

**BOARD OF SUPERVISORS**

**MINUTES**

**August 23, 2023**

**Supervisors in Attendance:**

Mr. Kevin P. Carroll, Chair  
Mr. James A. Ingle, Jr., Vice Chair  
Mr. Christopher M. Winslow  
Mr. James M. Holland  
Dr. Mark S. Miller

Dr. Joseph P. Casey  
County Administrator

Mr. Carroll called the meeting to order at 2:00 p.m.

**1. APPROVAL OF MINUTES**

On motion of Mr. Holland, seconded by Dr. Miller, the Board approved the minutes of July 26, 2023, as submitted.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**2. REQUESTS TO POSTPONE AGENDA ITEMS AND ADDITIONS,  
DELETIONS OR CHANGES IN THE ORDER OF PRESENTATION**

There were no requests to postpone agenda items and additions, deletions or changes in the order of presentation.

**3. WORK SESSIONS**

**3.A. EVERYDAY EXCELLENCE**

Dr. Joe Casey recognized Utilities employee Mr. Calvin Godette as the recipient of Everyday Excellence for constantly going the extra mile for other people, including a special act of kindness for Ms. Denise Walter. Mr. Calvin Godette, a 19-year veteran of Chesterfield County Utilities, worked helping to repair broken water mains on June 1, 2023, had been in a truck in front of Ms. Walters at the drive thru line at Burger King, noticed Ms. Walters behind him and how upset she appeared, so he decided to pay for her meal. Unbeknownst to Mr. Godette, Ms. Walters was on her way to the funeral home for the visitation to honor her late husband of 41 years.

Board members highly praised Mr. Godette for his act of kindness and graciousness towards Ms. Walters during such a difficult time in her life.

### **3.B. INTRODUCTION OF STEGMAIER PUBLIC SERVICE FELLOW**

Mr. Dave Goode, Director of Constituent and Media Services, stated the Stegmaier Public Service Fellowship was established in honor of the late James J.L. Stegmaier, who served as the county administrator from 2007 until 2016. He stated Mr. Stegmaier began his career in the Budget and Management Department of Chesterfield County in 1979 to eventually become the county administrator in 2007. He further stated not only was Mr. Stegmaier a leader, but he served as a mentor to many within the county and the community. He stated he lived a life of principled achievement, one of service to others, ethical leadership, and constant personal growth and learning. He noted Mr. Stegmaier passed away in 2022. He stated it was said of Mr. Stegmaier, "Ever humble about his talents, he was quite skillful and provided evenhanded, thoughtful, analytic leadership that was exceptionally useful in a changing world." He further stated it is with this focus in mind that this two-year fellowship was named in his honor.

Ms. Margot Stegmaier introduced the county's first Stegmaier Public Service Fellow, Ms. Mary Romanello. Ms. Romanello is a graduate of Christopher Newport University and holds a Bachelor of Arts in Political Science. She currently works in the Constituent and Media Services Department.

### **3.C. BACK-TO-SCHOOL UPDATE**

Mr. Josh Davis, Chesterfield County Schools Chief Operations Officer, provided the Board with an update relative to the preparations for the beginning of the 2023-2024 school year. He stated applicants with teaching certifications in elementary, special education, and math are in high demand. He further stated they continue to seek individuals with bachelor's degrees interested in working with English learners and interested in becoming certified teachers, as well as instructional assistants. He then reviewed recent and ongoing renovations with a safety and security focus and recent major maintenance highlights. In closing, he provided an update regarding the new synthetic turf fields at L.C. Bird and Monacan high schools.

### **3.D. DRAFT LEGISLATIVE AGENDA UPDATE**

Ms. Natalie Spillman, Intergovernmental Relations Administrator, and Ms. Casey Walker, Legislative Affairs Liaison, provided an update relative to Chesterfield's draft 2024 legislative program for the upcoming General Assembly Session ahead of the program's scheduled adoption in September. They reviewed the legislative backdrop for the state and county, previewed the political landscape in light of unprecedented levels of turnover, and summarized the county's guiding principles and legislative priorities for the upcoming session.

### **3.E. OLD GUN ROAD VDOT SAFETY STUDY**

Ms. Rebecca Worley, VDOT Chesterfield Residency Engineer, provided information to the Board on the department's safety assessment of Old Gun Road, specifically the Roadway Safety Assessment (RSA) program and process, Old Gun Road RSA team, crash data and field review, and current process status and next steps. She stated the RSA is a formal safety performance examination of an existing or future roadway by an independent and qualified assessment team; focuses solely on safety issues; and is a proactive review of observed and potential safety issues to reduce risk. She then reviewed crash data, a sight distance field review and speed limit investigation from 2018-2022 collected by the Old Gun Road RSA team. In closing, she provided a summary of information and next steps which include receiving feedback from the RSA team on suggested safety countermeasures; document countermeasures in RSA report based on study findings; present findings to RSA sponsor; and have RSA sponsor implement recommended project.

Discussion and questions ensued relative to the presentation.

### **3.F. SOCIAL SERVICES ANNUAL BOARD UPDATE**

Ms. Angie Grant, chairman of the Social Services Board, thanked the Board and County Administration for their ongoing support. He recognized the outstanding efforts of the Social Services staff for their tremendous support. He introduced Ms. Kiva Rogers, Executive Director of Social Services, to provide the Board with an update on the Social Services Board's activities.

Ms. Kiva Rogers provided an update to the Board relative to information describing performance achievements, community partnerships and collaborations, and FY2023 accomplishments. She stated the mission of the Social Services Department is to provide advocacy and excellent services that encourage self-sufficiency; preserve and restore families; and protect the well-being of children, senior citizens and people with disabilities. She further stated this year's presentation highlights work in the context of four strategic areas of focus - our people: rockstar workforce; our customer: working together to serve you better; our business: well-run organization; and our community: transforming lives. She then provided in-depth information relative to those four strategic areas of focus. In closing, she highlighted FY2024 priorities which include elimination of the PHE Medicaid renewal backlog; maximizing technology for greater efficiency and improved customer service; enhancing service coordination to address systemic factors related to housing insecurity; and establishing workplace wellness policies that align with the Secondary Traumatic Stress initiative.

### **3.G. CONSENT AGENDA HIGHLIGHTS**

Deputy County Administrators Matt Harris, Jesse Smith and Clay Bowles, updated the board on various consent agenda highlights being proposed this evening which include items, 12.B.5. Authorize the County Administrator to Renew a Healthcare Contract with Anthem Blue Cross and Blue Shield and Renew the

Dental Contract with Delta Dental of Virginia for 2024, Utilize Available Healthcare Fund Reserves to Reduce the Rate Increase, and to Transfer Any Overall Related Savings to the Healthcare Fund at Year-end, Item 12.B.12.a. To Consider Adoption of an Ordinance Creating a Commercial Property Assessed Clean Energy (C-PACE) Financing Program, Item 12.B.12.b. To Consider Amending Sections 15-91 Through 15-101, and Enacting Sections 15-102 Through 15-106, of the County Code Relating to Regulations for Massage Clinics and Licensed Massage Therapists, Item 12.B.12.c. To Appropriate Funds for Transportation Projects, 12.B.8. Accept and Appropriate Grant Funds and Award Construction Contract for the Southeast Apron Project at the Chesterfield County Airport, 12.B.6. Appropriation of Funds and Authorization to Award a Construction Contract for the Deer Run Drive - Phase 2 (Chital Drive to Key Deer Drive) Sidewalk Project, 12.B.9. Transfer Funding and Authorization to Award a Construction Contract for the Nash Road Extension Project, Item 12.B.7. Authorization to Approve Power Purchase Agreement for Solar Generation Systems on County Property, 12.B.2.a.4. Acceptance of Property in Magnolia Green for a Pedestrian Trail Connection from the Glen Abbey Neighborhood to Moseley Elementary School, and Item 12.B.2.a.2. Acceptance of Nine Parcels of Land Adjacent to Duval Road from Jeffery L. and Angela L. Bishop; Economic Development Authority of the County of Chesterfield; 17601 Duval Rd, LLC; 17800 Duval Rd, LLC; Louis M. and Sandra J. Corbin; Ernest L. Sr. and Flora M. Cosby; Charles P. and Charles C. Metzger; and Douglas R. and Susan S. Sowers.

#### **4. REPORTS**

There were no reports to approve at this time.

#### **5. FIFTEEN-MINUTE CITIZEN COMMENT PERIOD ON UNSCHEDULED MATTERS**

Ms. Wendy Little expressed concerns relative to her son's disability benefits.

#### **6. RECESS FOR DINNER**

On motion of Mr. Ingle, seconded by Mr. Winslow, the Board recessed for dinner with members of the Social Services Board.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

Reconvening:

#### **7. INVOCATION**

The Honorable Jim Holland, Dale District Supervisor, gave the invocation.

## **8. PLEDGE OF ALLEGIANCE**

Deputy County Administrator Matt Harris led the Pledge of Allegiance.

## **9. COUNTY ADMINISTRATION UPDATE**

### **9.A. ELECTION PREPAREDNESS UPDATE**

General Registrar and Director of Elections Ms. Missy Vera provided an update to the Board on the ongoing preparations for this fall's election.

### **9.B. PERKINSON ARTS CENTER UPDATE**

Ms. Chelsea Buyalos, Executive Director of the Perkinson Center for the Arts and Education, provided an update on the center. The center is wrapping up their "Summer Nights at the Perk" series; however, an exciting lineup is already planned for this fall and winter.

### **9.C. PLANNING DISTRICT COMMISSIONS UPDATE**

Mr. Jay Ellington of the Crater Planning District Commission and Ms. Martha Shickle of Plan RVA provided an update to the Board relative to their respective planning district commissions. The county's planning district commissions strengthen the quality of life by addressing issues of regional significance. They enhance the collective consensus on a variety of interests and promote cooperation and collaboration across the area.

### **9.D. RECOGNITION OF RECENT AWARDS AND EMPLOYEE ACHIEVEMENTS**

- Dr. Casey announced last week, the Fleet Services division was named #27 Best Green Fleet in the USA for 2023 by the National Association of Fleet Administrators (NAFA) during the Sustainability Fleet Expo in Raleigh, North Carolina. He stated this surpasses their previous high ranking of #42, which was achieved last year, and this is the fourth time in five years that they've earned a spot in the Top 50.
- Dr. Casey announced that yesterday, we learned of our ranking as one of *Forbes'* fifth annual America's Best-In-State Employers for 2023. He stated this is the second Best-In-State award received by Chesterfield County, after also being named in 2021, and comes on the heels of being named as one of the USA Top Workplaces 2023 in February, and one of the Richmond Region's Top Workplaces 2023 in March.

**9.E. OTHER COUNTY ADMINISTRATION UPDATES**

- Dr. Casey announced after six years of leading the Chesterfield Chamber of Commerce, Ms. Danielle Fitz-Hugh has assumed a new role at Richmond Region Tourism as Vice President of Community Relations. He stated Ms. Fitz-Hugh's passion and commitment to the county will most certainly help grow the economic development success of RRT.

**10. BOARD MEMBER REPORTS**

Mr. Winslow announced he attended several events which included the first FIFA-sanctioned international soccer game held in Chesterfield on July 26<sup>th</sup>, the Scared Hands Day Spa ribbon cutting on August 4<sup>th</sup>, and a Ukrop's kitchen tour on August 18<sup>th</sup>. He also announced some upcoming events hosted by Chesterfield After Hours at River City Sportsplex on September 9<sup>th</sup> and 29<sup>th</sup> and the Monacan turf field ribbon cutting ceremony on September 15<sup>th</sup>.

