



REVISED
CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 21, 2025

Public Meeting Room
10001 Iron Bridge Road, Chesterfield VA 23832

NOTE: Attachments are generally available the Wednesday prior to the Planning Commission meeting. Any subsequent changes to this agenda prior to the date of the meeting, and more detailed information regarding items on the agenda can be found at chesterfield.gov/plan, or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5 p.m. Monday through Friday. Comments or recommendations regarding items on the agenda can be submitted to planning@chesterfield.gov. A map of each case can be found at chesterfield.gov/plancases.

3 p.m. Planning Commission Work Session - Public Meeting Room

1. **Call to Order**
2. **Election of Officers for 2025**
3. **Adoption of Planning Commission By-Laws**
4. **Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
5. **Review Day's Agenda** (Items to be considered at the 4 p.m. and 6 p.m. sessions)
6. **Approval of the Planning Commission Minutes for:**
 - December 17, 2024
7. **GRTC Overview**
8. **Planning Commission Work Program Update**
9. **Recess**

4 p.m. Public Meeting - Public Meeting Room

10. **Call to Order**
11. **Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
12. **Review Meeting Procedures**
13. **Public Meeting, Consideration of the Following Proposals:**
 - A. **23PP0007:** In Matoaca Magisterial District, GREEN ACRES OF VIRGINIA, LLC requests preliminary subdivision plat approval for GREEN ACRES SUBDIVISION which involve alternative storm water BMP locations within an

R-25 District on 304.75 acres. Tax IDs 734658863300000, 737652315300000, 737652416900000, and 736655534000000

- B. **07TS0408:** In Dale Magisterial District, IRON BRIDGE INVESTMENTS, LLC requests approval for an additional 27 single family detached residential lots for WATERMARK PHASE II in an R-7 District on 64.11 acres. Tax IDs 767677824700000, 769676292900000, 67677824700000, and 769676292900000

14. Recess

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

15. Call to Order

16. Invocation

17. Pledge of Allegiance to the Flag of the United States of America

18. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation

19. Review Meeting Procedures

20. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Matters

At this time, the Commission will hear citizen comments on unscheduled matters involving the services, policies and affairs of the county government regarding planning or land use matters. Such comments may not address any matter of business that was a subject on the Commission's work session earlier today or is a subject on the Commission's agenda this evening. The length of this item is limited to a maximum of fifteen (15) minutes total. Should additional time be necessary, an additional citizen input item is scheduled at the end of the agenda.

21. 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; cases where the applicant does not accept the recommendation and/or there is public opposition; and zoning ordinance amendments.

- A. **23SN0073:** In Bermuda Magisterial District, **Old Bermuda Hundred Road Solar Facility** is a request for conditional use to permit a large scale solar energy facility plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 48.63 acres fronting approximately 345 feet on the south side of Old Bermuda Hundred Road, 1375 feet west of Lawing Drive. The Comprehensive Plan suggests the property is appropriate for Corporate

Office/Research & Development/Light Industrial and Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 805-648-Part of 3522.

- B. **24SN1208**: In Bermuda Magisterial District, **Coxendale Residential** is a request to rezone from Agricultural (A) and Residential (R-7) to Residential (R-12) District with conditional use to permit neighborhood recreational facilities plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on property known as 2100 Coxendale Road. The 23.61 acre property is proposed for a maximum development of 55 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax IDs 799-661-6797, 7649, and 8046.
- C. **24SN1269**: In Clover Hill Magisterial District, **Campbell Recreational Vehicle Parking** is a request for conditional use to permit the parking and storage of a recreational vehicle outside of the rear yard and amendment to the zoning district map in a Residential (R-7) District on 0.31 acre known as 2554 Brookforest Court. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2-4 dwellings per acres). Tax ID 739-690-2735.
- D. **24SN1271**: In Matoaca Magisterial District, **McNulty Second Dwelling** is a request for a conditional use to permit a second dwelling and amendment to the zoning district map in an Agricultural (A) District on 16.91 acres known as 7720 River Road. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2-4 dwellings per acres). Tax ID 771-610-9711.
- E. **23SN0122 (Deferred from 12/17/2024)**: In Dale Magisterial District, **Dominion Energy Iron Bridge Substation Expansion** is a request to rezone from Light Industrial (I-1) and Agricultural (A) to Agricultural (A) District plus conditional use to permit expansion of the existing electric power transforming station and a telecommunications tower and amendment of zoning district map on 21.75 acres known as 7500 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax IDs 771-673-3573; 772-673-0885; and 772-674-1811.
- F. **24SN1000 (Deferred from 10/15/2024)**: In Bermuda Magisterial District, **RaceWay Freestanding Sign Modification** is a request for conditional use to permit a computer controlled variable message electronic sign (EMC) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a General Business (C-5) District on 3.34 acres known as 5600 Route 1. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax ID 790-688-1408.
- G. **24SN1131 (Deferred from 12/17/2024)**: In Midlothian Magisterial District, **Buford Road Nursing Home Facility** is a request to rezone from Residential

(R-15) to Corporate Office (O-2) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 2.86 acres known as 236 Buford Road. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax ID 759-707-4253.

22. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Matters

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23. Other Business

24. Adjournment

January 21, 2025
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

