



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, APRIL 21, 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.

1 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:**
 - March 17, 2026
- 4. Items for Discussion**
 - A. Fall Line Trail Update
 - B. Friends of the Lower Appomattox River (FOLAR) Presentation
 - C. Comprehensive Plan Modernization (PlanMod) Update (26PJ0006)
 - D. Initiate ZoMod Amendments
- 5. 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. **24SN1115:** In Midlothian Magisterial District, **Walton Station Rezoning and Adjustments** is a request to rezone from Suburban Community (SC), Agricultural (A) and Neighborhood Business (NB) to Transition Residential (TR) with adjustments to ordinance requirements for development standards and amendment of zoning district map known as 410 Coalfield Road. The 39.93 acre property is proposed for a maximum development of 157 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax IDs 727-704-9396; 727-705-1278, 1834, 6366, 6648, 7582, 8524, 8809; 727-706-5812 and 728-705-2101.
- B. **24SN1353:** In Matoaca Magisterial District, **Sawmill Station Mixed Use Rezoning & Adjustments** is a request to rezone from Agricultural (A) to Corridor Commercial (CC) of 24.47 acres, Transition Residential (TR) of 14 acres, and Alternative Residential (AR) of 92.5 acres with adjustments to ordinance requirements for development standards on the entire 130.97 acre development plus conditional use on 8.22 acres to permit townhouse dwellings and amendment of zoning district map fronting in two (2) places for approximately 1,450 feet on the north side of Hull Street Road, 2,150 feet west of Magnolia Market Avenue, known as 18900 Hull Street Road. The 130.97 acre property is proposed for a maximum development of 860 units. The Comprehensive Plan suggests the property is appropriate for Regional Mixed-Use. Tax IDs 698-666-3718, 8859; 699-666-2969; 699-667-5963; 699-668-8633; 700-666-2325; and 700-667-1418.
- C. **25SN1072:** In Matoaca Magisterial District, **Oasis Transportation Amendment** is a request to amend zoning approval (Case 20SN0608) to modify roadway improvements and phasing plan requirements and amendment of zoning district map in a Transition Residential (TR) District on 44.04 acres located in the northeast corner of Fox Club Parkway and Cosby Road. The Comprehensive Plan suggests the property is appropriate for Residential

Neighborhood 8 use (8.0 units per acre or less) and Arterial Business use. Tax IDs 715-671-9861 and 6427; 716-671-6277; 717-672-2828 and 7677.

- D. **25SN1153**: In Matoaca Magisterial District, **Marlbank Farms Residential Rezoning and Adjustments** is a request to rezone from Suburban Community (SC) to Semi-Urban Neighborhood (SU) with adjustments to ordinance requirements for development standards and amendment of zoning district map on property fronting approximately 2,800 feet along the north side of Hickory Road, at the intersection of Halloway Avenue, known as 5700 Hickory Road. The 209.9 acre property is proposed for a maximum development of 302 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax IDs 781-618-6468; 782-618-0852; 782-619-3017 and 7371; 783-619-1977; 783-620-6733; and 784-619-1209.
- E. **25SN1234**: In Midlothian Magisterial District, **Professional Road Amendment and Exceptions** is a request to amend zoning approval (Case 78SN0160) relative to buffers and development standards with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in an Agricultural (A) District on 0.79 acre located in the northwest corner of Forest Hill Avenue and Professional Road, known as 2500 Professional Road. The Comprehensive Plan suggests the property is appropriate for Light Business use. Tax ID 758-718-5064.
- F. **25SN1338**: In Clover Hill Magisterial District, **Li 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 4800 Blackbird Drive. The 0.32 acre property is developed with one (1) single family dwelling and this request proposes one (1) accessory dwelling unit (detached). The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 741-678-4262.
- G. **25SN1353**: In Midlothian Magisterial District, **Litt Farm Animals** is a request for conditional use to permit a farm (keeping of farm animals) and amendment of zoning district map in a Suburban Community (SC) District on 4.1 acres known as 1504 Black Heath Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 736-711-1952.
- H. **26SN2014**: In Dale Magisterial District, **Footprints Childcare Family Day Care Home** is a request for conditional use to permit a family day care home (child) and amendment of zoning district map in a Suburban Community (SC) District on 0.3 acre known as 3800 Windy Creek Drive. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 767-689-1288.

- I. **26SN2016:** In Matoaca Magisterial District, **Ramey Rezoning, Adjustments, and Accessory Dwelling Unit** is a request to rezone from Agricultural (A) to Agricultural (A) with adjustments to ordinance requirements for development standards plus conditional use to permit an accessory dwelling unit (attached) and amendment of zoning district map known as 12706 Bundle Road. The 104.5 acre property is proposed for a maximum development of four (4) dwelling units with an accessory dwelling unit. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use (0.2 units per acre or less). Tax ID 740-642-8670.
- J. **24SN1306 (Deferred from 03/17/2026):** 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, known as 13611 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.
- K. **25SN1184 (Deferred from 03/17/2026):** 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 12 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.

14. Consideration of the Following Code Amendment:

A. **Code Amendment Relative to Electric Transmission Line Setback and Self-Storage (26PJ0005)**

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

Sec. 19.2-29, Principal Use Matrix

Sec. 19.2-30, Principal Use Restrictions

Sec. 19.2-37, Dimensional Standards

Sec. 19.2-72, Development Under Prior Zoning Ordinances

Among other things, this amendment would do the following:

- Change the permissibility of “self storage” in the Corridor Commercial (CC) and Warehouse and Distribution (WD) districts.
- Amend the use restrictions related to self-storage.
- Amend the section covering Development Under Prior Zoning Ordinances such that the 19.1 use “mini-torage/mini-warehouse facility”

is not eligible for the 5-year extension period that applies to uses permitted in the former C-5 and I-1 zoning districts.

- Add a special setback between existing and proposed high voltage electrical transmission lines and residential development.

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16. Other Business

17. Adjournment

**April 21, 2026
CPC Agenda Overview**

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