Mr. Holland announced he attended several events which included the Korean Independence Day ceremony on August 13<sup>th</sup> at Harry G. Daniel Park, and the VACo Summit in Richmond on August 17<sup>th</sup>. He also announced some upcoming events which include the L.C. Bird turf field ribbon cutting ceremony on August 24<sup>th</sup> and the county fair which will be held August 25<sup>th</sup> - September 2<sup>nd</sup>.

Dr. Miller announced he attended several events which included the annual National Night Out on August 1<sup>st</sup>, the International Teachers Welcome Ceremony on August 2<sup>nd</sup> at the Beulah Recreation Center, and the Sheriff's Summer Camp Awards Ceremony on August 11<sup>th</sup> at Pocahontas State Park. He also announced some upcoming events which include the YMCA Welcome Week Celebration on September 9<sup>th</sup> at the Manchester YMCA.

Mr. Ingle announced he attended several events which included a DuPont facility tour on July 28<sup>th</sup>, the Kiwanis Park community meeting on August 2<sup>nd</sup> at St. John's Episcopal Church, and a GRTC Board of Directors meeting on August 15<sup>th</sup>.

Mr. Carroll announced he attended several events which included Plenty's "Going Vertical" event on July 31<sup>st</sup>, Westerleigh Parkway extension community meeting on August 8<sup>th</sup>, West Area Middle School groundbreaking ceremony on August 9<sup>th</sup>, School of Rock ribbon cutting on August 15<sup>th</sup>, and the Intern Conclusion Ceremony on August 3<sup>rd</sup>.

**11. RESOLUTIONS AND SPECIAL RECOGNITIONS**

**11.A. RESOLUTION RECOGNIZING SERGEANT NEAL F. FLATT, POLICE DEPARTMENT, UPON HIS RETIREMENT**

Col. Jeffrey Katz introduced Sergeant Neal F. Flatt who was present to receive the resolution.

On motion of Mr. Carroll, seconded by Mr. Winslow, the Board adopted the following resolution:

WHEREAS, Sergeant Neal F. Flatt will retire from the Chesterfield County Police Department on September 1, 2023 after providing nearly 33 years of quality service to the residents of Chesterfield County; and

WHEREAS, Sergeant Flatt faithfully served the county as a Patrol Officer, Senior Police Officer, Master Police Officer and Sergeant; and

WHEREAS, during his tenure, Sergeant Flatt has also served as a Field Training Officer, Firearms Instructor, Critical Incident Training Instructor, and General Instructor; and

WHEREAS, Sergeant Flatt earned the Medal of Valor for relentlessly pursuing an armed robbery and kidnapping suspect, and with the assistance of other officers, neutralized the situation; and

WHEREAS, Sergeant Flatt was awarded the Police Star and the Combat Ribbon for actions while serving felony warrants on a suspect involved in a domestic disturbance, by locating and confronting the suspect who was armed with a weapon and ending the standoff; and

WHEREAS, Sergeant Flatt received an Achievement Award for his participation in attending the ASP Baton Instructors Training Course, and with several officers, developing a hands-on training program involving physical and tactical scenarios and subsequently training over 450 officers from the Chesterfield Police and Sheriff's Office, Hopewell and Colonial Heights Police, Prince George Police and the Powhatan County Sheriff's Office; and

WHEREAS, Sergeant Flatt was presented with an Achievement Award for actions in concert with the training team during the pandemic to re-engineer in-person training to transition to virtual, to keep three Recruit Basic academies, two Service Aide academies, and one Pre-Certified Officer academy fully operational with the addition of innovative safety protocols, and to re-envision how to accomplish fitness training, firearms training and driving training with the added safety protocols; and

WHEREAS, Sergeant Flatt was recognized by his supervisors for seeking opportunities to mentor younger officers, sharing with them the extensive knowledge he gained during his long history with the department; and

WHEREAS, Sergeant Flatt is recognized for his strong teamwork, his work ethic, and excellent communications and human relations skills, all of which he has utilized within the Police Department and in assisting residents of Chesterfield County during his career; and

WHEREAS, Sergeant Flatt has provided the Chesterfield County Police Department with many years of loyal and dedicated service; and

WHEREAS, Chesterfield County and the Board of Supervisors will miss Sergeant Flatt's diligent service.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors publicly recognizes Sergeant Neal F. Flatt and extends on behalf of its members and the residents of Chesterfield County, appreciation for his service to the county, congratulations upon his retirement, and best wishes for a long and happy retirement.

AND, BE IT FURTHER RESOLVED that a copy of this resolution be presented to Sergeant Flatt, and that this resolution be permanently recorded among the papers of this Board of Supervisors of Chesterfield County, Virginia.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

Mr. Carroll presented the executed resolution to Sergeant Flatt, who was accompanied by members of his family, and expressed appreciation for his outstanding service to the county.

Dr. Casey presented Sergeant Flatt with an engraved brick, expressed appreciation for his many years of dedicated service to the county and wished him well in his retirement.

Sergeant Flatt expressed appreciation for staff whom he worked with during his career.

A standing ovation followed.

**11.B. RECOGNITION OF 2023 NATIONAL ASSOCIATION OF COUNTIES ACHIEVEMENT AWARD WINNERS**

Dr. Casey announced Chesterfield County has earned 36 achievement awards from the National Association of Counties, and the Virginia Association of Counties named Chesterfield as its recipient of five of its achievement awards, including the program's highest honor, the "Best Achievement Award."

Mr. Matt Harris provided a detailed list on the NACo awards and recognized employees for those achievements.

**12. NEW BUSINESS**

**12.A. APPOINTMENTS**

**12.A.1. POLICY BOARD OF THE JOHN TYLER ALCOHOL SAFETY ACTION PROGRAM**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board nominated/appointed Lieutenant Colonel Frank Carpenter to serve on the John Tyler ASAP Policy Board, whose term is effective September 1, 2023, and will expire August 31, 2026.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.A.2. LOWER MAGNOLIA GREEN COMMUNITY DEVELOPMENT AUTHORITY**

On motion of Dr. Miller, seconded by Mr. Holland, the Board nominated/reappointed Mr. Faizan Habib (Matoaca District); Mr. Art Heinz (Dale District); and Mr. Aaron Quenan (Matoaca District) to serve on the Lower Magnolia Green Community Development Authority, whose terms are effective September 1, 2023, and will expire August 31, 2027.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.A.3. RICHMOND REGIONAL TRANSPORTATION PLANNING ORGANIZATION'S COMMUNITY TRANSPORTATION ADVISORY COMMITTEE**

On motion of Mr. Winslow, seconded by Mr. Ingle, the Board nominated/appointed Mr. Herbert Richwine (Matoaca District) to be reassigned as an alternate representative and Mr. Paul Dobson (Midlothian District) to fill the vacancy that will be created by Mr. Richwine's reassignment as members of the Richmond Regional Transportation Planning Organization's Community Transportation Advisory Committee, whose terms are effective immediately and will expire June 30, 2024.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.A.4. YOUTH ADVISORY BOARD**

On motion of Mr. Ingle, seconded by Mr. Holland, the Board nominated/appointed the following individuals as members of the Youth Advisory Board:

**Bermuda District:**

- Jaydn Sutton, 11th grade (Term: 9/1/2023-6/30/2025)
- Karla Abarca-Rivera, 11th grade (Term: 9/1/2023-6/30/2025)
- Lara Spain Camryn M Beard, 12th grade (Term: 9/1/2023-6/30/2024)
- Jullian R. Westfall, 12th grade (Term: 9/1/2023-6/30/2024)
- Nishka N. Patel, 12th grade - At large (Term: 9/1/2023-6/30/2024)

**Dale District:**

- Kara E Holley, 11th grade (Term: 9/1/2023-6/30/2025)
- Ilana Simmons, 12th grade (Term: 9/1/2023-6/30/2024)
- Diya Patel, 12th grade, At large, (Term: 9/1/2023-6/30/2024)

**Matoaca District:**

- Dylan P. Mayton, 11th grade (Term: 9/1/2023-6/30/2025)
- Hayden Xuan-Nghiem, 11th grade (Term: 9/1/2023-6/30/2025)
- McKenzie C. Burton, 12th grade (Term: 9/1/2023-6/30/2024)

**Midlothian District:**

- Gabrielle C. Jones, 11th grade (Term: 9/1/2023-6/30/2025)
- Deeya B. Patel, 11th grade (Term: 9/1/2023-6/30/2025)
- Waverly Tang, 12th grade, At-large (Term: 9/1/2023-6/30/2024)
- Anthony Vitale, 12th grade (Term: 9/1/2023-6/30/2024)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B. CONSENT ITEMS**

**12.B.1. ADOPTION OF RESOLUTIONS**

**12.B.1.a. RESOLUTION RECOGNIZING MR. GREG ALLEN, PLANNING DEPARTMENT, UPON HIS RETIREMENT**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board adopted the following resolution:

WHEREAS, Mr. Greg E. Allen retired from the Chesterfield County Planning Department on July 31, 2023 after providing more than 30 years of quality service in guiding the development of Chesterfield County; and

WHEREAS, Mr. Allen faithfully served the county as a Senior Planner, Planning Administrator, and ultimately Planning Manager; and

WHEREAS, Mr. Allen served as a key member of the county's Bikeways and Trails Committee, a team dedicated to the implementation of the county's Bikeways and Trails Plan, a component of the county's Comprehensive Plan; and

WHEREAS, Mr. Allen received an award from the National Association of Counties (NACo) for the Ready to Build Expedited Review Process that aided development efforts during the 2008 economic recession; and

WHEREAS, Mr. Allen was twice awarded Member of the Month by the Chesterfield County Chamber of Commerce due to his consistent efforts to update county regulations to aid businesses; and

WHEREAS, Mr. Allen worked diligently over his career with the county to establish effective requirements for architecture and landscaping in the county's zoning ordinance, to work with the development community to achieve higher quality standards in county projects, and to emphasize placemaking aspects in development projects; and

WHEREAS, Mr. Allen effectively utilized his extensive knowledge to aid the development of comprehensive plans, zoning ordinance amendments and zoning cases, including such major projects as Hancock Village, The Village at Swift Creek, Chester Village Green and Centerpointe; and

WHEREAS, Mr. Allen has served as a leader within the Planning Department, offering unique perspectives and ideas to foster a higher quality of life for Chesterfield residents and businesses, while also establishing effective working relationships with numerous county and state departments involved in the review of development proposals; and

WHEREAS, Mr. Allen has effectively managed and led his team over his many years, being a great example to other staff, and working with applicants and citizens to make better communities; and

WHEREAS, Mr. Allen is recognized for his strong work ethic, his communication efforts with all parties involved in development proposals, and architectural and landscaping knowledge, all of which he has utilized within the Planning Department and in assisting residents of Chesterfield County during his career; and

WHEREAS, Chesterfield County and the Board of Supervisors will miss Mr. Allen's diligent service.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes Greg E. Allen and extends on behalf of its members and the residents of Chesterfield County, appreciation for his service to the county, congratulations upon his retirement, and best wishes for a long and happy retirement.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.1.b. RESOLUTION RECOGNIZING MR. RICHARD L. DAVIS,  
DEPARTMENT OF GENERAL SERVICES FLEET DIVISION,  
UPON HIS RETIREMENT**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board adopted the following resolution:

WHEREAS, Mr. Richard L. Davis retired from the Chesterfield County Department of General Services Fleet Services Division on August 1, 2023; and

WHEREAS, on July 14, 2008, Mr. Davis began his public service career in the School Bus Division as a School Bus Technician; and

WHEREAS, Mr. Davis demonstrated his commitment to the County and contributed to a positive work environment daily while working in the Courthouse Bus Facility; and

WHEREAS, Mr. Davis was recognized for his positive attitude, willingness to help others, and mechanical knowledge; and

WHEREAS, Mr. Davis completed Level One of the Automotive Technician Career Development Plan in 2011; and

WHEREAS, Mr. Davis was nominated by his peers as the Employee of the Year for the department in October 2016; and

WHEREAS, Mr. Davis was willing to try new initiatives to improve processes and performed his work with outstanding results; and

WHEREAS, Mr. Davis developed good relationships with customers and was able communicate effectively on their vehicle issues; and

WHEREAS, Mr. Davis had a strong work ethic and produced high quality work; and

WHEREAS, Mr. Davis made an extra effort to ensure his work was done right the first time; and

WHEREAS, Mr. Davis supported the County's goals, values and objectives through teamwork and dependability during his tenure; and

WHEREAS, Mr. Davis was an invaluable member of the Fleet Services during the COVID-19 Pandemic and contributed greatly to the success of the team.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes the outstanding contributions of Richard L. Davis, expresses the appreciation of all citizens for his service to Chesterfield County, and extends appreciation for his dedicated service to the County, congratulations upon his retirement, and best wishes for a long and happy retirement.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.

