



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, JULY 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.

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

- 1. Election of Officers**
- 2. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- 3. Review Day's Agenda** (Items to be considered at the 6 p.m. session)
- 4. Approval of the Planning Commission Minutes for:**
 - June 16, 2026
- 5. Item for Discussion**
 - A. Comprehensive Plan Modernization (PlanMod) Update - 26PJ0006
- 6. Planning Commission Work Program Update**
- 7. Resolution Recognizing Mr. Andrew "Andy" Gillies, Director of Planning, for His Service 2017-2026**
- 8. Recess**

5 p.m. Dinner - Executive Meeting Room

6 p.m. Public Hearing - Public Meeting Room

- 9. Call to Order**
- 10. Invocation**
- 11. Pledge of Allegiance to the Flag of the United States of America**
- 12. Requests to Postpone Action, Emergency Additions, or Change in the Order of Presentation**
- 13. Review Meeting Procedures**

14. 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.

15. 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. **24SN1350:** In Bermuda Magisterial District, **East Hundred Road Self-Storage** is a request for conditional use to permit a self-storage facility and amendment of zoning district map in the Corridor Commercial (CC) District on 4.45 acres known as 540 East Hundred Road. The Comprehensive Plan suggests the property is appropriate for Arterial Business use. Tax IDs 817-652-5138, 6725, and 8321.
- B. **25SN1208:** In Matoaca Magisterial District, **Spring Run Road Rezoning** is a request to rezone from Agricultural (A) to Semi-Urban Neighborhood (SU) plus a waiver to connectivity and conditional use to permit a telecommunications tower and amendment of zoning district on property fronting approximately 1,150 feet on the north side of Spring Run Road, 450 feet west of Pasture Hill Road, known as 13200 Spring Run Road. The 102.4 acre property is proposed for a maximum development of 199 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 733-664-0529.
- C. **25SN1223:** In Dale Magisterial District, **Garcia Tree Service Business and Accessory Dwelling Unit** is a request for conditional use to permit a business from the home (landscaping business with commercial vehicle storage) and an accessory dwelling unit (detached) and amendment of zoning district map in the Agricultural (A) District on 1.68 acres known as 4901 Turner Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 770-687-0331.
- D. **25SN1354:** In Bermuda Magisterial District, **Elder Property Rezoning & Adjustments** is a request to rezone from Agricultural (A), Semi-Urban Neighborhood (SU) and Corridor Commercial (CC) to Semi-Urban Neighborhood (SU) with adjustments to ordinance requirements for development standards plus a waiver to connectivity and amendment of zoning district map on property located at the southwest corner of East Hundred Road and Point of Rocks Road, known as 2600 East Hundred Road. The 61.45 acre

property is proposed for a maximum development of 222 dwelling units. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax IDs 826-641-8661; 826-642-6299 and 7751; 827-641-0082; 827-642-3069, 4016 and Part of 6519; 828-641-Part of 0291; and 832-642-Part of 8718.

- E. **26HP2157:** 26HP2157: In Matoaca Magisterial District, **Beach Station, LLC** requests the removal of historic landmark designation for the parcel (3.328 acres) located at 11410 Beach Road while maintaining designation solely on the George Perdue House. This case amends the original historic designation case 08HP0153. The property is zoned Agricultural, and the Comprehensive Plan land use guidance suggests Light Business uses. Tax ID 745-654-8256.
- F. **26HP2168:** In Matoaca Magisterial District, **Beach Station, LLC** requests the removal of historic landmark designation for the parcel (5.211 acres) located at 11400 Beach Road while maintaining designation solely on the Perdue-Mitchell House. This case amends the original historic designation case 08HP0154. The property is zoned Agricultural, and the Comprehensive Plan land use guidance suggests Light Business uses. Tax ID 746-654-1071.
- G. **26SN2068:** In Clover Hill Magisterial District, **7-11 Convenience Store Amendment** is a request to amend zoning approval (Case 03SN0214) to modify permitted uses relative to gasoline sales and amendment of zoning district map in a Suburban Community (SC) District on 1.55 acres known as 14600 Time Square Drive. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 use (2.0 units per acre or less). Tax ID 719-687-1624.
- H. **26SN2080:** In Matoaca Magisterial District, **Charleston Landing Rezoning** is a request to rezone from Suburban Community (SC) to Semi-Urban Neighborhood (SU) and amendment of the zoning district map for property lying approximately 550 feet northwest of the intersection of Woolridge Road and Magnolia Green Parkway, known as 6700 Magnolia Green Parkway. The 60.2 acre property is proposed for a maximum development of 93 units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 use (2.0 units per acre or less). Tax ID 696-673-0860.
- I. **26SN2139:** In Bermuda Magisterial District, **Dominion Sycamore Springs Switching Station** is a request to rezone from Suburban Community (SC) to Suburban Community (SC) with adjustments to ordinance requirements for development standards plus conditional use to permit a utility substation and amendment of zoning district map on 30 acres fronting the eastern terminus of Sulphur Springs Terrace and lying approximately 300 feet off the east side of Bermuda Orchard Lane, 425 feet north of Sycamore Springs Drive, known as 14351 Bermuda Orchard Lane. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 817-644-4395.

