



CHESTERFIELD COUNTY
CHESTERFIELD, VIRGINIA 23832

AGENDA
February 19, 2020

BOARD OF SUPERVISORS

LESLIE A.T. HALEY
CHAIR
MIDLOTHIAN DISTRICT
KEVIN P. CARROLL
VICE CHAIR
MATOACA DISTRICT
JIM A. INGLE
BERMUDA DISTRICT
CHRISTOPHER M. WINSLOW
CLOVER HILL DISTRICT
JAMES M. HOLLAND
DALE DISTRICT

JOSEPH P. CASEY, Ph.D.
COUNTY ADMINISTRATOR

1:00 p.m. Work Session (Audio & Presentations) - Administration Building, Room 502

- 1. Call to Order, Board of Supervisors**
- 2. Call to Order, School Board**
- 3. Approval of Minutes**
- 4. Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation**
- 5. Work Sessions**
 - A. Every Day Excellence - Sheriff, Fire and Police
 - B. Proposed FY2021-2025 County Capital Improvement Program and the Proposed FY2021-2025 School Capital Improvement Program
 - C. School Board Adjournment
 - D. Projected FY2021 General Fund Revenues/Operating Budget Preview
 - E. Financial Independence Impact Team
 - F. Proposed FY2021 Utilities' Operating Budget and the FY2021–2025 Capital Improvement Program
 - G. Proposed Curbside Recycling Program Fee
 - H. General Assembly Update
- 6. Reports**
 - A. District Improvement Funds (DIF) Monthly Report
- 7. Fifteen-Minute Citizen Comment Period on Unscheduled Matters**

8. Recess for Dinner

6:00 p.m. Evening Session - Public Meeting Room

9. Invocation

The Honorable Jim Holland, Dale District Supervisor

10. Pledge of Allegiance

Mr. Scott Zaremba, Deputy County Administrator

11. County Administration Update

12. Board Member Reports

13. Resolutions and Special Recognitions

A. Recognition of the Participants Who Completed the First My Chesterfield Academy

14. New Business

A. Appointments

1. Chesterfield County Airport Advisory Board
2. Community Criminal Justice Board
3. Preservation Committee
4. Virginia's Gateway Region Board
5. Personnel Appeals Board

B. Consent Items

1. Adoption of Resolutions
 - a. Resolution Recognizing Mr. Jody L. Atkins, Department of General Services, Fleet Services Division, Upon His Retirement
 - b. Resolution Recognizing Ms. Judith Beck, Department of Social Services, Upon Her Retirement
 - c. Resolution Recognizing Mr. John Hudgins, Building Inspection, Upon His Retirement
 - d. Resolution of Support for the Proposed Nash Road Extension Alignment

- e. Resolution Supporting Construction of Lambert Landing at Jefferson Davis Highway, Elokomin Avenue, and Rio Vista Street Using Proceeds from IRS Section 42 Tax Credits Issued by the Virginia Housing Development Authority (VHDA)
 - f. Resolution Supporting Construction of the Maple Woods Apartments at Jefferson Davis Highway and Myron Avenue, Using Low Income Housing Tax Credits Issued by the Virginia Housing Development Authority Under Their Revitalization Area Designation
 - g. Resolution Supporting Construction of the Austin Woods Apartments Using Proceeds from Tax-Exempt Bonds Issued by the Virginia Housing Development Authority Under Their Mixed-Income Program
 - h. Resolution Supporting Construction of the Watermark Gardens Apartments at 7100 Iron Bridge Road, Using Low-Income Housing Tax Credits Issued by the Virginia Housing Development Authority Under Their Revitalization Area Designation.
 - i. Resolution Supporting Refinancing of the Meridian Apartments at Watermark Using Proceeds from Tax-Exempt Bonds Issued by the Virginia Housing Development Authority Under Their Mixed-Income Program
2. Real Property Requests
- a. Acceptance of Parcels of Land
 - 1. Acceptance of a Parcel of Land Along Iron Bridge Road from Austin Woods Development Co.
 - 2. Acceptance of a Parcel of Land Along Lonas Parkway from HHHunt Wescott, LLC
 - 3. Acceptance of a Parcel of Land Along Willis Road from Scannell Properties #394, LLC
3. Request to Quitclaim a Portion of a Variable Width SWM/BMP Easement Across the Property of Shawn D. Dunn
4. Conveyance of an Easement to Virginia Electric and Power Company
5. Award of Construction Contract for County Project #19-0002, Cherrytree Lane Wastewater Assessment District
6. Award of Construction Contract for the County Complex Regenerative Stormwater Conveyance Project.

7. Authorization to Proceed with Grant Requests for Transit Demonstration Funds for the Route 1 Transit Service and Technical Assistance Funds for a Route 60 Transit Feasibility Study
8. Authorize Advertisement of Proposed Ordinance Changes for the FY2021 Water and Wastewater Utility Rates
9. Authorize Advertisement of 2020 Calendar Year Tax Rates and Other Required Legal Notices and Public Hearings Related to the Proposed FY2021 Budget
10. Set a Public Hearing to Consider an Amendment to *The Comprehensive Plan*, Chapter 10: The Land Use Plan, General Land Use Guidelines for Urban Development Areas
11. Set a Public Hearing to Consider the Claim of Julia Griffith and Kathleen Bowen, Executors of the Estate of Michael William Bowen for Surplus Tax Sale Funds
12. Authorize the County Administrator, in Collaboration with the School Superintendent, to Contract with a Management Consulting Firm for the Purposes of Conducting a Teacher Recruitment, Retention and Salary Study
13. Acceptance of State Roads
14. Curbside Recycling Fee Model and Rate
15. Lease Extension of Property at Centre Court for Use by the Economic Development Department
16. Approval of Grant Agreement with DuPont Specialty Products USA, LLC.

15. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

16. Deferred Items

17. Requests for Manufactured Home Permits and Rezoning Placed on the Consent Agenda to be Heard in the Following Order:

- **Withdrawals/Deferrals**
- **Cases Where the Applicant Accepts the Recommendation and There is No Opposition**
- **Cases Where the Applicant Does Not Accept the Recommendation and/or There is Public Opposition Will Be Heard at Section 18**

- A. 20SN0537: Collington East, LLC, Matoaca District

18. Public Hearings

- A. To Consider an Amendment to the FY2020-FY2025 Secondary Road Construction Six-Year Plan

B. To Consider a Code Amendment Relating to Mailing of Written Orders

19. Remaining Manufactured Home Permits and Zoning Requests

20. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

21. Adjournment

A. Adjournment and Notice of Next Scheduled Meeting of the Board of Supervisors



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 5.B.

Subject:

Proposed FY2021-2025 County Capital Improvement Program and the Proposed FY2021-2025 School Capital Improvement Program

Board Action Requested:

Hold a joint work session on the proposed FY2021-2025 County Capital Improvement Program and the proposed FY2021-2025 School Capital Improvement Program.

Summary of Information:

This joint work session will be a comprehensive review of the County Capital Improvement Program (CIP) and the School CIP. The County CIP encompasses a five-year period, FY2021-2025, and proposes funding for new facilities, renovations and expansions of existing facilities, transportation and technology projects. The Proposed CIP sets forth a plan for the acquisition, development, enhancement or replacement of public facilities to serve County residents as guided by the Public Facilities Plan. Availability of funds is driven by the County's adherence to financial and debt management policies established by the Board of Supervisors. Details of the plan and an update on current projects will be reviewed at the work session.

The School CIP sets forth a plan for the acquisition, development, enhancement, or replacement of school facilities to serve County residents as guided by the Public Facilities Plan. Details of the plan and an update on current projects will be reviewed at the work session. There is no action requested of the Board during the work session. A public hearing on the CIP is scheduled for March 25, 2020, followed by budget adoption on April 8th. The County Charter requires adoption of the CIP by May 1st.

Attachments:

1. CIP and Revenue Work Session 021920 Agenda Item

Preparer: Andrea Peek, Director of Budget and Management

Approved By:

PROPOSED FY21-25 CIP & REVENUE WORK SESSION

JOINT BOARD OF SUPERVISORS &
SCHOOL BOARD WORK SESSION
FEBRUARY 19, 2020




AGENDA

- Schools Capital Plan Overview
- County Capital Plan Overview
- Revenue Review
- Calendar/Next Steps

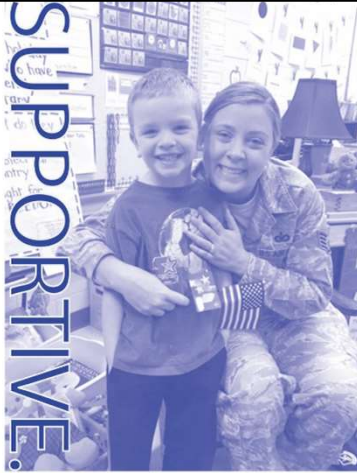


SCHOOLS CAPITAL PLAN OVERVIEW

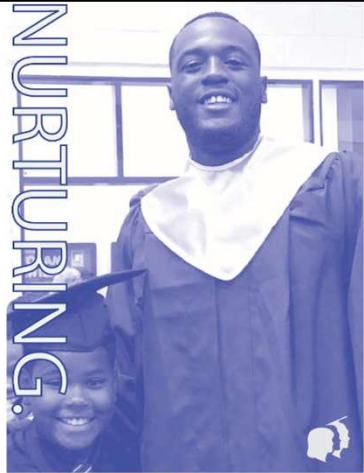
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Capital Improvement Plan FY 21-25

Dr. Thomas W. Taylor, Deputy Superintendent

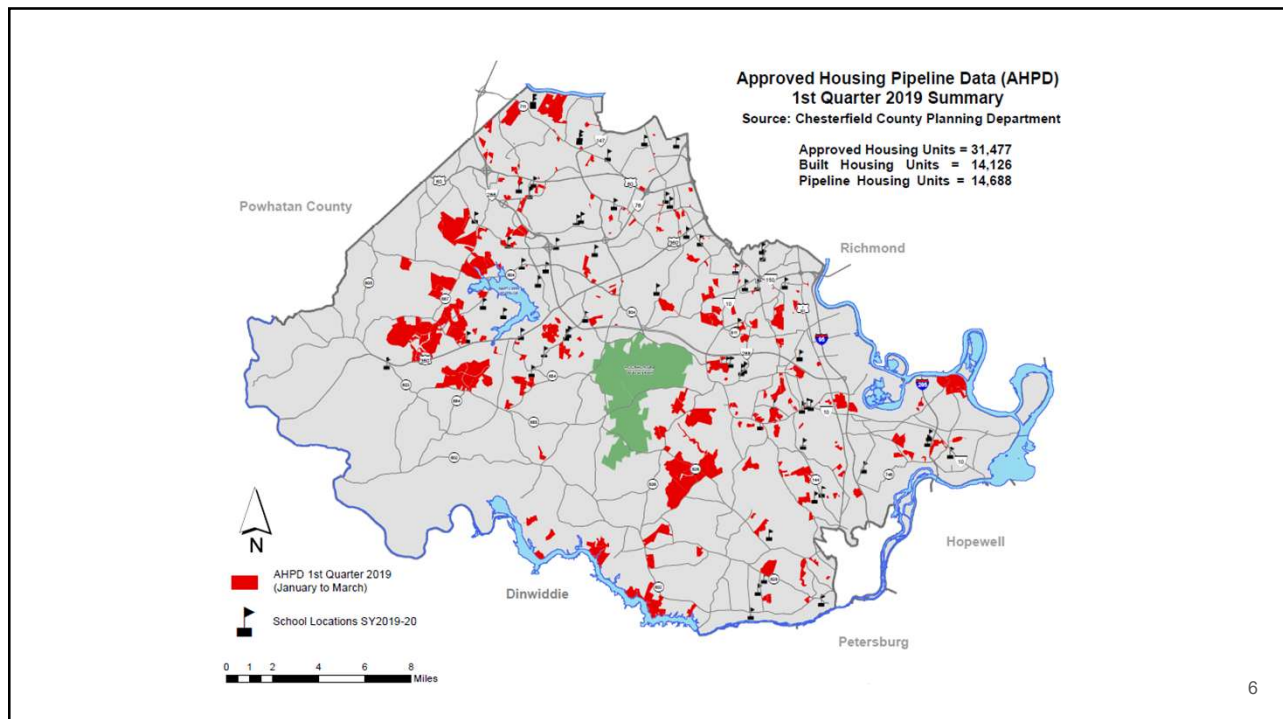
Chesterfield County Public Schools Presented to Joint Meeting of the Board of Supervisors & School Board * February 19, 2020

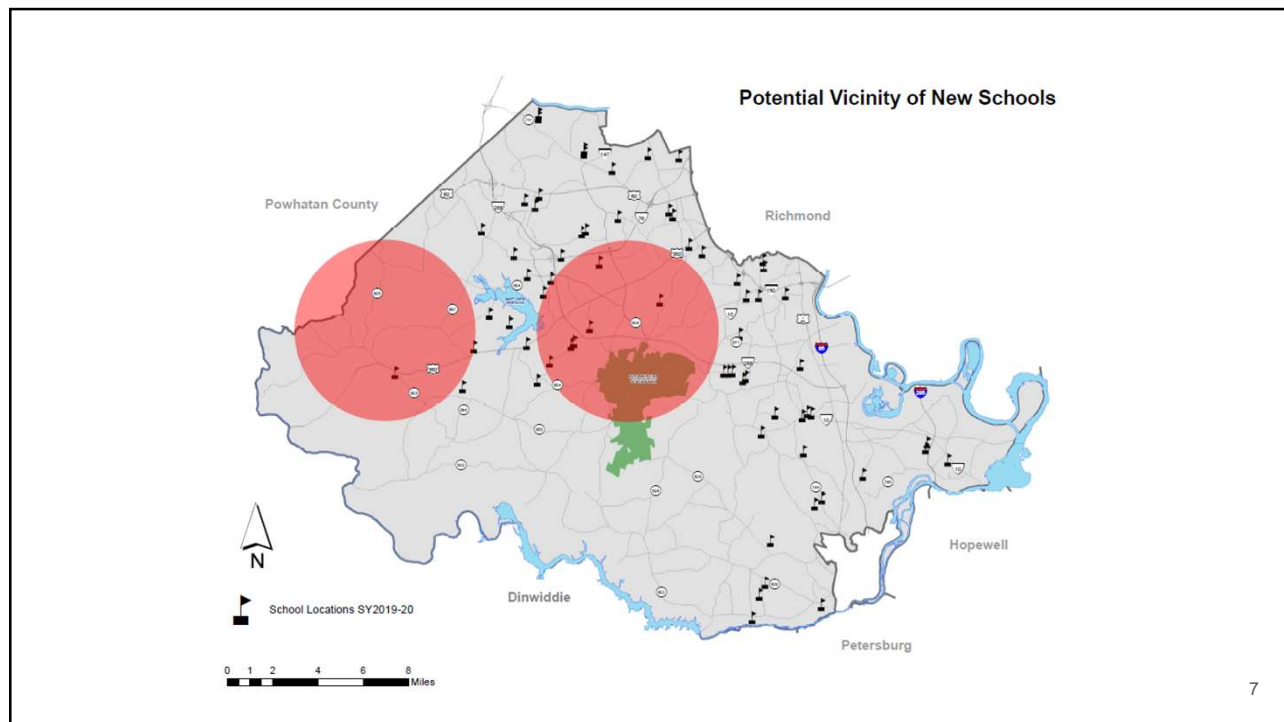


CIP GOALS: Respond to Need

1. Plan for major maintenance and major asset replacements in a proactive and cyclical manner
2. Relieve overcrowding and manage growth
3. Assess facilities condition and respond in real time
4. Find solution sets to capital issues through operational efficiency

5





CIP Solutions

1. Establish a **Major Maintenance** Reserve and continue to add to Capital Major Maintenance from Operations (Pay Go), building toward a 2.5% of insurance value per year reserve for major maintenance
2. **Manage Growth** and Relieve Overcrowding:
 - a. Assess programmatic opportunities and spot redistricting opportunities to relieve pressure at the high school level
 - b. 1 New Middle School (Central Area)
 - c. 1 New Middle School (360 West)
 - d. 1 New Elementary (360 West)
3. **Facility Condition/Age** - Replace, Renovate, Refurbish:
 - a. Replacements/Renovations: AM Davis ES (FCI), Bensley ES (FCI), Falling Creek MS (FCI), Grange Hall ES (age = 98 yrs), Midlothian MS (age = 96 yrs)
4. **Operational Efficiency:**
 - a. Combined centralized operational services to free up programmatic space

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Priorities

- | | |
|---|---|
| 1. Major Maintenance | 14. Build Matoaca MS (Phase 2) |
| 2. Build 1 New Middle School | 15. Build Combined Schools Central Office |
| 3. Build 1 New Middle School | 16. Build 4 Transportation Regional Offices |
| 4. Build 1 New High School | and |
| 5. Build 1 New Elementary | Parking Lots |
| 6. Build 1 New Elementary | 17. Refurbish James River HS |
| 7. Replace AM Davis ES | 18. Refurbish Manchester HS |
| 8. Replace Bensley ES | 19. Refurbish CTC@Courthouse |
| 9. Replace Grange Hall ES | 20. Refurbish Swift Creek ES |
| 10. Replace Falling Creek MS | 21. Refurbish Providence ES |
| 11. Replace Midlothian MS | 22. Refurbish Alberta Smith ES |
| 12. Reimagine Thomas Dale West | 23. Refurbish Hopkins ES |
| 13. Reimagine Carver College & Career Academy | 24. Refurbish Gordon ES |
| | 25. Refurbish Bellwood ES |

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Priorities

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Financial Plan for CIP

Chesterfield County Public Schools 2021-2025 Proposed CIP Financial Summary							
Sources		FY21	FY22	FY23	FY24	FY25	Total FY21-25
CIP Reserve Transfer (Other-Pay as you go)		9,219,100	9,719,100	10,219,100	10,719,100	11,219,100	51,095,500
Debt Financing-GO Bonds		5,535,714	13,535,714	98,731,714	115,539,714	55,765,714	289,108,570
VPSA Bonds		23,950,000	8,650,000				32,600,000
School Nutrition		875,000					875,000
Total Sources		39,579,814	31,904,814	108,950,814	126,258,814	66,984,814	373,679,070
Uses	Completion	FY21	FY22	FY23	FY24	FY25	Total FY21-25
New Build (relief and growth)							
360 W Elementary School (Magnolia Green Area)	Fall 2022	23,950,000	8,650,000				32,600,000
Middle School (Matoaca/Dale - Central)	Fall 2024		2,000,000	23,483,000	41,617,000		67,100,000
Middle School (Clover Hill/Matoaca - 360 South)	Fall 2024		2,000,000	23,483,000	41,617,000		67,100,000
New Elementary School (Matoaca/Middlethian - 360W)	Fall 2026				2,000,000	23,115,000	25,115,000
Subtotal of New Build		23,950,000	12,650,000	46,966,000	85,234,000	23,115,000	191,915,000
Replace: Renovate, Refurbish							
Rebuild AM Davis ES (FCI)	Fall 2024		2,000,000	23,115,000	11,385,000		36,500,000
Rebuild Bensley ES (FCI)	Fall 2024		2,000,000	23,115,000	11,385,000		36,500,000
Rebuild Grange Hall ES	Fall 2026				2,000,000	23,115,000	25,115,000
Rebuild Falling Creek MS	Fall 2027					2,000,000	2,000,000
Rebuild Middlethian MS	Fall 2027					2,000,000	2,000,000
Total Replace, Renovate, Refurbish		-	4,000,000	46,230,000	24,770,000	27,115,000	102,115,000
Major Maintenance	Ongoing	5,535,714	5,535,714	5,535,714	5,535,714	5,535,714	27,678,570
MM transfer from Operating	Ongoing	8,867,500	9,367,500	9,867,500	10,367,500	10,867,500	49,337,500
Security Enhancements	Ongoing	351,600	351,600	351,600	351,600	351,600	1,758,000
Total Major Maintenance		14,754,814	15,254,814	15,754,814	16,254,814	16,754,814	78,774,070
School Nutrition		875,000					875,000
Grand Total		39,579,814	31,904,814	108,950,814	126,258,814	66,984,814	373,679,070

Note: Magnolia Green is not on the 2013 or Potential 2020 referendum

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Financial Plan for Potential Bond

Chesterfield County Public Schools 2020 Proposed Bond Referendum for School Capital Projects (2021-2027)								
Sources		FY21	FY22	FY23	FY24	FY25	FY26	FY27
Debt Financing-GO Bonds		5,184,114	13,184,114	94,380,114	115,188,114	51,414,114	24,920,114	88,418,116
Total		5,184,114	13,184,114	94,380,114	115,188,114	51,414,114	24,920,114	88,418,116
Uses	Completion	FY21	FY22	FY23	FY24	FY25	FY26	FY27
New Build (relief and growth)								
Middle School (Matoaca/Dale - Central)	Fall 2024		2,000,000	21,483,000	41,617,000			
Middle School (Clover Hill/Matoaca - 360 South)	Fall 2024		2,000,000	21,483,000	41,617,000			
New Elementary School (Matoaca/Middlethian - 360W)	Fall 2026				2,000,000	23,115,000	11,385,000	
Subtotal of New Build		-	4,000,000	42,966,000	85,234,000	23,115,000	11,385,000	-
Replace: Renovate, Refurbish								
Rebuild AM Davis ES (FCI)	Fall 2024		2,000,000	23,115,000	11,385,000			
Rebuild Bensley ES (FCI)	Fall 2024		2,000,000	23,115,000	11,385,000			
Rebuild Grange Hall ES	Fall 2026				2,000,000	23,115,000	11,385,000	
Rebuild Falling Creek MS	Fall 2027					-	23,483,000	41,617,000
Rebuild Middlethian MS	Fall 2027					-	23,483,000	41,617,000
Total Replace, Renovate, Refurbish		-	4,000,000	46,230,000	24,770,000	23,115,000	36,868,000	83,234,000
Major Maintenance	Ongoing	5,184,114	5,184,114	5,184,114	5,184,114	5,184,114	5,184,114	5,184,116
Total Major Maintenance		5,184,114	5,184,114	5,184,114	5,184,114	5,184,114	5,184,114	5,184,116
Grand Total Bond Financed Projects		5,184,114	13,184,114	94,380,114	115,188,114	51,414,114	24,920,114	88,418,116

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A Great Partnership

Working together: Efficient Use of Space

- Support for CTE Programming to meet student and community needs = open High School seats, relieve pressure
- Support for Combined Central Office facility to optimize efficiency = open High School seats, relieve pressure
- Support for access to John Tyler Community College to support Early College Academies = open High School seats, relieve pressure
- Continued use of old Harrowgate Elementary School site to relieve pressure at other schools and/or use as a swing school for rebuilds and new builds

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CIP GOALS: Respond to Need

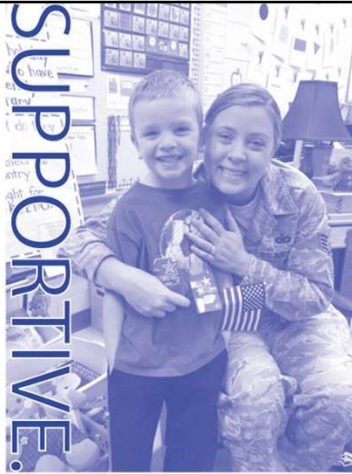
1. Plan for major maintenance and major asset replacements in a proactive and cyclical manner
2. Relieve overcrowding and manage growth
3. Assess facilities condition and respond in real time
4. Find solution sets to capital issues through operational efficiency

14

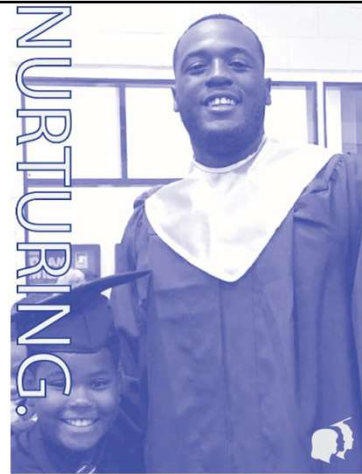
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Chesterfield County Public Schools

Capital Improvement Plan FY 21-25

Dr. Thomas W. Taylor, Deputy Superintendent

Presented to Joint Meeting of the Board of Supervisors & School Board * February 19, 2020

COUNTY CAPITAL PLAN OVERVIEW

REFERENDUM REVIEW

2004

\$341.7M approved for schools (5 new + 13 reno/additions), public safety, library, transportation and park improvements

2013

- Initial \$304M expanded to \$402M to accommodate full school rebuilds
- \$49M approved to replace the county's emergency communications system

2013 Bond Referendum Status

Project Name	Status
Monacan High School Renovation	Completed (9/2016)
Providence Middle School Renovation	Completed (1/2018)
Beulah Elementary School Replacement	Completed (9/2018)
Enon Elementary School Replacement	Completed (1/2019)
Old Hundred Elementary School	Completed (9/2019)
Manchester Middle School Replacement	In Progress (9/2020)
Matoaca Elementary School Replacement	In Progress (9/2020)
Harrowgate Elementary Replacement	In Progress (9/2020)
Ethrick Elementary Replacement	In Progress (9/2021)
Reams Elementary School Replacement	In Progress (9/2021)
Crestwood Elementary Replacement	In Progress (9/2021)
Communications System	In Progress (9/2022)

Estimated Debt Capacity Under Existing Policy Ratios



- The County currently has four key "Tax Supported" Debt Policy Ratios.
- "Tax-Supported" debt includes bonds issued for County and School projects.
- The table below shows the County's current policy levels, ratio calculations as of FY19, estimated calculations as of the end of FY20, and the amount of estimated additional debt capacity under the Planning Cap for each ratio, assuming even annual issuance during FY21-27 with a 20 year term and a 5% interest rate.

