



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, JUNE 17, 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.

2:30 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:**
 - May 20, 2025
- 4. Items for Discussion**
 - A. Overview of Zoning Ordinance Modernization (ZOMod) Draft 4 (20PJ0107)
 - B. Overview of the Proposed New Subdivision Ordinance
- 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. **23SN0129:** In Clover Hill Magisterial District, **Genito Crossing Rezoning & Exceptions** is a request to rezone from Community Business (C-3) and Corporate Office (O-2) to Residential Townhouse (R-TH) District plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 14.16 acres known as 11000 Hull Street Road. The property is proposed for a maximum development of 120 dwelling units. The Comprehensive Plan suggests the property is appropriate for Community Business and Medium-High Density Residential (4 to 8 dwellings per acre) use. Tax ID 744-685-2207-00001; 744-685-2207-00002.
 - B. **24SN1169:** In Matoaca Magisterial District, **Hidden Wit Brewery Recreational Establishment** is a request to amend Case 19SN0609 to permit a public address system (outdoor music) plus conditional use to permit a commercial-indoor recreational establishment and conditional use planned development to permit exceptions to ordinance requirements in the Agricultural (A) District on 10.23 acres known as 21110 Hull Street Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential / Agricultural. Tax ID 686-666-3094.
 - C. **24SN1308:** In Bermuda Magisterial District, **Branders Bridge Road Data Center** is a request to rezone from Agricultural (A) to General Industrial (I-2) with conditional use and conditional use planned development for exceptions to Ordinance standards and amendment of zoning district map on 744.7 acres known as 16100 Branders Bridge Road. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial, Suburban Residential-II (2-4 dwelling per acre). Tax IDs 784-632-4075, 5092; 784-633-6216; 787-632-1115; 787-635-5713; 788-635-7146; 790-632-6796; 791-632-3182.
 - D. **25SN1080:** In Bermuda Magisterial District, **Old Stage Road Battery Energy Storage System** is a request for conditional use to permit a battery energy storage facility and amendment of zoning district map in a Heavy Industrial (I-

3) District on 60.47 acres known as 11501 Old Stage Road. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 804-660-8793.

- E. **25SN1132 (DOUBLE ADVERTISED):** In Matoaca Magisterial District, **Brandt Veterinary Services** is a request to amend prior zoning approval (Case 85SN0035) to permit a veterinary hospital and amendment of zoning district map in a Light Industrial (I-1) District on 1.65 acres known as 13861 Hull Street Road and 6909 Chital Drive. The Comprehensive Plan suggests the property is appropriate for Neighborhood Office use. Tax IDs 726-671-9678 and 727-671-0364.
- F. **24SN1157 (Deferred from 05/20/2025):** 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.
- G. **24SN1322 (Deferred from 04/15/2025):** 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.

14. Consideration of the Following Comprehensive Plan Amendment:

A. **Action on Comprehensive Plan Amendment - Northern Route 10 Corridor Plan (24PJ0111)**

Moving Forward... The Comprehensive Plan for Chesterfield County identifies several specific area plans that should be completed to provide additional detailed planning beyond the recommendations of the countywide plan. The Northern Route 10 Corridor Plan was initiated in the fall of 2024.

Staff, community stakeholders, and the elected/appointed Board/Planning Commissioner for the area have been working to create this draft plan amendment. The draft plan was crafted upon community and departmental input

and serves as a guide for the future of the Northern Route 10 corridor area.

Notable recommendations of the plan include:

- Land use designations to promote expanded commercial and residential opportunities for the community and visitors of the Northern Route 10 area;
- Infrastructure improvements for bike and pedestrian facilities;
- Design guidelines for buffers and landscaping, building design and orientation, parking, site layout and connectivity, internal pedestrian network, and amenity space;
- Strategies and conceptual layout examples for the redevelopment of key properties.

At the Commission's May work session, an overview of the proposed Corridor Plan was presented. From April 24 to May 23, 2025, an online public comment portal was available for the community to provide feedback on the draft plan. Thirty-eight responses were received during the comment period. In addition, over 60 people attended the May 6, 2025 community open house held at Beulah Rec Center.

15. 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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16. Other Business

17. Adjournment