



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, FEBRUARY 18, 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. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 2. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 3. Approval of the Planning Commission Minutes for:**
 - January 21, 2025
- 4. Items for Discussion**
 - A. Presentation on the "Keep Chesterfield Beautiful" Program
 - B. Presentation of the proposed amendments to Chapter 9 (Environment) of the Comprehensive Plan (24PJ0112)
 - C. Presentation of the 2024 Planning Commission Annual Report
 - D. Initiation of Code Amendment Relative to County Public Facilities Signage (25PJ0102)
- 5. Consideration of Remote Participation Policy**
- 6. Planning Commission Work Program Update**
- 7. Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

- 8. Call to Order**
- 9. Invocation**
- 10. Pledge of Allegiance to the Flag of the United States of America**

11. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
12. **Review Meeting Procedures**
13. **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.

14. **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. **23SN0035**: In Clover Hill Magisterial District, **Rockwood Shopping Center** is a request to rezone from Agricultural (A) and Community Business (C-3) to Community Business (C-3) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 1.34 acres known as 9930 Hull Street Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax IDs 749-686-9371; 750-686-0275.
- B. **24SN1059**: In Matoaca Magisterial District, **Farley 2 Lot Subdivision and Utility Exception** is a request to rezone from Agricultural (A) to Residential (R-88) plus conditional use planned development to permit exceptions to ordinance requirements plus an exception to Section 18-60 of the Utility Ordinance for connection to the public water system and amendment of zoning district map known as 8630 Reedy Branch Road. The 5.2 acre property is proposed for a maximum development of 2 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 764-636-5907.
- C. **24SN1060**: In Matoaca Magisterial District, **The Summit at Magnolia Green Amendment** is a request to amend zoning approval (Case 19SN0529) to modify development standards plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in Residential (R-9) District, known as 19000 Hull Street Road. The 99.18 acre property is proposed for a maximum development of 900 dwelling units. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax IDs 697-669-8376 and 698-668-5259.

- D. **24SN1139**: In Matoaca Magisterial District, **Cloverhill Church Rezoning** is a request to rezone from Agricultural (A) and Neighborhood Business (C-2) to Neighborhood Business (C-2) plus conditional use to permit a fast food and drive in restaurant use, a private athletic field use and an outdoor public address system, plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 25.0 acres located on the north side of Hull Street Road approximately 1,225 feet west of Magnolia Green Parkway. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax IDs 704-667-6529 and 705-667-1932.
- E. **24SN1206**: In Dale Magisterial District, **Iron Bridge Baptist Church Private School** is a request for conditional use to permit a private school in conjunction with a church and amendment of zoning district map in Agricultural (A) and Neighborhood Business (C-2) Districts on 13.53 acres known as 10900 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 773-657-3374-00000.
- F. **24SN1278**: In Clover Hill Magisterial District, **Baez Recreational Vehicle Parking** is a request for conditional use to permit parking and storage of a recreational vehicle outside the rear yard and amendment of zoning district map in a Residential (R-15) District on 0.62 acre known as 11720 Edenberry Drive. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 739-704-0947.
- G. **24SN1352**: In Midlothian Magisterial District, **TownePlace at Huguenot Shopping Center Amendment** is a request to amend zoning approval (Case 10SN0273) relative to proffered conditions and amendment of zoning district map in the Community Business (C-3) District on 2.89 acres known as 1401 Huguenot Road. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax ID 739-711-9225.
- H. **23SN0073 (Deferred from 01/21/2025)**: 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.
- I. **24SN1271 (Deferred from 01/21/2025)**: In Matoaca Magisterial District, **McNulty Second Dwelling** is a request for a conditional use to permit a second dwelling with conditional use planned development for exceptions to ordinance requirements and amendment to the zoning district map in an Agricultural (A)

District on 16.91 acres known as 7720 River Road. The property is developed with one single family dwelling and this request proposes one second dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2-4 dwellings per acres). Tax ID 771-610-9711.

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16. Other Business

17. Adjournment

February 18, 2025
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

