



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, JUNE 16, 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.

3 p.m. Planning Commission Work Session - Public Meeting Room

1. **Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
2. **Opening Remarks from Dr. Joe Casey, Chesterfield County Administrator**
3. **Review Day's Agenda** (Items to be considered at the 4 p.m. and 6 p.m. sessions)
4. **Approval of the Planning Commission Minutes for:**
 - May 19, 2026
5. **Items for Discussion**
 - A. Comprehensive Plan Modernization (PlanMod) Update - 26PJ0006
6. **Work Program Update**
7. **Recess**

4 p.m. Public Meeting - Public Meeting Room

8. **Call to Order**
9. **Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentations**
10. **Review Meeting Procedures**
11. **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
12. **Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

13. **Call to Order**
14. **Invocation**
15. **Pledge of Allegiance to the Flag of the United States of America**
16. **Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
17. **Recognition of Senior Deputy County Attorney, David "Rob" Robinson, for His Service 1998-2026**
18. **Review Meeting Procedures**
19. **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.

20. **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. **22SN0073:** In Matoaca Magisterial District, **Big E Ranch Rezoning** is a request to rezone from Agricultural (A) to Rural Community (RC) and amendment of zoning district map known as 11301 Trents Bridge Road. The 548.88 acre property is proposed for a maximum development of 65 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use (0.5 units per acre or less). Tax IDs 746-616-5488; 746-619-5970; and 749-621-3742
 - B. **25SN1158:** In the Matoaca Magisterial District, **McDonough Equipment Wholesale & Storage** is a request for conditional use to permit a home occupation (equipment wholesale and storage) and amendment of zoning district map in the Agricultural (A) District on 50 acres known as 11671 Adventure Hill Lane. The Comprehensive Plan suggests the property is appropriate for Rural Residential / Agricultural use (0.2 units per acre or less). Tax IDs 718-650-4408 and 719-648-6227.

- C. **25SN1336:** In the Bermuda Magisterial District, **McConnell Recreational Vehicle Parking** is a request for conditional use to permit the parking of a recreational vehicle outside of the rear yard and amendment of zoning district map in a Suburban Community (SC) District on 0.46 acre known as 11302 Ludgate Place. The Comprehensive Plan suggests the property is appropriate for Residential use (2.5 units per acre or less). Tax ID 793-660-1717.
- D. **26SN2032:** In Matoaca Magisterial District, **Duval East Lot Coverage Modification** is a request for a zoning deviation to modify an existing development (Case 22SN0035) relative to ordinance requirements and amendment of zoning district map in a Semi-Urban Neighborhood (SU) District on 100.1 acres fronting approximately 2,025 feet on the south side of Duval Road, 2,800 feet west of Otterdale Road known as 18001 Duval Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 use (2.0 units per acre or less). Tax IDs 702-675-0476 and 703-675-1477.
- E. **26SN2058:** In Midlothian Magisterial District, **Old Gun Communications Tower** is a request to amend zoning approval (Case 15SN0613) relative to height and design requirements for a telecommunications tower and amendment of zoning district map in a Semi-Rural Neighborhood (SR) District on 0.23 acre known as 3204 Old Gun Rd East. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 1 use (1.0 unit per acre or less). Tax ID 743-721-Part of 0719.
- F. **26SN2062:** In the Midlothian Magisterial District, **Rathbun 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 0.54 acre known as 2400 Devenwood Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 750-716-5477.
- G. **26SN2088:** In Bermuda Magisterial District, **Womack Road Rezoning** is a request to rezone from Agricultural (A) and Transition Residential (TR) to Semi-Urban Neighborhood (SU) and amendment of zoning district map lying approximately 80 feet off the west side of Womack Road, 205 feet north of West Hundred Road known as 12222 Womack Road. The 0.68 acre property is proposed for a maximum development of 1 dwelling unit. The Comprehensive Plan suggests the property is appropriate for Residential use (7.0 units per acre or more). Tax ID 786-653-0956.
- H. **26SN2109:** In Bermuda Magisterial District, **Skippers Lawn Service Incorporated Renewal** is a request for conditional use to permit a home occupation (landscaping contractor with outside storage) and amendment of zoning district map in a Suburban Community (SC) District on 0.47 acre known as 10816 Surry Circle. The Comprehensive Plan suggests the property is

appropriate for Residential use (1.5 units per acre or less). Tax ID 792-662-2758.

