



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, JANUARY 20, 2026**

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. **Election of Officers for 2026**
3. **Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
4. **Adoption of Planning Commission By-Laws & Remote Attendance Policy**
5. **Review Day's Agenda** (Items to be considered at the 4 p.m. and 6 p.m. sessions)
6. **Approval of the Planning Commission Minutes for:**
 - December 16, 2025
7. **Review Meeting Procedures**
8. **Public Meeting, Consideration of the Following Proposal:**
 - A. **25PR1123 (Deferred from 12/16/2025):** 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.
9. **Item for Discussion**
 - A. Live Demonstration of Planning Department's Code Portal Website
 - B. Initiate Application for Rezoning - 15901 Happy Hill Road - Happy Hill Road Rezoning (26PJ0001)
10. **Planning Commission Work Program Update**
11. **Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

12. **Call to Order**
13. **Invocation**
14. **Pledge of Allegiance to the Flag of the United States of America**
15. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
16. **Review Meeting Procedures**
17. **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.

18. **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. **24SN1306:** In Matoaca Magisterial District, **Phillips Landing Rezoning, Zoning Deviation and Adjustments** is a request to rezone from Agricultural (A) to Rural Community (RC) with a zoning deviation and adjustments to ordinance requirements for development standards and amendment of zoning district map fronting approximately 1,350 feet on the south line of River Road, 975 feet west of Riverway Road, as well as fronting approximately 10 feet on the west line of Second Branch Road, 5,200 feet south of River Road. The 336.5 acre property is proposed for a maximum development of 50 dwelling units. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use (0.2 units per acre or less). Tax IDs 727-637-0339; 727-639-1399 and 728-642-2496.
- B. **25SN1242:** In Dale Magisterial District, **Ramos Accessory Dwelling Unit, Accessory Building, and Adjustments** is a request to rezone from Semi-Urban Neighborhood (SU) to Semi-Urban Neighborhood (SU) with conditional use to permit an accessory dwelling unit (detached) and accessory buildings to exceed size limitation, plus adjustments to ordinance requirements for development standards and amendment of zoning district map known as 7101 Conifer Road. The 1.84 acre property is developed with one existing single family dwelling and this request proposes one accessory dwelling unit (detached). The

Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4 units per acre or less). Tax ID 784-679-9832.

- C. **25SN1258:** In the Dale Magisterial District, **Signs and Wonders Ministry Private School** is a request for conditional use to permit a private school and amendment of the zoning district map in the Agricultural (A) and Suburban Community (SC) Districts on 3.73 acres known as 6415 Irongate Drive. The Comprehensive Plan suggests the property is appropriate for Light Business, Residential Neighborhood 4 (4 units per acre or less), and Neighborhood Residential 8 uses (8 units per acre or less). Tax IDs 776-681-5807 and 8225.
- D. **25SN1293:** In Bermuda Magisterial District, **Manning Family Day Care Home** is a request for conditional use to permit a family day care home and amendment of zoning district map in the Suburban Community (SC) District on 0.24 acre known as 6400 Arbor Landing Drive. The Comprehensive Plan suggests the property is appropriate for Suburban Residential 4 use (4 units per acre or less). Tax ID 777-657-0912.
- E. **25SN1312:** In Bermuda Magisterial District, **The Sustainability Park** is a request for conditional use to permit warehouse, distribution center, and tractor trailer parking and storage uses and amendment of zoning district map in the Employment General (EG) District on 100.8 acres known as 13101 North Enon Church Road. The Comprehensive Plan suggests the property is appropriate for Manufacturing and Processing use. Tax ID 828-654-7056.
- F. **25SN1074 (Deferred from 12/16/2025):** 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 Employment Center (EC) 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.
- G. **23SN0124 (Deferred from 11/18/2025):** 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).

19. 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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20. Other Business

21. Adjournment

January 20, 2026
CPC Agenda Overview

- Legend**
- Bermuda
 - Clover Hill
 - Dale
 - Matoaca
 - Midlothian

