



REVISED
CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, MAY 20, 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 6 p.m. session)
- 3. Approval of the Planning Commission Minutes for:**
 - April 15, 2025
- 4. Items for Discussion**
 - A. VCU Master of Urban and Regional Planning Capstone Presentation
 - B. Northern Route 10 Corridor Plan Overview (24PJ0111)
 - C. Chapter 10 - Land Use Plan Update (24PJ0101)
 - D. ZOMod Community Meeting Update
 - E. Initiate Application for Conditional Use Planned Development (CUPD) on a 14.52 acre parcel known as 10801 Chalkley Road
- 5. Planning Commission Work Program Update**
- 6. Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

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

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

13. **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. **23SN0132:** In Clover Hill Magisterial District, **Whitten Brothers Site Expansion** is a request to rezone from General Business (C-5) and Light Industrial (I-1) to General Business (C-5) with conditional use planned development for exceptions to ordinance requirements, and amendment of zoning district map on 10.32 acres known as 900 Johnston Willis Drive, 10701 Midlothian Turnpike, and 10745 Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Business and General Business uses. Tax ID 745-708-6563, 745-709-6011 and 3600.
- B. **24SN1157:** In Clover Hill Magisterial District, **Crossroads at Roseland Rezoning & Exceptions** is a request to rezone from Residential Townhouse (R-TH) to Residential Townhouse (R-TH) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map fronting approximately 2,575 feet along the north side of Old Hundred Road, 900 feet east of Otterdale Road, as well as fronting in two (2) places for approximately 200 feet on the east side of Otterdale Road, 650 feet north of Old Hundred Road. The 106.99 acre property is proposed for a maximum development of 445 dwelling units. The Comprehensive Plan suggests the property is appropriate for High Density Residential (Minimum of 8 to 12 dwellings per acre) and Regional Mixed Use. Tax IDs 718-697-4548, 6844; 719-697-8012; 719-698-2822; and 720-695-3288.
- C. **24SN1190:** In Bermuda Magisterial District, **Haley Ford Body Shop Parking Lot** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in the General Business (C-5) District on 1.68 acres known as 9020 Pams Avenue. The

Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax ID 794-671-1448.

- D. **24SN1266:** In Bermuda Magisterial District, **Bellmeade Rezoning & Exceptions** is a request rezone from Residential (R-7) and Light Industrial (I-1) to Residential Townhouse (R-TH) District plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 31 parcels totaling 42.87 acres. The property borders the southwest side of Interstate 95 for approximately 3,100 feet and is bounded on the north by Wonderview Drive and bounded to the south by Proctors Creek, with proposed connections to Pinehurst Street and Maywood Street. The property also lies adjacent to the east side of Seminole Avenue and Buena Vista Boulevard. The property is proposed for a maximum development of 275 dwelling units. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax IDs 796-664-8288; 796-665-8442; 796-666-2905; 797-664-1385, 2466, 2858, 3054, 3350, 3545, 3741, 3937, 4063, 4428, 4917, 6321, 6573, 6712, 6751, 7006, 7834, 9236, 9403, 9962; 798-663-0798, 1579, 3887; 798-664-0022, 0747, 2543, 3217, and 6309.
- 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. **24SN1313:** In Bermuda Magisterial District, **Iron Bridge Center** is a request to amend zoning approval (Case 04SN0271) relative to proffers and amendment of zoning district map in the Community Business (C-3) District on 20.47 acres known as 12420 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax IDs 782-651-3577, 4567, 5761, 7069, 9075; 782-652-0316, 5011, 9213; and 783-652-1315.
- G. **25SN1026:** In Matoaca Magisterial District, **Ball Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in an Agricultural (A) District known as 6130 Cedar Springs Road. The 36.31 acre property is developed with one single family dwelling and this request proposes one additional (second) dwelling. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 740-672-8639.
- H. **25SN1029:** In Midlothian Magisterial District, **Aktig Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-40) District known as 3709 Old Gun Road West. The 3.79 acre property is currently developed with one single family dwelling and one additional (second) dwelling is proposed. The

Comprehensive Plan suggests the property is appropriate for Low Density Residential use (Maximum of 1 dwelling per acre). Tax ID 738-724-6790.

- I. **25SN1056:** In Bermuda Magisterial District, **Field Family Day Care Home** is a request for a conditional use to permit a family day care home plus conditional use planned development to permit exceptions to ordinance requirements and amendment to the zoning district map in the Agricultural (A) District on 1.03 acres known as 4010 Kelmarbi 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 793-627-5887.
- J. **25SN1057:** In Matoaca Magisterial District, **Murphy Second Dwelling** is a request for conditional use to permit a second dwelling and amendment of zoning district map in an Agricultural (A) District known as 20011 Genito Road. The 5.07 acre property is currently developed with one single family dwelling and one additional (second) dwelling is proposed. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax ID 692-692-5303.
- K. **24SN1030 (Deferred from 4/15/2025):** 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.

14. 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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15. Other Business

16. Adjournment

May 20, 2025
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