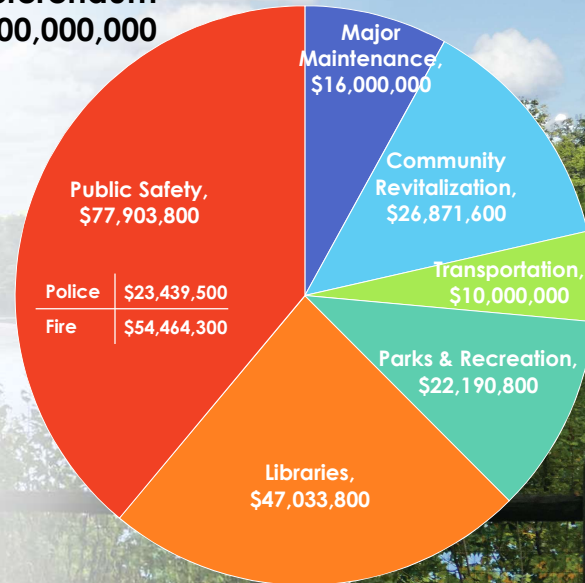
Ratio	Planning Cap	Planning Ceiling (Floor)	FY 19 Actual	FY 20 Projected	FY 21-27 Debt Capacity under Cap
Debt as a Percentage of Assessed Value	2.50%	3.00%	1.15%	1.54%	\$ 1,005,000,000
Debt to Personal Income	5.00%	6.00%	2.80%	3.73%	\$ 760,000,000
Debt Service as a percentage of General Governmental Expenditures	10.00%	11.00%	6.47%	7.77%	\$ 725,000,000
10 Year Payout Ratio	65.00%	60.00%	74.90%	68.02%	\$ 665,000,000

PROPOSED 2020 REFERENDUM

Total Proposed 2020 Bond Referendum
\$200,000,000

Project Criteria

- Critical, time-sensitive, needs
- Strategic Plan alignment
- Major maintenance issues
- Public Facilities Plan alignment
- Maximizing existing resources –Rebuilds/Renovations
- Eliminating lease space
- Community revitalization efforts



PROPOSED 2020 REFERENDUM

PUBLIC SAFETY
\$77.9M

LIBRARIES
\$47.0M

PARKS & RECREATION
\$22.2M

- **Chester, Ettrick, and Matoaca Fire Station Replacements**
- Clover Hill and Dutch Gap Fire Station Renovations
- Highlands Fire Station (Partial)
- New Hull Street, **Midlothian**, and Westchester Police Stations

- **Clover Hill Library Renovation/Expansion**
- **Enon Library Replacement**
- LaPrade Library Renovation

- Cogbill Park
- Falling Creek Pedestrian Access/Picnic/Trails
- Horner Park
- **Parks Development, Countywide**
- **River City Sportsplex**

PROPOSED 2020 REFERENDUM

**COMMUNITY
REVITALIZATION**
\$26.9M

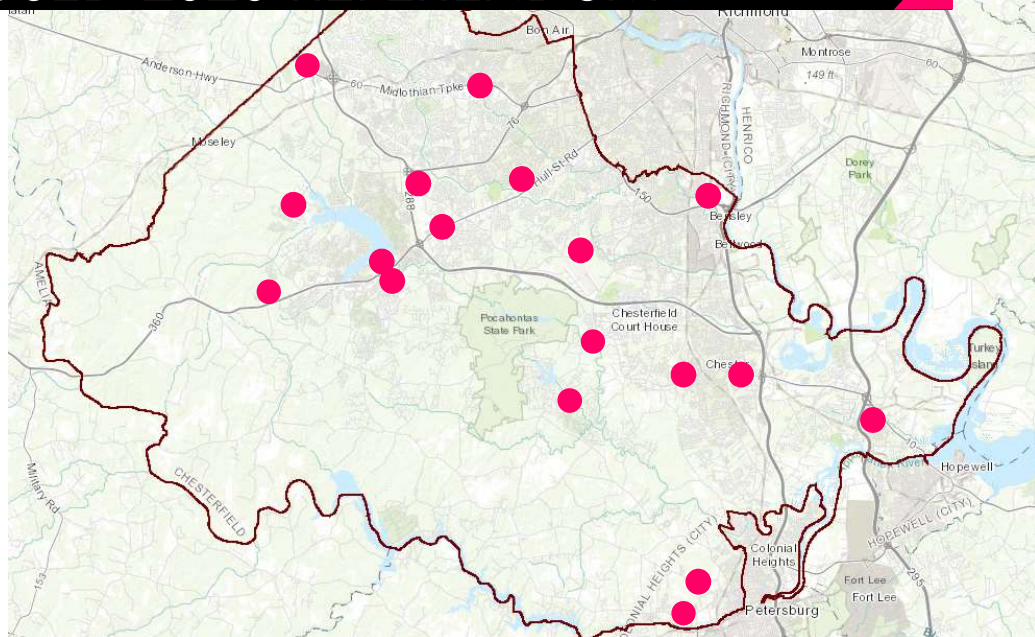
**MAJOR
MAINTENANCE**
\$16.0M

TRANSPORTATION
\$10.0M

- Focusing on specific revitalization areas, providing infrastructure improvements such as sidewalks, trails, parks, stormwater, utility relocation; to also include land acquisition
- Middle Swift Creek Trunk Line
- Supporting general major maintenance such as HVAC repair/replacements, generator repair/replacements, exterior lighting, roof replacements, paving
- **General road improvements and Smart Scale**
(to complement other funding sources for transportation)

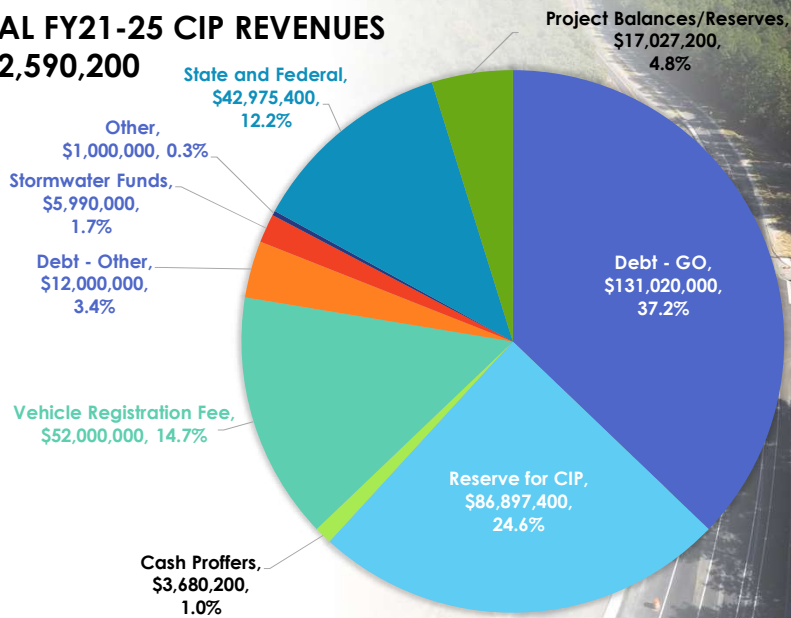
PROPOSED 2020 REFERENDUM

●
Proposed 2020 Bond
Referendum Projects



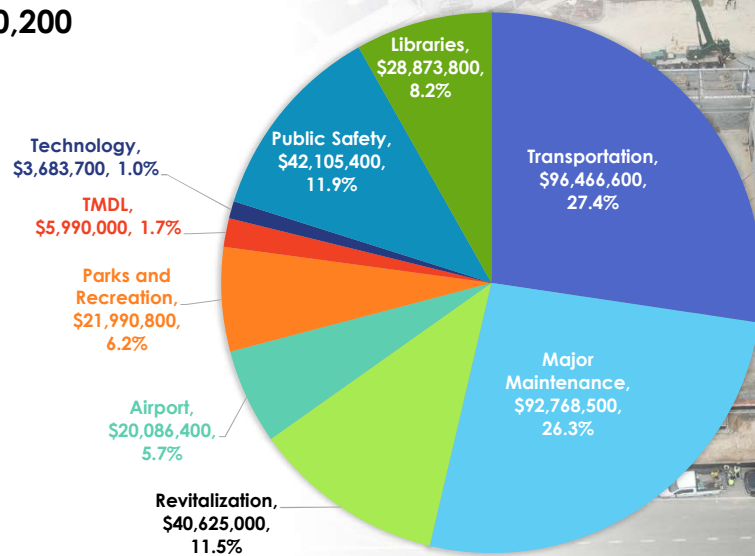
BIG PICTURE OVERVIEW, REVENUES

TOTAL FY21-25 CIP REVENUES
\$352,590,200

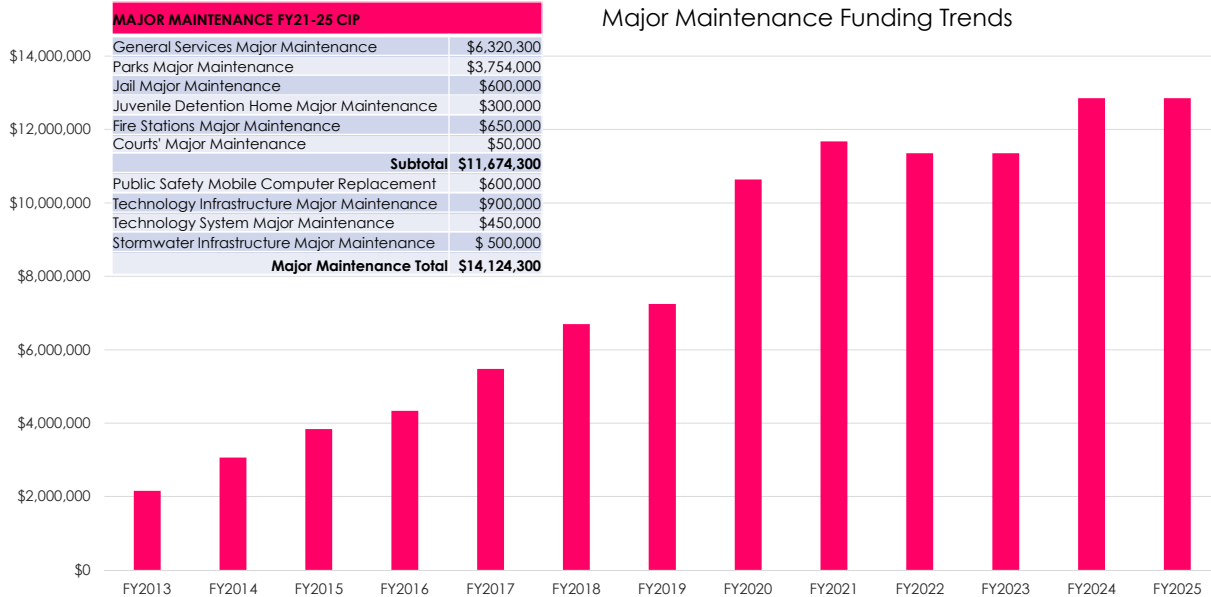


BIG PICTURE OVERVIEW, EXPENSES

TOTAL FY21-25 CIP EXPENSES
\$352,590,200



CARE OF EXISTING ASSETS



POLICY COMPLIANCE COMMITMENT

Ratio	Actual 30-Jun-19	Planning Cap	Planning Ceiling
Debt as a Percentage of Assessed Value	1.15%	2.50%	3.00%
Debt to Personal Income	2.8%	5.00%	6.00%
Debt Service as a Percentage of General Government Expenditures	6.47%	10.00%	11.00%
10 Year Payout Ratio	74.9%	65.00%	60.00%

- County funds significant portion of CIP w/current revenues - 5% of GF (RFCIP); any unused pay-go funds are reserved for future capital needs
- Maintenance of capital assets policy commits to funding 2.5% of replacement costs annually
- 5-year plan roadmap
- On-going costs supported by on-going, stable revenues – reserves used for one-time expenditures, unanticipated emergencies

UPDATE ON CURRENT PROJECTS

**BAXTER PERKINSON CENTER FOR ARTS,
EDUCATION & COMMUNITY**



RIVER CITY SPORTSPLEX EXPANSION



**AIRPORT RUNWAY
EXTENSION**

MAGNOLIA GREEN FIRE STATION



MIDLOTHIAN LIBRARY DESIGN



FALLING CREEK RESERVOIR



GENERAL MM

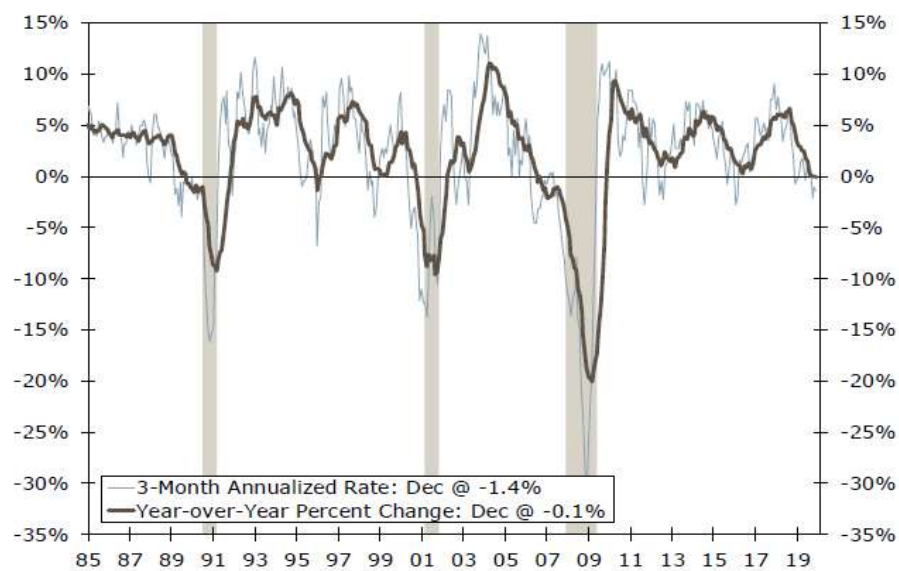


QUESTIONS OR COMMENTS?