- J. **22SN0073 (Deferred from 06/16/2026):** 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.
- K. **25SN1158 (Deferred from 06/16/2026):** 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.
- L. **25SN1184 (Deferred from 06/16/2026):** 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.
- M. **26SN2088 (Deferred from 06/16/2026):** 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 for property 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.

16. Consideration of the Following Subdivision Ordinance & Code Amendments

A. Subdivision Ordinance Amendment Relative to Chapter 17.1-90

The Subdivision Ordinance (Chapter 17.1) establishes regulations for how land in the County is subdivided. Section 17.1-90 is proposed to be amended to coincide with a proposed amendment to Chapter 16 of the County Code to shift responsibility for street naming and building numbering from the Department of Environmental Engineering to the Department of Planning. The proposed amendment to the Subdivision Ordinance would establish the Director of Planning as the official to approve street names and signage for streets.

B.

Code Amendment Relative to General Housekeeping (26PJ0007)

In addition to the text amendments to the zoning ordinance, this project also changes 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 suggests 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 suggests 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 IDs 750-685-8977, 750-686-9540, 751-686-part of 1855.

In Dale Magisterial District, amendment of zoning district map and rezoning from Agriculture (A) to Suburban Community (SC) on 4.81 acres known as 10932 Nash Road. The Comprehensive Plan suggest the property is appropriate for Residential Agricultural uses (0.5 units per acre or less). Tax IDs 765-655-5144, 765-656- part of 4312.

In Bermuda Magisterial District, amendment of zoning district map and rezoning from Semi Rural (SR) to Agricultural (A) on 4.14 acres known as 7100 Creekbluff Ridge Dr. The Comprehensive Plan suggest the property is appropriate for Residential Agricultural uses (0.5 units per acre or less). Tax IDs 771-645- part of 7108, 771-644- part of 5666.

In Clover Hill Magisterial District, amendment of zoning district map and rezoning from Semi-Urban Neighborhood (SU) to Transition Residential (TR) on 6.82 acres known as 10410 Natick Court. The Comprehensive Plan suggest the property is appropriate for Residential Neighborhood 8 uses (8 units per acre or less). Tax IDs 747-707-4790, 747-707-4988, 747-707-5187, 747-707-5286, 747-707-5485, 747-707-5684, 747-707-5791, 747-707-5993, 747-707-6095, 747-707-6197, 747-707-6299, 747-708-5612, 747-708-5621, 747-708-5823, 747-708-5825, 747-708-5827, 747-708-5929, 747-708-6031, 747-708-6033, 747-708-6135, 747-708-6237, 747-708-6301, 747-708-6340, 747-708-

6402, 747-708-6504, 747-708-6545, 747-708-6706, 747-708-6747, 747-708-6849, 747-708-6910, 747-708-6951, 747-708-7012, 747-708-7052, 747-708-7114, 747-708-7154, 747-708-7215, 747-708-7256, 747-708-7317, 747-708-7357, 747-708-7419, 747-708-7459, 747-708-7521, 747-708-7622, 747-708-7624, 747-708-7761, 747-708-7827, 747-708-7846, 747-708-8131, 747-708-8233, 747-708-8271, 747-708-8434, 747-708-8536, 747-708-8637, 747-708-8672, 747-708-8839, 747-708-8872, 747-708-8940, 747-708-9042, 747-708-9072, 747-708-9243, 747-708-9272, 747-708-9471, 747-708-9672, 74-7708-9871, 748-708-0171.

In Matoaca Magisterial District, amendment of zoning district map and rezoning from Suburban Community (SC) to Agricultural (A) on 3.83 acres known as 14900 Crown Point Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 uses (2 units per acre or less). Tax ID 718-682-9783.

In Bermuda Magisterial District, amendment of zoning district map and rezoning from Semi-Urban Neighborhood (SU) to Corridor Commercial (CC) on 6.94 acres known as 11527 Route 1. The Comprehensive Plan suggests the property is appropriate for Light Business uses. Tax IDs 797-659-5293, 797-659-6058, 797-659-6798, 797-659-6895, 797-659-7077, 797-659-7561, 797-659-7950, 797-659-9266, 797-659-9361, 797-659-9555, 797-659-9647, 797-660-4331, 797-660-4522, 797-660-4616, 797-660-5931, 797-660-6121, 797-660-6316, 797-660-6339, 797-660-6411, 797-660-6506, 797-660-6602, 798-659-0550.

In Bermuda Magisterial District, amendment of zoning district map and rezoning from Corridor Commercial (CC) to Suburban Community (SC) on 30.9 acres known as 4911 Ecoff Road. The Comprehensive Plan suggests the property is appropriate for Public Uses, Residential Uses (2.5 units per acre or less), Office/Residential Mixed Use, or Neighborhood Mixed Use. Tax IDs 7856549176, 7856555417, 7856555852, 7856557638, 7856558010, 7856558723, 7856559813, 7866535662, 7866542197, 7866543388, 7866543573, 7866544537, 7866544585, 7866545370, 7866545858, 7866547040, 7866547757, 7866549323, 7866550705, 7876540236, 7876540316, 7876541229, 7876541507, 7876542321, 7876560516.

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- 18. Other Business**
- 19. Adjournment**

July 21, 2026
CPC Agenda Overview

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