Nays: None.

**12.B.1.c. RESOLUTION RECOGNIZING MRS. CHRISTEL F. WILLIAMS,  
GENERAL SERVICES FLEET SERVICES DIVISION, UPON  
HER RETIREMENT**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board adopted the following resolution:

WHEREAS, Mrs. Christel F. Williams retired from the Chesterfield County Department of General Services Fleet Services Division effective August 1, 2023, after 19 years of service; and

WHEREAS, Mrs. Williams graduated from the School of Quality and Continuous Improvement in 2003; and

WHEREAS, Mrs. Williams was hired as a part-time employee and quickly proved herself to be an asset and was transferred to a full-time position in July 2004 because of her experience, quality service, and dedication as she fulfilled the roles of Customer Service Representative and Cashier; and

WHEREAS, Mrs. Williams transferred to the Fleet Services Division in April 2013 and served as a Customer Service Technician until a reclassification to Customer Service Representative; and

WHEREAS, Mrs. Williams performed her duties and responsibilities in a professional manner when interacting with co-workers and other county employees and was willing to provide support whenever and wherever needed; and

WHEREAS, Mrs. Williams possessed discipline, reliable work ethics and was always available for her team. She was well organized and managed time effectively; and

WHEREAS, Mrs. Williams had a very good rapport with the public and enjoyed meeting new people and new challenges with a smile; and

WHEREAS, Mrs. Williams had the ability to tackle challenges by reflecting on the issue, planning a strategy, then acting. Her outstanding performance was a major component in Fleet operations; and

WHEREAS, Mrs. Williams was an invaluable member of Fleet Services during the COVID-19 Pandemic and contributed greatly to the success of the team.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes the outstanding contributions of Mrs. Christel F. Williams, expresses the appreciation of all citizens for her service to Chesterfield County, and extends appreciation for her dedicated service to the County, congratulations upon her retirement, and best wishes for a long and happy retirement.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.2. REAL PROPERTY REQUESTS**

**12.B.2.a. ACCEPTANCE OF PARCELS OF LAND**

**12.B.2.a.1. ACCEPTANCE OF PARCEL OF LAND ADJACENT TO ROUTE 1 FROM TROLLINGWOOD LAND, L.L.C.**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board accepted the conveyance of a parcel of land containing 0.029 acres adjacent to Route 1 from Trollingwood Land, L.L.C. and authorized the County Administrator to execute the deed.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.2.a.2. ACCEPTANCE OF NINE PARCELS OF LAND ADJACENT TO DUVAL ROAD FROM JEFFERY L. AND ANGELA L. BISHOP; ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF CHESTERFIELD; 17601 DUVAL ROAD, LLC; 17800 DUVAL RD, LLC; LOUIS M. AND SANDRA J. CORBIN; ERNEST L. SR. AND FLORA M. COSBY; CHARLES P. AND CHARLES C. METZGER; AND, DOUGLAS R. AND SUSAN S. SOWERS**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board accepted the conveyance of nine parcels of land containing a total of 4.255 acres adjacent to Duval Road from Jeffery L. and Angela L. Bishop; Economic Development Authority of the County of Chesterfield; 17601 Duval Rd, LLC; 17800 Duval Rd, LLC; Louis M. and Sandra J. Corbin; Ernest L. Sr. and Flora M. Cosby; Charles P. and Charles C. Metzger; and, Douglas R. and Susan S. Sowers and authorized the County Administrator to execute the deeds.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.2.a.3. ACCEPTANCE OF A PARCEL OF LAND ADJACENT TO OLD HUNDRED ROAD FROM ROSE TRACT, LLC**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board accepted the conveyance of a parcel of land containing 0.023 acres adjacent to Old Hundred Road from Rose Tract, LLC and authorized the County Administrator to execute the deed.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.2.a.4. ACCEPTANCE OF PROPERTY IN MAGNOLIA GREEN FOR A PEDESTRIAN TRAIL CONNECTION FROM THE GLEN ABBEY NEIGHBORHOOD TO MOSELEY ELEMENTARY SCHOOL**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board approved acceptance of fee simple property necessary for the construction of a pedestrian connector to Moseley elementary School.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.2.b. REQUESTS TO QUITCLAIM**

**12.B.2.b.1. REQUEST TO QUITCLAIM PORTIONS OF A SLOPE AND DRAINAGE EASEMENT FOR VDOT MAINTENANCE ACROSS THE PROPERTIES OWNED BY REBKEE PARTNERS WESTCHESTER IV, LLC, REBKEE PARTNERS BELMONT, LLC, REBKEE PARTNERS WESTCHESTER (TR), LLC, AND REBKEE PARTNERS WESTCHESTER (DJG), LLC**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board authorized the Chairman of the Board of Supervisors and the County Administrator to execute a quitclaim deed to quitclaim portions of a slope and drainage easement for VDOT maintenance across the properties owned by Rebkee Partners Westchester IV, LLC, Rebkee Partners Belmont, LLC, Rebkee Partners Westchester (TR), LLC, and Rebkee Partners Westchester (DJG), LLC.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.3. ACCEPTANCE OF STATE ROADS**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board adopted the following resolution:

WHEREAS, the street described below is shown on a plat recorded in the Clerk's Office of the Circuit Court of Chesterfield County; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the street meets the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, that this Board requests the Virginia Department of Transportation to add the street described below to the secondary system of state highways, pursuant to Sections 33.2-705 and 33.2-334, Code of Virginia, and the Department's Subdivision Street Requirements.

AND, BE IT FURTHER RESOLVED, that this Board guarantees a clear and unrestricted right-of-way, as described, and any necessary easements for cuts, fills and drainage.

AND, BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

**Project/Subdivision: Moores Lake Apartments & Redwater Ridge Rd Vol 1**

**Type Change to the Secondary System of State Highways: Addition**

**Reason for Change: New Subdivision Street**

**Pursuant to Code of Virginia Statute: §33.2-705, 33.2-334**

**Street Name and/or Route Number**

• **Redwater Ridge Road, State Route Number 8389**

From: 0.55 miles southeast of Jefferson Davis Highway, (Route 1)

To: Jefferson Davis Highway, (Route 1), a distance of 0.17 miles

Recordation Reference: Deed Book 4026, Page 801

Right of Way width (feet) = 70

• **Moores Lake Drive, State Route Number 8390**

From: Jefferson Davis Highway, (Route 1)

To: 0.55 miles southeast of Jefferson Davis Highway, (Route 1), a distance of 0.55 miles

Recordation Reference: Deed Book 11849, Page 553; Plat Book 251, Page 95

Right of Way width (feet) =73

Ayes: Carroll, Ingle, Winslow, Holland and Miller.

Nays: None.

**12.B.4. AUTHORIZE THE USE OF DISTRICT ENHANCEMENT CAPITAL IMPROVEMENT FUNDS (DECIF)**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board authorized the use of District Enhancement Capital Improvement funds as outlined in the Summary of Information section, including authorization to advertise and award construction contracts and change orders, up to the full amount budgeted for each project, and execution of any agreements necessary to complete the projects.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.

Nays: None.

12.B.5. AUTHORIZE THE COUNTY ADMINISTRATOR TO RENEW A HEALTHCARE CONTRACT WITH ANTHEM BLUE CROSS AND BLUE SHIELD AND RENEW THE DENTAL CONTRACT WITH DELTA DENTAL OF VIRGINIA FOR 2024, UTILIZE AVAILABLE HEALTHCARE RESERVES TO REDUCE THE RATE INCREASE, AND TO TRANSFER ANY OVERALL RELATED SAVINGS TO THE HEALTHCARE FUND AT YEAR-END

On motion of Mr. Winslow, seconded by Mr. Holland, the Board authorized the County Administrator to renew the County's contracts with Anthem Blue Cross and Blue Shield (Anthem) and Delta Dental of Virginia (Delta) for 2024, utilize available healthcare fund reserves to reduce the rate increase, and to authorize the County Administrator to transfer any overall FY2024 savings to the healthcare fund.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

12.B.6. APPROPRIATION OF FUNDS AND AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT FOR THE DEER RUN DRIVE - PHASE 2 (CHITAL DRIVE TO KEY DEER DRIVE) SIDEWALK PROJECT

On motion of Mr. Winslow, seconded by Mr. Holland, the Board took the following actions for the Deer Run Drive - Phase 2 (Chital Drive to Key Deer Drive) Sidewalk Project: 1. Appropriated an additional \$755,142 in anticipated VDOT reimbursements; and, 2. Authorized the Director of Procurement, upon concurrence from the Virginia Department of Transportation (VDOT), to award a construction contract to J.R. Caskey, Inc. in the amount of \$637,746; and to execute all necessary change orders, up to the full amount budgeted.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

12.B.7. AUTHORIZATION TO APPROVE POWER PURCHASE AGREEMENT FOR SOLAR GENERATION SYSTEMS ON COUNTY PROPERTY

On motion of Mr. Winslow, seconded by Mr. Holland, the Board approved power purchase agreement for solar generation systems on various County-owned properties.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

12.B.8. ACCEPT AND APPROPRIATE GRANT FUNDS AND AWARD CONSTRUCTION CONTRACT FOR THE SOUTHEAST APRON PROJECT AT THE CHESTERFIELD COUNTY AIRPORT

On motion of Mr. Winslow, seconded by Mr. Holland, the Board accepted and appropriated grant funds from the Virginia Department of Aviation for the construction of the Southeast Apron; and authorized the Director of Procurement to (1) award a construction contract in the amount of \$5,703,590.99

to New Field, Inc., the lowest responsive and responsible bidder, and (2) approve all necessary change orders, up to the amount budgeted for the project.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.9. TRANSFER FUNDING AND AUTHORIZATION TO AWARD A CONSTRUCTION CONTRACT FOR THE NASH ROAD EXTENSION PROJECT**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board took the following actions for the Nash Road Extension Project: 1. Transferred \$6,100,000 of current appropriations 2. Authorized the Director of Procurement to award a construction contract in the amount of \$25,142,255 to Wagman Heavy Civil, Inc. and to execute all necessary change orders up to the full amount budgeted for the Nash Road Extension project