REVENUE WORK SESSION

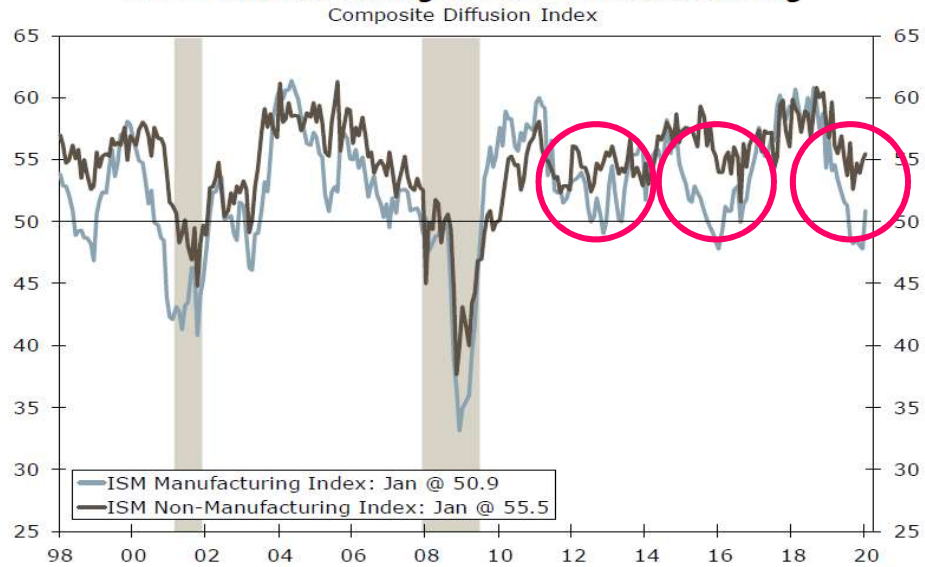
NATIONAL TRENDS

Leading Economic Index



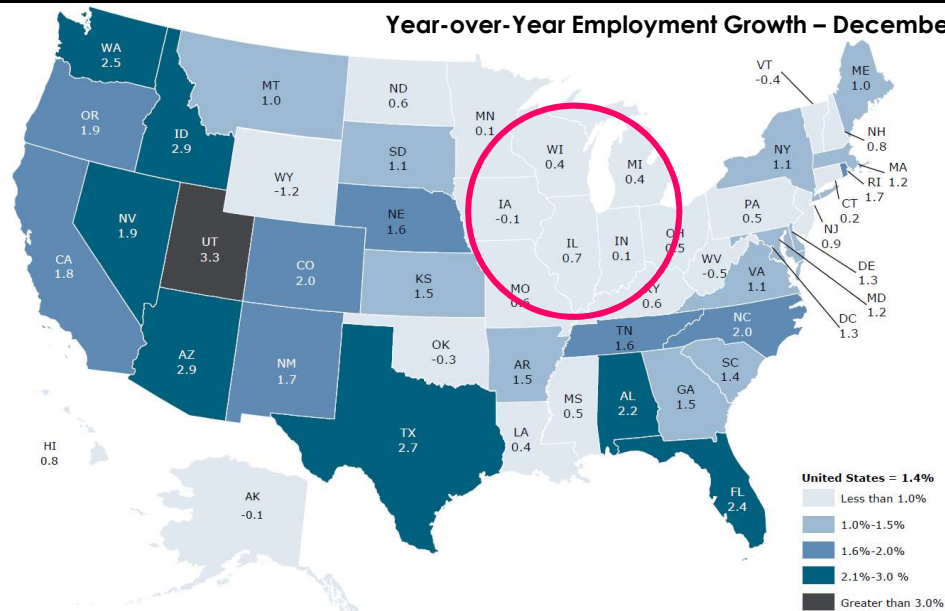
NATIONAL TRENDS

ISM Manufacturing & Non-Manufacturing



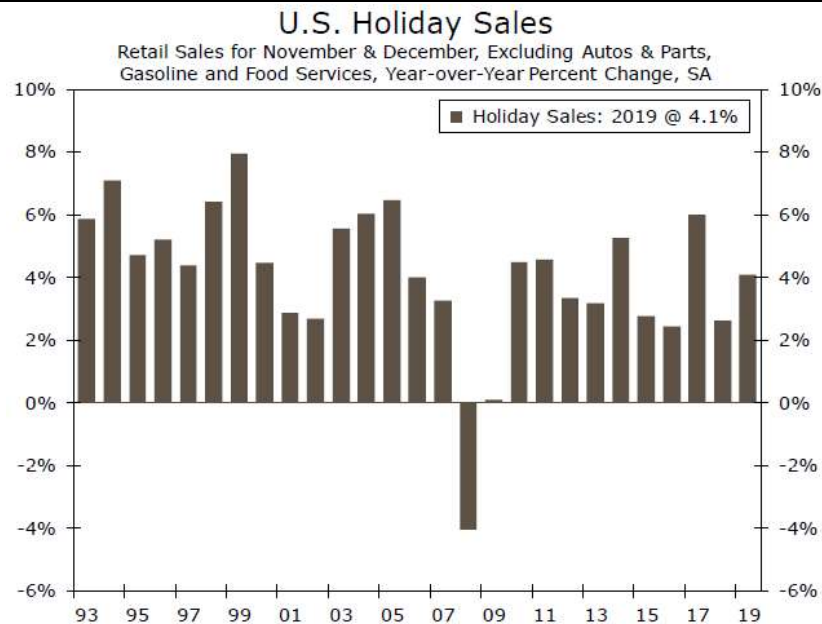
NATIONAL TRENDS

Year-over-Year Employment Growth – December 2019

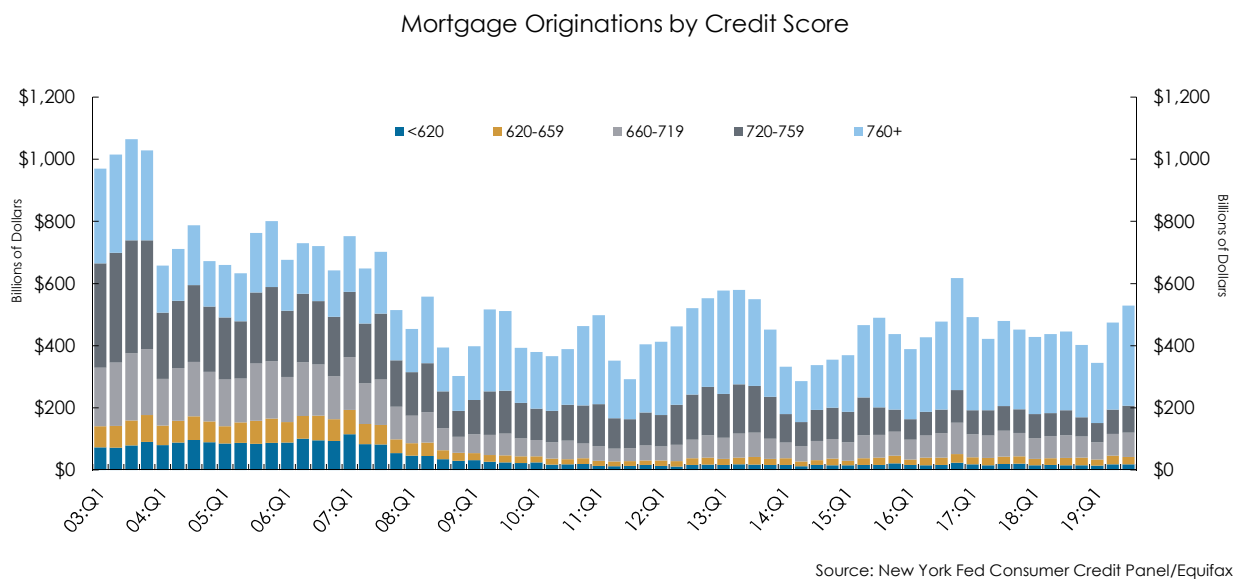


Source: U.S. Department of Labor and Wells Fargo Securities

NATIONAL TRENDS



NATIONAL TRENDS

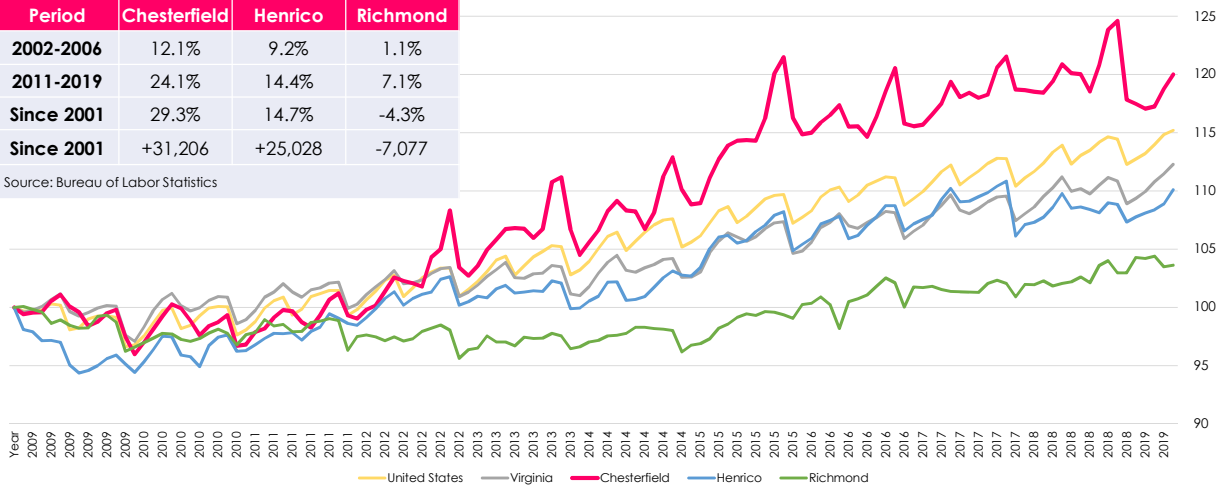


STRONG LOCAL FUNDAMENTALS

Growth in Number of Employees since 2009

Period	Chesterfield	Henrico	Richmond
2002-2006	12.1%	9.2%	1.1%
2011-2019	24.1%	14.4%	7.1%
Since 2001	29.3%	14.7%	-4.3%
Since 2001	+31,206	+25,028	-7,077

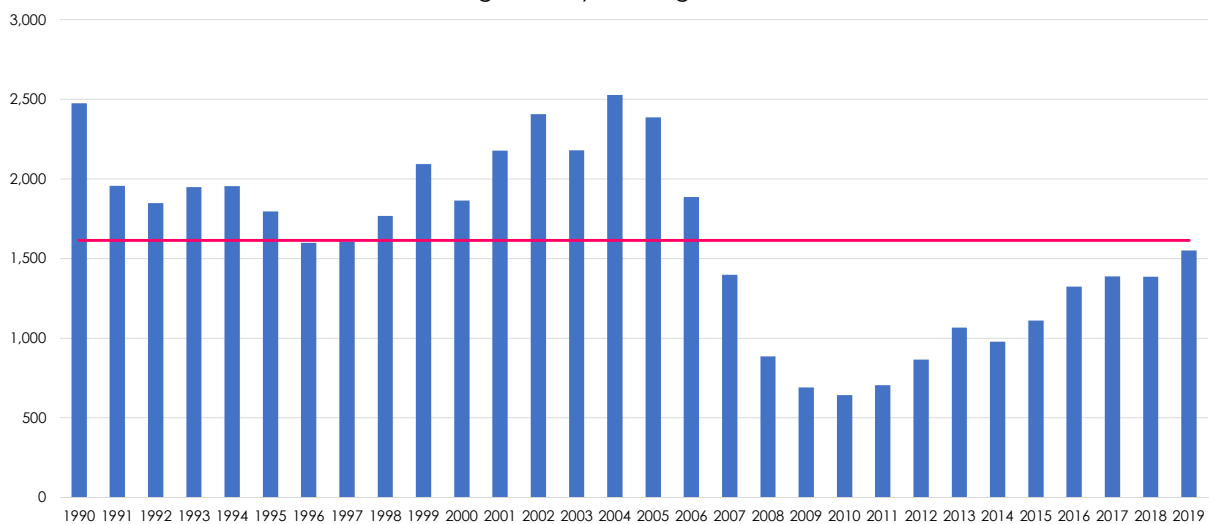
Source: Bureau of Labor Statistics



Source: Quarterly Census of Employment and Wages

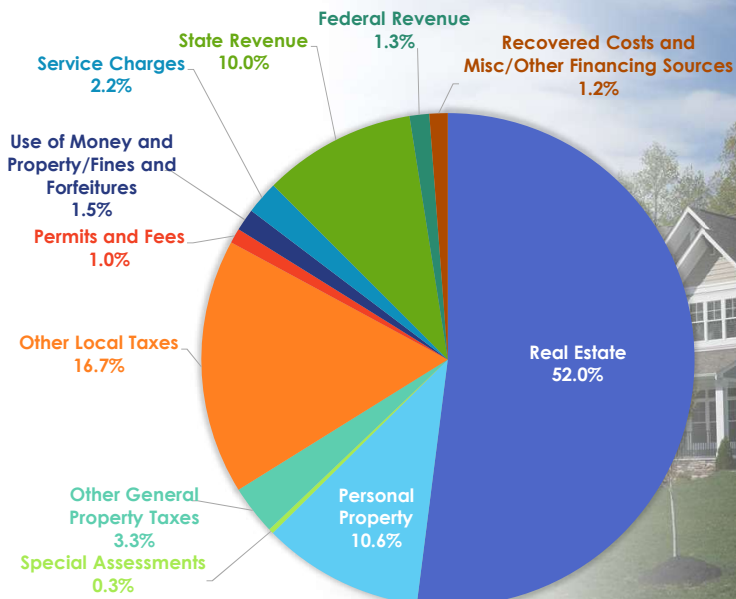
STRONG LOCAL FUNDAMENTALS

Single Family Building Permits



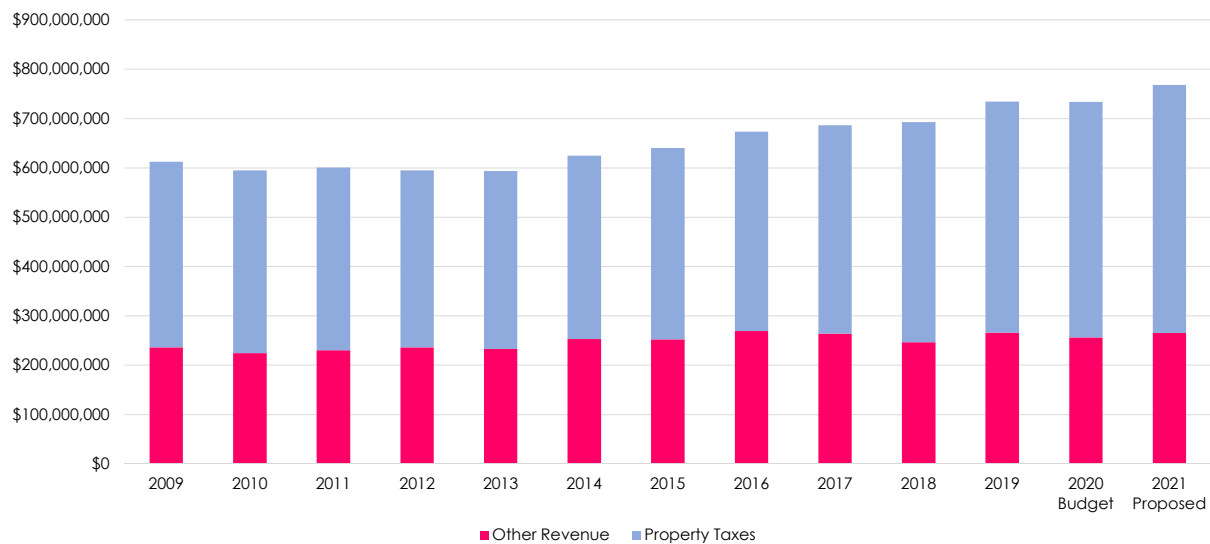
Source: Chesterfield County Department of Building Inspections

FY21 REVENUE OVERVIEW



LONG TERM TREND

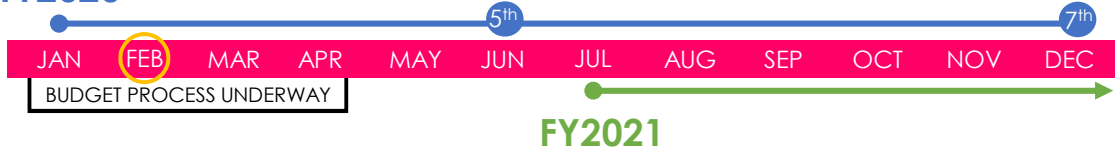
General Fund Revenue



FORECASTING REVENUES

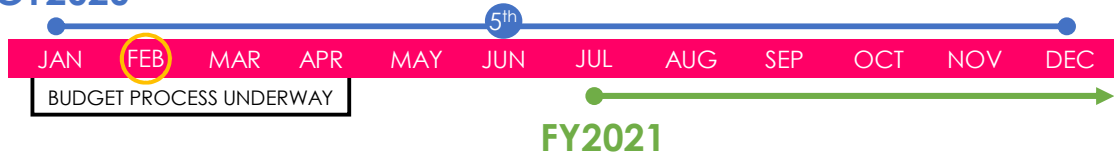
REAL ESTATE TAX COLLECTIONS

TY2020

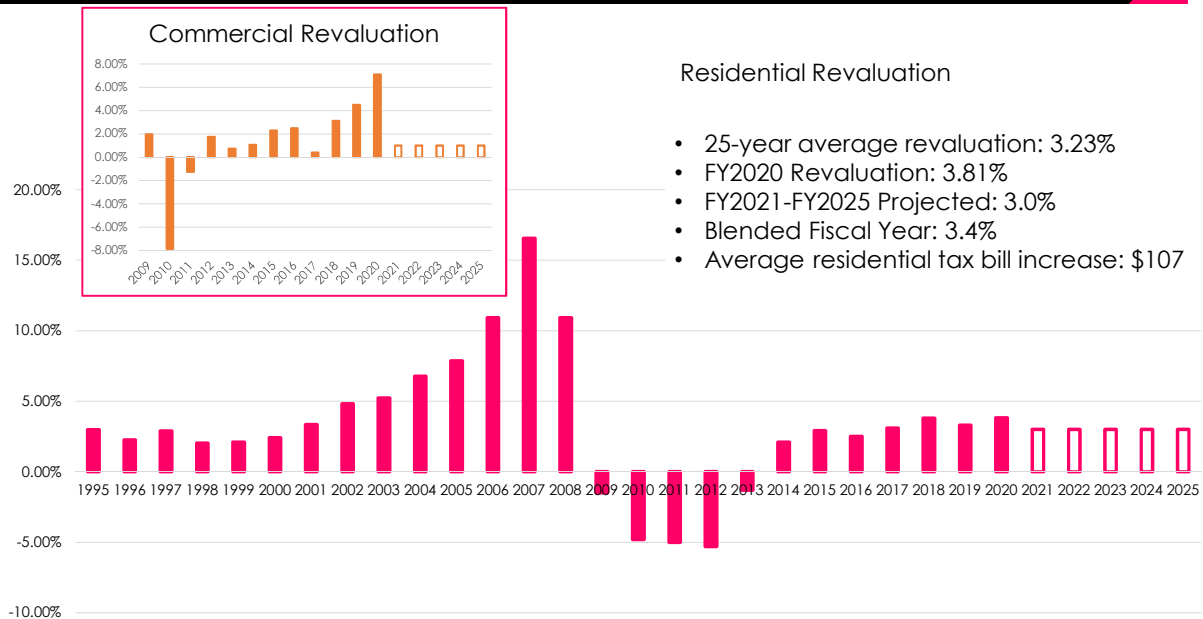


PERSONAL PROPERTY TAX COLLECTIONS

CY2020

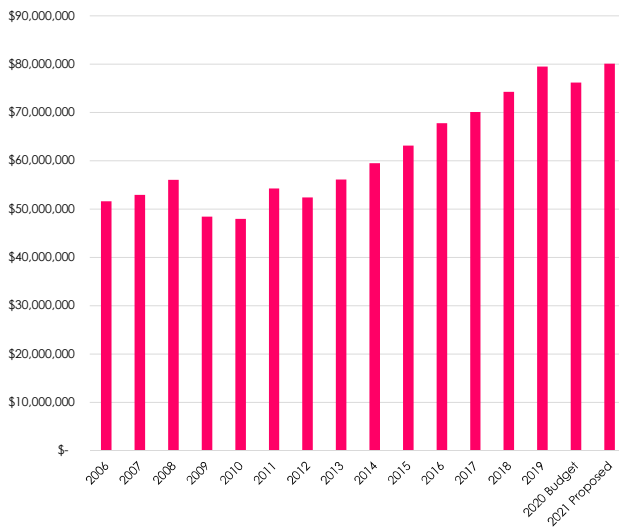


REAL ESTATE

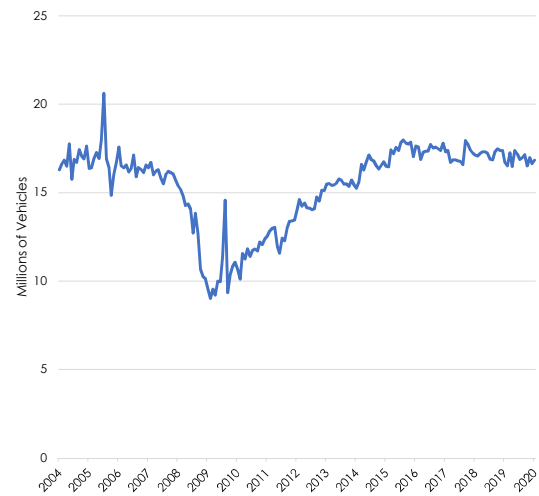


PERSONAL PROPERTY

Personal Property Revenue



Light Vehicle Sales



CONSUMERS

2019 HOUSEHOLD DEBT

Americans increased debt by \$606 billion from a year earlier

Category	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Annual Change
Mortgage	\$9.12	\$9.24	\$9.41	\$9.44	\$9.56	\$0.44
HE Revolving	\$0.41	\$0.41	\$0.40	\$0.40	\$0.39	\$(0.02)
Auto Loan	\$1.27	\$1.28	\$1.30	\$1.32	\$1.33	\$0.06
Credit Card	\$0.87	\$0.85	\$0.87	\$0.88	\$0.93	\$0.06
Student Loan	\$1.46	\$1.49	\$1.48	\$1.50	\$1.51	\$0.05
Other	\$0.41	\$0.40	\$0.41	\$0.43	\$0.43	\$0.02
Total	\$13.54	\$13.67	\$13.86	\$13.95	\$14.15	\$0.606

Note: Dollars in trillions; Other includes retail cards and consumer installment loans

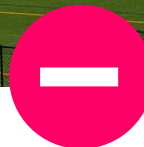
Source: New York Fed Consumer Credit Panel/Equifax



OTHER REVENUES



- Vehicle Rental Tax: \$131,600, 8.1%
- Recordation Tax: \$806,500, 12.0%
- Sales tax: \$1,566,700, 2.96% (budget to budget); 2% (over fiscal 20 performance)



- **General state revenue: \$673,900, 0.9%**
- Occupancy taxes: \$(433,700), -7.2%
- Telecommunications taxes: \$(678,400), -5.4%
- All other local taxes: \$167,200, 0.36%

PROPOSED REVENUE SUMMARY

Revenue Source	FY2020 Budget	FY2021 Proposed	Change
General Property Taxes	\$477,858,600	\$501,095,100	\$23,236,500
Other Local Taxes	\$125,269,900	\$126,792,300	\$1,522,400
Permits and Fees	\$7,268,700	\$7,318,700	\$50,000
Use of Money and Property / Fines and Forfeitures	\$5,366,700	\$11,081,700	\$5,715,000
Service Charges	\$14,946,900	\$16,348,800	\$1,401,900
State Revenue	\$75,156,600	\$75,830,500	\$673,900
Federal Revenue	\$9,743,400	\$9,875,200	\$131,800
Recovered Costs and Miscellaneous/Other Financing Sources	\$8,499,800	\$9,098,000	\$598,200
Total	\$724,110,600	\$757,440,300	\$33,329,700

Note: Total does not include use of reserves; total as shown is 4.5% above FY2020 budget.



EXPENSE OVERLAY/RATE RECOMMENDATION

- Staff recommends advertising real estate tax rate not to exceed \$0.95
- Tax bills increasing even at same rate
- \$0.95 supports inflationary pressures (2.3%) and needed adjustments to the base (VRS, Healthcare, etc.) and numerous program enhancements for County and schools
- Long-run effort to monitor the rate/pace of growth remains

CALENDAR & NEXT STEPS

- **By March 1st** – County Administrator receives Superintendent's proposed budget and CIP
- **March 11th** – Proposed Budget Work Session, Schools Operating Budget Presentation
- **March 12-24th** – social media outreach, community meetings/workshops
- **March 25th** – Budget Public Hearings
- **March 26th – April 7th** – County and Schools finalizing budget prior to adoption
- **April 8th** – Budget Adoption
- School Budget Calendar Update

PROPOSED FY21-25 CIP & REVENUE WORK SESSION

JOINT BOARD OF SUPERVISORS &
SCHOOL BOARD WORK SESSION
FEBRUARY 19, 2020



DRAFT COUNTY CIP SUMMARY

	FY2021	FY2022	FY2023	FY2024	FY2025	Total FY2021-FY2025	FY2026	FY2027	FY2028	Referendum Total
SOURCES										
Cash Proffers	\$1,180,200	\$2,500,000	\$0	\$0	\$0	\$3,680,200				
Debt - GO	12,948,400	34,875,500	28,454,800	27,672,400	27,068,900	131,020,000	34,548,300	34,431,700	-	200,000,000
Debt - Other	-	-	-	12,000,000	-	12,000,000			\$14,474,700	
Other	1,000,000	-	-	-	-	1,000,000				
Project Balances/Reserves	16,827,200	200,000	-	-	-	17,027,200				
Reserve for CIP	15,840,700	18,612,000	19,159,500	17,812,200	15,473,000	86,897,400				
State and Federal	5,046,900	8,861,000	10,242,700	12,697,800	6,127,000	42,975,400				
Stormwater Funds	250,000	1,200,000	1,400,000	1,540,000	1,600,000	5,990,000				
Vehicle Registration Fee	10,400,000	10,400,000	10,400,000	10,400,000	10,400,000	52,000,000				
TOTAL SOURCES	\$63,493,400	\$76,648,500	\$69,657,000	\$82,122,400	\$60,668,900	\$352,590,200	\$34,548,300	\$34,431,700	\$14,474,700	\$200,000,000
USES										
						\$ 359,362,000				
AIRPORT										
Airport Apron, Ramp, and Facility Maintenance	\$152,900	\$2,600,000	\$900,000	\$5,530,000	\$1,150,000	\$10,332,900				
Airport Runway Extension	308,500	1,450,000	4,615,000	3,380,000	-	9,753,500				
Airport Subtotal	\$461,400	\$4,050,000	\$5,515,000	\$8,910,000	\$1,150,000	\$20,086,400	\$0	\$0	\$0	\$0
LIBRARIES										
Clover Hill Library Renovation/Expansion - at 25 w/Land	\$0	\$0	\$0	\$1,020,400	\$10,129,600	\$11,150,000	11,592,700	-	-	22,742,700
Enon Library Replacement	1,215,000	5,899,800	10,609,000	-	-	17,723,800	-	-	-	17,723,800
LaPrade Library Renovation	-	-	-	-	-	-	-	6,567,300	-	6,567,300
Libraries Subtotal	\$1,215,000	\$5,899,800	\$10,609,000	\$1,020,400	\$10,129,600	\$28,873,800	\$11,592,700	\$6,567,300	\$0	\$47,033,800
MAJOR MAINTENANCE										
Courts' Audio Visual Upgrade	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000				
Courts' Major Maintenance	50,000	50,000	50,000	50,000	50,000	250,000				
Fire Stations Major Maintenance	650,000	900,000	900,000	900,000	900,000	4,250,000				
Jail Major Maintenance	600,000	600,000	600,000	700,000	700,000	3,200,000				
Juvenile Detention Home Major Maintenance	300,000	100,000	100,000	100,000	100,000	700,000				
General Major Maintenance	6,170,300	6,500,000	6,500,000	7,900,000	7,900,000	34,970,300	1,500,000	1,500,000	-	16,000,000
Fleet Facility	4,000,000	-	-	-	-	4,000,000				
Rogers Building Renovation	-	200,000	1,244,200	12,000,000	1,300,000	14,744,200				
Warehouse Facility Design	150,000	-	-	-	-	150,000				
Park Major Maintenance	2,754,000	3,200,000	3,200,000	3,200,000	3,200,000	15,554,000				
Public Safety Mobile Computer Replacement	600,000	900,000	900,000	900,000	900,000	4,200,000				
Technology Infrastructure Major Maintenance	900,000	900,000	900,000	900,000	900,000	4,500,000				
Technology System Major Maintenance	450,000	450,000	450,000	450,000	450,000	2,250,000				
Stormwater Infrastructure Major Maintenance	500,000	500,000	500,000	500,000	500,000	2,500,000				
Major Maintenance Subtotal	\$18,624,300	\$14,300,000	\$15,344,200	\$27,600,000	\$16,900,000	\$92,768,500	\$1,500,000	\$1,500,000	\$0	\$16,000,000
PARKS AND RECREATION										
Cogbill Park	\$0	\$2,832,500	\$0	\$0	\$0	\$2,832,500	-	-	-	2,832,500
Conservation Area Access	-	500,000	650,000	500,000	-	1,650,000				
Falling Creek Pedestrian Access/Picnic/Trails	-	-	-	-	2,813,800	2,813,800	-	-	-	2,813,800
Historic Site Matching Funds	-	100,000	100,000	100,000	100,000	400,000				
Horner Park	-	-	-	3,278,200	-	3,278,200	-	-	-	3,278,200
Parks Development	-	-	1,500,000	-	1,500,000	3,000,000	2,000,000	2,000,000	-	7,000,000
River City Sportsplex	1,000,000	2,420,500	4,595,800	-	-	8,016,300	-	-	-	6,266,300
Parks and Recreation Subtotal	\$1,000,000	\$5,853,000	\$6,845,800	\$3,878,200	\$4,413,800	\$21,990,800	\$2,000,000	\$2,000,000	\$0	\$22,190,800

