



**CHESTERFIELD COUNTY
BOARD OF ZONING APPEALS
MEETING AGENDA
WEDNESDAY, OCTOBER 7, 2026**

Public Meeting Room
10001 Iron Bridge Road, Chesterfield VA 23832

NOTE: Attachments are generally available the Wednesday prior to the Board of Zoning Appeals 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. A map of each case can be found at chesterfield.gov/plancases.

12:00 p.m. Lunch/work session

1. **1 p.m. Meeting called to order in the Public Meeting Room, Lane B. Ramsey Administration Building, Chesterfield, Virginia**
2. **Invocation**
3. **Pledge of Allegiance to the Flag of the United States of America**
4. **Approval of Minutes**
 - August 5, 2026
5. **Acknowledgements of withdrawal and requests for deferral**
6. **Consideration of variance, appeals, or special exception requests**
 - A. **26SE2204:** In Bermuda Magisterial District, **Henry Brankley** requests a special exception to renew a temporary manufactured home Case 19SN0135 and amendment of zoning district map in a Semi-Urban Neighborhood (SU) District known as 10514 Ramona Avenue. The 0.45 acre property is developed with one temporary manufactured home. The Comprehensive Plan suggests the property is appropriate for Office, Light Production & Assembly use. Tax ID 796-664-5325
 - B. **26VA2214:** In Matoaca Magisterial District, **Ivette Garcia** requests a variance to use a parcel of land which fronts on a dedicated, but unimproved public road (Peach Tree Street) for dwelling purposes and amendment of zoning district map in Suburban Community (SC) District located at the terminus of Thelma Avenue known as 3700 Peach Tree Street. The 0.63 acre property is proposed for one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (4.0 units per acre or less. Tax ID 795-617-1612. Access is proposed from the dedicated but unimproved portion of Thelma Avenue and Peach Tree Street.

- C. **26VA2233:** In Midlothian Magisterial District, **Antonio and Tashima Lambert Giles** requests a variance to use a parcel of land which has no public road frontage for dwelling purposes and amendment of zoning district map in a Semi-Rural Neighborhood (SR) District. The property lies on the west line of Old Gun Road East accessed from the City of Richmond and approximately 240 feet east of Lansdowne Terrace also known as 3430 Old Gun Road East. The 2.53 acre property is proposed for one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 1 use (4.0 units per acre or less). Tax ID's 744-721-0262 and 0580. Access is proposed from Old Gun Road East located within the City of Richmond.
- D. **26VA2246:** In Dale Magisterial District, **Nolan Felts** requests a variance to use a parcel of land which has no public road frontage for dwelling purposes and amendment of zoning district map in a Semi-Urban Neighborhood (SU) District. The property lies approximately 135 feet southwest of the terminus of Flagler Road also known as 7844 Conifer Road. The 0.29 acre property is proposed for one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Residential Neighborhood 4 use (2.0 units per acre or less). Tax ID 783-676-7718. Access is proposed from the terminus of Flagler Road crossing a portion that is dedicated but unimproved and a private ingress/egress easement crossing over Tax ID's 783-676-7017 and 8825.
- E. **25AP1374:** In Bermuda Magisterial District, **TradePort 95 Land, LLC and TradePort 95 East Land, LLC and Kyle Wells** appeal the December 3, 2025 written determination of the Director of Planning stating that as of January 1, 2026 data center use on the Property requires conditional use approval from the Board of Supervisors pursuant to the zoning ordinance and is not permitted by right. Specifically, the appellants contend that they possess vested rights to use the property for data center uses notwithstanding the requirements of the zoning ordinance. The Property consists of four parcels located in the Employment General (EG) and Warehouse & Distribution (WD) Districts on 551.66 acres lying in the northeast corner of Coach Road and Battery Brook Parkway, fronting on Battery Brook Parkway in three locations to the terminus of the road. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID's 799-669-8997; 800-669-5722; 801-670-7286 and 804-669-7524

7. Miscellaneous

- A. Adoption of a Resolution Honoring Senior Deputy County Attorney, David "Rob" Robinson, for His Service 1998-2026

8. Adjournment