



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, FEBRUARY 17, 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. 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:**
 - January 20, 2026
- 4. Item for Discussion**
 - A. Partnership for Housing Affordability (PHA) Presentation
- 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. **25SN1247:** In Matoaca Magisterial District, **Lattice Hall Rezoning and Amendment** is a request to rezone 12.16 acres from Agricultural (A) to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements plus conditional use to permit neighborhood recreational facilities and amend zoning approval (Case 21SN0606) on 151.6 acres to modify the conceptual plan, density, architecture, amenities and road cash proffers and amendment of zoning district map on the entire 163.76 acre tract fronting in two (2) places for approximately 2,750 feet on the south side of Genito Road, 600 feet west of Weatherbury Place. The 163.76 acre property is proposed for a maximum development of 333 dwelling units. The Comprehensive Plan suggest the property is appropriate for Residential Neighborhood 2 use (2 units per acre or less). Tax IDs 708-687-3616, 709-687-0942, 3876, and 9460; 709-688-2507 and 6310; and 710-686-0667. If approved, effective January 1, 2026, the zoning classification shall be Suburban Community (SC).
- B. **25SN1288:** In Clover Hill Magisterial District, **Sanko Auto Care Rezoning and Adjustments** is a request to rezone from Corridor Commercial (CC) to Corridor Commercial (CC) with adjustment to ordinance requirements for development standards plus conditional use for automobile sales and amendment of zoning district map on 0.79 acre known as 8259 Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Arterial Business uses. Tax ID 758-705-6949.
- C. **25SN1299:** In Bermuda Magisterial District, **Negrete Accessory Dwelling Unit** is a request for conditional use to permit an accessory dwelling unit (detached) and amendment of zoning district map in a Suburban Community (SC) District known as 15624 Silvertree Lane. The 1.32 acre property is developed with one 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 dwellings per acre or less). Tax ID 798-636-1370.
- D. **25SN1301:** In Clover Hill Magisterial District, **Rockwood Plaza Signage Amendment** is a request to amend zoning approval (Case 86SN0115) relative to signage requirements and amendment of zoning district map in a Corridor

Commercial (CC) District on 5.2 acres known as 3501 Courthouse Road. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax ID 749-686-7087.

- E. **25SN1318:** In Dale Magisterial District, **Jones Family Day Care Home** is a request for conditional use to permit a family day care home and amendment of zoning district map in a Suburban Community (SC) District on 0.21 acre known as 6713 Philbrook Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4 dwellings per acre or less). Tax ID 783-680-0994.
- F. **23SN0124 (Deferred from 01/20/2026):** 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).
- G. **24SN1306 (Deferred from 01/20/2026):** In Matoaca Magisterial District, **Phillips Landing Rezoning** is a request to rezone from Agricultural (A) to Rural Community (RC) and amendment of zoning district map fronting approximately 1,350 feet on the south side of River Road, 975 feet west of Riverway Road, as well as fronting approximately 10 feet on the west side 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.
- H. **25SN1095 (Deferred from 12/16/2025):** 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 classification shall be 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

February 17, 2026
CPC Agenda Overview

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