DRAFT COUNTY CIP SUMMARY

	FY2021	FY2022	FY2023	FY2024	FY2025	Total FY2021-FY2025	FY2026	FY2027	FY2028	Referendum Total
PUBLIC SAFETY										
Chester Fire Station Replacement	\$2,135,700	\$10,222,700	\$0	\$0	\$0	\$12,358,400	-	-	-	11,308,400
Clover Hill Fire Station Renovations	-	-	-	-	-	-	10,000,000	-	-	10,000,000
Dutch Gap Fire Station Renovations	-	-	-	-	-	-	-	10,300,000	-	10,300,000
Ettrick Fire Station Replacement	-	-	-	11,873,800	-	11,873,800	-	-	-	11,873,800
Highlands Fire Station	-	-	-	-	-	-	-	1,334,400	14,474,700	1,334,400
Hull Street Road Police Station	-	-	-	-	1,125,500	1,125,500	6,955,600	-	-	8,081,100
Matoaca Fire Station Replacement	9,647,700	-	-	-	-	9,647,700	-	-	-	9,647,700
Police/Fire Training Facility Space Study	-	100,000	-	-	-	100,000	-	-	-	-
Route 60 Police Station	1,000,000	6,000,000	-	-	-	7,000,000	-	-	-	7,000,000
Westchester Police Station	-	-	-	-	-	-	-	8,358,400	-	8,358,400
Public Safety Subtotal	\$12,783,400	\$16,322,700	\$0	\$11,873,800	\$1,125,500	\$42,105,400	\$16,955,600	\$19,992,800	\$14,474,700	\$77,903,800
REVITALIZATION										
Beulah/Parks and Recreation Renovation	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$2,000,000	-	-	-	-
Blight Eradication	-	50,000	50,000	50,000	50,000	200,000	-	-	-	-
Community Revitalization	1,000,000	5,000,000	275,000	2,850,000	2,900,000	12,025,000	2,500,000	4,371,600	-	16,871,600
Future Facility Land Acquisition	6,400,000	1,000,000	1,000,000	1,000,000	1,000,000	10,400,000	-	-	-	-
Middle Swift Creek Trunk Line	-	-	10,000,000	-	-	10,000,000	-	-	-	10,000,000
2013 Referendum Project Enhancements	-	2,000,000	2,000,000	2,000,000	-	6,000,000	-	-	-	-
Revitalization Subtotal	\$8,400,000	\$9,050,000	\$13,325,000	\$5,900,000	\$3,950,000	\$40,625,000	\$2,500,000	\$4,371,600	\$0	\$26,871,600
TECHNOLOGY										
Enterprise Business Intelligence	\$150,000	\$301,000	\$218,000	\$0	\$0	\$669,000	-	-	-	-
Enterprise Remote Access	75,000	75,000	-	-	-	150,000	-	-	-	-
ERP Replacement Study	-	500,000	-	-	-	500,000	-	-	-	-
GIS Enterprise Capabilities	303,700	197,000	-	-	-	500,700	-	-	-	-
Mental Health Electronic Health Record	1,864,000	-	-	-	-	1,864,000	-	-	-	-
Technology Subtotal	\$2,392,700	\$1,073,000	\$218,000	\$0	\$0	\$3,683,700	\$0	\$0	\$0	\$0
TMDL										
Chesapeake Bay TMDL	\$250,000	\$1,200,000	\$1,400,000	\$1,540,000	\$1,600,000	\$5,990,000	-	-	-	-
TMDL Subtotal	\$250,000	\$1,200,000	\$1,400,000	\$1,540,000	\$1,600,000	\$5,990,000	\$0	\$0	\$0	\$0
TRANSPORTATION										
Community Connectivity - Sidewalks	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000	-	-	-	-
General Road Improvements & Smart Scale	7,366,600.0	7,900,000.0	5,400,000.0	10,400,000.0	10,400,000.0	41,466,600	-	-	-	10,000,000
Revenue Sharing	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	50,000,000	-	-	-	-
Transportation Subtotal	\$18,366,600	\$18,900,000	\$16,400,000	\$21,400,000	\$21,400,000	\$96,466,600	\$0	\$0	\$0	\$10,000,000
TOTAL USES	\$63,493,400	\$76,648,500	\$69,657,000	\$82,122,400	\$60,668,900	\$352,590,200	\$34,548,300	\$34,431,700	\$14,474,700	\$200,000,000



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 5.D.

Subject:

Projected FY2021 General Fund Revenues/Operating Budget Preview

Board Action Requested:

The Board is requested to hold a work session to review projected revenues available for the FY2021 budget.

Summary of Information:

Staff will review revenues projected for the FY2021 budget, including information on overall economic conditions. The County Administrator's proposed FY2021 budget will be presented in a work session on March 11, 2020.

Attachments:

None

Preparer: Andrea Peeks, Director of Budget and Management

Approved By:

A handwritten signature in black ink, appearing to be "Andrea Peeks", is written over a horizontal line. The signature is stylized and cursive.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 5.E.

Subject:

Financial Independence Impact Team

Board Action Requested:

Summary of Information:

In response to the Committee on the Future's October 2017 report titled "Promoting Future Financial Independence for All Chesterfield Residents," the Financial Independence Impact Team (FIIT) was formed to evaluate the recommendations made by the Committee of the Future in the October 2017 report. The co-chairs will provide the Board an update on FIIT's progress since their report to the Board in June 2019 and outline next steps.

Attachments:

1. Financial Independence Impact Team (2) - BOS Presentation 2.19.20 (002)

Preparer: Kelly Fried, Executive Director
Kiva Rogers, Executive Director

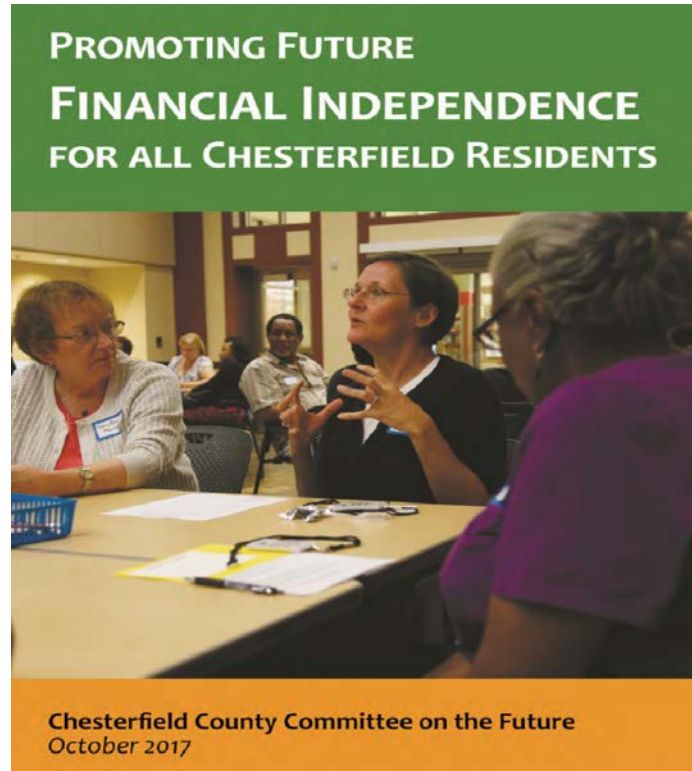
Approved By:

Financial Independence Impact Team (FIIT)

Board of Supervisors Update

February 19, 2020

Committee on the Future



- Authorized by the 1987 Chesterfield County Charter
- Reports guide elected officials towards long-range plans for the next 20-30 years
- Most recent report published October 2017 reflected work from 2011 - 2017

Trends & Conditions

Indicators of County's Vitality			Financial Insecurity Factors	
	2017	Updated		
Poverty Rate	7.4%	7.2% (2018)	Income Growth	-13%
Median Household Income	\$72,609	\$76,969 (2018)	Poverty Growth	64% Increase since 2000
Post-Secondary Education Rate	67%	69% (2019)	Housing Affordability – “House Poor”	Homeowners with mortgage spend 25%+ Renters spend 50%
Unemployment	3.6%	2.8% (2019)	Wage Growth	28% of Chesterfield's jobs are in low wage categories
Labor Participation	69.3%		Unbanked and Underbanked	4% unbanked 17% underbanked



Status Update

- Provided BOS update last June
- Launched the workgroups – Four strategic areas
- Monthly meetings of the workgroups and quarterly updates to the Steering Committee
- Sharing of ideas and recommendations both short term and long term

Social Capital:

Co-Chair: Danika Briggs
Valerie Dunbar-Brooks
(Social Services)

- Ensure departments have ways to seek resident feedback on County services throughout the planning and development of processes, policies and services
- Survey citizens to identify needs/wants and how they are engaged or connected within the County
- Departments infuse value of social capital in customer materials and programming that increase economic mobility
- Strategic engagement of diverse citizen and student groups as a way to create blended social networks

“To effectively build social capital, local government must share autonomy with citizens, shifting its emphasis from controller, regulator and provider to new roles and catalyst, convener and facilitator. (Crocker et al., 1998)”

Social Capital:

- 2020 Citizen Satisfaction Survey
- Asset Based Community Development
- Future Community Leaders Certificate
- Engagement initiatives to create community champions and expand citizen social network:
 - My Chesterfield Academy
 - Government Citizens Academy
- CCPS community services and service learning projects



Financial Empowerment:

Co-chairs: Mike Mabe
Jenny Stevens
(Libraries)

- Foster opportunities that enable residents to build assets
- Improve access to quality financial information, education and counseling for county residents
- Minimize the “cliff effect” for citizens receiving public assistance

17%
Underbanked

High Opportunity Communities:

**Chair: Rachell
Chieppa (Planning)**

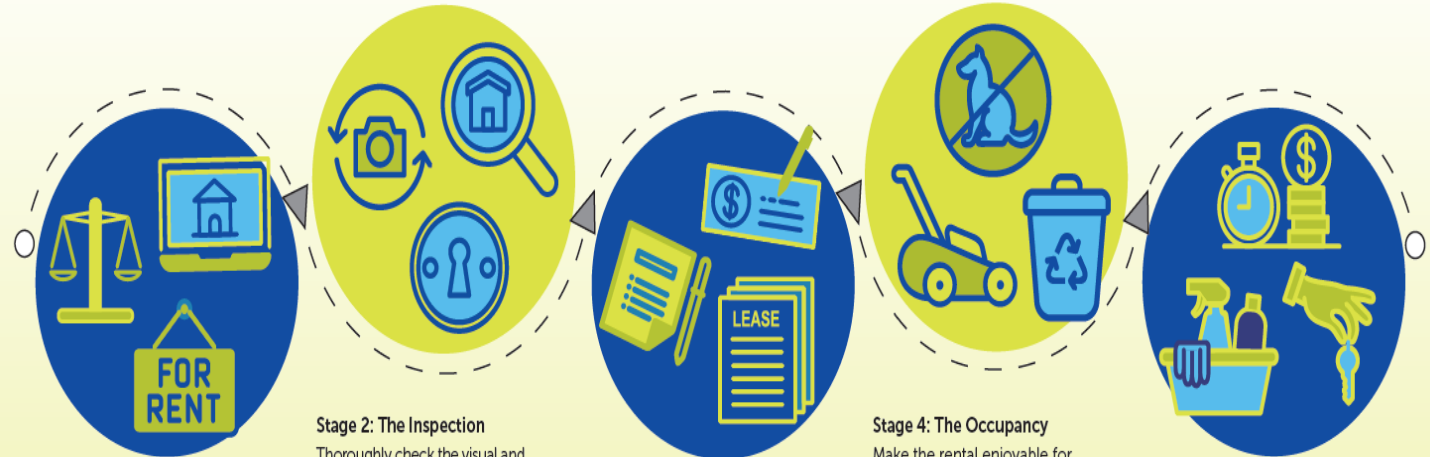
- Centralization of departmental and citizen engagement coordination
- Magisterial Community Days
- Engagement of non-English speaking citizens
- Create Housing Plan that serves as a blueprint for equitable access throughout all communities

Individuals who spend more than 30% of their income on housing are considered “House Poor”

Be The Good Landlord/ Tenant Guide

24%
Renters

The Rental Journey



Stage 1: Rental Knowledge

Before entering into a rental agreement, remember:

- Landlords: A landlord can limit the number of occupants for health and safety or legitimate business reasons
- All: The Federal Fair Housing Act prohibits discrimination on the basis of race, color, religion, national origin, gender, age, familial status (having children), and physical or mental disability (including alcoholism and past drug addiction)
- Tenants: Occupying the same premises for more than 90 consecutive days grants rights

Stage 2: The Inspection

Thoroughly check the visual and operational condition of the property:

- All: Make sure locks have been changed following previous occupancy
- Landlords: Property must be in habitable condition before lease is signed
- Tenants: Take multiple pictures of the condition of the property for both landlord and tenant files

Stage 3: The Lease

A written lease is crucial:

- All: Read, understand and sign the lease
- Landlords: Security deposits may not exceed two months' rent
- Tenants: Obtain a copy of the lease and file in a safe place

Stage 4: The Occupancy

Make the rental enjoyable for all by clarifying Landlord and Tenant responsibilities:

- All: Be respectful of neighbors' property by considering noise and pets
- Landlords: Provide rules or covenants of home owner's associations (HOA's) and civic associations
- Landlords: Determine and clearly indicate who is responsible for:
 - Maintenance of filters, smoke detectors, appliances, etc.
 - Trash removal and yard maintenance, including common areas
- Tenants: Pay rent on time
- Tenants: Promptly report any problems or damages

Stage 5: The Move Out

Exit with confidence:

- All: Property should be in the same condition at move out as it was at move in
- Landlords: Security deposits must be returned within 45 days of move out
- Tenants: Provide a forwarding address for the return of any security deposits

It's Important to:

Invest in Rental Insurance

- Personal property is only insured by purchasing rental insurance!



Communicate in Writing

- Gather contact information for landlord/tenant and representatives
- Agreed-upon terms of landlord's access
- Copy of written property inspection (within five days of moving in/out)

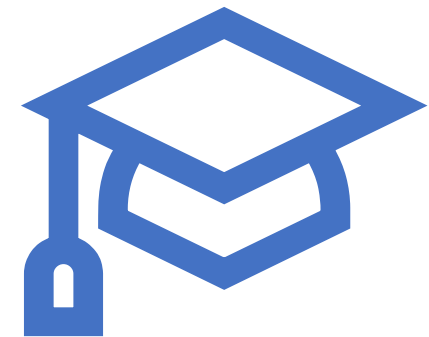
A pleasant and successful rental journey is achieved with good communication, mutual respect and a written lease.

Human Capital & Jobs: Co-chairs, Chad Macklin (CCPS) & Karen Aylward (Economic Development)

**1.62% Drop
Out Rate**

Grades 7 -12
(2017-2018)

- Strengthen access to Childhood Early Care and education that develops human capital
- Integrate career planning and workforce skills that are aligned with future job needs throughout the educational experience



Human Capital & Jobs: Continued

1/3 of Americans
have \$0 for
retirement

- Connect people at all ages with jobs
- Support and promote life-long learning
- Coordinate service provider resources and public-provider partnerships to comprehensively identify, assess and address employment barriers
- Marketing and communications campaign to increase awareness



Next Steps

- Workgroups – focus on finalization of short-term recommendations
- Final report to Dr. Casey on long-term sustainability model
- Finalize outcome measures
- Benchmark final recommendations



Questions?



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 5.F.

Subject:

Proposed FY2021 Utilities' Operating Budget and the FY2021–2025 Capital Improvement Program

Board Action Requested:

Hold a work session on the proposed FY2021 Utilities' operating budget and the FY2021-2025 Capital Improvement Program.

Summary of Information:

This work session will be a comprehensive review of the Utilities Department's proposed FY2021 operating budget and FY2021-FY2025 Capital Improvement Program (CIP). Proposed increases in the water and wastewater commodity charges and the water capacity charge will result in a monthly combined water and wastewater increase of \$1.29, or 2.2 percent, for an average residential customer using 7 CCF's per month.

In addition, the proposed CIP sets forth a plan for the acquisition, development, or replacement of utilities infrastructure to serve county residents as guided by the adopted Public Facilities Plan. Availability of funds is driven by the Department's adherence to financial and debt management policies established by the Board of Supervisors. Details of the plan, including projects to meet the future water supply and wastewater treatment needs of the county, will be reviewed at the work session. Utilities staff is proposing an increase of \$275 in the water capital cost recovery charge for capital costs. There is no increase proposed for the wastewater capital recovery charge. The combined water and wastewater capital cost recovery charge will increase from \$11,125 to \$11,400, or a 2.5% increase. Also, the companion meter installation charge will increase from \$500 to \$525.

There is no action requested of the Board during the work session. The authorization to advertise the proposed ordinance changes for the FY2021 water and wastewater utility rates is on this evening's Board of Supervisors' agenda. A public hearing on proposed Utilities' ordinance changes is scheduled for 6 p.m. on March 25, 2020, followed by budget adoption on April 8th. The County Charter requires adoption of the operating budget and CIP by May 1st.

Attachments:

1. Utilities Budget FY21 GBH PDF

Preparer: George Hayes, Director of Utilities
Andrea Peeks, Director of Budget and Management

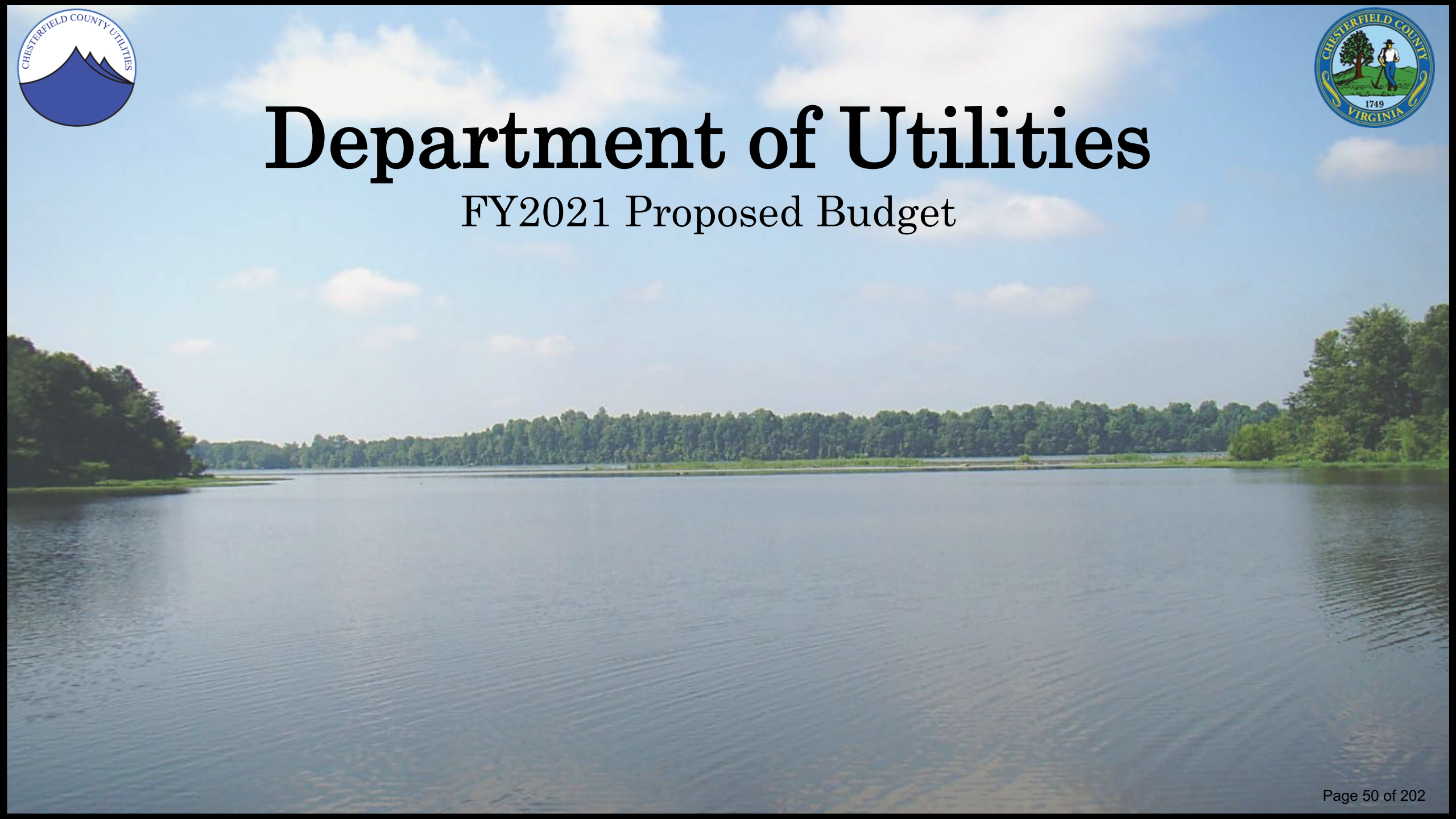
Approved By:





Department of Utilities

FY2021 Proposed Budget



Department of Utilities

FY2021 Proposed Budget



*Our mission
is to provide the
highest quality water and
wastewater services
that meet or exceed
the needs and
expectations of
our present and
future customers.*