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.10. APPROVAL OF THE FY2024 CHESTERFIELD COMMUNITY SERVICES BOARD PERFORMANCE CONTRACT**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board approved the FY2024 Performance Contract Between the Chesterfield Community Services Board and the Virginia Department of Behavioral Health and Developmental Services.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.11. AUTHORIZE AWARD OF CONTRACT(S) FOR A RESOURCE PLANNING SOFTWARE SYSTEM**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board authorized the Director of Procurement to award contract(s) for the Enterprise Resource Planning Software System, implementation services, ancillary software components and approve any necessary change orders up to the budgeted amount for this project.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.12. SET PUBLIC HEARING**

**12.B.12.a. TO CONSIDER ADOPTION OF AN ORDINANCE CREATING A COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) FINANCING PROGRAM**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board set a public hearing for September 27, 2023, to consider adoption of an ordinance creating a Commercial Property Assessed Clean Energy (C-PACE) Financing Program.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.12.b. TO CONSIDER AMENDING SECTIONS 15-91 THROUGH 15-101, AND ENHANCING SECTIONS 15-102 THROUGH 15-106, OF THE COUNTY CODE RELATING TO REGULATIONS FOR MASSAGE CLINICS AND LICENSED MASSAGE THERAPISTS**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board set a public hearing for September 27, 2023, to consider ordinance amendments relating to regulations for massage clinics and licensed massage therapists.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.12.c. TO APPROPRIATE FUNDS FOR TRANSPORTATION PROJECTS**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board set a public hearing for September 27, 2023, to consider the appropriation of funds to new and existing transportation projects.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**12.B.12.d. TO APPROVE A LEASE RENEWAL FOR THE UNITED STATES GENERAL SERVICES ADMINISTRATION AT CHESTERFIELD COUNTY AIRPORT**

On motion of Mr. Winslow, seconded by Mr. Holland, the Board set a public hearing for September 27, 2023, to consider a lease renewal for the United States General Services Administration (GSA) at the Chesterfield County Airport.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

**13. FIFTEEN-MINUTE CITIZEN COMMENT PERIOD ON UNSCHEDULED MATTERS**

There were no requests to address the Board at this time.

**14. DEFERRED ITEMS FROM PREVIOUS MEETINGS**

There were no deferred items from previous meetings.

**15. REQUESTS FOR MANUFACTURED HOME PERMITS AND REZONING PLACED ON THE CONSENT AGENDA**

**22SN0126**

In Dale Magisterial District, New Centralia Water Tank is a request for conditional uses to permit a water tower and communications equipment collocated on the water tower (communications tower) plus conditional use planned development for exceptions to ordinance requirements and

amendment of zoning district map in a Residential (R-7) District on 2.02 acres situated along the east side of Hopkins Road beginning at the intersection of Hopkins Road and Watchrun Drive and proceeding approximately 260 feet in a northern direction along Hopkins Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax IDs 781-682-3398 and 781-683-3010.

Ms. Sara Hall introduced Case 22SN0126. She stated the applicant has withdrawn the request and no further action will be taken by this Board.

Ms. Hall stated for each case on the consent agenda, staff has received written confirmation from the applicants that they agree with the conditions being imposed and all proffers are offered in compliance with state law.

#### **22SN0137**

In Midlothian Magisterial District, Stein Mart Multifamily Conversion is a request to rezone from Community Business (C-3) and Residential (R-15) to Community Business (C-3) with conditional use to permit multifamily dwellings plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 16.67 acres located along the north side of Midlothian Turnpike at Moorefield Park Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Business use. Tax ID 751-708-4745.

Ms. Hall introduced Case 22SN0137. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

Mr. Curtis Tibaugh expressed his support for the proposal.

There being no one else to speak to the issue, the public hearing was closed.

Dr. Miller provided an explanation relative to his support of the conditional use planned development.

Dr. Miller then made a motion, seconded by Mr. Holland, for the Board to approve Case 22SN0137, subject to the following proffered conditions:

The property owner and applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950, as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the property under consideration known as GPIN 7517084745 (the "Property") will be developed according to the following

proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owner and applicant. In the event this request is denied or approved with conditions not agreed to by the owner and applicant, the proffers shall immediately be null and void and of no further force or effect.

These Proffered Conditions include four (4) Exhibits attached hereto:

Exhibit A: Conceptual Site Layout, dated June 2, 2023, prepared by Christopher consultants ("Conceptual Plan").

Exhibit B: Residential Inspiration Pictures, dated February 20, 2023 ("Residential Conceptual Elevations").

Exhibit C: Retail Refresh Over time as Tenants Change, dated February 20, 2023 ("Commercial Refresh Elevations")

Exhibit D: Village Green Illustration, dated February 20, 2023, ("VG Illustration")

APPLICABLE TO THE ALL

1. Site Plan. The development shall be in conformance with the currently approved site plan, as it may be amended from time-to time. (P)
2. Commercial Architecture. The architectural appearance of the commercial uses constructed on the Property shall generally conform with the existing architectural appearance or another architectural appearance requested by the owner and approved by the Planning Commission. Upon the addition of a multiple-family use on the Property, the commercial buildings that will remain after the addition of the multiple-family use shall be reskinned as a part of one project but the project will be divided into phases so each commercial building is reskinned one at a time, unless a different approach is approved at the time of permit issuance. The reskinned commercial buildings shall have an aesthetic appearance in general conformance with the Commercial Refresh Elevations. These architecture requirements shall not prohibit retail tenants, office tenants and owners of outparcels or office buildings from including prototypical or corporate identification architectural elements in the design of their building or space. (P)
3. Dumpster Service. Any solid waste storage area located within 1,000 feet of any property zoned residentially of any property used for residential purposes shall not be serviced between the hours of 9:00 p.m. and 6:00 a.m. (P)
4. Stacking Space. Stacking space shall be provided for any use having drive-through facilities or areas having drop-off and pick-up areas. Stacking spaces shall have a minimum length of eighteen (18) feet. Stacking spaces shall conform to the parking setback. Stacking spaces shall be designed to avoid impeding with the off-site

traffic movements or with movements into and out of parking spaces. Stacking spaces shall be separated from other internal driveways with raised medians, as deemed necessary for traffic movement or safety, by the Director of Planning. Stacking spaces shall be provided as follows:

- a. Banks or other financial institutions with drive-in windows: four (4) stacking spaces for the first drive-in window plus two (2) stacking spaces for each additional window.
  - b. Drive-in or fast food restaurants: six (6) stacking spaces for the first drive-in window, plus two (2) stacking spaces for each additional window.
  - c. Other uses with drive-in windows, such as dry cleaners, convenience stores, etc.: three (3) stacking spaces for each window. (P)
5. Access. Direct vehicular access from the Property to Midlothian Turnpike shall be limited to the two existing entrances/exits locations. Any changes to these locations shall be approved by the Transportation Department. (T,P)
6. Decorative Fence. Landscaping within the front setback along Midlothian Turnpike shall be supplemented with a decorative fence having a minimum height of forty-two (42) inches with brick pillars spaced a maximum of twenty-four (24) feet on center and wrought iron or similar black decorative fencing in between. In addition, evergreen shrubs shall be incorporated into the existing landscaping within the front setback along Midlothian Turnpike. These evergreen shrubs shall be incorporated as a continuous row or sections of a row to reduce the visibility of the parking area from Midlothian Turnpike. The exact landscape design, location and material for these additional evergreen shrubs shall be determined in the landscape plan submitted by the owner at the time of plans review. An alternate landscape design, which may or may not have a fence, may be approved by the Planning Director at the time of plans review. (P)
7. Master Plan. The Textual Statement dated November 7, 2022, last revised July 19, 2023, shall be considered the Master Plan. (P)
8. Village Green. The area labeled as "Village Green" on the Conceptual Plan shall be improved in general conformance with the VG Illustration. Alternative improvements within the Village Green area may be requested by the owner and approved by the Planning Director at the time of plans review. (P)
9. Landscaping. The owner will add a continuous or non-continuous row of evergreen shrubs along the frontage planted in locations that correspond with the existing vegetation and fencing, as determined in the Landscape Plan submitted by the owner at the time of plans review. (P)

10. Stormwater Pond. The area labeled as "Stormwater Pond" shall include an area for a dog park and a walking trail along all of it or a portion of it depending on the final stormwater basin design, which may be either a wet or dry basin as determined by the stormwater requirements. Landscaping will be provided around the basin in a manner selected by the owner and submitted on the landscaping plans, but limited by any ordinance requirements or policies limiting the plantings permitted. The owner shall maintain the stormwater basin. (EE)
11. Lighting. Developer/Owner shall install full cut-off, pole-mounted, minimum 70 CRI-rated LED luminaires to illuminate newly constructed sidewalks adjacent to the multiple-family buildings with a minimum maintained illumination level of 0.5 foot-candle, and to illuminate the Village Green (Exhibit A and Exhibit D) with a minimum maintained illumination level of 1.0 foot-candle. Illumination levels shall be measured at grade. No modification is required to existing lighting. (P)

APPLICABLE TO MULTI-FAMILY

12. Development Requirements for the Multiple-Family Use. The following development requirements shall apply to the addition of the multiple-family use to the shopping center on the Property.
  - a. Conceptual Plan. Multiple-family use may be added to the existing shopping center on the Property in a location in general conformance with location and layout shown on the Conceptual Plan, unless an alternative design is approved by the Planning Director. In the event the multiple-family use is added to the existing shopping center, then (i) the central green space illustrated on the Conceptual Plan must also be provided in general conformance with the location shown on the Conceptual Plan and improved as required by these proffers, unless an alternative location design is approved by the Planning Director at the time of Plans review; and (ii) the existing storm water facility at the rear of the Property must provide amenity space as required by these proffers, unless an alternative stormwater facility is approved by the Planning Director at the time of the plan review. The residential buildings, the new central green space and the amenitized stormwater facility shall be referred to herein as the "New Uses". The layout of the New Uses on the Conceptual Plan is conceptual in nature and may vary on the final site plan depending on the final soil studies, RPA lines, parking lot design, building footprints, drive-aisle locations, access connections, other engineering, or title reasons, or as otherwise approved by the Planning Director at the time of plans review.
  - b. Density. The maximum number of multiple-family dwelling units on the Property shall be 350.

- c. Recreation Area. An indoor recreational/social area for the multiple-family dwelling use shall be provided with a minimum of 4,000 square feet, in the aggregate, for a community gathering area, fitness room and other amenity uses. An exterior pool area shall be provided in the general location illustrated on the Conceptual Plan. Part of the area around the pool shall be "hardscaped" (concrete, asphalt, or pavers). The pool shall be constructed simultaneously with the building it adjoins, weather permitting.
- d. Utilities.
  - i. Public. The public water and wastewater systems shall be used.
  - ii. Analysis. The owner of the Property shall perform a hydraulic analysis of the County's adjacent wastewater system to verify adequate capacity exists prior to site plan submittal or in conjunction with first site plan submittal. Any capacity related improvements required to support the demands of this project shall be reflected on the site plan and will be the responsibility of the owner of the Property.
- e. Road Cash Proffers. The applicant, sub-divider, or assignee(s) shall pay \$5,640 for each dwelling unit to Chesterfield County for road improvements within the service district for the property. Each payment shall be made prior to the issuance of a certificate of occupancy, unless state law modifies the timing of the payment. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner determined by the County.
- f. Design Requirements.
  - i. Elevations. Construction of the buildings on the Property containing a multiple-family use shall employ building facades facing roads or adjacent properties that are in general conformance with the architectural appearance shown on the Residential Conceptual Elevations. Any substantial modifications to the Residential Conceptual Elevations shall be approved by the Planning Commission in conjunction with plans review.
  - ii. Roofs. Roof materials shall be warranted for at least 30 years as demonstrated by the manufacturers printed material.
  - iii. Materials. Acceptable siding materials include brick, brick veneer, stone, cast stone,

cultured stone, other masonry materials, fiber cement siding (such as HardiePlank, HardieShingle, and HardieTrim), engineered wood siding (such as LP SmartSide), or another masonry architectural element approved by the Planning Director, or another material approved by the Planning Director. Decorative metal panels or siding and EIFS shall not be used, unless approved by the Planning Director. Plywood and vinyl siding are not permitted. Other materials may be used for parapets, cornices, surrounds, trim, architectural decorations, and design elements.

