



REVISED
CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, AUGUST 19, 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:**
 - July 15, 2025
4. **Items for Discussion**
 - A. Presentation of Fusion Technology by Commonwealth Fusion Systems
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. **23SN0013:** In Midlothian Magisterial District, Lake View Estates Rezoning (formerly Kidd Pond) is a request to rezone from Residential (R-40) to Residential (R-40) and amendment of zoning district map located approximately 400 feet off the western terminus of Gamecock Road, fronting 50 feet on the eastern terminus of Fleetwood Road, and lying 200 feet from Garston Lane at the eastern terminus of Garston Place. The 25.1 acre property is proposed for a maximum development of 21 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax ID 714-697-Part of 2501.
- B. **23SN0128:** In Midlothian Magisterial District, **Mount Hermon West Solar Facility** is a request for conditional use to permit a large scale solar energy facility with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 75.60 acres known as 2300 Mount Hermon Road. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential use (Maximum of 2 dwellings per acre). Tax ID 700-695-Part of 8690.
- C. **24SN1321:** In Dale Magisterial District, Doublecreek Court Modular Unit and Shipping Container Storage Rezoning and Exceptions 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 10 acres known as 8101 Doublecreek Court. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax ID 763-670-Part of 8638.
- D. **25SN1052:** In the Bermuda Magisterial District, Chestnut Hill Multifamily Use and Exceptions is a request for conditional use to permit multifamily use plus a conditional use planned development to permit exceptions to ordinance requirements and amendment of the zoning district map in the General Business (C-5) District fronting approximately 1,880 feet on the east and west lines of Chestnut Hill Road along its northern terminus. The 41.45 acre property is

proposed for a maximum development of 200 dwelling units. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Uses. Tax ID 802-656-0125.

- E. **25SN1079:** In the Bermuda Magisterial District, Chesterfield Meadows Indoor Trampoline Park is a request for conditional use to permit a commercial-indoor recreational establishment (trampoline park) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in the Neighborhood Business (C-2) District on 4.17 acres known as 6401 Centralia Road. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax ID 773-660-6298.
- F. **25SN1104:** In the Bermuda Magisterial District, Crews Concrete Storage Renewal is a request for a conditional use to permit a business from the home (concrete equipment parking and storage) and amendment of the zoning district map in a Residential (R-7) District on 1 acre known as 12234 Parker Lane. The Comprehensive Plan suggests the property is appropriate for Residential (2.5 units per acre or less) uses. Tax ID 795-654-5864.
- G. **25SN1137:** In the Matoaca Magisterial District, Dial Second Dwelling is a request for a conditional use to permit a second dwelling and amendment to the zoning district map in a Residential (R-7) District known as 21214 Halloway Avenue. The 0.49 acre property is developed with one existing single family dwelling and this request proposes one second dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 781-610-8046.
- H. **25SN1150:** In Bermuda Magisterial District, Commonwealth Fusion Systems Power Plant is a request for conditional use to permit an electric power plant producing power for others and amendment of zoning district map in a Heavy Industrial (I-3) District on 94.22 acres fronting approximately 2,200 feet along the south line of Battery Brooke Parkway, 2,400 feet east of Coach Road. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 802-667-4470.
- I. **24SN1157 (Deferred from 06/17/2025) (AMENDED):** 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 405 dwelling units. The Comprehensive Plan suggests the property is appropriate for High Density Residential (Minimum of 8 to 12

dwelling per acre) and Regional Mixed Use. Tax IDs 718-697-4548, 6844; 719-697-8012; 719-698-2822; and 720-695-3288.

14. Public Hearing Consideration of the Following Comprehensive Plan and Code Amendments

A. Comprehensive Plan Amendment to Chapter 10 - The Land Use Plan (24PJ0101)

An amendment to Chapter 10: The Land Use Plan of Chesterfield County's Comprehensive Plan, Moving Forward - The Comprehensive Plan for Chesterfield. This chapter serves as guide for zoning, land use and development decisions, but does not rezone or regulate property. An update to the chapter is needed to provide alignment and guidance to the new districts in ZOMod, add consistent design considerations to all land use categories, and clarify appropriate uses in each category. The amendment includes revisions to the Guidelines, Land Use Plan Map Categories, and the Land Use Plan Map sections of the chapter. The plan update does not change recommended densities, where specific land uses are appropriate, or the vision map for future growth and development of the county.

B. Comprehensive Plan Amendment to Chapter 13 - Thoroughfare Plan Regarding the East/West Freeway (25PJ0103)

An amendment to the Thoroughfare Plan that would eliminate a proposed East-West Freeway limited-access road and proposed interchanges between US Route 360 and Branders Bridge Road; reclassify a section of the proposed East-West Freeway between Branders Bridge Road and Interstate 95 from a limited-access road to a major arterial road; and remove references to the East-West Freeway within the comprehensive plan.

C. Consideration of Chapter 17.1 - Modernization of the Subdivision Ordinance (23PJ0110)

Chapter 17 (Subdivision of Land) of the County Code of Chesterfield promotes the health, safety, convenience and general welfare of the public and accomplishes the objectives set forth in the Code of Virginia regarding the orderly subdivision of land and its development. Chesterfield County is in the process of updating its zoning ordinance through the Zoning Ordinance Modernization Project (ZOMod). Chapter 17.1 is an update to the Subdivision Ordinance and is necessary in order to align both the Zoning Ordinance and Subdivision Ordinance. Chapter 17.1 is being recommended to place the current subdivision ordinance (Chapter 17).

These documents work in tandem to accomplish the goals of the Comprehensive Plan. In addition, an updated Subdivision Ordinance will provide a user-friendly experience by modernizing terms and streamlining processes that may currently be outdated. The goals of the updated Subdivision Ordinance are to provide consistency between the Subdivision Ordinance and ZOMod, implement current County development and land use policies and

procedures, ensure the Subdivision Ordinance is consistent with state law, and create a simpler, more user-friendly and web-friendly interface than the current Subdivision Ordinance.

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

**August 19, 2025
CPC Agenda Overview**

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