Department of Utilities

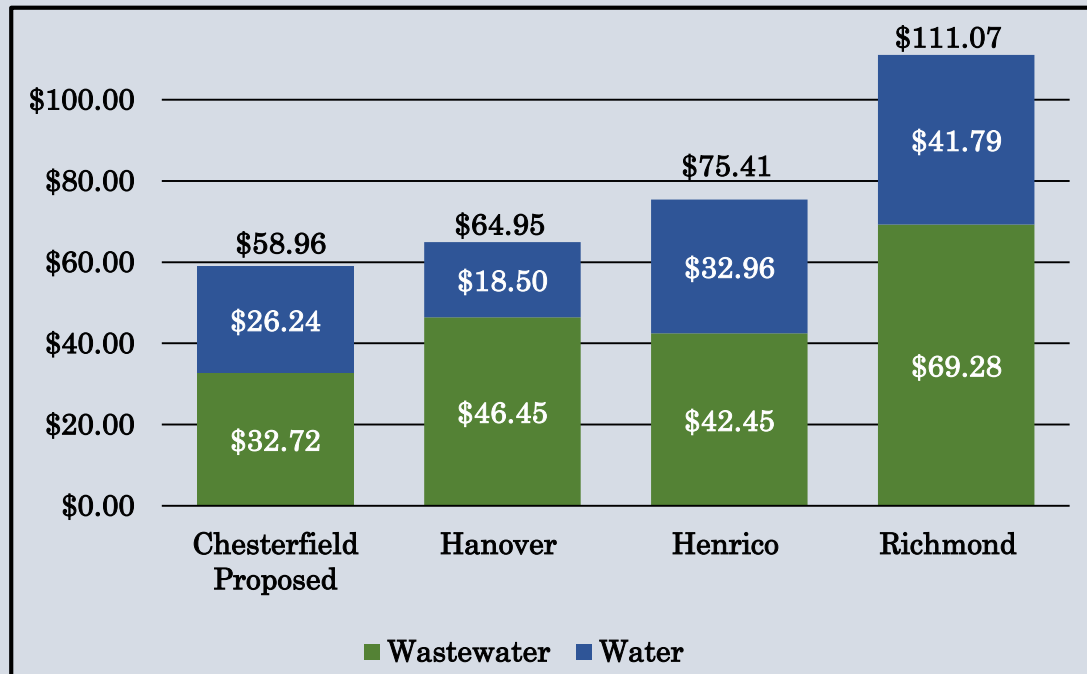
FY2021 Proposed Budget



Average Residential Monthly Charges – Water and Wastewater Service Chesterfield Proposed FY 2021 Compared to Other Localities' FY 2020

7 CCF – (5,250 Gallons)

	Current Rates	Proposed Rates	Monthly Increase
Water	\$25.23	\$26.24	\$1.01
Wastewater	\$32.44	\$32.72	\$0.28
Combined	\$57.67	\$58.96	\$1.29

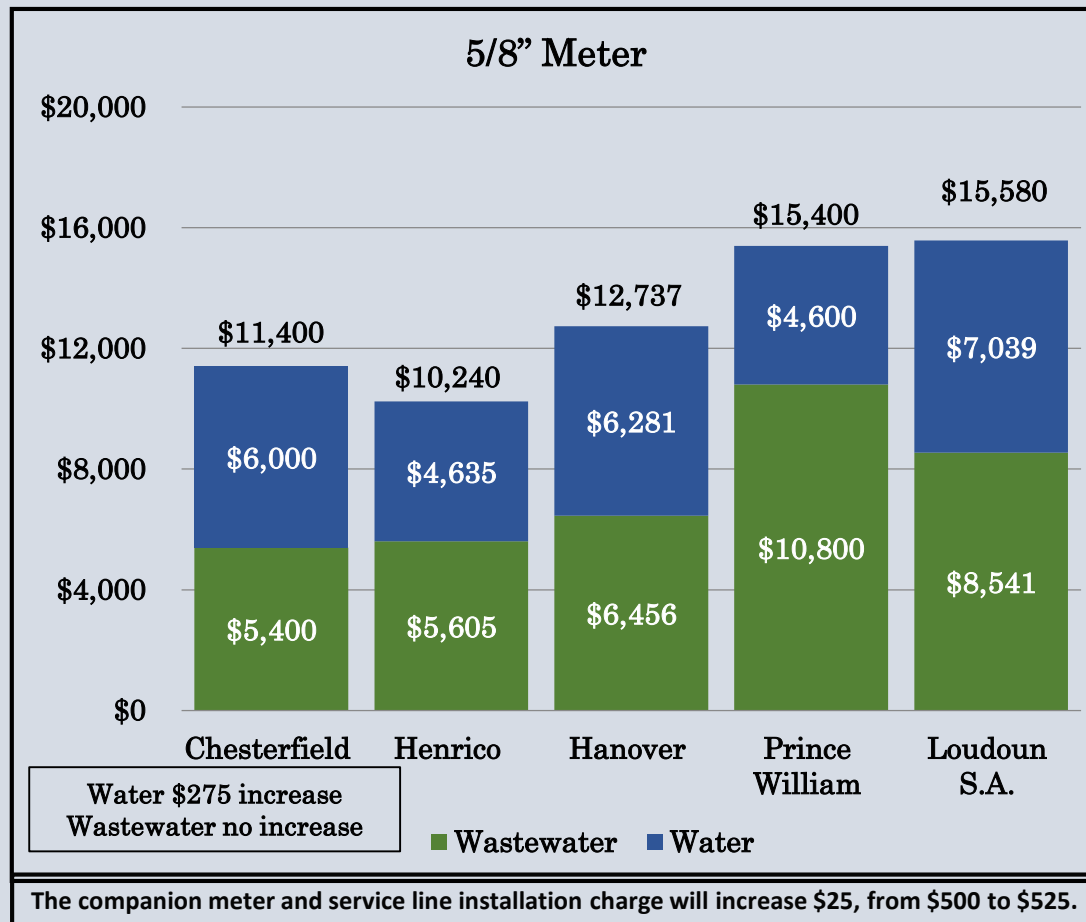


Department of Utilities

FY2021 Proposed Budget



Capital Cost Recovery Charges Chesterfield Proposed FY 2021 Compared to Other Localities' FY 2020

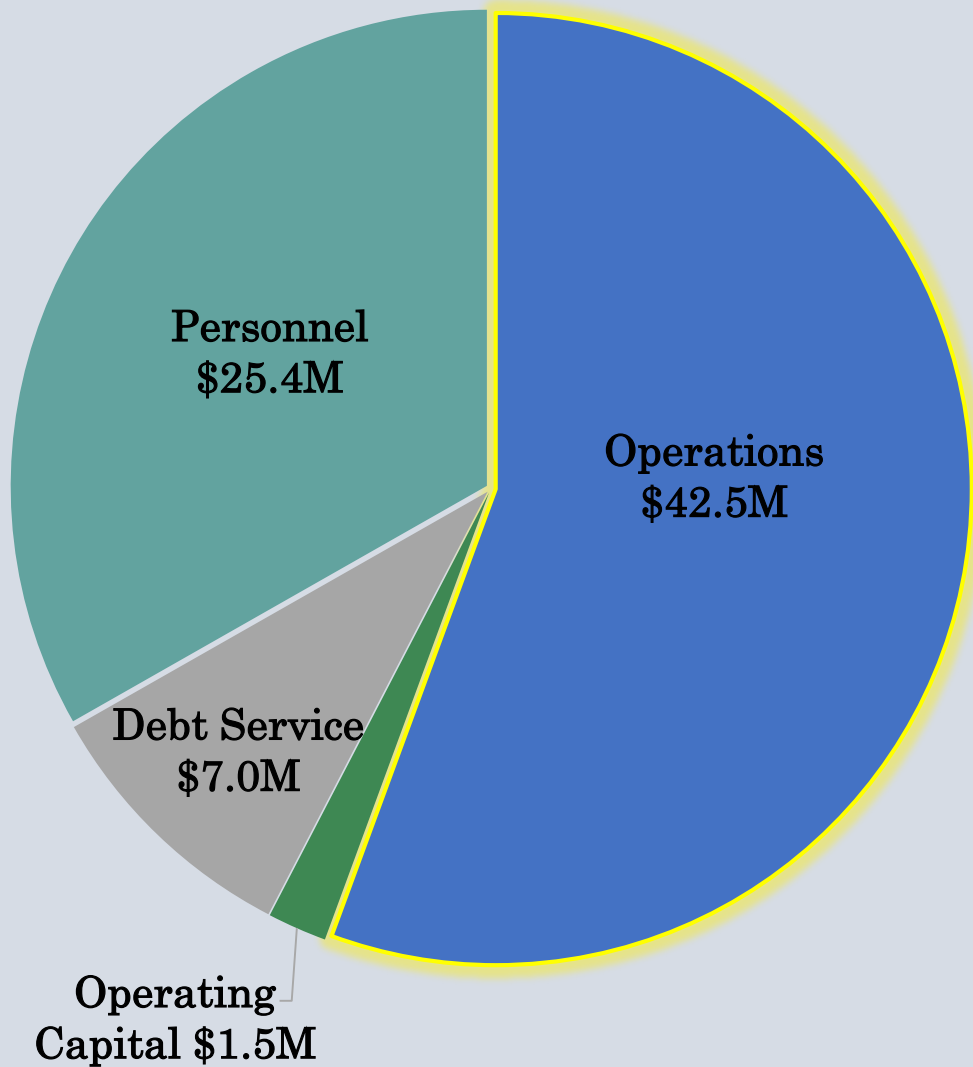


Department of Utilities

FY2021 Proposed Budget



FY2021 Operating Budget - \$76.4M (projected increase of \$2.8M)



Operations - \$2.1M increase

Major increases include

- Purchased Water \$.6M
- Increasing prices for raw materials and services \$.5M
- Projected growth \$.4M

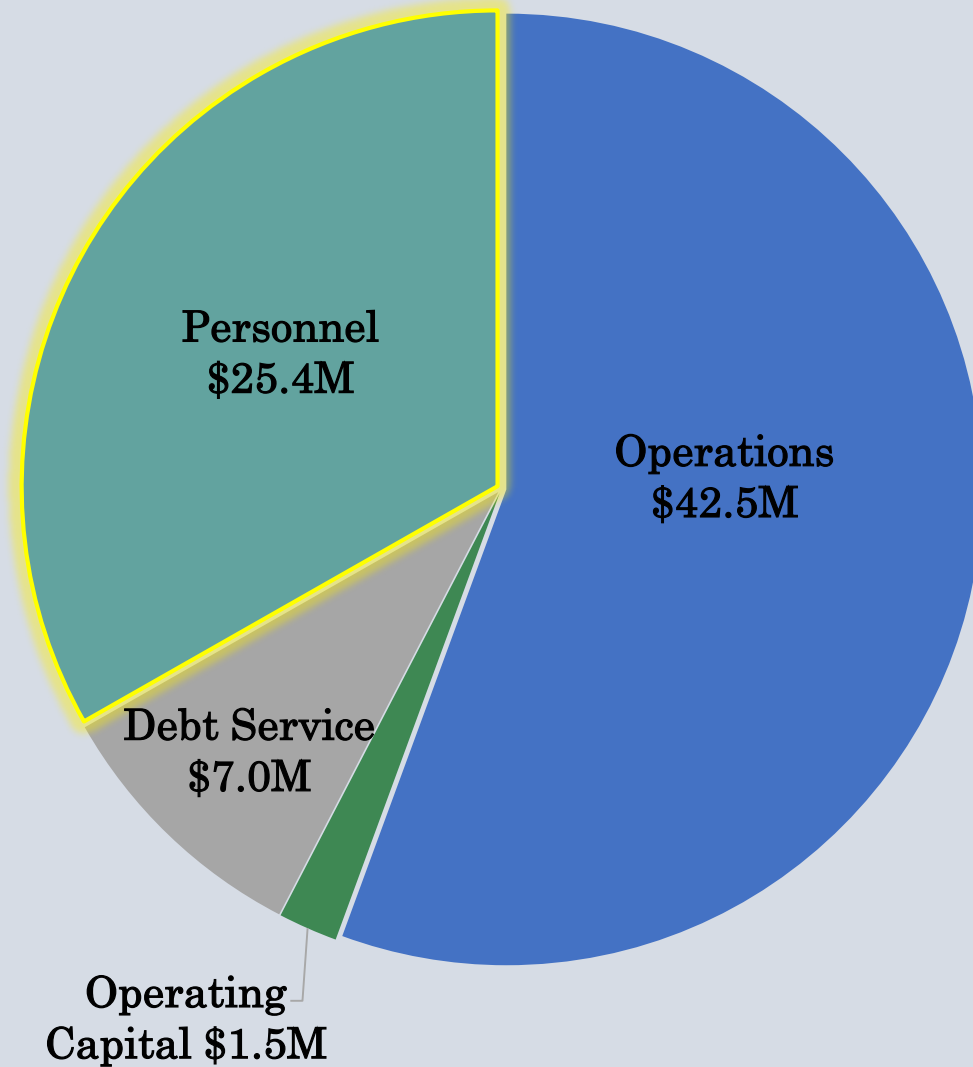


Department of Utilities

FY2021 Proposed Budget



FY2021 Operating Budget - \$76.4M (projected increase of \$2.8M)



Personnel - \$1.4M increase

Major increases include

- VRS - \$.33M (10.65% per employee)
- Health - \$.24M (\$8,800 per employee)
- Merit - \$.30M (2% per employee)
- Four new positions - \$.17M

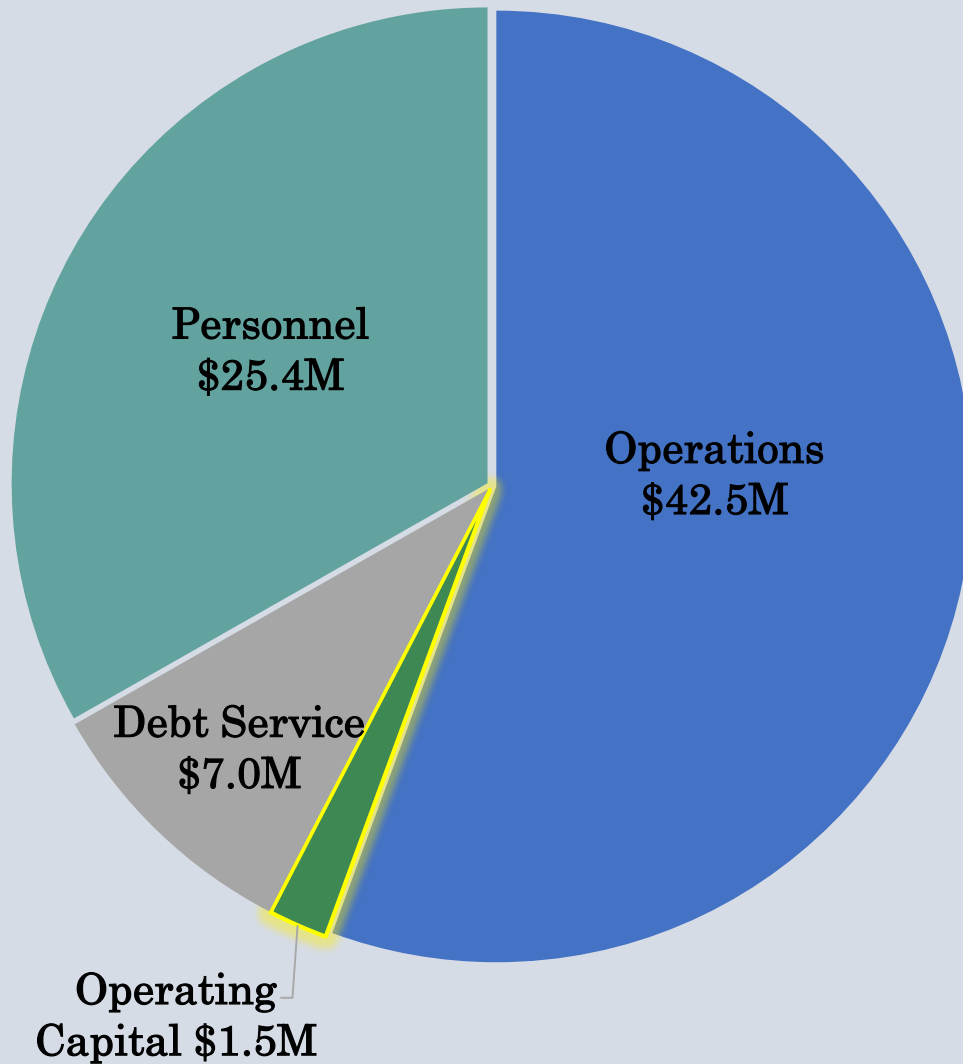


Department of Utilities

FY2021 Proposed Budget



FY2021 Operating Budget - \$76.4M (projected increase of \$2.8M)



Capital Outlay - Decrease of \$.70M

FY2021 Purchases include

- Rotating pump assembly \$.14M
- Tandem dump truck \$.13M (repl. 1999 model)
- Compact track loader \$.12M (repl. 2001 model)

