Matoaca Magisterial District, Rose Ridge is a request for rezoning from Agricultural (A) to Residential (R-40), plus conditional use to permit neighborhood recreational facilities, conditional use planned development to permit exceptions to ordinance requirements, and an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system and amendment of zoning district map on 230.19 acres fronting approximately 1410 feet on the north line of Riverway Road, 950 feet west of River Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax IDs 728-644-4490; 728-645-4455; 728-646-4250; 728-647-0074, 7669; 729-644-5776; 729-645-1275; 730-644-7359; and 730-645-1060.

Case Number: **22SN0069**
Result: **Deferred by CPC**
Deferred To: **01/17/2023**
Conditions: **N/A**
Proffered Conditions: **N/A**
Includes Cash Proffer: **N/A**
Approved Time Limit (Years): **N/A**
Complies With Plan: **N/A**

22SN0069 (DEFERRED): In the Matoaca Magisterial District, Green Acres at Beach Road is a request to amend zoning approval (Case 06SN0335) relative to cash proffers and an exception to Section 18-60 of the Utility Ordinance for connection to the public water system and amendment of zoning district map in Residential (R-25) District on 53.74 acres fronting approximately 1,478 feet along the north line of Beach Road at the intersection with Second Branch 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 734-658-8633; 736-655-5340;737-652-3153, 4169.

Case Number: **22SN0070**
Result: **Deferred by CPC**
Deferred To: **12/20/2022**
Conditions: **N/A**
Proffered Conditions: **N/A**
Includes Cash Proffer: **N/A**
Approved Time Limit (Years): **N/A**
Complies With Plan: **N/A**

22SN0070 (DEFERRED): In Clover Hill Magisterial District, TJ and Friends CDL School is a request to amend zoning approval (Case 87SN0045) relative to permitted uses (allow a tractor trailer parking and training to operate tractor trailers) and amendment of zoning district map in Community Business (C-3) and Corporate Office (O-2) Districts on 14.16 acres known as 10902 Hull Street Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business and Medium-High Density Residential (Minimum of 4 to 8 dwellings per acre) use. Tax IDs 744-685-2207-00001 and 744-685-2207-00002.

Case Number: **22SN0114**
Result: **Deferred by CPC**
Deferred To: **12/20/2022**
Conditions: **N/A**
Proffered Conditions: **N/A**
Includes Cash Proffer: **N/A**
Approved Time Limit (Years): **N/A**
Complies With Plan: **N/A**

22SN0114 (DEFERRED): In Midlothian Magisterial District, Dixon Second Dwelling is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-15) District on 0.49 acre known as 1524 Kingscross 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 730-697-4740.

Case Number: **22SN0012**
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**

22SN0012: In Clover Hill Magisterial District, Royal Farms at Warbro Road is a request to amend zoning approval (Case 16SN0565) relative to proffered conditions and amendment of zoning district map in Light Industrial (I-1) District on 5.22 acres fronting approximately 480 feet north line of Hull Street Rd at the intersection of Warboro Road, and 462 feet along the east line of Warboro 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 use. Tax ID 738-681-9293.

Case Number: **22SN0036**
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**

22SN0036: In Midlothian Magisterial District, Westfield Rezoning is a request to rezone from Residential (R-7) District to Residential Townhouse (R-TH) District plus conditional use planned development to permit exceptions to ordinance requirements and/or development standards and amendment of zoning district map in a Residential (R-7) District on 2.37 acres fronting approximately 220 feet along the south line of Westfield Road beginning 115 feet east of Ryanwood Court. 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 ID 726-709-3361.

Case Number: **22SN0055**
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**

22SN0055: In Clover Hill Magisterial District, Courthouse Road Rezoning is a request to rezone from Agricultural (A) District to Residential (R-12) District with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 10.11 acres fronting approximately 414 feet along the west line of Courthouse Road and adjacent to Good News Freewill Baptist Church. 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 748-679-7845.

Case Number: **22SN0068**
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**

22SN0068: In Matoaca Magisterial District, Green Acres at River Road is a request to amend zoning approval (Case 06SN0227) relative to cash proffers and amendment of zoning district map in Residential (R-88) District on 171.61 acres known as 10013 River 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 755-616-0604; 755-617-9274.

Case Number: **22SN0088**
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**

22SN0088: In Bermuda Magisterial District, Wrexham Townhouses is a request to rezone from Convenience Business (C-1) to Residential Townhouse (R-TH) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 1.43 acres known as 10730 Ironbridge Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax ID 775-659-3119.

Case Number: **22SN0102**
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**

22SN0102: In Clover Hill Magisterial District, Drake Second Dwelling is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-15) District on 1.83 acres known as 2700 Newquay Lane. 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 755-691-4367.

Case Number: **22SN0115**
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**

22SN0115: In Dale Magisterial District, Moehls Two Family Dwelling is a request for conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-15) District on 1.18 acres known as 9420 Waterfowl Flyway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 755-658-6406.