



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, JULY 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.

4 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:**
 - June 17, 2025
- 4. Items for Discussion**
 - A. Review of Additional Changes to ZOMod Draft 4
 - B. Presentation of Chapter 13 Thoroughfare Plan Amendment regarding the East/West Freeway (25PJ0103)
- 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. **22SN0117:** In Bermuda Magisterial District, **Old Bermuda Hundred Road Rezoning, Exceptions & Utility Waiver** is a request to rezone from Agricultural (A) to General Industrial (I-2) with 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 wastewater system and amendment of zoning district map on 4.79 acres fronting approximately 345 feet on the south side of Old Bermuda Hundred Road, 1,375 feet west of Lawing Drive. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax ID 805-648-Part of 3522.
- B. **23SN0118:** In Clover Hill Magisterial District, **Kingsley Village on Walmsley Rezoning & Exceptions** is a request to rezone from Agricultural (A) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on property fronting the south side of Walmsley Boulevard for approximately 500 feet beginning at the southwest intersection with Hull Street Road. The 16.89 acre property is proposed for a maximum development of 62 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre) and Neighborhood Business use. Tax IDs 759-691-part of- 4551 and 759-691-7548.
- C. **23SN0135:** In Midlothian Magisterial District, **Felts Buffer Reduction** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in General Business (C-5) District on 4.65 acres known as 7929 Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax ID 760-705-4668.
- D. **25SN1124:** In Clover Hill Magisterial District, **Barrow Two Family Dwelling** is a request for conditional use to permit a two family dwelling and amendment of zoning district map in Residential (R-15) District known as 2401 Stuts Lane. The 0.44 acre property is developed with one single family dwelling and this request proposes one addition to the existing dwelling, which will create a two

family dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 751-690-6696.

- E. **25SN1149**: In Bermuda Magisterial District, **Chalkley Road Parcel Subdivision Exceptions** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District known as 10801 Chalkley Road. The 17.3 acre property is proposed for a maximum development of 2 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less). Tax ID 781-659-6051.

14. Consideration of Zoning Ordinance Modernization (ZOMod) Project (20PJ0107)

- A. A new Chesterfield County zoning ordinance (proposed to be Chapter 19.2 of the Chesterfield County Code, also commonly referred to as the Zoning Ordinance Modernization project – or “ZOMod”) is being recommended to replace the current zoning ordinance (Chapter 19.1). The zoning ordinance establishes regulations for land use and development. Every property in Chesterfield County has a zoning district assigned to it. A zoning district is an area where specific land use regulations apply, including the types of uses (such as agricultural, residential, commercial, or industrial), buildings and activities permitted on a property, and details like building height and setbacks. Recommended land uses and proposed density are generally based on the County’s Comprehensive Plan.

In ZOMod, all current zoning districts found in Chapter 19.1 will be converted to the most comparable new zoning district. ZOMod converts current residential districts found in Chapter 19.1 to the most comparable residential districts described in ZOMod and current nonresidential zoning districts described in Chapter 19.1 are converted to the most comparable nonresidential zoning districts described in ZOMod. The agricultural district will remain agricultural. In addition, most current uses available by right or with restrictions in non-residential zoning districts will remain available in the new converted ZOMod districts for a period of five years. The primary purpose of ZOMod is to provide more modern development options and regulations for future development

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

July 15, 2025
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