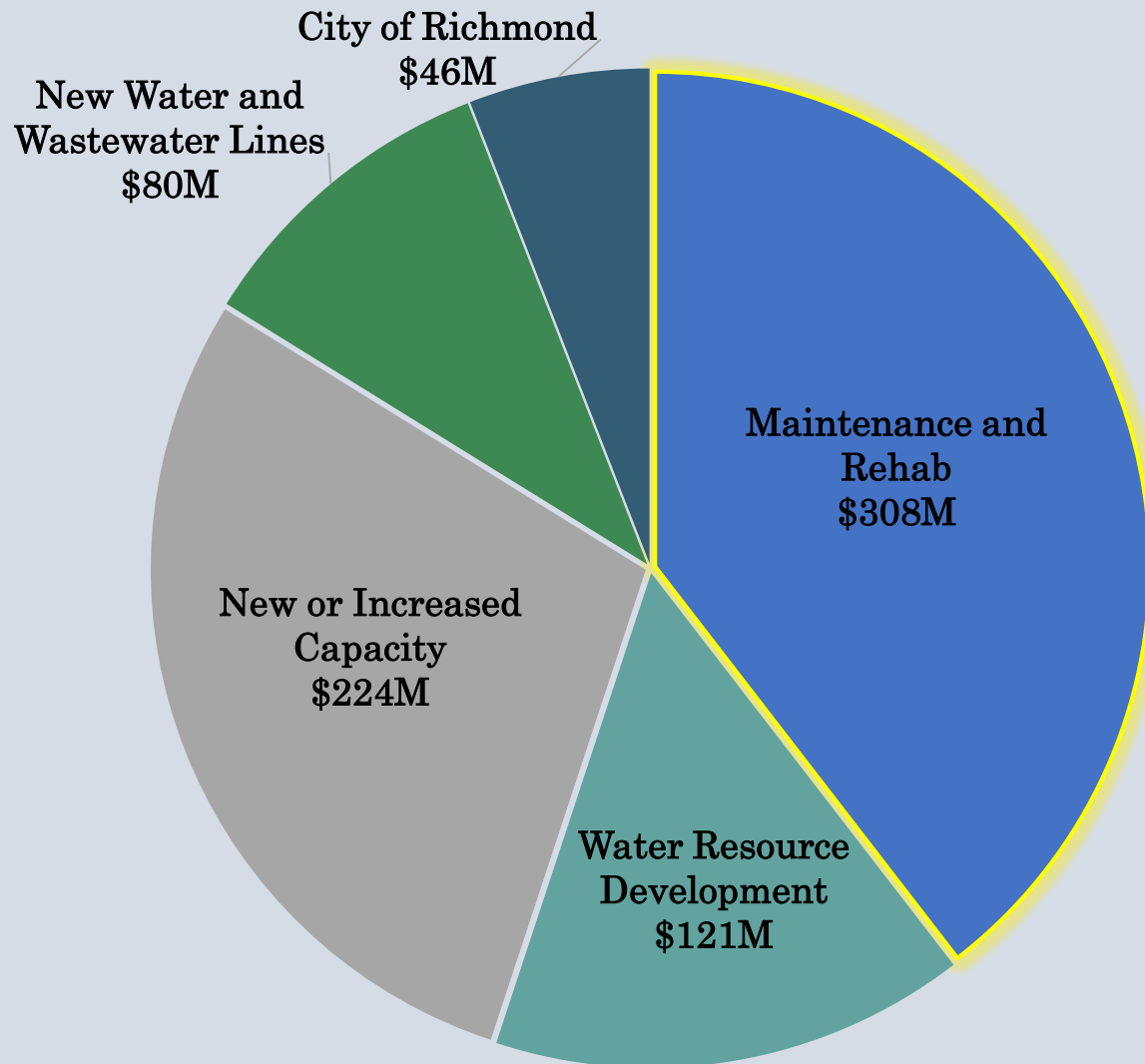


Department of Utilities

FY2021 Proposed Budget



FY2021 – 2030 Utilities Ten Year Capital Project Spending \$779M

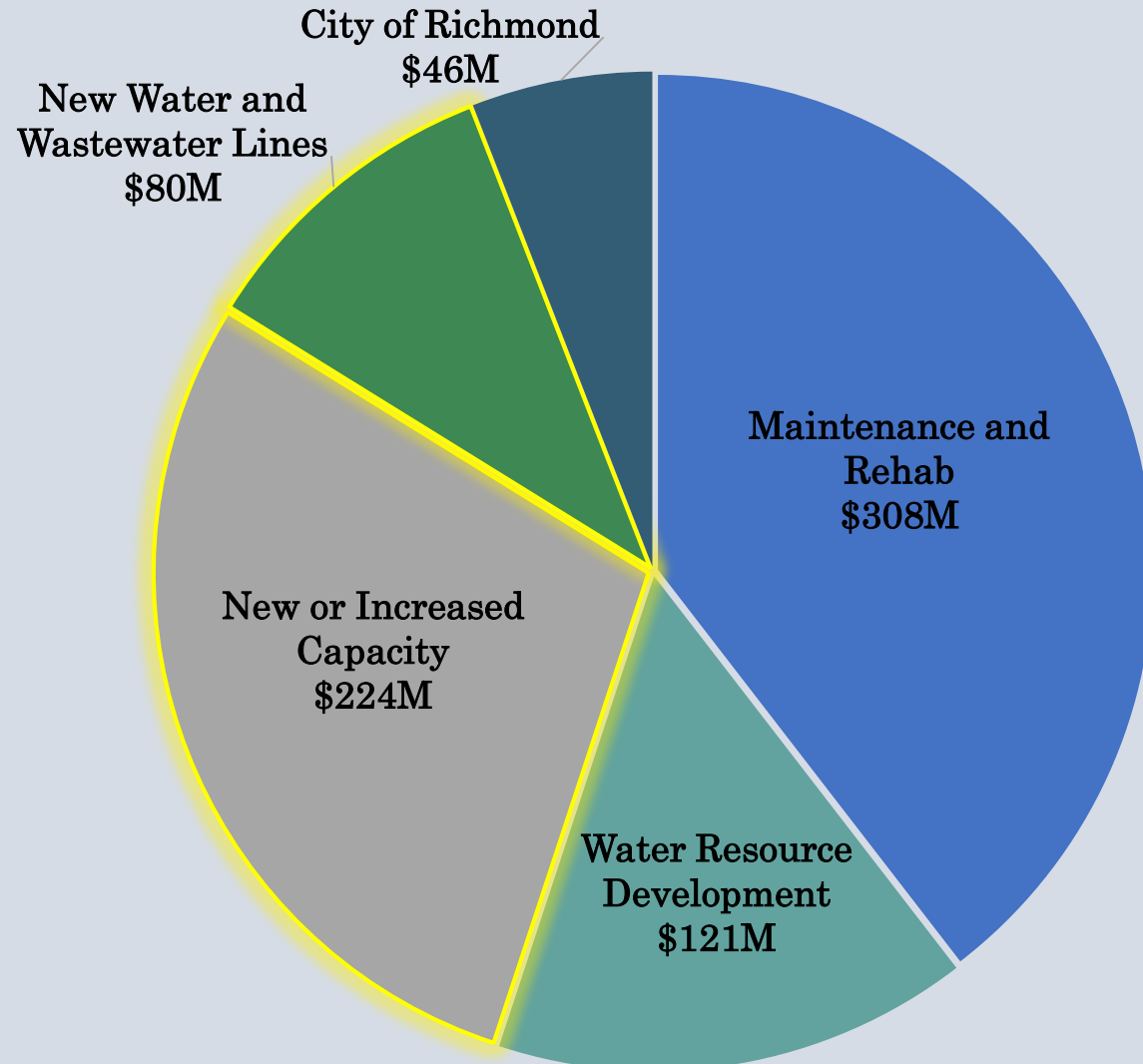


Department of Utilities

FY2021 Proposed Budget



FY2021 – 2030 Utilities Ten Year Capital Project Spending \$779M



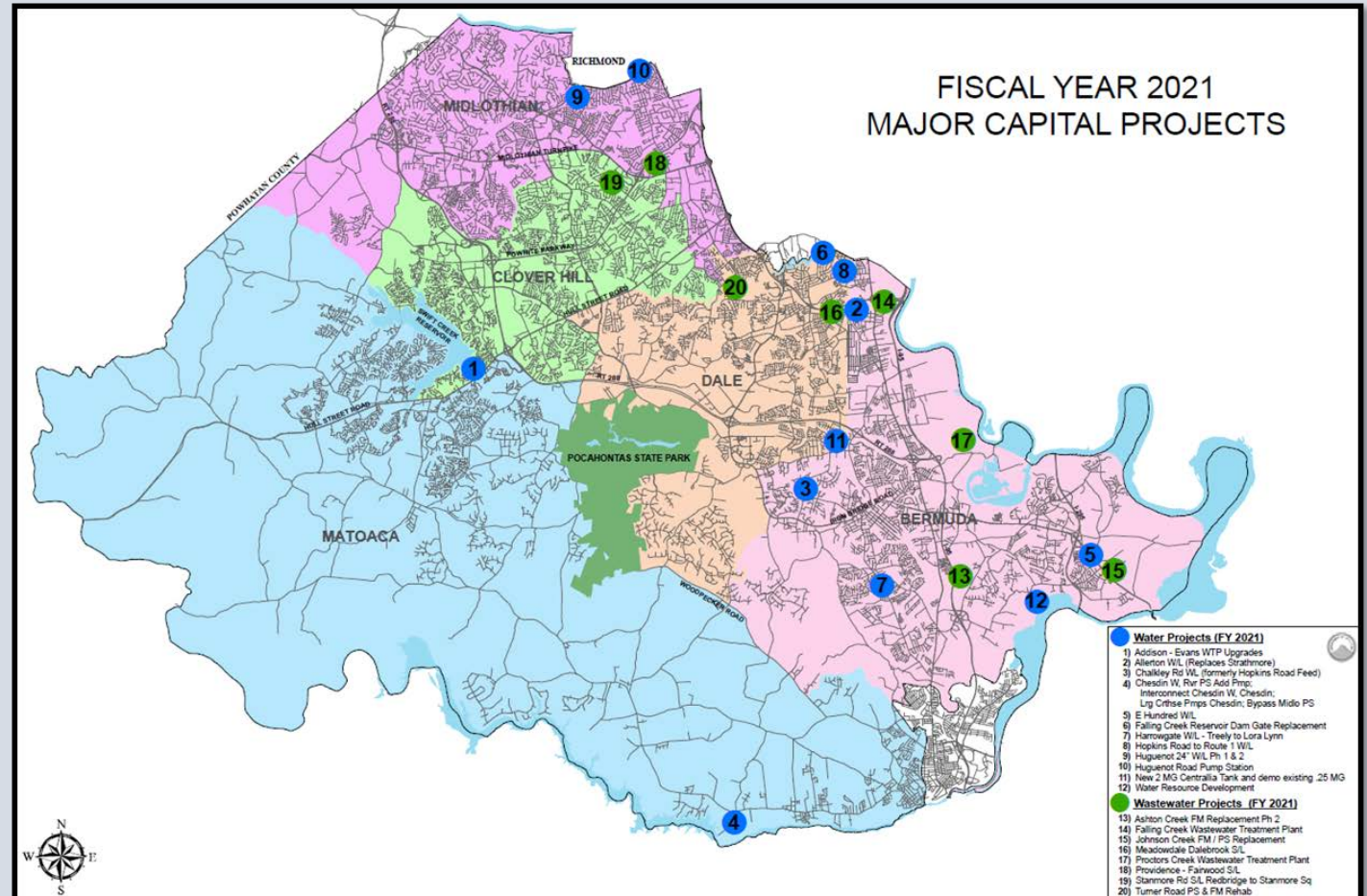
Department of Utilities

FY2021 Proposed Budget



FY2021 – 2030 Utilities Ten Year Capital Project Spending \$779M

- **Midlothian:**
Huguenot Water Line Extension and Pump Station
- **Matoaca:**
Additional Capacity at Chesdin West and River Pump Stations
- **Dale:**
Turner Road Pump Station
- **Bermuda:**
Johnson Creek Pump Station and Force Main Replacement
- **Clover Hill:**
Upgrades and Improvements at Addison Evans Water Treatment Plant



Department of Utilities

FY2021 Proposed Budget



FY2021 – 2030 Utilities Ten Year Capital Project Spending \$779M

Appomattox River Water Supply

- 10 Year CIP - \$121M
 - 100 years of additional water supply
 - Located on the tidal Appomattox River
 - Environmentally friendly design
- Opportunities for Public Input
- Project Updates
 - Joint permit application submitted on January 16th
 - Land purchase closing March/April
 - Preliminary engineering in June



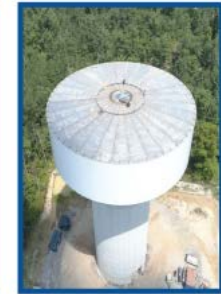
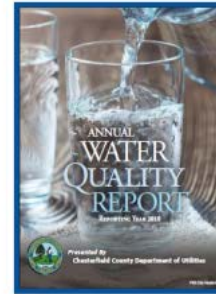
Department of Utilities

FY2021 Proposed Budget



Achievements

- Met all U.S. National Primary Drinking Water Regulations
- Recognized by the National Association of Counties for innovative programs
- Recognized by the Association of Metropolitan Water Agencies for Sustainable Water Utility Management
- Recognized by the National Association of Clean Water Agencies for Peak Performance of Wastewater Treatment



Department of Utilities

FY2021 Proposed Budget



Questions?





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 5.G.

Subject:

Proposed Curbside Recycling Program Fee

Board Action Requested:

Summary of Information:

Staff will update the Board of Supervisors regarding a evaluation of, and recommended changes to, the existing curbside recycling fee.

Attachments:

None

Preparer: Clay Bowles, Director

Approved By:

A handwritten signature in black ink, appearing to be "Clay Bowles", is written over a horizontal line.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 5.H.

Subject:

General Assembly Update

Board Action Requested:

Summary of Information:

Ms. Mary Ann Curtin, Director of Intergovernmental Relations, will present an update to the Board of Supervisors on the status of several bills before the General Assembly.

Attachments:

None

Preparer: Sara Hall, Clerk to the Board of Supervisors

Approved By:

A handwritten signature in black ink, appearing to be "Sara Hall", is written over a horizontal line.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 6.A.

Subject:

District Improvement Funds (DIF) Monthly Report

Board Action Requested:

Accept the attached District Improvement Funds (DIF) Monthly Report.

Summary of Information:

The attached report details approved and proposed uses of DIF for FY2020. Acceptance of the report will serve as approval for staff to expend DIF funds for the proposed uses as listed.

Attachments:

1. DIF Report - February 19, 2020

Preparer: Christopher "Matt" Harris, Deputy County Administrator

Approved By:





CHESTERFIELD COUNTY

Monthly Report on District Improvement Funds

Report Date: February 19, 2020

Prepared By: Budget and Management

The County annually budgets \$33,500 in discretionary funds, referred to as District Improvement Funds (DIF), for each of the five magisterial districts that are used to improve the quality of life in each district. The DIF allocations can be used for public improvements, purchase of county-owned equipment, public events or programs, public school programs, and other legally allowable expenses. In addition, if funds remain in DIF accounts at the end of each fiscal year, up to \$37,500 may be reserved per district at year-end to be utilized in a future year. With approval of this report, the Board consents to the use of available reserve balance, if needed.

This report shows the cumulative use of District Improvement Funds for FY2020 as well as the current funding available for each district. Requests to use funds for the current month are detailed below and listed as a *proposed* use on the summary chart for that district. Upon Board of Supervisors acceptance of this report each month, staff will execute proposed DIF requests.

There is one DIF use proposed this month. Acceptance of this report by the Board constitutes Board approval of these requests.

February 2020 Request:

- Transfer up to \$1,556 from the Bermuda District Improvement Fund to Community Development to assist with funding to purchase and install banners on two light poles on Route 10 at the Aaron Wittman Bridge. The Board can legally transfer public funds to Community Development to assist with purchase and installation of the banners since the banners will be owned by the County and will mark the memorial bridge honoring the life and sacrifice of Sergeant Aaron Xavier Wittman.

DIF Balances To Date:

Bermuda – Current Balance \$23,361.69 (FY20 funding plus available reserves)

Request Date	Use	Amount
9/25/2019	Meadowville Landing-Riversbend subdivision streetlights	\$2,170.32
9/25/2019	Thomas Dale High School electronic sign	\$26,082.00
10/23/2019	Enon Volunteer Fire Department HVAC system replacement	\$5,000.00
10/23/2019	Falling Creek Ironworks Foundation monument in memory of Bryan H. Walker	\$900.00
11/13/2019	Marguerite Christian Athletic Association concession building at Dodd Park	\$500.00
12/11/2019	Bellwood Elementary School KaBoom playground equipment	\$800.00
12/11/2019	Thomas Dale High School electronic sign	\$5,000.00
1/22/2020	Meadowville Landing-Riversbend subdivision streetlights	\$1,388.13
<i>Proposed</i>	<i>Route 10 banners</i>	<i>\$1,556.00</i>
	Total FY2020 Bermuda uses	\$43,396.45

Clover Hill – Current Balance \$28,404.99 (FY20 funding plus available reserves)

Request Date	Use	Amount
7/24/2019	Providence Elementary School playground equipment	\$3,000.00
8/28/2019	North Courthouse Road Library juvenile collection	\$4,432.89
10/23/2019	W. W. Gordon Elementary School teacher registration fees for "Get Your LEAD On" conference	\$1,500.00
12/11/2019	Swift Creek Middle School cross country and track uniforms	\$800.00
	Total FY2020 Clover Hill uses	\$9,732.89

Dale – Current Balance \$60,657.82 (FY20 funding plus available reserves)

Request Date	Use	Amount
7/24/2019	Lloyd C. Bird High School stadium field	\$2,000.00
10/23/2019	Lloyd C. Bird High School Makerspace laser cutter replacement	\$1,495.00
11/13/2019	Hopkins Road Elementary School blacktop	\$2,000.00
	Total FY2020 Dale uses	\$5,495.00

Matoaca – Current Balance \$32,275.00 (FY20 funding plus available reserves)

Request Date	Use	Amount
8/28/2019	Grange Hall Elementary School Kindergarten playground equipment	\$3,625.00
10/23/2019	Spring Run Elementary School online Lexia® Core5® Reading program	\$1,000.00
12/11/2019	Matoaca High School softball dugout	\$5,000.00
12/11/2019	Matoaca Park press box improvements	\$8,550.00
12/11/2019	Ettrick Park press box improvements	\$8,550.00
12/11/2019	Ettrick Elementary School Early Learning Literacy Program part-time temporary worker	\$12,000.00
	Total FY2020 Matoaca uses	\$38,725.00

Midlothian – Current Balance \$59,517.00 (FY20 funding plus available reserves)

Request Date	Use	Amount
12/11/2019	J.B. Watkins Elementary School PBIS program book vending machine	\$1,596.00
12/11/2019	Robious Athletic Complex scoreboards	\$9,887.00
	Total FY2020 Midlothian uses	\$11,483.00



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 13.A.

Subject:

Recognition of the Participants Who Completed the First My Chesterfield Academy

Board Action Requested:

Recognize and present certificates of completion to participants of the first My Chesterfield Academy.

Summary of Information:

Last June, Chesterfield County, in partnership with the Asian & Latino Solidarity Alliance of Central Virginia, or ALSACV, launched a new academy called My Chesterfield Academy that empowered residents, particularly those from multicultural communities, to better understand and navigate Chesterfield County's government, as well as connect to other community resources. Participants attended a full-day session each month from June-December 2019. The program was the first of its kind in Virginia.

Attachments:

1. My Chesterfield Academy List-HS-9SSJNQ2

Preparer: Chris Ruth, Asst. Director and Manager of Community Engagement and Volunteerism
Division

Approved By:



My Chesterfield Academy Participants

Name	District/Affiliation	County of Origin
Ms. Ma Luisa Roman	Midlothian	Mexico
Mr. Tavorise Marks	Bermuda	U.S.
Mr. El Hadji Djibril Niang	African Community Network	Senegal
Ms. Blanca Soto	Bermuda	Mexico
Ms. Chinsuk Henshaw	Dale	Korea
Ms. Betsy Briones	Dale	Mexico
Mr. Eric Lin	Dale	U.S. (China)
Ms. Angela Chiang	Dale	U.S.
Ms. May Nivar	Midlothian	U.S.
Mr. Samuel Cruz	Dale	U.S. (Mexico)
Mr. George Asaad	Matoaca	Egypt
Ms. Elena Camacho	Midlothian	Colombia
Mr. Victor Chacon	Bermuda	Mexico
Mr. Mahmud Chowdhury	President Asian American Society of Central VA	U.S.
Ms. Maryjane Jackson	Altria Representative	Venezuela
Ms. Intisar Adly	Clover Hill	U.S.
Ms. Lorena Rodriguez	Clover Hill	Colombia
Mr. Gabriel Valenzuela	Dale	Cuba



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.A.1.

Subject:

Chesterfield County Airport Advisory Board

Board Action Requested:

Nominate/appoint members to serve on the Chesterfield County Airport Advisory Board representing the Bermuda and Clover Hill Districts.

Summary of Information:

The Chesterfield County Airport Advisory Board (AAB) was established by the Board of Supervisors in 1995 as an advisory body with the responsibility of providing advice to the Board of Supervisors on matters such as long-term conceptual planning, master planning and airport safety.

The members seeking reappointment are Mr. Rick Young, Bermuda District and Mr. Dunn Dillard, Clover Hill District. No additional applications were received for these vacancies. Messrs. Young and Dillard's terms would begin on February 15, 2020 and expire on February 15, 2023.

Under the existing Rules of Procedure, appointees to boards and committees may be nominated and appointed at the same meeting. Nominees are voted on in the order in which they are nominated. Messrs. Ingle and Winslow concur with the reappointments of Messrs. Young and Dillard.

Attachments:

None

Preparer: Clay Bowles, Director

Approved By:



CHESTERFIELD COUNTY BOARD OF SUPERVISORS AGENDA

Meeting Date: February 19, 2020

Item Number: 14.A.2.

Subject:

Community Criminal Justice Board

Board Action Requested:

It is requested that the Chesterfield County Board of Supervisors approve the nominee listed for appointment to the Community Criminal Justice Board for a two-year term per the adopted by-laws of the Community Criminal Justice Board. Appointments correspond to prescribed positions in the Code of Virginia.

Summary of Information:

The Community Criminal Justice Board serves the 12th Judicial Court Circuit consisting of Chesterfield County and the City of Colonial Heights. The purpose is to provide for the development, planning, implementation, and evaluation of community programs and services for the court in diverting offenders and defendants from local correctional facilities.

At the June 14, 1995 meeting, the Board adopted a Resolution entitled Joint Resolution Providing for the Implementation of the Comprehensive Community Corrections Act (CCCA) and Pretrial Services Act (PSA); Establishment of the Chesterfield County and City of Colonial Heights Community Criminal Justice Board; and provisions for Joint Exercise of Powers.

The resolution designated the membership by position, per the Code of Virginia. The Community Criminal Justice Board members serve two-year staggered terms; thus ten or eleven members are typically appointed each year. Nominees must be approved by both the Chesterfield County Board of Supervisors and the Colonial Heights City Council.

It is requested that the following individual be appointed to serve the remainder of a two-year term that began July 1, 2019 and ends June 30, 2021.

Honorable Stacey Davenport Commonwealth's Attorney, Chesterfield County

The nominee has agreed to serve if appointed.

Under the existing Rules of Procedure, appointments to boards and committees may be nominated and appointed at the same meeting. Nominees are voted on in the order in which they are nominated.

Attachments:

None

Preparer: Sarah Snead, Deputy County Administrator

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.A.3.

Subject:

Preservation Committee

Board Action Requested:

Nominate/Reappoint the following persons to the Preservation Committee for a three (3) year term.

Summary of Information:

Mary Ellen Howe
James V. Daniels
John V. Cogbill, III
Julie Crowe
David Dutton
Andrew "Andy" Scherzer
Richard "Scott" Williams

The Chesterfield County Preservation Ordinance (Secs. 19-45 through 19-54) calls for a seven-member committee appointed by the Board to serve a three (3) year term. The ordinance specifically identifies that at least one representative be appointed with expertise in the following areas: Architect or Landscape Architect (Crowe, Dutton, Scherzer), Contractor (Daniels), Representative of Historical Society (Howe, Williams), Professional Expertise in Preservation (Crowe, Dutton, Scherzer).

Staff recommends the re-appointment of the persons listed above. Staff received eight (8) applications, which are available upon request.

Attachments:

None

Preparer: Andrew Gillies, Director of Planning

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.A.4.

Subject:

Virginia's Gateway Region Board

Board Action Requested:

Request that the Board suspend the rules and simultaneously nominate/appoint **Mr. Jim Daniels** and **Mr. Jim Ingle** to serve on Virginia's Gateway Region Board.

Summary of Information:

The purpose of Virginia's Gateway Region Board is to assist the Counties of Chesterfield, Dinwiddie, Prince George, Surry and Sussex and the Cities of Colonial Heights, Hopewell and Petersburg in their efforts to enhance the economic development opportunities for participating communities within the Virginia's Gateway Region service area.

The term of **Mr. Jim Daniels** and **Mr. Jim Ingle** will be effective March 1, 2020, and will expire February 28, 2021. Mr. Daniels has expressed his willingness to continue serving on the VGR Board. No additional applications were received. Board members concur with the reappointments.

Under the existing Rules of Procedure, appointments to boards and committees may be nominated and appointed at the same meeting. Nominees are voted on in the order in which they are nominated.

Attachments:

None

Preparer:

Approved By:

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**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.A.5.

Subject:

Personnel Appeals Board

Board Action Requested:

The Board of Supervisors is requested to appoint a member to serve on the Personnel Appeals Board.

Summary of Information:

The purpose of the Personnel Appeals Board is to hear employee grievances relating to disciplinary actions or discriminatory application of county personnel policies. The Personnel Appeals Board has the ability to modify or reverse disciplinary decisions of department directors. The appointments are for a three-year term and are not related to residing in a particular magisterial district.

Mr. Charles Maguire completed one term on the Personnel Appeals Board, which expired on December 31, 2019. The Board of Supervisors is requested to nominate and appoint Dr. James Shultz to serve the next full term, which would begin immediately upon appointment and end on December 31, 2022. Dr. Shultz is currently a member of the Board of Directors for the Watkins Centre Community Development Authority and serves as their Secretary/Treasurer. He is also a current member of the Board of Directors for the Eppington Plantation Foundation, Inc. Additionally, Dr. Shultz is a past member of Chesterfield Health Center Commission, Chesterfield County Citizens Budget Advisory Committee and Chesterfield County Public Schools Citizens Budget Advisory Committee. Dr. Shultz has indicated his willingness to serve. Under the existing Rules of Procedure, appointments to boards and committees may be nominated and appointed at the same meeting. Nominees are voted on in the order in which they are nominated.

Attachments:

None

Preparer: Mary Selby

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.a.

Subject:

Resolution Recognizing Mr. Jody L. Atkins, Department of General Services, Fleet Services Division, Upon His Retirement

Board Action Requested:

Adoption of the attached resolution.

Summary of Information:

Mr. Jody L. Atkins will retire from the Department of General Services on March 1, 2020, after providing 19 years of service to the citizens of Chesterfield County.

Attachments:

1. Jody L. Atkins-02.19.2020-Retirement Resolution_Fleet

Preparer: Clay Bowles, Director

Approved By:

RECOGNIZING MR. JODY L. ATKINS UPON HIS RETIREMENT

WHEREAS, Mr. Jody L. Atkins joined Chesterfield County in the Department of General Services in September 1999 as an Automotive Parts Clerk in the Fleet Services Division; and

WHEREAS, in December 2000, Mr. Atkins was promoted to Automotive Parts Technician; and

WHEREAS, Mr. Atkins graduated from the Chesterfield County School of Total Quality and Continuous Improvement; and

WHEREAS, Mr. Atkins completed level one of the Automotive Parts Technician Career Development Plan; and

WHEREAS, Mr. Atkins had the knowledge skills and abilities to operate on every level in the Vehicle Parts operation; and

WHEREAS, throughout his career in the Fleet Services Division he has served as Lead Parts Technician and Automotive Parts Supervisor; and

WHEREAS, Mr. Atkins was very skilled in vehicle parts inventory control and was recognized for his 100% accuracy, which resulted in significant cost savings for Chesterfield County; and

WHEREAS, Mr. Atkins has consistently performed his duties and responsibilities in a professional manner, was a team player, always willing to share information and assist and train other technicians; and

WHEREAS, Mr. Atkins exhibited a high degree of tact, consideration and dedication to providing excellent customer service to Chesterfield County, as well as to the public.

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



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.b.

Subject:

Resolution Recognizing Ms. Judith Beck, Department of Social Services, Upon Her Retirement

Board Action Requested:

Adoption of the attached resolution.

Summary of Information:

Ms. Judith Beck retired from the Department of Social Services on December 31, 2019, after 27 years of dedicated service to the citizens of Chesterfield County and City of Colonial Heights.

