



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA TUESDAY, AUGUST 18, 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.

4 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:**
 - July 21, 2026
- 4. Items for Discussion**
 - A. Initiation of 18619 Hull Street Road Rezoning and Adjustments
- 5. Planning Commission 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. **24SN1194:** In Bermuda Magisterial District, **West Hundred Road Rezoning & Adjustments** is a request to rezone from Semi-Urban Neighborhood (SU) to Neighborhood Business (NB) plus adjustments to ordinance requirements and amendment of zoning district map on 0.46 acre known as 3740 West Hundred Road. The Comprehensive Plan suggests the property is appropriate for Office/Residential Mixed use. Tax ID 791-656-6131.
 - B. **25SN1238:** In Matoaca Magisterial District, **Swift Creek Reserve Rezoning** is a request to rezone from Agricultural (A) to Semi-Rural Neighborhood (SR) and amendment of zoning district map on property fronting approximately 550 feet on the west side of Cedar Springs Road, approximately 1,400 feet west of Claypoint Road known as 6010 Cedar Springs Road. The 37.2 acre property is proposed for a maximum development of 18 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Agricultural use (0.5 unit per acre or less). Tax IDs 741-673-1158 and 2018.
 - C. **25SN1332:** In Matoaca Magisterial District, **The Reserve Rezoning and Adjustments** is a request to rezone from Agricultural (A) to Suburban Community (SC) with adjustments to ordinance requirements and amendment of zoning district map on property fronting approximately 850 feet on the north side of Beach Road, approximately 1,600 feet east of Copperland Drive, known as 16200 Beach Road. The 19.52 acre property is proposed for a maximum development of 32 dwelling units. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 use (2.0 units per acre or less). Tax ID 711-660-Part of 1281.
 - D. **26SN2055:** In Midlothian Magisterial District, **Gallimore Accessory Buildings Rezoning & Adjustments** is a request to rezone from Suburban Community (SC) to Suburban Community (SC) with adjustments to ordinance requirements and amendment of zoning district map on 0.45 acre known as 12101 Old Buckingham Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less). Tax ID 736-710-8980.
 - E. **26SN2144:** In Clover Hill Magisterial District, **Rountrey Phase 5 Lot Coverage Modification & Amendment** is a request for zoning deviation to modify an existing development (Case 22SN0032) relative to ordinance

requirements and amend zoning approval (Case 22SN0032) relative to roadway dedication and amendment of zoning district map in a Semi-Urban Neighborhood (SU) District on 51.11 acres fronting approximately 1,400 feet on the east side of Otterdale Road, 3,300 feet north of Genito Road, known as 3101 Otterdale Road. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 2 use (2.0 units per acre or less). Tax ID 715-690-1939.

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.

15. Other Business

16. Adjournment

**August 18, 2026
CPC Agenda Overview**

Legend

- Bermuda
- Clover Hill
- Dale
- Matoaca
- Midlothian

