



**CHESTERFIELD COUNTY
PLANNING COMMISSION
MEETING AGENDA
TUESDAY, MAY 19, 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.

2 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:**
 - April, 21, 2026
- 4. Items for Discussion**
 - A. Presentation from Intergovernmental Relations: General Assembly Update
 - B. Comprehensive Plan Modernization (PlanMod) Update - 26PJ0006
 - C. Presentation of Proposed Code Amendments to Zoning Ordinance Modernization (ZoMod) - 26PJ0007
- 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. **26PR2143: In Clover Hill Magisterial District, Competitive Racing Investments** requests approval of a Master Site Plan on 41 acres located at

12800 Genito Road. This case is known as Southside Speedway Master Site Plan. Tax ID 7356895818.

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. **23SN0072:** In Midlothian Magisterial District, **Midlothian Microtel** is a request to rezone from Agricultural (A) to Corridor Commercial (CC) and amendment of zoning district map on 2.57 acres known as 11213 Robious Road. The Comprehensive Plan suggests the property is appropriate for Regional Mixed-Use. Tax IDs 742-713-4750-00001; 742-713-4750-00002; 742-713-6185 and 6880.

B. **24SN1345:** In the Clover Hill Magisterial District, **Butler Setback and Buffer Exception** is a request for conditional use planned development to permit exceptions to ordinance requirements and amendment of the zoning district map in a Semi-Urban Neighborhood (SU) District known as 9600 Reams Road. The 5.82 acre property is developed with one existing single family dwelling and this request proposes a two-lot subdivision of the property. The Comprehensive Plan

suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 750-701-8674.

- C. **25SN1121:** In Bermuda Magisterial District, **RaceTrac at Ruffin Mill Rezoning & Adjustments** is a request to rezone from Employment Center (EC), Agricultural (A), and Corridor Commercial (CC) to Warehouse and Distribution (WD) with conditional use to permit a truck stop and gas station plus adjustments to ordinance requirements for development standards and amendment of the zoning district map on 11.31 acres located in the western corner Ruffin Mill Road and Walthall Center Drive, known as 2136 Ruffin Mill Road. The Comprehensive Plan suggests the Property is appropriate for Manufacturing and Processing uses. Tax IDs 804-638-2156, 5183, 6768, and 8343.
- D. **25SN1315:** In Matoaca Magisterial District, **Richardson Farm Animals** is a request for conditional use to permit a farm (keeping of farm animals) and amendment of zoning district map in an Agricultural (A) District on 1.72 acres known as 3909 Lakeview Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax IDs 794-622-3686 and 4871.
- E. **26SN2022:** In Dale Magisterial District, **Southside Baptist Church Child Day Care** is a request for conditional use to permit a child day care center and amendment of zoning district map in a Semi-Urban Neighborhood (SU) District on 6.84 acres known as 6000 Iron Bridge Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 8 use (8.0 units per acre or less). Tax IDs 775-683-3761, 6259, and 8748.
- F. **26SN2049:** In Midlothian Magisterial District, **Muthusubramanian Accessory Dwelling Unit** is a request for conditional use to permit an accessory dwelling unit (attached) and amendment of zoning district map in a Suburban Community (SC) District known as 12103 Wexwood Place. The 0.79 acre property is developed with one (1) single family dwelling and proposes one (1) accessory dwelling unit (attached). The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 735-704-8231.
- G. **26SN2066:** In Midlothian Magisterial District, **Wood Agricultural Rezoning** is a request to rezone from Employment Center (EC) to Agricultural (A) and amendment of zoning district map on 26.0 acres fronting approximately 1,575 feet on the west side of Otterdale Road, 5,900 feet north of Old Hundred Road, known as 900 Otterdale Road. The Comprehensive Plan suggests the property is appropriate for Office, Light Production & Assembly use. Tax ID 718-703-8959.
- H. **25SN1153 (Deferred from 04/21/2026):** In Matoaca Magisterial District, **Marlbank Farms Residential Rezoning and Adjustments** is a request to rezone from Suburban Community (SC) to Semi-Urban Neighborhood (SU) of

88.33 acres and Semi-Rural Neighborhood (SR) of 124.66 acres with adjustments to ordinance requirements for development standards on the entire 212.99 acre property 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 212.99 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.

- I. **25SN1184 (Deferred from 04/21/2026):** 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.

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