- I. **26SN2129:** In Dale Magisterial District, **Jennings 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 Semi-Urban Neighborhood (SU) District on 0.25 acre known as 6911 Able Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 765-693-4853.

- J. **25SN1184 (Deferred from 05/19/2026):** 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.

21. Consideration of the Following Code Amendment

A.

Code Amendment Relative to General Housekeeping (26PJ0007)

Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting the following sections of the zoning ordinance. Among other things, this amendment would do the following:

- 19.2-8 Agricultural: correcting inconsistencies in table notes
- 19.2-9 Rural Community, 19.2-10 Semi Rural, 19.2-11 Suburban Community: added note regarding road frontage on terminus of a stub street
- 19.2-12 Semi-Urban
 - Added table note regarding road frontage on terminus of a stub street.
 - Reduce corner side setback for accessory structures from 25' to 7.5'
- 19.2-24 Roseland Zoning Overlay (RZO): Assign labels to unlabeled figures & tables
- 19.2-27 Floodplain Management: fix section cross-reference
- 19.2-29 Principal Use Matrix
 - New use: Crisis receiving center - permitted in Corridor Commercial (CC)/Employment Center (EC); conditional in Neighborhood Business (NB) and Mixed Use (MU)
 - Temporary manufactured home: change to use allowed by special exception in Agriculture

- Manufactured home (on a single lot): change to permitted use in Agricultural, change to use permitted with restrictions in all districts except EC (aligns with HB655/SB346)
- Golf Course & MATS - Change to conditional use
- Artisan Studio Workshop – change to permitted use in Employment General (EG)
- Commercial Amusement, Indoor – change to permitted use in Employment General (EG)
- Mobile food vending – move to accessory matrix
- Commercial contractor with Outside Storage – change to use permitted with restrictions in Warehouse and Distribution (WD)
- New use: Temporary support structure – permitted with restrictions in all districts
- Utility Scale Solar Facility- change to Conditional use with additional guidance (C*) in NB, CC, MU, EC, EG, WD (aligns with HB711/SB347)
- 19.2-30 Principal Use Restrictions
 - Auto sales - change CORDLI to OLPA
 - Commercial contractors with outside storage and/or fleet parking
 - Add limitation on outside storage to 50% of site in WD district
 - Dwelling, Multifamily
 - Delete "C. Northern Route 1 Corridor"
 - Dwelling, Townhouse
 - Add clause stating townhouse dwellings are allowed with a new mixed-use zoning case using Option 2 in the CC District.
 - Change “restaurant drive-in” to “drive-through window”
 - Manufactured Home (aligns with HB655/SB346)
 - add restrictions for real property conversion and date of manufacture
 - Clarify that BZA may grant a Special Exception for projects not meeting restrictions
 - Mobile food vending
 - Move to accessory use restrictions
 - Solar Energy Facility, Utility Scale– amend all recommended conditions to be consistent with requirements of HB711
 - Temporary Support Structure (aligns with HB876)
 - Must be necessary for testing system performance, supplementing coverage for an inoperable permitted wireless facility, to provide coverage during an emergency, or during a special event.
 - Allowed for 180 days and may be extended for up to 2 years total
 - Removed at the end of the approval period
- 19.2.-31 Accessory Use Matrix

- Add new use: Energy Storage Facility, permitted with restrictions in Agricultural district (aligns with HB891/SB443)
- Animal Run, Outdoor
- Move Mobile Food Vending from principal use matrix to accessory use matrix
- 19.2-32 Accessory Use Restrictions
 - Animal Run, Outdoor
 - Change setback from residential district to setback from residential use
 - Energy Storage facility (aligns with HB891/SB443)
 - Allowed as an accessory use at any approved solar facility
 - Rated capacity of the energy storage facility must not exceed the generating capacity of the associated solar facility
 - Mobile food vending
 - Moved from principal use matrix
 - Recreational Vehicle and Trailer parking
 - Fix typo in title
 - Added exemption for screening for open sided utility trailers <20' in length.
 - Shipping Container
 - Removed discretionary permit approval process
 - Allowed for active building permit in residential districts.
 - Allowed one container for agricultural parcels >5 acres
 - Storage, Outside
 - Add limitation on outside storage to 50% of site in WD district
- 19.2-34 Amenity Space
 - Add labels to Unlabeled figures & tables
 - Correct math errors in sample calculation table
 - Provide clarity on calculating amenity space on projects with multiple districts, and within the Corridor Commercial district.
- 19.2-35 Buffers
 - Clarify that prohibition of lots within a buffer applies to lots recorded after effective date.
 - Clarify that individual lots in SC, SU, TR, UR, AR, or MU districts cannot go into the RPA Buffer.
 - Buffer tables - remove "proposed zoning" and replace with "zoning district of proposed development"
 - Add label to Unlabeled figures & tables
- 19.2-37 Dimensional Standards
 - Fix typos
 - Add that common lot developments in TR, UR, and AR districts must have 40' setback from limited access highway.