Attachments:

1. Judith Beck Resolution

Preparer: Kiva Rogers, Executive Director

Approved By:



RECOGNIZING MS. JUDITH BECK UPON HER RETIREMENT

WHEREAS, Ms. Judith Beck began her tenure of public service with Chesterfield County as a Principal Clerical Aide with the Chesterfield - Colonial Heights Department of Social Services on August 3, 1992; and promoted to Eligibility Worker on February 23, 1998; and promoted to Senior Eligibility Worker on March 10, 2007; and

WHEREAS, in her role as Principal Clerical Aide, Ms. Beck provided vital support to child welfare staff, ensuring all needed administrative functions were performed accurately and timely for children receiving foster care and adoption services; and

WHEREAS, Ms. Beck was formally acknowledged for her assistance in the Foster Care Unit, she was recognized for her willingness to take on extra responsibilities and maintaining a positive attitude during times of change; and

WHEREAS, Ms. Beck established a reputation of being a team player with an impeccable work ethic through her willingness to help her coworkers and dedication to providing exceptional customer service to citizens; and

WHEREAS, Ms. Beck was recognized by the Chesterfield-Colonial Heights Board of Social Services for displaying Excellence in Public Service while serving on the Hurricane Irene emergency shelter team; and

WHEREAS, Ms. Beck was chosen to serve as the liaison for Social Services at Chesterfield Mental Health Support Services and provided case management services to adult citizens with disabilities that received the Medicaid Waiver through the Community Services Board; and

WHEREAS, in addition to timely and accurately processing the annual Medicaid reviews, she monitored and processed changes, researched and resolved escalated issues, becoming a subject matter expert in the area of Medicaid Waiver services; and

WHEREAS, Ms. Beck maintained a culture of trust and collaboration allowing access to services for citizens requiring the most complex service coordination needs; and

WHEREAS, throughout her career Ms. Beck has been steadfast in her commitment to the citizens of Chesterfield County and the City of Colonial Heights; and her efforts have aided the department in successfully meeting key performance goals; and

NOW, THEREFORE BE IT RESOLVED, that the Chesterfield County Board of Supervisors recognizes Ms. Judith Beck and extends on behalf of its members and the citizens of Chesterfield County, appreciation for her service to the county, congratulations upon her retirement, and best wishes for a long a happy retirement.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.c.

Subject:

Resolution Recognizing Mr. John Hudgins, Building Inspection, Upon His Retirement

Board Action Requested:

Adoption of the resolution for Mr. John Hudgins upon his retirement.

Summary of Information:

Mr. John Hudgins will retire on March 1, 2020, after providing over 15 years of service to the residents of Chesterfield County.

Attachments:

1. John Hudgins Resolution Feb 2020

Preparer: Ron Clements, Director

Approved By:

RECOGNIZING MR. JOHN HUDGINS UPON HIS RETIREMENT

WHEREAS, Mr. John Hudgins will retire from Chesterfield County on March 1, 2020, after providing 15 years of dedicated service to the residents of Chesterfield County; and

WHEREAS, Mr. Hudgins was hired by Chesterfield County in February of 2005 as a mechanical, plumbing, gas inspector in the Department of Building Inspection; and

WHEREAS, Mr. Hudgins has represented Chesterfield County for over five years as a member of the Virginia Plumbing Mechanical Inspector Association; and

WHEREAS, Mr. Hudgins' passion and hard work resulted in a promotion to commercial plumbing, mechanical and gas inspector; and

WHEREAS, Mr. Hudgins shared his expertise by providing many hours of training and education for department staff, always willing to share why a code provision exists and its purpose; and

WHEREAS, Mr. Hudgins serves as an instructor for the Department of Housing and Community Development's Jack Proctor Code Academy, providing instruction and technical expertise on Plumbing and Mechanical Systems for inspection staff in all jurisdictions and contractors across the State of Virginia; and

WHEREAS, Mr. Hudgins' professionalism throughout his career provided citizens and visitors of Chesterfield County with safe and secure buildings, designed and inspected under the Virginia Uniform Statewide Building Codes.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes the outstanding contributions of Mr. John Hudgins and extends appreciation, on behalf of its members and the employees and citizens of Chesterfield County, for 15 years of dedicated service to the county, congratulations upon his retirement, and best wishes in his next season of life.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.d.

Subject:

Resolution of Support for the Proposed Nash Road Extension Alignment

Board Action Requested:

The Board is requested to adopt the attached resolution of support for the proposed Nash Road Extension alignment.

Summary of Information:

On September 17, 2014, the Board adopted a resolution endorsing the Revenue Sharing application to fund capacity improvements to address congestion issues on Beach Road from Nash Road to Route 10. Preliminary engineering for the project began in 2016. A 2017 alternative analysis recommended extending Nash Road from Beach Road to Route 10 to relieve existing and projected future congestion along Beach Road.

A public meeting was held May 21, 2018 to provide an overview of the project, present three alignment alternatives, and solicit input from the public. A total of 97 citizens attended the public meeting and 65 written comments were received during the subsequent comment period. Based on citizen feedback there is general support for the project, with 35 citizens in support of the project. Based on the written comments received and to alleviate or minimize the impacts and concerns expressed by citizens, a preferred alternative alignment was developed using sections of Alternative 1 and Alternative 3. The Commonwealth Transportation Board (CTB) is required to approve the proposed location or alignment of the Nash Road Extension. A resolution of support from the county is requested for consideration by the CTB at their March meeting.

Attachments:

1. Nash Road Ext_Resolution
2. Nash Road Ext_Alignment Alternatives
3. Nash Road Ext_Proposed Alignment

Preparer: Brent Epps, Asst. Director

Approved By:

WHEREAS, on September 17, 2014, the Chesterfield County Board of Supervisors, approved a resolution endorsing the Revenue Sharing application to fund capacity improvements for Beach Road between Nash Road and Route 10; and

WHEREAS, Chesterfield County completed an alternative analysis January 17, 2017 and determined extending Nash Road from Beach Road to Route 10 would relieve the existing and projected future congestion along Beach Road between Nash Road and Route 10; and

WHEREAS, Chesterfield County advertised and held a public meeting for the Nash Road Extension project on May 21, 2018 to provide an overview of the project, present three alignment alternatives, and solicit input from the public; and

WHEREAS, a total of 97 citizens attended the Nash Road Extension public meeting and 65 written comments were received during the subsequent comment period; and

WHEREAS, based on citizen feedback there is general support for the project, with 35 citizens in support of the project; and

WHEREAS, based on the written comments received and to alleviate or minimize the impacts and concerns expressed by citizens, a preferred alternative alignment was developed using sections of Alternative 1 and Alternative 3; and

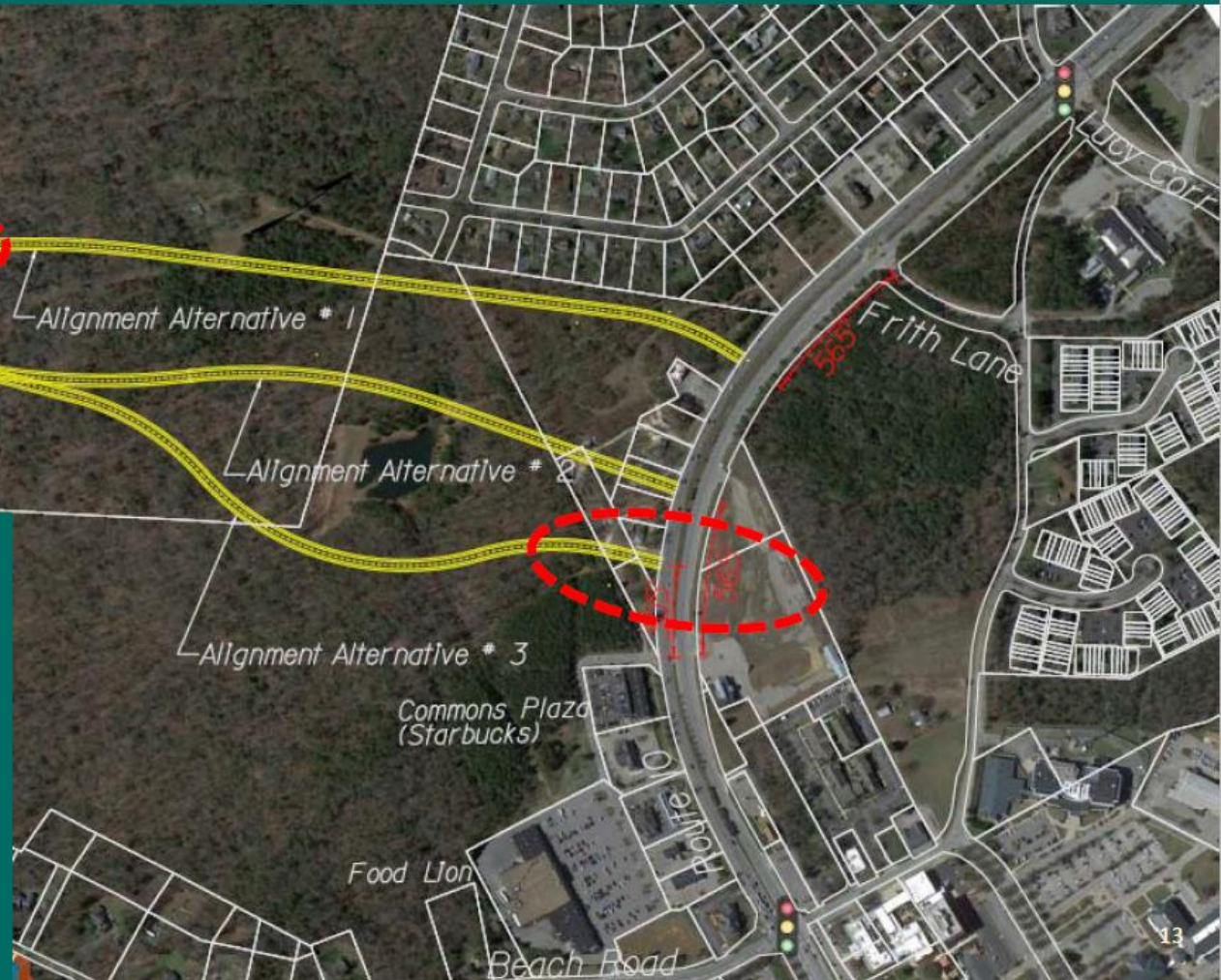
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Chesterfield County hereby endorses and supports the proposed Nash Road Extension alignment.

ATTACHMENT A



Nash Road Extension – Alignment Alternatives

- Bridge Over Swift Creek
- Route 10 Intersection
 - Alt. 1 – Eliminated
 - Noise impacts
 - Public input (11 out of 65)
 - Alt. 3
 - Farthest from Deerfield
 - Public input (21 out of 65)



ATTACHMENT B



Nash Road Extension - Proposed Alignment



ATTACHMENT C



CHESTERFIELD COUNTY BOARD OF SUPERVISORS AGENDA

Meeting Date: February 19, 2020

Item Number: 14.B.1.e.

Subject:

Resolution Supporting Construction of Lambert Landing at Jefferson Davis Highway, Elokommin Avenue, and Rio Vista Street Using Proceeds from IRS Section 42 Tax Credits Issued by the Virginia Housing Development Authority (VHDA)

Board Action Requested:

Adoption of Resolution Supporting Construction of Lambert Landing at 11501 Jefferson Davis Highway, 11404, 11410, 11420, 11424, 11428, 11430 Elokommin Avenue, and 2501 Rio Vista Street Using Proceeds from IRS Section 42 Tax Credits Issued by the Virginia Housing Development Authority ("VHDA").

Summary of Information:

Lambert Landing is a proposed 112-unit apartment complex located near the southeast quadrant of Rt. 288 and Jefferson Davis Highway. The developer for the apartments, Woda Cooper Companies, Inc., will apply for tax credits through the VHDA. To ensure a competitive and winning application for tax credits, the site has to be located in a revitalization area. The way in which to obtain these points, according to VHDA's Qualified Allocation Plan, is for the Board of Supervisors to pass a resolution supporting the site for the apartments as a revitalization area, defined by Virginia Code Section 36-55.30:2.A.

The benefit of this program to Chesterfield County is to provide high quality affordable housing at locations that need such housing to support economic development. The Jefferson Davis Highway corridor has experienced disproportionate socioeconomic challenges (as documented by the recently adopted Northern Jefferson Davis Corridor Special Area Plan), including: poverty, lower rates of new housing construction, a loss of manufactured homes, and increased cost-burdened households. A market study undertaken by the county indicated a demand for multi-family housing along the corridor; the need for additional workforce housing is necessary to meet the housing demand created by new development in industrial, commercial and service businesses attracted to the county.

The addition of these apartments will make a more sustainable and attractive mixed-use area by adding a mix of households. The high-quality apartments also provide a more stable (i.e., not cost-burdened) and desirable economic mix of residents in the area. For the developer to have the opportunity to compete favorably for this type of financing, the Chesterfield County Board of Supervisors may by resolution make a determination that providing residential housing serving low to moderate income households supports the revitalization and economic development of this portion of the Jefferson Davis Highway corridor.

Staff recommends that the Board adopt the attached resolution.

Attachments:

1. Lambert Landing Resolution
2. Lambert Landing Maps

Preparer: Daniel Cohen, Director

Approved By:

A handwritten signature in black ink, appearing to be 'Daniel Cohen', written over a horizontal line.

A REVITALIZATION RESOLUTION CONCERNING
THE LAMBERT LANDING APARTMENT PROJECT

WHEREAS, PURSUANT TO Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Board of Supervisors of the County of Chesterfield, Virginia, desires to designate the area (the "Area") described on Exhibit A attached hereto as a revitalization area:

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

The above-referenced development is located in a Revitalization Area in the County of Chesterfield, Virginia. The industrial, commercial or other economic development of such area will benefit the county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Area is hereby designated as a revitalization area.

Adopted by the Board of Supervisors of the County of Chesterfield, Virginia, on the 19th day of February, 2020.

Page for map of 11501 Jefferson Davis Highway, 11404, 11410, 11420, 11424, 11428, 11430 Elokomin Avenue, and 2501 Rio Vista Street showing the location of the proposed Lambert Landing Apartments.

Parcel Numbers: 7976604744, 7976604371, 7976614303, 7976604497, 7976604688, 7976604783, 7976604878, 7976614108







**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.f.

Subject:

Resolution Supporting Construction of the Maple Woods Apartments at Jefferson Davis Highway and Myron Avenue, Using Low Income Housing Tax Credits Issued by the Virginia Housing Development Authority Under Their Revitalization Area Designation

Board Action Requested:

Adoption of attached resolution that will allow financing through the VHDA revitalization area designation.

Summary of Information:

Maple Woods is a proposed multifamily apartment complex located on the east side of Jefferson Davis Highway, between Myron Avenue and Dwight Avenue. The developer for the apartments, South Creek Development, LLC, has applied for low-income housing tax credit financing through VHDA. To qualify for revitalization area application points, state law requires that the Board of Supervisors pass a resolution supporting the site for the apartments as a revitalization area.

The benefit of this program to Chesterfield County is to provide high quality affordable housing at locations that need such housing to support economic development. The Jefferson Davis Highway corridor has experienced disproportionate socioeconomic challenges (as documented by the recently adopted Northern Jefferson Davis Corridor Special Area Plan), including: poverty, lower rates of new housing construction, a loss of manufactured homes, and increased cost-burdened households. A market study undertaken by the county indicated a demand for multi-family housing along the corridor; the need for additional workforce housing is necessary to meet the housing demand created by new development in industrial, commercial and service businesses attracted to the county.

The addition of these apartments will make a more sustainable and attractive mixed-use area by adding a mix of households. The high-quality apartments also provide a more stable (i.e., not cost-burdened) and desirable economic mix of residents in the area.

For the developer to have the opportunity to compete favorably for this type of financing, the Chesterfield County Board of Supervisors may by resolution make a determination that providing residential housing serving low to moderate income households supports the revitalization and economic development of this portion of the Jefferson Davis Highway corridor.

Staff recommends that the Board adopt the attached resolution.

Attachments:

1. Maple Woods Resolution
2. Maple Woods Apartments Location Map

Preparer: Daniel Cohen, Director

Approved By:



A RESOLUTION CONCERNING
THE MAPLE WOODS APARTMENT PROJECT

WHEREAS, PURSUANT TO Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Board of Supervisors of the County of Chesterfield, Virginia, desires to designate the area (the "Area") described on Exhibit A attached hereto as a revitalization area:

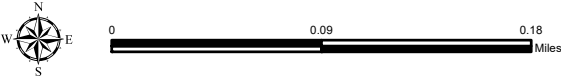
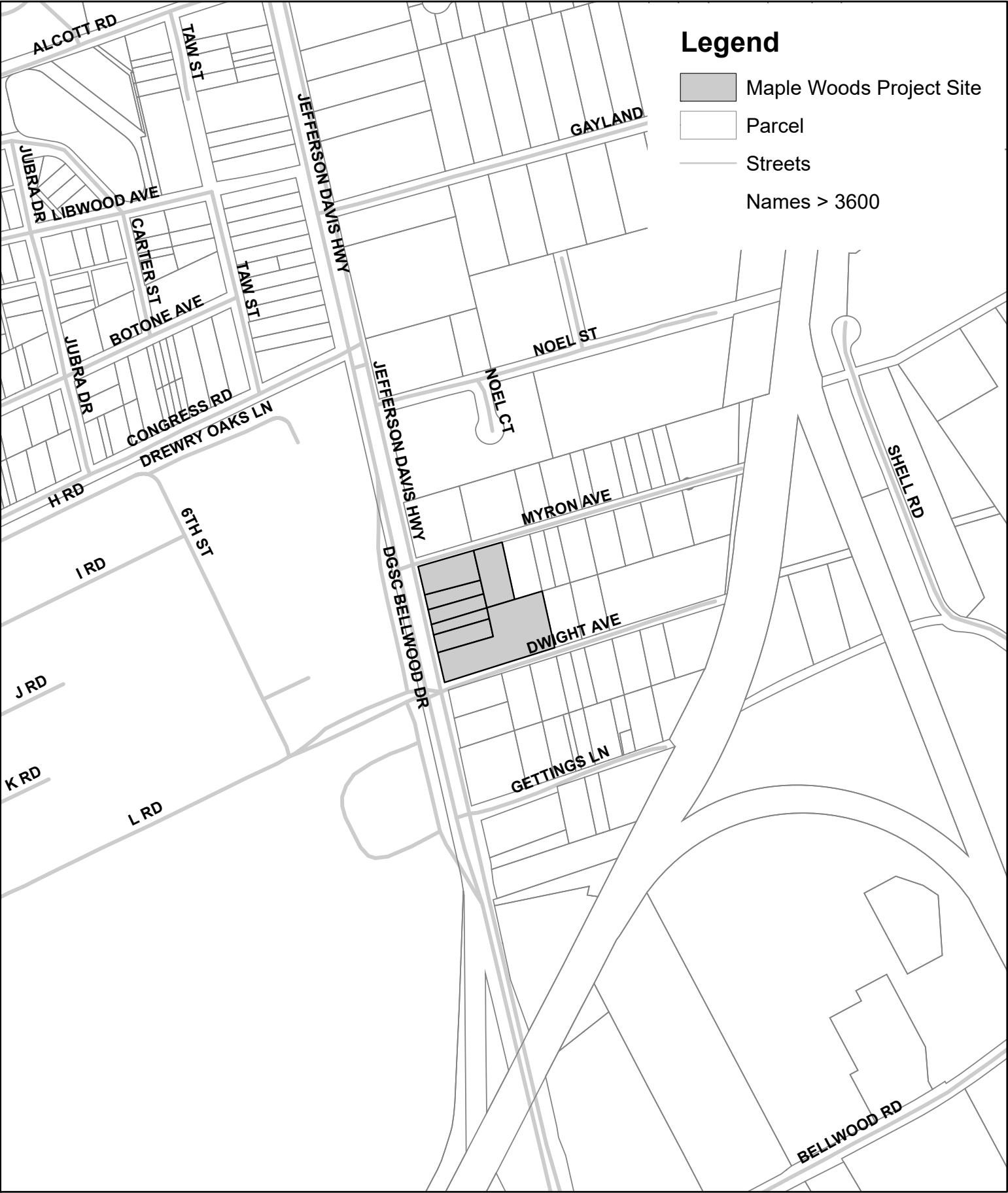
NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

The above-referenced development is located in a Revitalization Area in the County of Chesterfield, Virginia. The industrial, commercial or other economic development of such area will benefit the county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Area is hereby designated as a revitalization area.

Adopted by the Board of Supervisors of the County of Chesterfield, Virginia, on the 19th day of February, 2020.

Maple Woods Apartments



This is an ArcGIS map prepared by Chesterfield County Department of Community Enhancement.
This information is only for representation purpose.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.g.

Subject:

Resolution Supporting Construction of the Austin Woods Apartments Using Proceeds from Tax-Exempt Bonds Issued by the Virginia Housing Development Authority Under Their Mixed-Income Program

Board Action Requested:

Adoption of attached resolution that will allow construction financing through the VHDA mixed-income program.

Summary of Information:

Austin Woods Apartments is a proposed 230-unit apartment complex located at 6767 Iron Bridge Road between the Irongate and Watermark Shopping Centers. Waverton Associates, Inc. is applying for financing through VHDA's mixed-income program. To qualify for VHDA financing, state law requires that the Board of Supervisors pass a resolution supporting development of the mixed-income project.

The benefit of this program to Chesterfield County is its inclusion of affordable housing as a percentage of the total housing allowed. The HUD median household income for Chesterfield County for FY 2019 is \$83,200. For this loan, the requirement is for at least 20 percent of the dwellings to be leased to persons making no more than \$66,560 (80 percent of the County's median income), and the remaining 80 percent of the dwelling units will not be restricted.

For the developer to obtain this financing, the Chesterfield County Board of Supervisors shall by resolution make a determination that providing residential housing and supporting facilities that serve people of low to moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by people who are not of low and moderate income. Background information including location map, site plan, elevations and unit information is attached.

There are no costs to the county associated with the mixed-income project and no county debt will be created through the VHDA financing applied for by the developer.

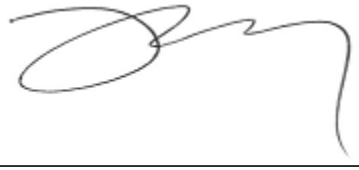
Staff recommends that the Board adopt the attached resolution.

Attachments:

1. Austin Woods BOS Resolution
2. Austin Woods Exhibit A1

Preparer: Daniel Cohen, Director

Approved By:



A RESOLUTION CONCERNING
THE AUSTIN WOODS APARTMENTS

WHEREAS, the Board of Supervisors of the County of Chesterfield, Virginia, desires to make the determination required by Section 36-55.30:2.B of the Code of Virginia of 1950, as amended, in order for the Virginia Housing Development Authority to finance the economically mixed project (the "Project") described on Exhibit A attached hereto:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF CHESTERFIELD, VIRGINIA THAT:

1. the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units in the Project are occupied or held available for occupancy by persons and families who are not of low and moderate income; and

2. private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the surrounding area of the Project and this Project will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Adopted by the Board of Supervisors of the County of Chesterfield, Virginia, on the ____ day of _____, 2020.

EXHIBIT A - Austin Woods Apartments



Architectural View of Proposed Austin Woods Apartments

GENERAL INFORMATION	
Location	6767 Iron Bridge Road Tax ID 773-678-8978 (part of)
Existing Zoning and Land Use	R-TH with CUPD; Vacant
Size	12.51 Acres
Number of Apartment Units	230 Units: (80) 1-bedroom, (134) 2-bedroom, & (16) 3-bedroom



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.h.

Subject:

Resolution Supporting Construction of the Watermark Gardens Apartments at 7100 Iron Bridge Road, Using Low-Income Housing Tax Credits Issued by the Virginia Housing Development Authority Under Their Revitalization Area Designation

Board Action Requested:

Adoption of attached resolution that will allow financing through the VHDA revitalization area designation.

