



**REVISED**  
**CHESTERFIELD COUNTY**  
**PLANNING COMMISSION**  
**MEETING AGENDA**  
**TUESDAY, MARCH 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](http://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](mailto:planning@chesterfield.gov). A map of each case can be found at [chesterfield.gov/plancases](http://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:**
  - February 17, 2026
- 4. Items for Discussion**
  - A. Comprehensive Plan Modernization (PlanMod) Project Update
  - B. Presentation of the 2025 Planning Commission Annual Report
  - C. Initiate 19.2 Code Amendments Relative To:
    - Establishing natural buffers along future Electrical Transmission Tower easements
    - Considering Requiring Conditional Use for future Self Storage Facilities
- 5. Planning Commission Work Program Update**
- 6. Recess**

**4 p.m. Public Meeting - Public Meeting Room**

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

- A. **26PR2004:** In Clover Hill Magisterial District, **ATB LLC** requests approval of a 100-foot buffer conceptual landscape plan, as required by zoning case 84SN0111. This proposal is located on 4.33 acres. Tax ID 738685742700000, 738685854100000, 738685945800000.

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. **23SN0136:** In Bermuda Magisterial District, **Dorsey Acres Utility Exceptions** is a request for an exception to Section 18-60 of the Utility Ordinance for connections to the public water and wastewater systems and amendment of zoning district map in a Semi-Urban Neighborhood (SU) District on 4.06 acres fronting approximately 725 feet on the east side of Dorsey Road, 30 feet north of Brinkley Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 789-670-7490.
- B. **24SN1304:** In Bermuda Magisterial District, **Chalkley Place Signage** is a request for conditional use to permit a computer controlled, variable message, electronic sign (EMC) and amendment of zoning district map in Neighborhood

Business (NB) and Corridor Commercial (CC) Districts on 6.33 acres known as 12230 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use and Office/Residential Mixed Use. Tax IDs 779-652-7846, 9069, 9791; 780-652-0671, 1685, and 2380.

- C. **25SN1169:** In Clover Hill Magisterial District, **Adkins Road Rezoning and Adjustments** is a request to rezone from Agricultural (A) to Semi-Rural Neighborhood (SR) with adjustments to ordinance requirements for development standards and amendment of zoning district map known as 500 Adkins Road. The 4.08 acre property is proposed for a maximum development of 3 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 749-701-0318.
- D. **25SN1184:** In Matoaca Magisterial District, **Spring Creek Baptist Church Rezoning** is a request to rezone from Agricultural (A) to Suburban Community (SC) and amendment of zoning district map known as 5200 Woolridge Road. The 7.45 acre property is proposed for a maximum development of 11 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 use (2.0 units per acre or less). Tax IDs 716-680-Part of 9777-00001 and Part of 9777-00002.
- E. **25SN1225:** In Dale Magisterial District, **Motley Fence Height Adjustment** is a request to rezone from Suburban Community (SC) to Suburban Community (SC) with adjustments to ordinance requirements for development standards and amendment of zoning district map known as 5160 Goldburn Drive. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 777-674-3131.
- F. **25SN1254:** In Midlothian Magisterial District, **Robious Road Rezoning and Adjustment** is a request to rezone from Agricultural (A) to Transition Residential (TR) with adjustment to ordinance requirements for development standards and amendment of zoning district map fronting approximately 250 feet on the north side of Robious Road, 375 feet east of Cranbeck Road. The 3.45 acre property is proposed for a maximum development of 27 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 8 use (8.0 units per acre or less). Tax IDs 742-714-7407 and 9231.
- G. **25SN1326:** In Midlothian Magisterial District, **Peterson Midlothian Self Storage** is a request to rezone from Corridor Commercial (CC) to Corridor Commercial (CC) plus conditional use to permit self-storage and amendment of zoning district map on 15.69 acres fronting approximately 115 feet on the north side of Midlothian Turnpike, at the intersection of North Tuxford Road. The Comprehensive Plan suggests the property is appropriate for Arterial Business use. Tax ID 753-707-0624.

- H. **26SN2017:** In Bermuda Magisterial District, **Happy Hill Road Rezoning** is a request to rezone from Agricultural (A) to Warehouse & Distribution (WD) of 0.69 acre and Corridor Commercial (CC) of 1.24 acres and amendment of zoning district map on 1.93 acres located in the southeast and northeast corners of Happy Hill Road and Woods Edge Road. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 801-636-0040.
- I. **24SN1306 (Deferred from 02/17/2026):** 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.
- J. **25SN1095 (Deferred from 02/17/2026):** 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).

**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**

**March 17, 2026  
CPC Agenda Overview**

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