- iv. Pedestrian Connections. Existing pedestrian connections shall remain, unless modified or relocated as a part of the plans review and approval process. Additional pedestrian connections shall be provided in general conformance with the locations illustrated on the Conceptual Plan. In addition, a pedestrian connection shall be provided to the northern property line within the stub out location shown on the Conceptual Plan.
- v. Supplemental Landscaping. Supplemental landscaping shall be provided around the perimeter of all new multiple-family buildings and within common areas not occupied by recreational facilities or other structures. Such landscaping shall be designed to: minimize the predominance of building mass; define private spaces; prohibit concealment immediately adjacent to residential entrances/exits; and enhance the residential character of the new multiple-family buildings. The Planning Department, at the time of plans review, shall approve the landscaping plan with respect to the exact numbers, spacing, arrangement and species of plantings.
- vi. Heating, Ventilation and Air Conditioning (HVAC) Units. HVAC units located on the roof shall be screened from view from the adjacent public right of way. HVAC units located on the ground shall be screened from view by landscaping or low maintenance material.
- vii. Three Bedroom. The total number of any three bedroom apartment units shall not exceed ten percent (10%) of the total number of apartment units.
- vii. Common Exterior Door Access Control. Access control (e.g. keypads, fobs, electronic device, face and fingerprint biometric authentication) shall be installed at each common exterior pedestrian apartment building entrance. The owner of the Property shall provide the Chesterfield County Emergency Communications

Center ("ECC") with access control device keypad codes, fobs or other means of entry and the owner of the Property will update the ECC of access control changes. (P)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

#### **22SN0150**

In Dale Magisterial District, Sikh Gurdwara Temple of Richmond Second Dwelling is a request for conditional use to permit a second dwelling and amendment of zoning district map in an Agricultural (A) District on 6 acres known as 4500 Marty Boulevard. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 779-686-3687.

Ms. Hall introduced Case 22SN0150. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

On motion of Mr. Holland, seconded by Mr. Carroll, the Board approved Case 22SN0150, subject to the following conditions:

1. Occupancy. Occupancy of the second dwelling shall be limited to visiting guests and personnel of the Temple. (P)
2. Deed Restrictions. For the purpose of providing record notice, prior to the issuance of a certificate of occupancy for the second dwelling unit, a deed restriction shall be recorded setting forth the limitation in Condition 1. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

#### **23SN0010**

In Clover Hill Magisterial District, Courtyards of Manchester is a request for rezoning from Agricultural (A) to Residential (R-12) with conditional use to permit neighborhood recreational facilities plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 30.96 acres fronting approximately 1,000 feet on the south line of Hull Street Road, 1,735 east of Hicks Road, as well as fronting approximately 930 feet on the north line of Walmsley Boulevard, 1,550 feet east of Hull Street

Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Community Mixed Use. Tax ID 761-692-4786.

Ms. Hall introduced Case 23SN0010. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

Mr. Jerry Turner voiced his support of the proposal.

There being no one else to speak to the issue, the public hearing was closed.

On motion of Mr. Winslow, seconded by Mr. Carroll, the Board approved Case 23SN0010, subject to the following proffered conditions:

1. Master Plan. The Master Plan for the Property shall consist of the following:
  - a. The Textual Statement last revised July 10, 2023.
  - b. Development of the Property shall generally conform to the Conceptual Plan (Exhibit A), titled "Courtyards of Manchester", prepared by Balzer and Associates last revised July 5, 2023, with respect to the general layout of roads, lots, common area, and open space. The layout on the Conceptual Plan is conceptual in nature and may vary based on the final subdivision/site plan depending on final engineering and environmental studies or as otherwise approved by the Planning Commission at the time of plans review.
  - c. Conceptual Images (Exhibit B). (P)
2. Utilities.
  - a. The public water and wastewater systems shall be used.
  - b. The on-site wastewater collection system shall be designed inclusive of accounting for all properties within the limits of the drainage area that can reasonably be served by this project, including those across Walmsley Boulevard from the property. The developer will construct the wastewater system to serve the adjacent properties currently designated as GPINs 762-692-1135 and 762-693-3323 by extending the system adjacent to the common property corner of these parcels in a location approved by Chesterfield Utilities so as to minimize the disruption and disturbance to the proposed improvements associated with this project in the future. Associated easements necessary to accommodate the proposed wastewater

line shall be dedicated and recorded to the County as part of the development and prior to acceptance of the constructed wastewater facilities within them. (U)

3. Access. Direct vehicular access from the Property to Hull Street Road (Route 360) and Walmsley Boulevard shall be limited to one (1) access to each road with the exact location of the accesses approved by the Transportation Department. (T)
4. Transportation Improvements. The following road improvements shall be completed, as determined by the Transportation Department. The Transportation Department shall approve the exact design, length, and/or other modifications to the road improvements:
  - a. Construction of additional pavement along Route 360 at the approved access to provide a separate right turn lane.
  - b. Construction of additional pavement along the Walmsley Boulevard at the approved access to provide left and right turn lanes.
  - c. Widening/improving the north side of Walmsley Boulevard to a twelve (12) foot wide travel lane, measured from the centerline of the existing pavement, with an additional four (4) foot wide paved shoulder plus a four (4) foot wide unpaved shoulder and overlaying the full width of the road with one and one-half (1.5) inches of compacted bituminous asphalt concrete, with modifications approved by the Transportation Department, for the entire property frontage.
  - d. Construction of a VDOT standard shared use path along Route 360 for the entire property frontage and construction of VDOT standard sidewalk along Walmsley Boulevard for the entire property frontage.
  - e. Construction of a two-lane road for the North-South Collector Road to VDOT Urban Collector standards (30 mph), with modifications approved by the Transportation Department, from Route 360 to Walmsley Boulevard. This shall include construction of additional pavement at the approved Walmsley Boulevard access to accommodate a three (3) lane typical section (one inbound and two outbound lanes) and VDOT standard sidewalks along both sides of the road, unless otherwise approved by the Transportation Department.
  - f. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
5. Phasing Plan. Prior to any construction plan approval, a phasing plan for the road improvements identified in the

Transportation Improvements Proffered Condition shall be submitted to and approved by the Transportation Department. (T)

6. Dedication. Unless otherwise approved by the Transportation Department as part of a phasing plan, in conjunction with recordation of the initial subdivision plat, prior to any final site plan approval, or within sixty (60) days from a written request by the Transportation Department, whichever occurs first, the following shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County.
  - a. Sixty (60) foot wide right-of-way for the North-South Collector Road from Route 360 to Walmsley Boulevard. If requested by the owner/developer and accepted by the Transportation Department, the above right-of-way dedication may be phased in accordance with an approved phasing plan.
  - b. Forty-five (45) feet of right-of-way along the north side of Walmsley Boulevard, measured from the centerline of that part of the roadway immediately adjacent to the Property. (T)
7. Access Easement. In conjunction with the initial development of the Property, an access easement, acceptable to the Transportation Department, shall be recorded from the North-South Collector Road to the adjacent property to the east (GPIN 762-693-3323, noted as "Faith and Family Church" on Exhibit A Conceptual Plan). (T)
8. Environmental Engineering. The post-development 100-year peak discharge rate shall not exceed the pre-development 100-year peak discharge rate. If it is determined that downstream facilities have adequate capacity or if off-site improvements are provided, alternative storm water measures may be approved by the Director of Environmental Engineering at the time of construction plan review. (EE)
9. Density. The maximum density of the Property shall not exceed sixty (60) units. (P)
10. Age Restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Housing Law, and such other applicable federal, state, or local legal requirements, all dwelling units constructed shall be restricted to "housing for older persons" as defined by the Virginia Fair Housing Law and shall have no persons under 19 years of age permanently domiciled therein ("Age-Restricted Dwelling Units"). (P)

#### **Subdivision Design Elements**

11. Streetscape. Street trees shall be installed along both sides of internal public roads. Unless otherwise permitted during plan review, street trees shall be large deciduous trees spaced generally 40 feet on center, except where there is a conflict with utilities (above or underground),

sightlines, and/or driveway areas. Trees shall either be installed within the right-of-way, or a maximum of 5 feet outside of the right-of-way. In a subdivision, if the trees are planted outside of the right-of-way, they shall be located in an easement granted to the homeowners' association. Tree species shall be those species designated for use as a street tree in the Chesterfield County Plant Materials List. (P)

12. Sidewalks. VDOT standard sidewalks shall generally be provided on both sides of public streets in public right-of-way. (P)
13. Driveways. All private driveways serving single-family residential uses, either shared or individual, shall be brushed concrete, stamped concrete, exposed aggregate concrete, decorative pavers, or asphalt. (P)
14. Front Walks. A minimum of three (3) foot wide concrete front walks shall be provided to each dwelling unit to connect drives, sidewalks, and/or streets. (P)
15. Front Foundation Planting Beds. Foundation planting is required along the entire front and corner side façade(s) of all dwelling units. Foundation planting beds shall be a minimum of four (4) feet wide from the unit foundation. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. The plant materials used should visually soften the unit corners and complement the architecture of the home at their mature sizes. (P)
16. Architecture. Development of dwellings shall be consistent (incorporating similar, but not necessarily identical design elements, style and materials) with the conceptual elevations in Exhibit B or another architectural appearance approved by the Planning Commission at the time of plans review. (P)
17. Elevation Repetition. The same dwelling unit elevations shall not be located adjacent to or directly across from each other along the same road. This concept does not apply to units on different streets backing up to each other. Variation in the front elevation to address this restriction may not be achieved by simply mirroring the façade but may be accomplished by providing at least three (3) of the following architectural changes.
  - a. Adding or removing a porch or covered entry or increasing or decreasing the length of the porch or entry.
  - b. Varying the location and/or style of a front facing gable(s).
  - c. Alternating the location of a garage.
  - d. Providing different materials and/or siding types on at least 50% of the elevation.
  - e. Providing a different roof type/roof line.
  - f. Providing a different architectural style. (P)
18. Dwelling Size. The minimum gross floor area of each dwelling unit shall be 1,500 square feet. (P)

19. Exterior Facades.

- a. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiPlank, HardieShingle, and HardieTrim), or engineered wood siding (such as LP SmartSiding), or other comparable material as approved by the Planning Department at time of plans review. Vinyl, plywood, and metal siding are not permitted. Other materials may be used for trim, architectural decorations, or design elements provided they blend with the architecture of the dwelling unit. Where a dwelling borders more than one street, all street-facing facades shall be finished in the same materials.
- b. If the dwelling is constructed on a slab, brick, brick veneer, stone, stone veneer, or other masonry material shall be employed around the base of the front of the dwelling a minimum of twenty-four (24) inches above grade so as to give the appearance of a foundation. If not constructed on slab, all exposed portions of the foundation of each dwelling shall be faced with brick, brick veneer, stone, stone veneer, or other masonry material.
- c. For dwelling units stepping the siding down below the first floor shall be permitted on the side and rear elevations that do not front on a street, with a maximum of two (2) steps permitted on any elevation. A minimum of twenty-four (24) inches of exposed brick or stone shall be required, unless a lesser amount is approved by the Planning Department at time of plans review due to unique design circumstances.
- d. Roof materials on pitched roofs shall be thirty (30) year (minimum) architectural / dimensional asphalt composition shingle or standing seam metal.
- e. Fencing shall be provided in the rear of each lot connecting to the dwelling units as generally depicted in Exhibit B. All rear yard fences shall be consistent throughout the community. No chain link fencing shall be permitted.
- f. Where a dwelling borders more than one street, all street-facing facades shall be finished in the same materials, unless otherwise approved at the time of plans review. The side yard facing the street shall have an individual courtyard and the side elevation shall have an enhanced façade, as generally shown on Page 2 of Exhibit B. (P)

20. Front Porches and Stoops.

- a. All units will have either a covered stoop or front porch as generally shown in Exhibit B.

