



REVISED
CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, NOVEMBER 18, 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 4 p.m. and 6 p.m. sessions)
- 3. Approval of the Planning Commission Minutes for:**
 - October 21, 2025
- 4. Items for Discussion**
 - A. Update on Draft Eastern Route 60 Corridor Plan
 - B. Initiate Amendment to Subdivision Ordinance (Chapter 17.1) Regarding Submittal of Plats (25PJ0108)
- 5. Consideration of Proposed Meeting Dates for Calendar Year 2026 & January 2027**
- 6. Planning Commission Work Program Update**
- 7. Recess**

4 p.m. Public Meeting - Public Meeting Room

- 8. Call to Order**
- 9. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
- 10. Review Meeting Procedures**
- 11. Public Meeting, Consideration of the Following Proposals:**

- A. **25PR1290:** In Matoaca Magisterial District, **OASIS PARK LLC** requests approval for road improvements at the intersection of the existing Fox Club Parkway, the southernmost Cosby High School access, and the proposed development access as required by case 20SN0608. This development is known as Oasis Townhomes Intersection Improvements. Tax IDs 715671986100000, 715671642700000, 716671627700000, 716672495000000, 717672282800000.
- B. **25PS1277:** In Midlothian Magisterial District, **WATKINS LAND LLC** requests approval to reduce the four-lane widening requirement of Watkins Center Parkway to allow for two lanes in accordance with case Textual Statement Paragraph VI of 06SN0191. This proposal is located on 164.75 acres. Tax IDs 716709292100000, 716707947600000, 716710231400002, 716709799400000, 717709137400000, 717709462900000, 717709666700000, 718708055600000, 716709711200000, 716708814600000, 717708214900000, 717708322200000, 715707683200000, 715709327300000.

12. Recess

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

- 13. Call to Order**
- 14. Invocation**
- 15. Pledge of Allegiance to the Flag of the United States of America**
- 16. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
- 17. Review Meeting Procedures**
- 18. 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.
- 19. 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. **24SN1159:** In Bermuda Magisterial District, **Woods Edge Road Rezoning** is a request to rezone from Agricultural (A) to General Industrial (I-2) and amendment of zoning district map on 63.41 acres located approximately 1,100 feet off the south side of Old Bermuda Hundred Road, 275 west of Old Stage Road. The Comprehensive Plan suggests the property is appropriate for Industrial use as a master planned/land aggregation area. Tax ID 803-646-1696. If approved, effective January 1, 2026 the zoning district is Employment General (EG).
- B. **24SN1334:** In Matoaca Magisterial District, **Winterpock Meadows Rezoning** is a request to rezone from Agricultural (A) to Residential (R-12), conditional use to permit recreational neighborhood facilities, conditional use planned development to permit exceptions to ordinance requirements plus a waiver to connectivity and amendment of zoning district map on property known as 10601 Winterpock Road. The 31.58 acre property is proposed for a maximum development of 79 dwelling units. The Comprehensive Plan suggests the property is appropriate for Convenience Business, Suburban Residential I (Maximum of 2 dwellings per acre), and Suburban Residential II uses (2 to 4 dwellings per acre). Tax IDs 721-656-7492 and 722-657-0569. If approved, effective January 1, 2026 the zoning district is Semi-Urban Neighborhood (SU).
- C. **25SN1050:** In Clover Hill Magisterial District, **Courthouse Road Rezoning and Exceptions** is a request to rezone from Agricultural (A) and Residential (R-7) to Residential Townhouse (R-TH) plus conditional use planned development to permit exceptions to ordinance requirements and amendment to the zoning district map fronting approximately 1,200 feet on the north side of North Courthouse Road, 250 feet northwest of Keithwood Parkway. The 26.44 acre property is proposed for a maximum development of 149 units. The Comprehensive Plan suggests the property is appropriate for Medium to High Density Residential (Maximum of 8.0 dwellings per acre). Tax IDs 743-704-2997, 9398; 743-705-3917, 7032, 8216, and Part of 8844; 744-704-0082, 1556, and Part of 1563. If approved, effective January 1, 2026 the zoning district is Transition Residential (TR).
- D. **25SN1127:** In Bermuda Magisterial District, **Perrymont Road Business Park Rezoning** is a request to rezone from Residential (R-7) & Community Business (C-3) to General Business (C-5) and conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 6.17 acres known as 8610 Perrymont Road. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax IDs 791-672-5388 and 9074. If approved, effective January 1, 2026 the zoning district is Warehouse and Distribution (WD).
- E. **25SN1147:** In Matoaca Magisterial District, **Duval Road Residential Cluster Rezoning** is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use to permit recreational neighborhood facilities plus

conditional use planned development to permit exceptions to ordinance requirements, and amendment of zoning district map on property known as 18301 Duval Road. The 54 acre property is proposed for a maximum development of 108 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax IDs 700-676-1841, 5173, 5229; 701-675-0876 and 701-676-1540. If approved, effective January 1, 2026 the zoning district is Semi-Urban Neighborhood (SU).