- Remove height limit for communication tower; it is covered elsewhere in Chapter
- 19.2-39 Fences, Retaining Walls, and Visual Obstructions
 - Specify that fences in AR Option 1 are limited to four feet in height.
 - Corner side yard fences
 - Allow 7' fence to come up to property line if it includes ornamental features, or
 - 3' setback for 7' fence with plantings
- 19.2-41 Landscaping: correct typos
- 19.2-42 Parking
 - Clarify that PDM plan is required when requesting adjustment to parking
 - Clarify off-site parking requirements
 - Exempt solar facilities from paved parking/driveway requirement
 - Table 19.2-42.2 Stacking Spaces; replace “fast food restaurant” with “restaurant with drive-through window”; add “with drive-through window” to “Financial Institution”
 - Reduce parking minimums for residential and mixed use development within 0.5 mile of mass transit/public transportation facility (aligns with HB888)
 - Add 20% parking reduction for residential/multifamily/mixed use development where parking is placed in a parking structure (aligns with HB888)
- 19.2-43 Signs
 - Add missing word “demolish” to J.4 regarding outdoor advertising sign modernization
- 19.2-47 General Procedural Requirements
 - Changed “CUPD” to “Zoning Deviation”
 - Add an automatic withdrawal for applications for zoning approval and site plan that do not show any good faith effort to advance the project within one year.
 - Correct typos
- 19.2-48 Notice
 - Change incorrect section references and numbering.
 - Replace “variance” with “modification”
 - Add label to Unlabeled figures & tables
- 19.2-66 Variances
 - Insert missing language to match § 15.2-2309
- 19.2-67 Administrative Modifications
 - Change “variance” to “modification” in C.3
- 19.2-72 Development Under Prior Zoning Ordinances
 - 19.2-72.C.2 – reword to apply to any property zoned TR or AR

- Add “dwelling, multifamily” to list of uses not eligible for 5-year continuation
- 19.2-73 Continuity of Prior Zoning Approvals
 - Clarify that the list of uses in 19.2-72.E.1 are not generally continued unless explicitly permitted by conditions of zoning
- 19.2-76 Enforcement
 - Add "mobile food vendor" to list of actions that don't require 10-day notice
- 19.2-83 Definitions
 - Add definitions for the following terms: tent; mass transit or public transportation (HB888); mass transit or public transportation station or facility (HB888); temporary support structure (HB876); crisis receiving center
 - Remove definitions for the following terms: restaurant, drive-in or drive through;
 - Restaurant - remove last sentence that precludes drive-through restaurants
 - Unlabeled figures & tables

The amendment would also change the zoning map designations of several properties as follows:

In Bermuda Magisterial District, amendment of zoning district map and rezoning from Employment Center (EC) to Employment General (EG) on 79.83 acres known as 14512 Route 1. The Comprehensive Plan suggest the property is appropriate for Manufacturing and Processing uses. Tax IDs 799-645-1518, 799-644-6558, 800-644-2027, 799-643-9873, 800-644-2973.

In Bermuda Magisterial District, amendment of zoning district map and rezoning from Employment General (EG) to Agriculture (A) on 48.63 acres known as 1839 Old Bermuda Hundred Road. The Comprehensive Plan suggest the property is appropriate for Office, Light Production, and Assembly uses, and Residential Neighborhood 4 uses (4.0 units per acre or less). Tax ID 805-648- part of 3522.

In Dale Magisterial District, amendment of zoning district map and rezoning from Corridor Commercial (CC), Suburban Community (SC), and Agriculture (A) to Transition Residential (TR) on 9.14 acres known as 3651 Oxbridge Road. The Comprehensive Plan suggest the property is appropriate for Light Business uses and Residential Neighborhood 8 uses (8.0 units per acre or less). Tax ID 750-685-8977, 750-686-9540, 751-686- part of 4674.

22. 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.

23. Other Business

24. Adjournment

**June 16, 2026
CPC Agenda Overview**

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