- b. Front entry stoops and front porches shall be constructed with continuous masonry foundation wall. Extended front porches shall be a minimum of five (5) feet deep. Where provided or required by code on elevated porches, handrails and railings shall be finished painted wood, vinyl or metal railing with vertical pickets or sawn balusters. Pickets shall be supported on top and bottom rails that span between columns.
- c. Porch flooring may be concrete, exposed aggregate concrete, or a finished paving material such as stone, tile, or brick, finished (stained or painted) wood, or properly trimmed composite decking boards. All front steps shall be masonry to match the foundation. (P)

21. Garages.

- a. Front loaded attached garages shall be permitted to extend as far forward from the front line of the main dwelling as the front line of the covered stoop or front porch provided that the rooflines of the stoop or porch and garage are contiguous. Where the rooflines are not contiguous, garages shall be permitted to project a maximum of six (6) feet forward of the front line of the main dwelling.
- b. Front loaded garages, and side-loaded garages on corner lots, shall use an upgraded garage door. An upgraded garage door is any door with a minimum of three (3) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, hinge straps or other architectural features on the exterior that enhance the entry (i.e., decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.). Flat panel garage doors are prohibited. (P)

22. Heating Ventilation and Air Conditioning (HVAC) Units and Whole House Generators. Units shall initially be screened from view of roads by landscaping or low maintenance material, as approved by the Planning Department. (P)

23. Chimneys/Direct Vent Fireplaces. Direct vent gas fireplace boxes, which protrude beyond the exterior face of the unit, are not permitted on front façades. All the exterior materials and finishes used to enclose the fireplace box or chimney shall match the adjacent façade. (P)

24. Common Area/Recreational Amenities. Active and passive recreational facilities shall be permitted.

- a. A clubhouse, as generally shown on Exhibit A, shall be provided. The clubhouse shall be a minimum of 2,000 square feet to include a community room, exercise room, bathrooms, indoor kitchen, and flex space for residents to enjoy.

- b. Pickleball court(s), a dog park, and pedestrian paths as generally shown on Exhibit A, shall be provided. The terminus of the pedestrian path to the western Property boundary shall contain at least two (2) benches placed on a hardscaped material, or other material approved by the Planning Director, to provide a wildlife/environmental feature overlook for the community.
- c. Other amenities, such as, but not limited to, picnic areas, pocket parks, benches, community gardens, and fire pits, shall be permitted within the development.
- d. Pedestrian scale amenities, as described above, shall be developed concurrent with the phase of development that the amenities are intended to serve. The exact design, location and size of all amenities, including exact location of pedestrian paths, shall be reviewed and approved during plans review; provided however the area with the clubhouse, pickleball courts, and dog park shall be a minimum of 0.75-acre. (P)

25. Buffers. All required buffers shall be recorded within common area. (P)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

### **23SN0030**

In Dale Magisterial District, Gehringer Two-Family Dwelling is a request for conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-7) District on 0.34 acre known as 4406 Oxbridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 749-681-9262.

Ms. Hall introduced Case 23SN0030. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

On motion of Mr. Holland, seconded by Mr. Winslow, the Board approved Case 23SN0030, subject to the following conditions:

1. Occupancy Limitations. Occupancy of the second dwelling unit shall be limited to the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, foster children, personal guests, and household employees.  
(P)

2. Deed Restriction. For the purpose of providing record notice, prior to the issuance of a certificate of occupancy for the second dwelling unit, a deed restriction shall be recorded setting forth the limitation in Condition 1. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department.  
(P)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

### **23SN0033**

In Matoaca Magisterial District, Burkey Veterinary Hospital is a request for amendment of zoning approval (Case 04SN0207) to permit for veterinary hospital and amendment of zoning district map in a Residential (R-15) District on a 1.03 acres portion of 6.29 known as 6300 Woolridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax ID 710-676-0522.

Ms. Hall introduced Case 25SN0033. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

On motion of Mr. Carroll, seconded by Mr. Holland, the Board approved Case 23SN0033.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

### **23SN0044**

In Clover Hill Magisterial District, Perkins Two-Family Dwelling is a request for conditional use to permit a two-family dwelling and amendment of zoning district map in a Residential (R-15) District on 1 acre fronting approximately 145 feet on the south line of Reams Road, 460 feet east of Walkerton Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 753-697-7290.

Ms. Hall introduced Case 23SN0044. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

On motion of Mr. Winslow, seconded by Mr. Holland, the Board approved Case 23SN0044, subject to the following conditions:

1. Occupancy Limitations. Occupancy of the second dwelling unit shall be limited to the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, foster children, personal guests, and household employees. (P)
2. Deed Restriction. For the purpose of providing record notice, prior to the issuance of a certificate of occupancy for the second dwelling unit, a deed restriction shall be recorded setting forth the limitation in Condition 1. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.

Nays: None.

#### **23SN0047**

In Midlothian Magisterial District, Thav Second Dwelling is a request for conditional use to permit a second dwelling and amendment of zoning district map in a Residential (R-7) District on 0.35 acre known as 10317 Huntersdell Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 747-711-7989.

Ms. Hall introduced Case 23SN0047. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

On motion of Dr. Miller, seconded by Mr. Carroll, the Board approved Case 23SN0047, subject to the following conditions:

1. Occupancy Limitations. Occupancy of the second dwelling shall be limited to the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, foster children, personal guests, and household employees. (P)
2. Deed Restrictions. For the purpose of providing record notice, prior to the issuance of a certificate of occupancy for the second dwelling unit, a deed restriction

shall be recorded setting forth the limitation in Condition 1. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)

3. Utilities. Should the property be legally subdivided in the future, the owner shall establish separate water connections to each dwelling unit, subject to the review and approval of the Utilities Department. The owner shall be responsible for all costs to establish the new water connections, including the payment of connection fees in effect at the time service is initiated. (U)

Commented [FJ1]: Ask Randy if this is supposed to end in 'd'

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

### **23SN0058**

In Clover Hill Magisterial District, Mundy Amendment is a request to amend zoning approval (Case 21SN0647) relative to ownership of a home-based business and amendment of zoning district map in an Agricultural (A) District on 0.63 acre known as 9601 Reams Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 750-701-7630.

Ms. Hall introduced Case 23SN0058. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

Mr. Jerry Turner expressed concerns relative to the parking location.

There being no one else to speak to the issue, the public hearing was closed.

Mr. Winslow noted the original applicant had operated a towing business as a home occupation since 2007 and was granted a conditional use to permit the parking of a second tow truck in an Agricultural district in conjunction with the business in January 2022. He stated conditions were placed on the use to mitigate potential impacts including limiting the ownership exclusively to the applicant at that time.

Board discussion ensued relative to the conditions of the requested amendment, as well as future neighborhood restrictions of conditional use permits and lack of parking for commercial vehicles.

On motion of Mr. Winslow, seconded by Mr. Holland, the Board approved Case 23SN0058, subject to the following conditions:

1. Non-Transferable Ownership. This conditional use approval shall be granted to and for Kevin McKenney exclusively, and shall not be transferable nor run with the land. (P)

2. Use Limitation. A maximum of two 30-foot long tow trucks may be parked on the property. (P)
3. Parking Location. Tow truck parking shall be limited to behind the front plane of the residence, on the paved driveway that runs between the residence and accessory garage structure. (P)
4. Day / Hours of Operation. The operation of the towing business shall be limited to weekdays, 7 a.m. to 7 p.m. (P)
5. Employees. No employees of the towing business, other than the applicant, shall be permitted on the property. (P)
6. Towed Vehicles. Storage of any towed vehicle shall be prohibited on the property. (P)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

#### **23SN0064**

In Dale Magisterial District, Greenyard RMF is a request to rezone from Agricultural (A) to Multifamily Residential (R-MF) District plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 58.24 acres known as 6805 Greenyard Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential use. Tax ID 771-658-3254.

Ms. Hall introduced Case 23SN0064. She stated staff received no comments on the case, and the Planning Commission and staff recommended approval subject to the conditions in the staff report.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

On motion of Mr. Holland, seconded by Mr. Ingle, the Board approved Case 23SN0064, subject to the following proffered conditions:

The Owners and Applicant in this rezoning Case 21SN0680 pursuant to Section 15.2-2298 of the Code of Virginia (1950, as amended) and the Zoning Ordinance of Chesterfield County, Virginia, for themselves and their respective successors or assigns, proffer that the property under consideration, being more particularly described in the application (collectively, the "Property") will be developed according to the following proffered conditions, if and only if, the request submitted herewith is granted with only those conditions agreed to by the owners and applicant. In the event the above-referenced application is not granted by the Board of Supervisors of

Chesterfield County, these proffers shall be withdrawn and are null and void.

These Proffered Conditions include two (2) exhibits:

Exhibit A - Conceptual Plan, which is defined as that certain exhibit entitled "Attain at Swift Creek" dated June 13, 2023, prepared by Bonaventure (the "Concept Plan").

Exhibit B - Multifamily Conceptual Elevations and Renderings prepared by Bonaventure

**GENERAL**

1. Master Plan. The Textual Statement, last revised May 2, 2023, shall be considered the Master Plan for the Property. (P)
2. Conceptual Master Plan. The site shall be designed in general conformance with the Concept Plan, provided that the exact number, location and style of buildings, drive areas, parking areas, common areas, open spaces, pedestrian elements, features and other improvements shown on the Concept Plan are conceptual in nature and may vary in detail as required for final approval at the time of plans review, or compliance with governmental regulations. (P)
3. Density. The maximum number of dwelling units permitted on the Property shall be 344 multifamily dwelling units. (P)
4. Sidewalks. Sidewalks shall be a minimum of five (5) feet wide and constructed of concrete along both sides of each interior private street right of way, with modifications approved by the Planning Department. (P)
5. Pedestrian Connection. A pedestrian trail may be constructed from the Property Tax ID 773658059200000 to provide connectivity, pending referenced property owner agreement. The exact design, location and surfacing of the connector trail shall be reviewed and approved at the time of plans review. Additionally, off site sidewalks shall be constructed along Court Yard Road (adjacent to Property Tax ID 772658874400000) from the subject property to the internal access drive, and along the access drive to the same adjacent property referenced above. Said sidewalk shall be designed and constructed to County sidewalk policy standards, to be reviewed and approved at the time of plans review. In the event the Applicant/Developer is unable to acquire any off-site right-of-way that is necessary for the improvement described above, the Applicant/ Developer may request, in writing, that Chesterfield County acquire such right-of-way as a public improvement. All costs associated with the acquisition of the right-of-way shall be borne by the Applicant/Developer. Should the County elect to pursue right-of-way acquisition for the sidewalk, said sidewalk shall be constructed within six (6) months of acquisition. In the event Chesterfield County chooses not to assist the Applicant/ Developer/ in acquisition of

the off-site right-of-way, the Applicant/ Developer shall be relieved of the obligation to acquire the "off-site" right-of-way and the improvement. (P)

