



REVISED
CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, DECEMBER 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. Public Meeting - Public Meeting Room

1. **Call to Order**
2. **Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
3. **Review Day's Agenda** (Items to be considered at the 4 p.m. and 6 p.m. sessions)
4. **Approval of the Planning Commission Minutes for:**
 - November 18, 2025
5. **Review Meeting Procedures**
6. **Public Meeting, Consideration of the Following Proposal:**
 - A. **25PR1123:** In Matoaca Magisterial District, **CLOVER HILL ASSEMBLY OF GOD** requests approval of an amended concept plan per Case 24SN1139. This proposal is located on 24.44 acres. Tax ID 704667652900000, 705667193200000.

Planning Commission Work Session - Public Meeting Room

7. **Items for Discussion**
 - A. Partnership for Housing Affordability (PHA) Presentation
8. **Planning Commission Work Program Update**
9. **Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

10. **Call to Order**
11. **Invocation**

12. **Pledge of Allegiance to the Flag of the United States of America**
13. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
14. **Review Meeting Procedures**
15. **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.

16. **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. **25SN1074:** In Midlothian Magisterial District, **Bella at Westchester Phase 2 Amendment** is a request to amend zoning approval (Case 18SN0709) relative to the master plan, unit types and density and amendment of zoning district map in the General Industrial (I-2) District fronting approximately 500 feet on the west side of Watkins Centre Parkway, 850 feet north of Midlothian Turnpike. The 5.66 acre property is proposed for a maximum development of 161 dwelling units. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 715-711-4987.
 - B. **25SN1095:** In Bermuda Magisterial District, **Rivermont Multifamily Rezoning and Exceptions** is a request to rezone from General Business (C-5) and Light Industrial (I-1) to Residential Multifamily (R-MF) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map located at the western terminus of River Haven Avenue. The 35.84 acre property is proposed for a maximum development of 380 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 8 use (8.0 units per acre or less) and Office, Light Production & Assembly use. Tax IDs 820-646-5673, 820-647-3301 and 6993. If approved, effective January 1, 2026 the zoning district is Transition Residential (TR).
 - C. **24SN1108:** In Matoaca Magisterial District, **Hull Street Road at Fox Club Parkway Rezoning and Exceptions** is a request to rezone from Agricultural (A) to Neighborhood Business (C-2) with conditional use to permit sales of alcoholic beverages for on-premises consumption within 500 feet of a public

school plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 4.26 acres located at the northwest corner of Hull Street Road and Fox Club Parkway. The Comprehensive Plan suggests the property is appropriate for Arterial Business use. Tax ID 715-670-Part of 5697. If approved, effective January 1, 2026 the zoning district is Corridor Commercial (CC).

- D. **25SN1265:** In Bermuda Magisterial District, **Caddle Two Family Dwelling** is a request for conditional use to permit a two family dwelling and amendment of zoning district map in a Residential (R-15) District known as 10455 Brynmore Drive. The 0.4 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 Neighborhood 4 use (4.0 units per acre or less). Tax ID 780-661-4362.
- E. **24SN1162:** In Matoaca Magisterial District, **Baldwin Creek Rezoning & Exceptions** 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 fronting approximately 270 feet on the east side of Baldwin Creek Road, 1,850 feet north of Beach Road. The 34.54 acre property is proposed for a maximum development of 70 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 use (2.0 units per acre or less). Tax IDs 707-663-Part of 8475 and Part of 8997; 708-662-3454, 708-663-6796 and 7314. If approved, effective January 1, 2026 the zoning district is Semi-Urban Neighborhood (SU).
- F. **25SN1167:** In Matoaca Magisterial District, **Summit Ridge Solar Farm** is a request for conditional use to permit a large-scale solar energy facility plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 35.3 acres for property fronting approximately 135 feet on the south side of Woodpecker Road, 1,800 feet east of Elko Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 788-621-Part of 0515.
- G. **25SN1019:** In Dale Magisterial District, **Brown Trucking Company** is a request for conditional use to permit a business from the home (trucking company with commercial vehicle storage) and amendment of zoning district map in a Residential (R-7) District on 0.96 acre known as 6510 Hopkins Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 781-682-2110.

17. Consideration of the Following Code Amendment

- A. **Code Amendment Relative to Submittal of Plats (25PJ0108)**
Ordinance to amend the Code of the County of Chesterfield, 1997, as amended,

by amending and reenacting the following sections of the Subdivision Ordinance (Chapter 17.1):

Sec. 17.1-4, Applicability

Sec. 17.1-61, General Standards, Generally

Sec. 17.1-140, Submittal Requirements, Generally

This amendment would do the following:

- Remove 17.1-4.E, related to Pending Applications before Effective Date (1/1/2026).
- Clarify that applications submitted prior the effective date and eligible for review under Chapter 17 are also eligible for review under Chapter 19.1.
- Clarify the utility connection requirements that apply to applications submitted prior to the effective date and eligible for review under Chapter 17.

18. 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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19. Other Business

20. Adjournment

**December 16, 2025
CPC Agenda Overview**

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

