



REVISED

**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, OCTOBER 21, 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:**
 - September 16, 2025
- 4. Items for Discussion**
 - A. Post-Adoption Update on the Zoning Ordinance Modernization (ZOMod) Project
 - B. Initiate Amendments to Chapter 19.2 regarding Automobile Sales, Rental, and Leasing, adding language to Utility Connection Requirements, and adding language to Site Plan Requirements (25PJ0107).
 - C. Initiate Application for Conditional Use — 13101 Enon Church Road — The Sustainability Park (25PJ0106)
- 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. **23SN0113:** In Bermuda Magisterial District, **Shady Hill Rezoning & Exceptions** is a request to rezone from Manufactured Home Park (MH-1) to Manufactured Home Park (MH-3) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map known as 6811 Route 1. The 23.93 acre property is proposed for a maximum of 118 dwelling units. The Comprehensive Plan suggests the property is appropriate for High Density Residential (Minimum of 8 to 12 dwellings per acre). Tax ID 791-682-5942. If approved, effective January 1, 2026 the zoning district is Alternative Residential (AR).
- B. **23SN0124:** In Matoaca Magisterial District, **Taylor Ridge Rezoning and Exceptions** is a request to rezone from Agricultural (A) to Community Business (C-3) with conditional use to permit townhouse and multifamily uses plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map fronting approximately 1,360 feet on the north side of Hull Street Road, 450 feet east of Doss Road. The 116.16 acre property is proposed for a maximum development of 677 dwelling units. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax IDs 701-668-1001 and 701-669-1141. If approved, effective January 1, 2026, the zoning classification shall be Corridor Commercial (CC).
- C. **25SN1144:** In the Clover Hill Magisterial District, **Waterford Townes** is a request to rezone from Light Industrial (I-1) to Residential Townhouse (R-TH) plus conditional use planned development to permit exceptions to ordinance requirements and amendment to the zoning district map on 10.39 acres known as 2601 Waterford Lake Drive. The property is proposed for a maximum

development of 125 units. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 730-690-Part of 2686. If approved, effective January 1, 2026 the zoning district is Transition Residential (TR).

- D. **25SN1146:** In Matoaca Magisterial District, **Grubb River Road Rezoning** is a request to rezone from Residential (R-88) to Agricultural (A) and amendment of zoning district map known as 10512 River Road. The 16.21 acre property is proposed for a maximum development of one dwelling unit. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 755-624-2789. If approved, effective January 1, 2026 the zoning district is Agricultural (A).
- E. **25SN1180:** In Clover Hill Magisterial District, **Cross Pointe Church of the Nazarene Private School** is a request for conditional use to permit a private school and amendment of zoning district map in an Agricultural (A) District on 7.35 acres known as 8700 Hull Street Road. The Comprehensive Plan suggests the property is appropriate for Neighborhood Office and Suburban Residential II uses (2 to 4 dwellings per acre). Tax IDs 756-690-3839-00001 and 756-690-3839-00002.
- F. **25SN1189:** In Matoaca Magisterial District, **Foundation Amendment to 18SN0514 (Genito Rd)** is a request to amend zoning approval (Case 18SN0514) relative to proffered conditions and amendment of zoning district map in the Residential (R-12) District on 62.77 acres on property located along the south line of Genito Road, approximately 1,250 feet east of Mt. Hermon Road, and known as 17501 Genito Road. The Comprehensive Plan suggests the property is appropriate for Phased Suburban Residential (Maximum of 2 dwellings per acre) and Suburban Residential I uses (Maximum of 2 dwellings per acre). Tax ID 705-687-Part of 2048.
- G. **25SN1199:** In Dale Magisterial District, **Richardson Accessory Structure Exception** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-7) District on 1.04 acres known as 10007 Enderly Court. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 748-676-8181.
- H. **25SN1224:** In Dale Magisterial District, **Environmental Engineering Operations Center & Combined Warehouse Facility** is a request for conditional use for government buildings and accessory uses and amendment of zoning district map in Agricultural (A) District on 68.02 acres known as 9200 Public Works Road. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax IDs 772-664-3284 and 773-665-1514.
- I. **25SN1239:** In Bermuda Magisterial District, **Meadowville Communication Tower** is a request for conditional use to permit a freestanding communication tower plus conditional use planned development to permit exceptions to

ordinance requirements and amendment of zoning district map in Residential (R-15) District on 0.35 acres known as 11959 Hogans Alley. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II uses (2 to 4 dwellings per acre). Tax ID 817-661-Part of 9500.

- J. **25SN1063 (Deferred from 09/16/2025):** In the Matoaca Magisterial District, **Village Square Parkway Rezoning & Exceptions** 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. Effective January 1, 2026 the zoning district is Transition Residential (TR).

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

October 21, 2025
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