- F. **25SN1215:** In Matoaca Magisterial District, **Wilson Accessory Building Exception** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 2.63 acres in a Residential (R-25) District known as 12401 Spring Run Road. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use. Tax ID 739-663-3653.
- G. **25SN1216:** In Midlothian Magisterial District, **360 West Shopping Center Sign** is a request for conditional use planned development for exceptions to ordinance requirements relative to signage setbacks and amendment of zoning district map in a General Business (C-5) District on 11.08 acres known as 7200 Hull Street Road. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax ID 765-697-2123.
- H. **25SN1217:** In Matoaca Magisterial District, **Bare Two Family Dwelling** is a request for conditional use to permit a two family dwelling and amendment of zoning district map in an Agricultural (A) District known as 10361 Spring Run Road. The 0.89 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 Residential Agricultural use. Tax ID 746-659-0211.
- I. **25SN1219:** In Matoaca Magisterial District, **Spring Run Communications Tower** is a request for conditional use to permit a communications tower facility and amendment of zoning district map in an Agricultural (A) District on 0.74 acre known known as 12520 Spring Run Road. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 738-664-Part of 1115.
- J. **25SN1226:** In Midlothian Magisterial District, **Stanford Fence Height Exception** is a request for conditional use planned development to permit exceptions to ordinance requirements for a fence and amendment of zoning district map in a Residential (R-7) District known as 400 Walton Park Road. The 0.26 acre property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 732-704-8528.
- K. **25SN1263:** In Matoaca Magisterial District, **Woodpecker Road Solar Facilities Amendment & Expansion** is a request to amend zoning approval

(Case 23SN0095) on 124.52 acres to modify the conceptual plan for a large-scale solar energy facility, rezoning from Agricultural (A) to Agricultural (A) on 30.09 acres, conditional use to permit a large-scale solar energy facility on 67.97 acres plus conditional use planned development to permit exceptions to ordinance requirements on 67.97 acres and amendment of zoning district map for property fronting approximately 50 feet on the west line of Woodpecker Road, 425 feet south of Ettrick Landing Drive. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax IDs 789-619-4223; 790-616-9556; 790-618-0133, 9437; 791-616-5494; 791-617-8164; and 792-616-8597.

- L. **23SN0124 (Deferred from 10/21/2025):** 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).

20. Consideration of the Following Code Amendment

A. **Code Amendment Relative to Auto Sales, Utility Connections, and Site Plans (25PJ0107)**

Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting the following sections of the zoning ordinance (Chapter 19.2):

Article 2, Division 2 Residential Districts

Sec. 19.2-29, Principal Use Matrix

Sec. 19.2-30, Principal Use Restrictions

Sec. 19.2-47, General Procedural Requirements

Sec. 19.2-72, Development Under Prior Zoning Ordinances

This amendment would do the following:

- Change “Auto sales, rental, and leasing” to a conditional use with additional guidance in the Corridor Commercial (CC) and Warehouse and Distribution (WD) districts. Amend the section covering Development Under Prior Zoning Ordinances such that the 19.1 use “automobile sales, excluding consignment lot” is not eligible for the 5-year extension period that applies to C-5 uses.
- Add to the Residential zoning districts additional utility connection requirements and exceptions that are found in Chapter 18 of the County Code. Add to the section covering Development Under Prior Zoning

Ordinances that additional utility connection requirements in Chapter 18 may apply.

- Add a 1-year period, commencing at the effective date of the ordinance, under which site plans submitted before the effective date may be reviewed under the development standards of Chapter 19.1. Such site plans must receive approval prior to January 1, 2027, at which time they must be reviewed according to the development standards of Chapter 19.2. 19.2 uses are immediately effective on January 1, 2026 to any pending site plan case.

21. 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.

22. Other Business

23. Adjournment

**November 18, 2025
CPC Agenda Overview**

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

