



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, SEPTEMBER 16, 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:**
 - August 19, 2025
4. **Planning Commission Work Program Update**
5. **Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

6. **Call to Order**
7. **Invocation**
8. **Pledge of Allegiance to the Flag of the United States of America**
9. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
10. **Review Meeting Procedures**
11. **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.

12. **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. **25SN1055:** In Bermuda Magisterial District, **Reymet Road Rezoning** is a request to rezone from Agricultural (A) to Heavy Industrial (I-3) and amendment of zoning district map on 64.68 acres located in the northwest corner of Reymet and Coach Roads. The Comprehensive Plan suggests the property is appropriate for Industrial uses. Tax ID 797-668-9087.
 - B. **25SN1063:** In the Matoaca Magisterial District, **Village Square Parkway and Rezoning** is a request to rezone from Agricultural (A) to Residential Townhouse (R-TH) District plus conditional use planned development to permit exceptions to ordinance requirements and amendment of the zoning district map on 15.93 acres known as 15130 Village Square Parkway. The property is proposed for a maximum development of 45 dwelling units. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential (4 to 8 dwellings per acre) uses. Tax ID 715-673-1486.
 - C. **25SN1069:** In Matoaca Magisterial District, **Gordon Family Day Care Home** is a request for conditional use to permit a family day care home for up to twelve children and amendment of zoning district map in a Residential (R-9) District on 0.27 acres known as 18526 Twisted Oak Court. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 793-621-3030.
 - D. **25SN1097:** In Matoaca Magisterial District, **Beaverwood Section D Utility Waiver** is a request for an exception to Section 18-60 of the Utility Ordinance for connection to the public water system and amendment of zoning district map in a Residential (R-15) District on 21.4 acres known as 12000 Beaverwood Drive. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 742-660-5581.
 - E. **25SN1165:** In Dale Magisterial District, **Wyatt Farm Animals** is a request for conditional use to keep farm animals (4 female ducks) and amendment of zoning district map in a Residential (R-7) District on 0.38 acre known as 4908 Cochise Trail. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 781-672-6162.
 - F. **25SN1166:** In Midlothian Magisterial District, **Resilience Massage Therapy** is a request to amend zoning approval (Case 83SN0026) to permit a massage clinic and amendment of zoning district map in a General Business (C-5) Districts on 7.59 acres known as 11617 Busy Street. The Comprehensive Plan

suggests the property is appropriate for General Business use. Tax ID 740-707-4248-00007.

G. **25SN1176:** In Bermuda Magisterial District, **Cross Street Buffer Reduction** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in the Heavy Industrial (I-3) District on 4.35 acres known as 1906 Cross Street, located along the north side of the westernmost terminus of Cross Street, west of Gresham Ave. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 795-675-6036.

H. **24SN1321 (Deferred from 08/19/2025):** 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) 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.

13. 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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14. Other Business

15. Adjournment

September 16, 2025
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