6. Street Trees. Street trees shall be planted along both sides of the interior roads and the primary entrance road from Court Yard Road and Greenyard Road into the development. (P)
7. Lighting. Street lights, if installed, shall be decorative and residential in character with a non-glare design. Light poles shall have a maximum height of fifteen (15) feet and shall be located generally along the interior roads, with final locations being approved in connection with plans review. The exact design and location (but not the extent) of the street lights shall be approved by the Planning Department in connection with plan review for each section. (P)
8. Driveways/Front Walks. All private driveways shall be hardscaped (concrete, asphalt or pavers). Paved or concrete front walks from buildings shall be provided a minimum of three (3) feet in width. (P)
9. Foundation Plantings. Foundation planting beds shall be required along the entire front façade of buildings excluding garages, stairs and walkways accessing porches and patios. Foundation planting beds that extend a minimum of one third (1/3) of the length of the side elevation (as measured from the front corner of the unit) are also required on building side elevations that are adjacent to public streets. Foundation planting beds shall contain a minimum of fifty (50) percent evergreen material with one (1) shrub per three (3) linear feet wide as measured from the unit foundation. Unit corners shall be visually softened with vertical accent shrubs (4'-5' at the time of planting) or small evergreen trees (6'-8' at the time of planting). (P)
10. Amenities.
  - a. The Property shall include focal points to provide high visual interest, comprised of the following:
    - (i) an Amenity Site on the Property, and (ii) at the entrances to the Property from Greenyard Road and Court Yard Road, and may include other common areas and open space in the form of entrance areas, pocket parks, and other natural areas. The Amenity Site shall be improved with a clubhouse and may include such other amenities as provided in subdivision (b) of this paragraph, and connected to all portions of the Property by pedestrian elements. The exact design and location (but not the extent) of the amenities shall be approved by the Planning Department in connection with plan review for the Amenity Site. The clubhouse shall be approximately 5,000 square feet and include a pool.
  - b. Common and open space areas of the Property that are not located within a resource protection area (RPA) shall include common spaces for use by all owners,

residents, tenants, guests and invitees of all or any specific portions of the Property, designed to include amenities that add high visual interest, which will include not less than four (4) of the following elements: decorative pedestrian-style lighting; benches; landscaped areas; plantings; bike racks; plazas; water features; gathering areas; multi-purpose open lawn (for use for such activities as bocce ball and Frisbee golf); native plant meadow; grilling areas; fire pit areas; outdoor dining areas; dog park; fitness stations; community gardens; picnic shelters; birdwatching areas; and other pedestrian elements approved at time of plan review.

- c. Pedestrian trails, walks and paths of not less than five (5) feet in width shall be added to provide interconnection within the development, which shall be constructed of either a paved or natural material. The exact location of any trail/walk/path may be determined by the Owner in connection with plans review. The exact design, material and location of pedestrian trails/walks/paths shall be approved by the Planning Director or designee in connection with plan approval. Surface trails of pervious materials may be constructed and maintained, together with clearing immediately adjacent thereto, in resource protection areas in such locations and configurations as may be approved by the Director of the Department of Environmental Engineering or designee. (P)
- 11. Best Management Practice. Any above-ground wet stormwater management facilities shall have a fountain-type or underwater aerator and shall be designed and landscaped as a water feature for the development, subject to review and approval by the Director of the Department of Environmental Engineering at the time of Plan Review. (P), (EE)
- 12. Elevations. Development of the property shall be in general conformance with the architectural appearance (incorporating similar, but not necessarily identical design elements, style and materials) shown on Multifamily Conceptual Elevations and Renderings prepared by Bonaventure Exhibit B. Any substantial modifications shall be approved by the Director of Planning in connection with plans review. (P)
- 13. Exterior Facades.
  - a. Materials for portions of roofs visible from ground level shall be architectural/dimensional asphalt composition shingle or better with a minimum 30-year warranty, pre-finished copper, or standing seam metal roof. Materials for horizontal portions of roofs not visible from ground level may be comprised of Thermoplastic Polyolefin membrane or equivalent as approved by the Planning Director.

- b. Acceptable siding materials shall include brick, stone, composition, hardiplank, engineered wood (e.g. LP Smartside) and horizontal lap siding. Multifamily buildings will be comprised of not less than 25% of masonry as siding. Horizontal lap siding shall be manufactured from natural wood, or cement fiber board. Plywood and metal siding are not permitted. Painted wood trim is not permitted. Dutch lap siding is not permitted.
  - c. Multifamily buildings located adjacent to the clubhouse amenity area shall include on the clubhouse-facing facades gable accents substantially as shown on page 14 of Exhibit B. (P)
- 14. Building Height. No multiple-family dwelling building shall exceed the lesser of four (4) stories or 60 feet. (P)
- 15. Unit Composition. No greater than twelve percent (12%) of the units comprising the project shall have three (3) bedrooms. No multiple family dwelling units shall have greater than three (3) bedrooms. (P)
- 16. Screening of Mechanical, Refuse. Any mechanical units shall be ground mounted or roof mounted. Any mechanical units that are ground mounted and any common refuse containers shall be screened with landscaping, a masonry wall to match the masonry on the buildings, or an opaque fence. Any mechanical units that are roof mounted shall be screened by architectural features and materials which are compatible with the building façade architecture. Screening shall be designed so as to block such mechanical units or refuse containers from view by persons on any public streets. The specific method of screening shall be approved at the time of plan review. (P)
- 17. Heating, Ventilation, and Air Conditioning (HVAC) Units and House Generators. Units shall initially be screened from view of public roads by landscaping or low maintenance material, as approved by the Planning Department. (P)
- 18. No Storage of Vehicles. Parking lots shall not be used for the temporary storage of trailers, inoperable automobiles, and recreational vehicles. (P)
- 19. Public Safety.
  - a. Access Control. Owner shall install electronic access control devices on common exterior pedestrian apartment building doors and include electronic pushbutton keypads by these doors for police access. Owner shall provide the keypad code to the Chesterfield County Emergency Communications Center (ECC) and management shall provide any updates to the ECC.
  - b. Balcony Design. Dwelling unit balconies shall be designed and constructed with minimum fifty percent

(50%) visually transparent materials/methods, as approved at time of site plan review

- c. Owner shall install full cut-off, pole-mounted, minimum 70 CRI-rated LED luminaires to illuminate sidewalks, parking areas and refuse collection areas with a minimum maintained illumination level of 1.0 foot-candle, as measured at grade. Uniformity level for all illumination shall not exceed a factor of 8:1.
  - d. Deciduous and evergreen shrubs and trees with mature natural growth habits greater than three (3) feet in height shall not be planted within a 10-foot radius of any common pedestrian apartment building entrance or exit. (P)
20. Greenyard Road Access Point. To the extent possible, the applicant shall preserve existing tree cover on either side of the proposed roadway from Greenyard Road to the first roundabout entering the property as shown on Exhibit A. (P)

#### **TRANSPORTATION**

21. Road Cash Proffers. The applicant, sub-divider, or assignee(s) shall pay \$4,796 for each multifamily dwelling unit to Chesterfield County for road improvements within the service district for the property. Each payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit unless state law modifies the timing of the payment. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner determined by the County. (B & M)
22. Road Improvements. To provide for an adequate roadway system, prior to the issuance of any certificate of occupancy, the Owner/Developer shall construct additional pavement and associated improvements along the eastbound lanes of Ironbridge Road (Route 10) at the Route 10/Ironbridge Marketplace signalized intersection to provide an adequate left turn lane. If the improvement is provided by other(s), as determined by the Transportation Department, then the improvements shall no longer be required by the Owner/Developer. The exact design and length of the improvement shall be approved by the Transportation Department. (T)

#### **ENVIRONMENTAL**

23. Super Silt Fence, or an alternative as approved by the Director of the Department of Environmental Engineering, shall be provided as a perimeter control. (EE)
24. On-site detention/retention shall be provided such that the 50-year post-development peak discharge rate shall not exceed the 10-year pre-development peak discharge rate. (EE)

25. Sediment traps and basins sized at least 25% larger than the minimum Virginia Erosion and Sediment Control Handbook's standard shall be provided. (EE)
26. Anionic PAM, Flexible Growth Medium, and/or a County-approved equivalent shall be applied to denuded areas adjacent to steep slopes equal to or greater than 20 percent during construction and at final stabilization in the locations shown on plans approved by Environmental Engineering at the time of plans review. (EE)
27. Steep slopes equal to or greater than 20 percent shall remain in their natural, undisturbed state to the maximum extent practicable, unless otherwise approved by the Department of Environmental Engineering. In locations where the disturbance of slopes greater than 20 percent is unavoidable, enhanced erosion and sediment control measures will be provided as directed by the Department of Environmental Engineering at the time of plans review. The Department of Environmental Engineering shall approve the exact design and implementation of these standards. (EE)

#### **UTILITIES**

28. Utilities Improvements. To provide for an adequate wastewater system at the time of complete development, the Owner/Developer shall be responsible for the following utility infrastructure improvements (the "Utilities Improvements"). If any of the Utilities Improvements are provided by others, as determined by the Utilities Department, then the specified Utilities Improvements shall no longer be required by the Owner/Developer. The exact design of the Utilities Improvements shall be approved by the Utilities Department:
  - a. A private on-site wastewater pumping station to access the public wastewater system (the "Private Pump Station") which is to only serve the Attain at Swift Creek project that is being developed as a single property. (U)
29. Utilities Improvements Phasing.
  - a. A gravity wastewater line extension of the public wastewater system to the boundary of the Property or to such other location as may be approved by the Utilities Department at the time of plan review.
  - b. The Owner/Developer shall construct the Private Pump Station prior to issuance by the County of a certificate of occupancy for any building on the Property. (U)
30. Any new structure on the Property requiring domestic water and wastewater service shall use the County water and wastewater systems. (U)
31. Prior to or simultaneous with any tentative subdivision plan or site plan approval, whichever occurs first, a utility plan for the Property shall be submitted to and

approved by the Utilities Department (the "Overall Water and Wastewater System Plan"). Utilities for this development, and phasing thereof, shall conform to the approved utilities plan or as otherwise approved by the Utilities Department. (U)

32. Following approval of the Overall Water and Wastewater Systems Plan and approval of the site plan for the Property, the mutually agreed utility easements and dedication of property consistent with the Overall Water and Wastewater Systems Plan shall be provided to the County, at no cost to the County. Dedications shall be provided as described below.

a. Property for the Middle Swift Creek Wastewater Pumping Station and related facilities, as a regional component of the public wastewater system (collectively, the "Regional Wastewater Pumping Station"), which shall be a minimum of two (2) acres, together with the appropriate access to a public road.

b. Wastewater/Sewer easements to facilitate conveyance of wastewater to and from the Regional Wastewater Pumping Station. (U)

33. Following the approval of an Overall Water and Wastewater System Plan, upon request of the County, access to the property and easements shall be provided, at no cost on standard County documents, in the location of the improvements shown on the approved Overall Water and Wastewater System Plan, for the construction of public waterlines and wastewater lines independent of the timing of this development. (U)

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

#### **23SN0004**

In Dale Magisterial District, Magnolia Crossing Amendment is a request for amendment of zoning approval (Case 19SN0602) relative to Garages and modify development standards and amendment of zoning district map in a Residential (R-15) District on 39.67 acres known as 9401, 9411, 9501, 9521, 9545 9555, and 9601 Hopkins Road and 4500 Old Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (1.5 dwellings per acre or less). Tax IDs 785-666-8528, 8563, 8746, 9880; 785-667-8727, 8755; 786-666-3851; and 786-667-3619.

