



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, APRIL 15, 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.

2 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 4 p.m. and 6 p.m. sessions)
3. **Approval of the Planning Commission Minutes for:**
 - March 18, 2025
4. **Items for Discussion**
 - A. General Assembly Update
 - B. HUD Consolidated Plan Update
 - C. Zoning Ordinance Modernization (ZOMod) Project Draft 3 Update and Setting of Public Hearing Date (20PJ0107)
5. **Planning Commission Work Program Update**
6. **Recess**

4 p.m. Public Meeting - Public Meeting Room

7. **Call to Order**
8. **Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
9. **Review Meeting Procedures**
10. **Public Meeting, Consideration of the Following Proposal:**
(The public may submit comments on the case below in person at the meeting.)
 - A. **25PR1085:** In Midlothian Magisterial District, **OUR LAW LLC** requests approval of architectural elevation changes for a three-story multi-family apartment building. This proposal is located within an R-MF district on 3.87

acres. This project is known as Redfern at Midlothian. Tax ID 721711114500000.

11. **Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

12. **Call to Order**

13. **Invocation**

14. **Pledge of Allegiance to the Flag of the United States of America**

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

16. **Review Meeting Procedures**

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.

18. **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. (The public may submit comments on the cases below in person at the meeting.)

A. **24SA1102:** In Midlothian Magisterial District, **Roxshire Neighborhood Park** is a request for a substantial accord determination to permit a neighborhood park in the Roxshire Subdivision in a Residential (R-40) District on a 0.43 acre parcel known as 2400 Corner Rock Road. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (Maximum of 1 dwelling per acre). Tax ID 734-716-8432.

B. **24SN1030:** In Dale Magisterial District, **Beulah Road Cluster Lots** is a request to rezone from Agricultural (A) 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 for property located in the southeast corner of Kingsland Road and Beulah Road. The 59.05 acre property is proposed for a maximum development of 166 dwelling units. The Comprehensive Plan

suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial and Suburban Residential II uses (2 to 4 dwellings per acre). Tax IDs 773-674-4923; 774-674-2542; 775-673-2747; 775-674-2127 and 5196.

- C. **24SN1114:** In Bermuda Magisterial District, **Retreat at Rivers Bend Rezoning & Exceptions** is a request to rezone from Neighborhood (C-2) and Residential (R-15) District to Multifamily Residential (R-MF) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map known as 12330 Kingston Avenue. The 10.87 acre property is proposed for a maximum development of 206 dwelling units. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 817-656-0349.
- D. **24SN1284:** In Dale Magisterial District, **Stevenson Fence Height Exception** is a request for conditional use planned development to permit a 2-foot exception to the 4-foot height limitation for a fence in a corner side yard and amendment of zoning district map in a Residential (R-7) District on 0.23 acres known as 5200 Goldburn Drive. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 777-674-1835.
- E. **24SN1295:** In Clover Hill Magisterial District, **Midlothian Quarry Expansion Rezoning** is a request to rezone from Light Industrial (I-1) District to General Industrial (I-2) District plus conditional use for quarry use and amendment of zoning district map on 88.25 acres known as 3420 Warbro Road. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 734-685-8451.
- F. **24SN1299:** In Bermuda Magisterial District, **Silverdust Lane Family Day Care Home** is a request for conditional use to permit a family day care home for up to 12 children and amendment of zoning district map in a Residential (R-15) District on 0.34 acre known as 13507 Silverdust Lane. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 812-650-3625.
- G. **24SN1319:** In Dale Magisterial District, **Pollo Campero at Hopkins Road Exceptions** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Community Business (C-3) District on 0.52 acre known as 5610 Hopkins Road. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 780-687-8304.
- H. **24SN1322:** In Bermuda Magisterial District, **Meadowville Triangle 2 Rezoning** is a request to rezone from Community Business (C-3) and 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 15 parcels totaling 7.7 acres known as 204 East Hundred

Road et al. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax IDs 814-652-1797, 5387, 6781, 7781, 7994; 814-653-3205, 4407, 5807, 6613, 7317, 7920, 8631, 9828; 815-653-0928, and 1524.

- I. **24SN1356:** In Clover Hill Magisterial District, **Park West Circle Communications Tower** is a request for a conditional use to permit a communications tower facility and amendment of zoning district map in a Corporate Office (O-2) District on 3.5 acres fronting approximately 500 feet on the north line of Lucks Lane, 200 feet east of Charter Colony Parkway. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 728-695-0311.
- J. **25SN1010:** In Matoaca Magisterial District, **Herlong Tree Service Renewal** is a request for a conditional use to permit a business from the home (tree service) and amendment of zoning district map in an Agricultural (A) District on 1.19 acres known as 10630 Qualla Road. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 740-657-2840.
- K. **25SN1038:** In Matoaca Magisterial District, **Upper Magnolia Green West Tract A & Tract B Rezoning** is a request to rezone from Agricultural (A) and General Industrial (I-2) to General Industrial (I-2) and amendment of zoning district map on 979.23 acres fronting approximately 3,450 feet on the east line of Moseley Road, 3,725 feet south of Genito Road, and also fronting approximately 3,750 feet on the southeast side of Mount Hermon Road, 3,475 feet south of Genito Road. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential (Maximum of 2 dwellings per acre) and Rural Residential/Agricultural uses. Tax IDs 691-687-Part of 6755; 693-685-2019, 6136; 694-681-4316; 695-681-0554, 5050; 696-684-4934; 698-680-Part of 0602; 698-683-8741; 698-685-7912; 700-681-5125; 701-684-2865; 703-684-Part of 8129; and 703-685-Part of 4335.
- L. **25SN1039:** In Matoaca Magisterial District, **Upper Magnolia Green East Amendment** is a request to amend zoning approval (Case 21SN0675) on 524.3 acres relative to the master plan, uses, transportation density, road cash proffers and development standards plus rezoning of 219.64 acres from Agricultural (A) and Residential (R-12) to Residential (R-15) with conditional use and conditional use planned development on the entire project area to permit specific uses (including communications tower facility; contractor's office, shop and storage yard; electric power transforming station and other utility uses requiring a structure) and exceptions to ordinance requirements and amendment of zoning district map on 743.94 acres fronting in four (4) locations for approximately 4,750 feet on the north line of Duval Road, 1,575 feet west of Otterdale Road, and fronting approximately 850 feet on the west line of Otterdale Road, 1,815 feet north of Duval Road, and at the western terminus of Westerleigh Parkway. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre).

Tax IDs 698-680-Part of 0602; 703-678-9275; 704-682-4454; 705-680-3057; 706-678-6386.

- M. **25SN1040:** In Midlothian Magisterial District, **Watkins Centre South** is a request to rezone from Agricultural (A) and General Industrial (I-2) to General Industrial (I-2) and amendment of zoning district map on 349.97 acres consisting of 8 parcels known as 750 Watkins Centre Parkway et al. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax IDs 715-705-2469; 715-706-3037; 716-704-3345; 716-706-Part of 9720; 717-703-Part of 6286, 718-702-Part of 4669; 718-705-6022; and 718-706-3636.
- N. **24SN1355 (Deferred from 03/18/2025):** In Midlothian Magisterial District, **Perry Short Term Rental** is a request for conditional use to permit a short term rental and amendment of zoning district map in a R-40 District known as 3100 Middlewood Road. The 1.23 acres property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Low Density Residential uses. Tax ID 737-720-2827.

19. 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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20. Other Business

21. Adjournment

**April 15, 2025
CPC Agenda Overview**

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