Ms. Summer Hobson, principal planner, provided details relative to Case 23SN0004. She stated the applicant is requesting to amend Case 19SN0602 relative to elevations, porch materials, variation in front facades, driveways and front walkways, garages, pedestrian pathway materials, and recreational space. She further stated staff recommends approval of the request, because the proposed amendment

maintains the same quality development proposed in the case being amended.

Mr. Jeff Geiger, representing the applicant, stated the applicant is requesting to amend Case 19SN0602 relative to elevations, porch materials, variation in front facades, driveways and front walkways, garages, pedestrian pathway materials, and recreational space. No changes to the conceptual layout plan, which is included in this report as Exhibit B, are proposed. He noted the subdivision will have three different lot types. He stated high quality residential development addresses the Comprehensive Plan goals for strong and sustainable neighborhoods that are visually attractive, well-planned, and well-maintained. Further, he stated the purpose and intent of the zoning ordinance to promote the health, safety, convenience, and general welfare of the public includes the creation of convenient, attractive, and harmonious communities, protection against overcrowding of land, and protection of the natural environment. As such, he stated developments that promote unique, viable and long-lasting places and enhance the community are encouraged.

Mr. Carroll called for public comment.

Mr. Greg Allen expressed concerns relative to houses with garages on smaller lots in the subdivision and visual impact of front-loading garages.

Ms. Renae Eldred reiterated Mr. Allen's concerns.

There being no one else to speak to the issue, the public hearing was closed.

Mr. Geiger, joined by Mr. Rob Loftis, vice president land - D.R. Horton, provided a rebuttal to the Board and addressed concerns presented by those who spoke in opposition, specifically relative to attaining cost efficiency in new construction homes.

Discussion, questions and concerns by the Board ensued relative to size of house with garages compared to the smaller size of the lots; bikeways and trails/sidewalk policy; proposed amendment to the elevations for the case and proposed changes to recreational amenities; and impact to traffic on Hopkins Road.

On motion of Mr. Holland, seconded by Mr. Ingle, the Board deferred Case 23SN0004 for 60 days to the Board's regularly scheduled meeting on October 25, 2023.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.

Nays: None.

**16. PUBLIC HEARINGS**

**16.A. TO CONSIDER LEASES FOR INSTALLATION OF SOLAR POWER GENERATION EQUIPMENT ON COUNTY PROPERTY**

Mr. John Neal stated this date and time has been advertised for the Board to consider leases for installation of solar power generation equipment on county property. He further stated as part of the solar power purchase agreement contract and implementation process, the county must approve leases for the placement of the solar panels on roofs of County buildings. He stated these leases will coincide with the 25-year term of the power purchase agreement. He noted the vendor, SunTribe, is responsible for all installation, maintenance activities, as well as the eventual removal of the panels at the end of the term.

Mr. Carroll called for public comment.

Ms. Renae Eldred expressed concerns relative to potential contaminants in solar panels and environmental safety.

There being no one else to speak to the issue, the public hearing was closed.

Planning staff, Mr. Neal and Mr. Devin Welch, Chief Executive Office for SunTribe, responded to Board member's questions and concerns relative to the installation and future maintenance of solar power generation equipment on county property.

On motion of Mr. Winslow, seconded by Mr. Holland, the Board approved leases for installation of solar power generation equipment on county property.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.

Nays: None.

**16.B. TO ADOPT AN ORDINANCE TO VACATE A PORTION OF TOWER LIGHT ROAD IN MAP OF WINTERFIELD AND SEVERAL OTHER TRACTS OF LAND**

Mr. Dean Sasek stated this date and time has been advertised for the Board to adopt an ordinance to vacate a portion of Tower Light Road in map of Winterfield and several other tracts of land.

Mr. Carroll called for public comment.

Mr. Will Shewmake urged the Board to table the item in order to research the network connectivity in that area of the county.

There being no one else to speak to the issue, the public hearing was closed.

Discussion and questions ensued relative to the timing of vacation in anticipation of a future project in conjunction to the Midlothian Special Area Plan and the need for immediate action of the Board.

No action was taken by the Board.

**16.C. TO CONSIDER THE SALE OF COUNTY PROPERTY AT 120 MEADOWVILLE ROAD**

Mr. Jesse Smith stated this date and time has been advertised for the Board to consider the sale of county property at 120 Meadowville Road. He further stated on July 26, 2023, the Board declared county property at 120 Meadowville Road surplus. He stated Emerson Ventures, LLC, a Virginia limited liability company, has presented a Real Estate Contract to the county to purchase the property for \$35,000.00, contingent upon approval of the Board of Supervisors.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

Discussion and questions ensued relative to the sale of the property.

On motion of Mr. Ingle, seconded by Mr. Winslow, the Board authorized the conveyance of county property at 120 Meadowdale Road to Emerson Ventures, LLC, a Virginia limited liability company, and authorized the County Administrator to execute the contract and deed.

Ayes: Carroll, Ingle, Winslow, Holland and Miller.

Nays: None.

**16.D. TO CONSIDER AN ORDINANCE TO AMEND COUNTY CODE SECTION 7-3 (PRECINCT BOUNDARIES AND POLLING PLACES) TO CHANGE POLLING PLACE LOCATIONS FOR WALTON PARK VOTING PRECINCT (520), GATES VOTING PRECINCT (201), AND MIDLOTHIAN NORTH VOTING PRECINCT (518)**

Mr. Jeff Mincks stated this date and time has been advertised for the Board to consider an ordinance to amend County Code Section 7-3 (precinct boundaries and polling places) to change polling place locations for Walton Park Voting Precinct (520), Gates Voting Precinct (201), and Midlothian North Voting Precinct (518). He further stated the change to the polling place for Walton Park Voting Precinct (520) is proposed because the owner of the current polling place (Stonehenge Golf & Country Club) no longer wants to allow the location to serve as a polling place. He stated the change to the polling place for Gates Voting Precinct (201) is proposed because the current polling place (O.B. Gates Elementary School) also serves as the polling place for the Gates East Voting Precinct (219), and the polling place is too small to accommodate both precincts; parking has proven to be an issue for voters. He further stated the change to the polling place for Midlothian North Voting Precinct (518) is proposed because the current polling place is too small to accommodate the number of registered voters in the precinct; parking has proven to be an issue for voters.

Mr. Carroll called for public comment.

There being no one to speak to the issue, the public hearing was closed.

On motion of Mr. Holland, seconded by Mr. Winslow, the Board adopted the following ordinance:

**AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING SECTION 7-3 RELATING TO PRECINCT BOUNDARIES AND POLLING PLACES**

**BE IT ORDAINED by the Board of Supervisors of Chesterfield County:**

- (1) *That Section 7-3 of the Code of the County of Chesterfield, 1997, as amended, is amended as follows:*

**Sec. 7-3. - Precinct boundaries and polling places.**

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*Walton Park Voting Precinct (520):*

Beginning at the point where the center line of Coalfield Road (State Route 754) intersects the center line of U. S. Route 60 (Midlothian Turnpike); thence southwardly along the center line of Coalfield Road to its intersection with a creek known as Tributary 7 of Falling Creek; thence southwardly along the center line of said tributary creek the southwestern edge of Census Block 510411009302010; thence southwardly along the southwestern edge of Census Block 510411009302010 to its intersection with Walton Bluff Parkway (State Route 3750); thence northwardly along the center line of Walton Bluff Parkway to its intersection with Walton Lake Drive (State Route 5300); thence eastwardly along the center line of Walton Lake Drive to its intersection with Triton Springs Drive (State Route 5310); thence northwardly along the center line of Triton Springs Drive to its intersection with Queensgate Road (State Route 5312); thence northwardly along the center line of Queensgate Road to its intersection with Walton Park Road (State Route 624); thence northwardly along the center line of Walton Park Road to its intersection with Lancey Drive (State Route 4150); thence northwardly along the center line of Lancey Drive to its intersection with Old Country Lane (State Route 1084); thence westwardly along the center line of Old Country Lane to its intersection with Ashtree Road (State Route 1073); thence westwardly along the center line of Ashtree Road to its intersection with Rossmere Drive (State Route 3116); thence along the center line of Rossmere Drive to its intersection with Glengate Road (State Route 1070); thence northwardly along the center line of Glengate Road to its intersection with Walton Park Road; thence northwardly along the center line of Walton Park Road to its intersection with Walton Park Lane (State Route 668); thence northwardly along the center line of Walton Park Lane to its intersection with Browns Way Road; thence eastwardly along the centerline of Browns Way Road to its intersection with U. S. Route 60 (Midlothian Turnpike); thence westwardly along the center line of U. S. Route 60 to its intersection with the center line of Coalfield Road, the point and place of beginning.

The voting place for Walton Park Voting Precinct shall be Midlothian Middle School, 13501 Midlothian Turnpike.

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*Gates Voting Precinct (201):*

Beginning at the point where the center line of Iron Bridge Road (State Route 10) intersects the center line of State Route 288 (World War II Veterans Memorial Highway); thence southwardly along the center line of Iron Bridge Road to its intersection with Courthouse Road (State Route 2099); thence eastwardly along the center line of Courthouse Road to its intersection with Krause Road (State Route 903); thence southwardly along the center line of Krause Road to its intersection with Iron Bridge Road; thence westwardly along the center line of Iron Bridge Road to its intersection with Beach Road (State Route 655); thence southwestwardly along the center line of Beach Road to its intersection with Swift Creek; thence westwardly along the center line of Swift Creek as it meanders to its intersection with Qualla Road (State Route 653); thence northwardly along the center line of Qualla Road to its intersection with State Route 288; thence eastwardly along the center line of State Route 288 to its intersection with Iron Bridge Road, the point and place of beginning.

The voting place for Gates Voting Precinct shall L.C. Bird High School, 10301 Courthouse Road.

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*Midlothian North Voting Precinct (518):*

Beginning at the point where the center line of Winterfield Road (State Route 714) intersects the boundary line between the County of Chesterfield and the County of Powhatan; thence southwestwardly along said boundary line to its intersection with the center line of Route 288; thence southwardly along said line to its intersection with the center line of U.S. Route 60 (Midlothian Turnpike); thence eastward along said line to its intersection with the Southern Railroad right-of-way; thence eastwardly along the center line of said right-of-way to its intersection with Winterfield Road (State Route 714); thence northwardly along the center line of Winterfield Road (State Route 714) to its intersection with the boundary line between the County of Chesterfield and the County of Powhatan, the point and place of beginning.

The voting place for Midlothian North Voting Precinct shall be Mt. Pisgah United Methodist Church, 1100 Mount Pisgah Drive.

- (2) *That this ordinance shall become effective immediately upon satisfaction of the requirements of Section 24.2-129 of the Code of Virginia.*

Ayes: Carroll, Ingle, Winslow, Holland and Miller.  
Nays: None.

17. REMAINING MANUFACTURED HOME PERMITS AND ZONING REQUESTS

There were no remaining manufactured home permits and zoning requests.

18. FIFTEEN-MINUTE CITIZEN COMMENT PERIOD ON UNSCHEDULED MATTERS

There were no requests to address the Board at this time.

19. ADJOURNMENT

On motion of Mr. Holland, seconded by Mr. Carroll, the Board adjourned at 9:16 p.m. until September 27, 2023, at 2:00 p.m. for a work session to be held in Room 502.

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Joseph P. Casey  
County Administrator

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Kevin P. Carroll  
Chairman