Summary of Information:

Watermark Gardens is a proposed 80-unit senior-living apartments (55+) including eight (8) units for seniors with disabilities. The site is located on a portion of the property adjacent to the lake at Watermark and to the left of the former Wal-Mart store as shown on Exhibit A. The developer for the apartments, Watermark Gardens, LLC, has applied for low-income housing tax credit financing. To qualify for revitalization area application points, state law requires that the Board of Supervisors pass a resolution supporting the site for the apartments as a revitalization area.

The VHDA award process for financing requires that the Board of Supervisors for the locality pass a resolution establishing the property as a Revitalization Area solely for the purpose of empowering the VHDA to provide financing in accordance with the State Code. The Board of Supervisors' resolution shall address two (2) determinations from State Code, Sec. 36-55.30:2A(i)(b) and 36-55.30:2A(ii). Each is listed below with an explanation for how the Watermark site addresses the determination.

36-55.30:2A(i)(b): the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area;

Sufficient affordable senior housing will be a growing problem for the increasing numbers of seniors expected over the next 15 years. Supporting affordable senior housing in Chesterfield County should be based upon locations that optimize the opportunities for seniors to remain engaged in the workforce and in a surrounding stable and healthy community. Mixed-use communities like Watermark can combine quality affordable housing for seniors 55+ with work opportunities that promote increased and continued engagement by its senior population. Watermark is seeking to grow the commercial base at this center which in turn will provide opportunities for work, shopping, restaurants, and potential medical uses within walking distance of the senior

apartments. With many persons 55+ still active in the job market, this apartment project may induce other commercial uses to locate at the Watermark commercial center. Properly locating smaller pods of affordable senior housing improves the community mix of housing and promotes more diverse enterprises in the same areas to support our aging population.

36-55.30:2A(ii): private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Private enterprise and investment has not been forthcoming, without assistance, to produce the construction of decent, safe and sanitary housing and supporting facilities in Chesterfield that meet the needs of low and moderate income persons and families.

The senior apartment buildings proposed at Watermark with VHDA financing include elevators, and the apartment units include universal design solutions for seniors to age in place including transitioning to wheel-chair living within their own units. The on-site manager will coordinate and assist a Tenant Council so that tenants remain involved to improve the quality of life for the tenants as well as the physical property. Within the community room on-site, training will be offered quarterly on computer skills, life skills and money management topics. As Watermark continues to develop, the tenants of these apartments will be able to use the proposed community pool and clubhouse facilities. With VHDA financing, these senior apartments will set a standard for low/moderate income housing for independent seniors in Chesterfield County.

Attachments:

1. Watermark Gardens Revitalization Resolution UNEXECUTED
2. Watermark Gardens Exhibit A

Preparer: Daniel Cohen, Director

Approved By:



A RESOLUTION CONCERNING
THE WATERMARK GARDENS SENIOR APARTMENTS

The above-referenced development is located in a Revitalization Area in Chesterfield County, Virginia. The revitalization area is (i) **either** (1) blighted, deteriorated, deteriorating or, if not rehabilitated likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, **or** (2) the industrial, commercial or other economic development of such area will benefit the county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, **and** (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Resolution adopted by the Board of Supervisors of Chesterfield County, Virginia, the ____ day of February, 2020.

Watermark Gardens senior apartments site

views

Walmart building

IRON BRIDGE RD

7000 1177

7030 4978

7101 2878

7115 8768

7125 0229

7131 6552

7211 3001

7215 0887

7003 4240

6406 0699

7200 5100

7206 4493

7201 6792

7100 0835

7130 9014

6312 8291

6018 3674



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.i.

Subject:

Resolution Supporting Refinancing of the Meridian Apartments at Watermark Using Proceeds from Tax-Exempt Bonds Issued by the Virginia Housing Development Authority Under Their Mixed-Income Program

Board Action Requested:

Adoption of the attached resolution that will allow refinancing through the VHDA mixed-income program.

Summary of Information:

Meridian Apartments at Watermark is an existing 300-unit apartment complex located at 6500 Caymus Way in the Watermark mixed-use development. It was the first apartment development in Chesterfield to use the mixed-income project financing through VHDA in 2011. The developer, Waverton Associates, Inc., is applying for refinancing through VHDA's mixed-income program. To qualify for VHDA financing, state law requires that the Board of Supervisors pass a resolution supporting development of the mixed-income project. This was done originally in 2011 and needs to be done again for this refinancing.

The benefit of this program to Chesterfield County is its inclusion of affordable housing as a percentage of the total housing allowed. The HUD median household income for Chesterfield County for FY 2019 is \$83,200. For this loan, the requirement is for at least 20 percent of the dwellings to be leased to persons making no more than \$66,560 (80 percent of the County's median income), and the remaining 80 percent of the dwelling units will not be restricted.

For the developer to obtain this financing, the Chesterfield County Board of Supervisors shall by resolution make a determination that providing residential housing and supporting facilities that serve people of low to moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by people who are not of low and moderate income.

Background information including location map, photo of existing development and unit information is attached.

There are no costs to the county associated with the mixed-income project and no county debt will be created through the VHDA financing applied for by the developer.

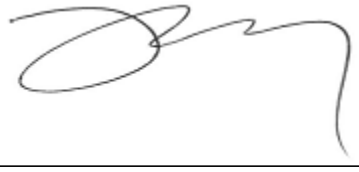
Staff recommends that the Board adopt the attached resolution.

Attachments:

1. Meridian BOS Resolution statement
2. Exhibit A Final

Preparer: Daniel Cohen, Director

Approved By:



A RESOLUTION CONCERNING
THE MERIDIAN APARTMENTS AT WATERMARK

WHEREAS, the Board of Supervisors of the County of Chesterfield, Virginia, desires to make the determination required by Section 36-55.30:2.B of the Code of Virginia of 1950, as amended, in order for the Virginia Housing Development Authority to finance the economically mixed project (the "Project") described on Exhibit A attached hereto:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF CHESTERFIELD, VIRGINIA THAT:

1. the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units in the Project are occupied or held available for occupancy by persons and families who are not of low and moderate income; and

2. private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the surrounding area of the Project and this Project will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Adopted by the Board of Supervisors of the County of Chesterfield, Virginia, on the ____ day of _____, 2020.

EXHIBIT A - Meridian Apartments



Architectural View of the existing Meridian Apartments entrance and clubhouse at Watermark

GENERAL INFORMATION	
Location	6500 Caymus Way Tax ID 771-677-8191
Existing Zoning and Land Use	C-3 with CUPD; Apartments
Size	16.18 Acres
Number of Apartment Units	Existing 300 Units: (120) 1-bedroom, (132) 2-bedroom, & (48) 3-bedroom

Location Map





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.2.a.1.

Subject:

Acceptance of a Parcel of Land Along Iron Bridge Road from Austin Woods Development Co.

Board Action Requested:

Accept the conveyance of a parcel of land containing 0.434 acres along Iron Bridge Road from Austin Woods Development Co. and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of a parcel of land containing 0.434 acres along Iron Bridge Road from Austin Woods Development Co. This conveyance is for the development of Austin Woods Apartments Phase 1 and has been reviewed by the site plan team.

Approval is recommended.

Dale District

Attachments:

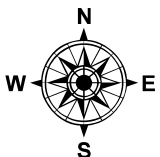
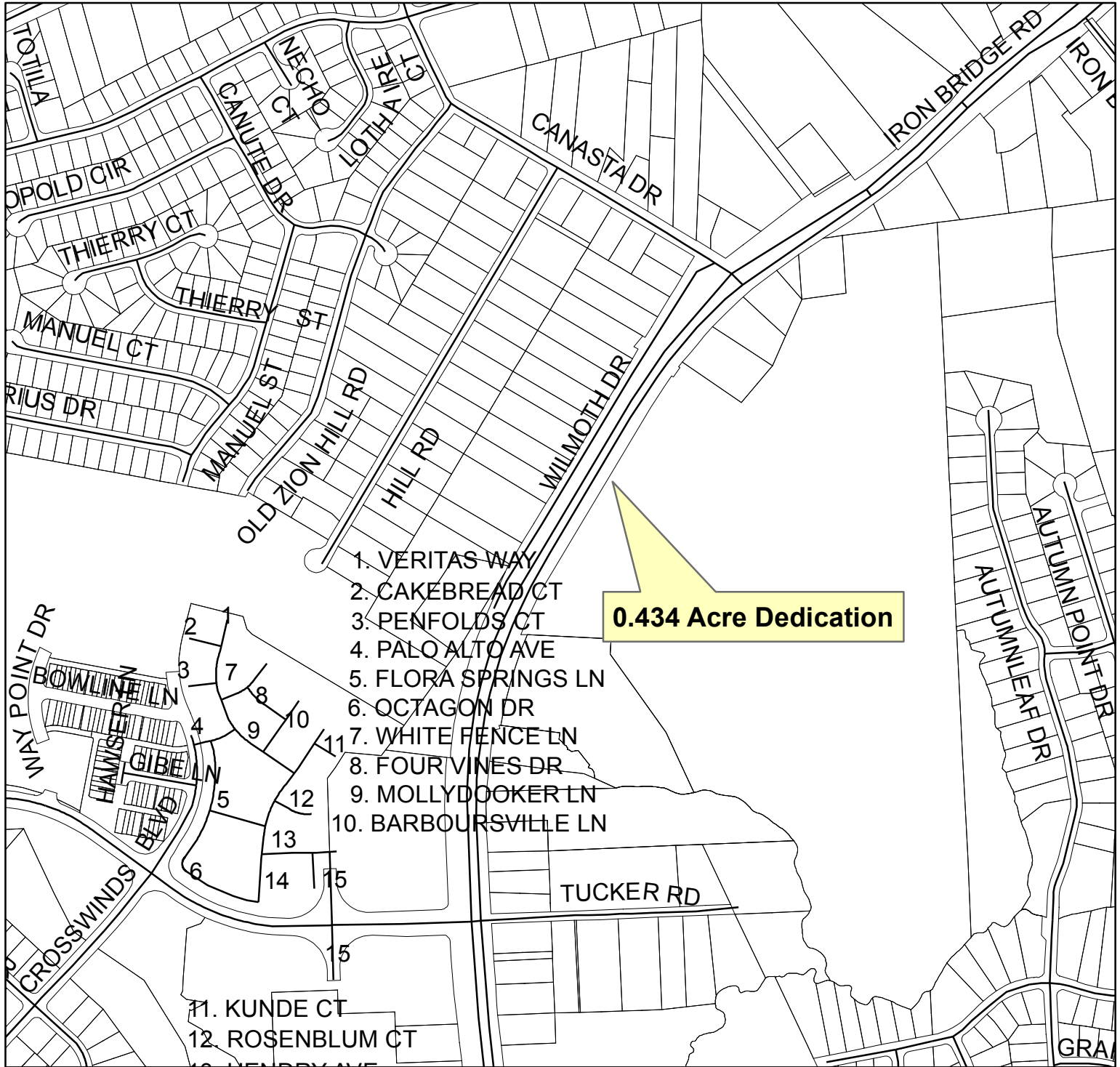
1. austin woods sketch
2. austin woods ded plat

Preparer: John Harmon, Real Property Manager

Approved By:

VICINITY SKETCH

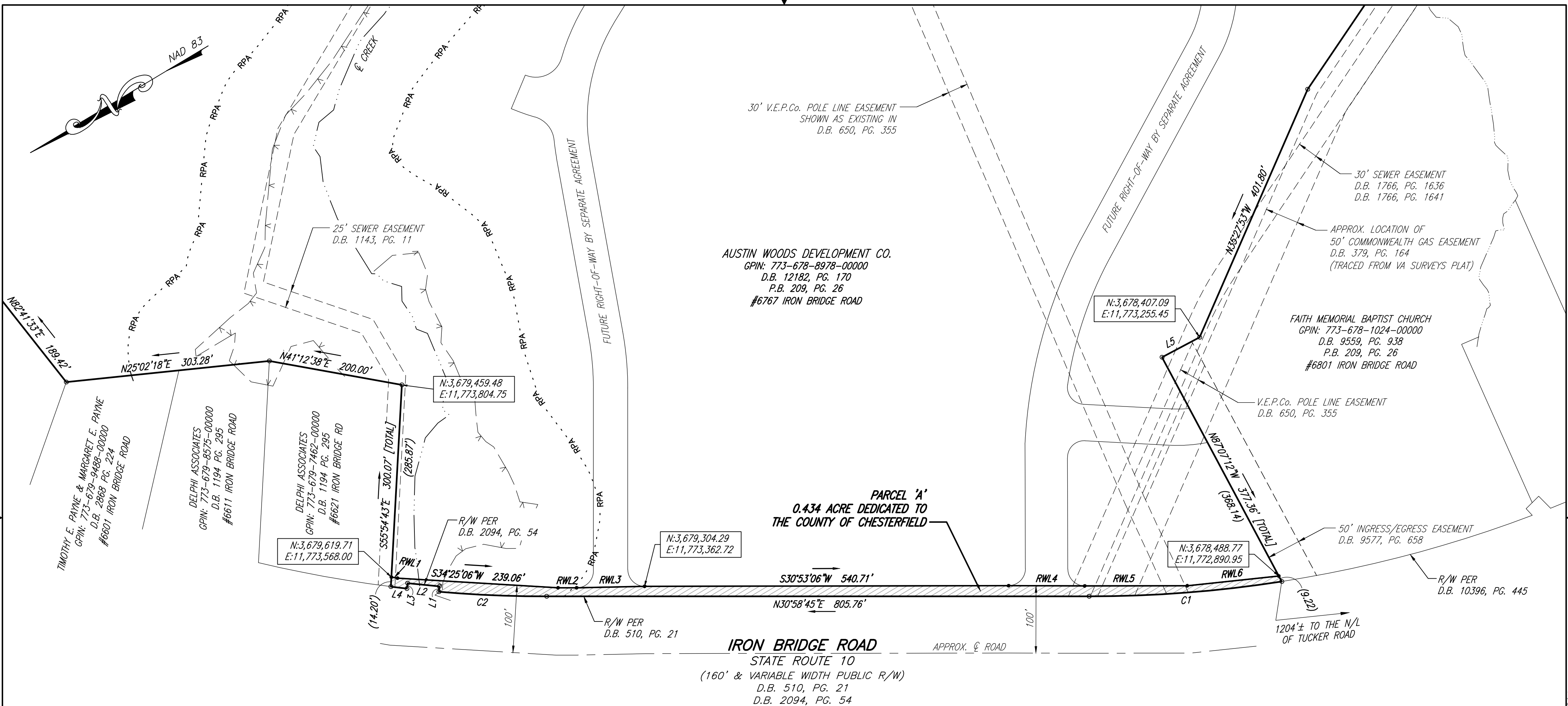
Acceptance of a Parcel of Land Along Iron Bridge Road from Austin Woods Development Co.



1 inch = 583 feet



[DutyJ 01/24/2020]



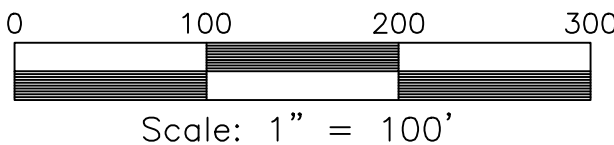
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°05'02"E	8.00'
L2	N36°38'58"E	47.42'
L3	N52°37'03"W	8.00'
L4	N37°45'05"E	24.00'
L5	N02°52'48"E	63.26'

RIGHT-OF-WAY LINE TABLE				
LINE	BEARING	DISTANCE		
RWL1	S40°32'09"W	9.12'		
RWL2	S30°53'06"W	27.46'		
RWL3	S29°45'02"W	101.02'		
RWL4	S31°08'18"W	113.00'		
RWL5	S30°53'06"W	152.31'		
RWL6	S24°54'17"W	136.77'		

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1860.86'	287.26'	N26°33'24"E	286.97'	8°50'41"
C2	1860.86'	160.32'	N33°26'50"E	160.27'	4°56'10"

NOTE: THIS PLAT WAS COMPILED FROM DEEDS/PLATS OF RECORD WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN. WETLANDS WERE LOCATED BY BALZER & ASSOCIATES, INC. ON 12-04-2018.

RIGHT-OF-WAY TIES ARE REPRESENTED IN SINGLE PARENTHESIS (XX.XX')



CO. PLAN #20PR0106
CO. PROJ #19-0156

COMPILED PLAT SHOWING
0.434 ACRE OF LAND BEING A PORTION OF
GPIN: 773-678-8978-00000 DEDICATED TO
THE COUNTY OF CHESTERFIELD

DALE DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 01-22-2020
SCALE: 1" = 100'
JOB: 54170210.00
DRAWN BY: WRL
CHECKED BY: CMF
SHEET 1 OF 1





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.2.a.2.

Subject:

Acceptance of a Parcel of Land Along Lonas Parkway from HHHunt Wescott, LLC

Board Action Requested:

Accept the conveyance of a parcel of land containing 0.006 acres along Lonas Parkway from HHHunt Wescott, LLC and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of a parcel of land containing 0.006 acres along Lonas Parkway from HHHunt Wescott, LLC. This conveyance is for the development of Wescott Subdivision Section 1 and has been reviewed by the subdivision team.

Approval is recommended.

Attachments:

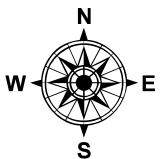
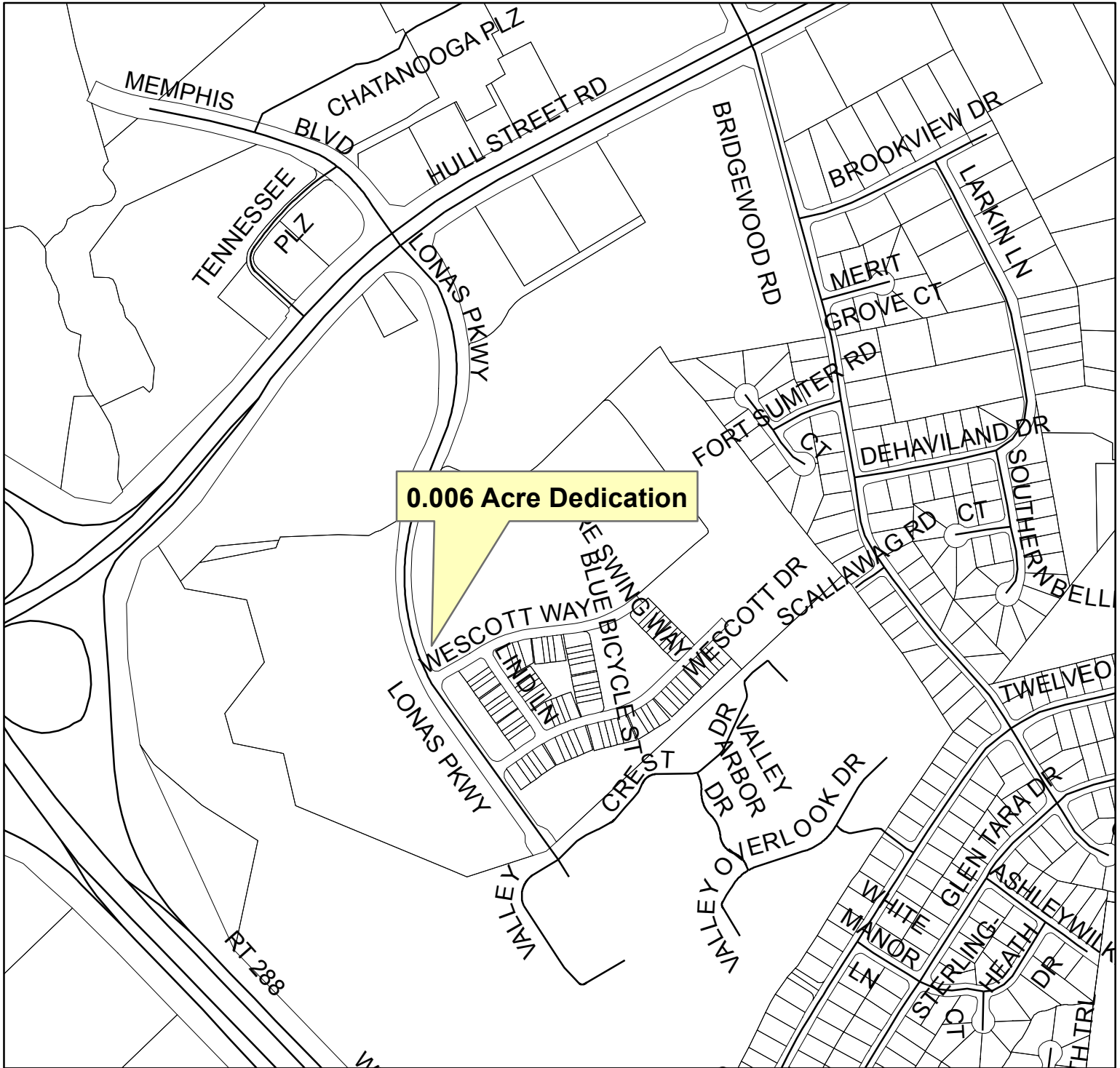
1. HHHunt wescott ded sketch
2. HHHunt wescott plat

Preparer: John Harmon, Real Property Manager

Approved By:

VICINITY SKETCH

Acceptance of a Parcel of Land Along Lonas Parkway from HHHunt Wescott, LLC



1 inch = 583 feet



[DutyJ 01/28/2020]

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	21.18	480.00	2°31'41"	10.59	S60°00'00"W	21.18
C2	39.64	24.00	94°37'41"	26.02	N71°25'20"W	35.28
C3	499.46	968.00	29°33'46"	255.42	N09°19'36"W	493.94
C4	65.09	39.00	95°37'55"	43.04	N70°55'13"W	57.80
C5	482.50	968.00	28°33'32"	246.37	N08°49'29"W	477.52

VARIABLE WIDTH
SIGHT DISTANCE
EASEMENT FOR
VDOT MAINTENANCE
D.B. 12560 PG. 808

HHHUNT WESCOTT, LLC
D.B. 12239 PG. 99
P.B. 259 PG. 25
GPIN: 737-679-9541-00000
#3801 LONAS PARKWAY

PARCEL A
DEDICATED TO THE
COUNTY OF CHESTERFIELD
(0.006 ACRE)

0.35± MILE TO THE
SOUTH LINE OF
HULL STREET 360
U.S. ROUTE

16' WATERLINE
EASEMENT
D.B. 3222 PG. 995

VARIABLE WIDTH
WATERLINE EASEMENT
D.B. 12521 PG. 813

WESCOTT WAY
P.B. 272 PG. 16-20
(40' R/W)

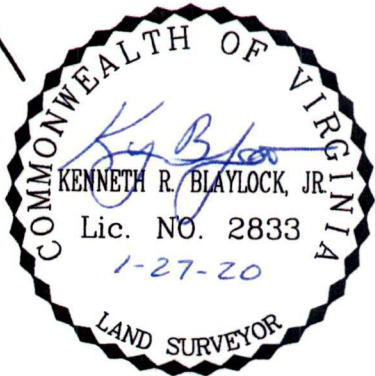
HHHUNT WESCOTT, LLC
D.B. 12239 PG. 99
P.B. 259 PG. 25
GPIN: 738-678-3383-00000
#4001 LONAS PARKWAY

LONAS PARKWAY
(VARIABLE WIDTH R/W)
P.B. 99 PG. 7-9

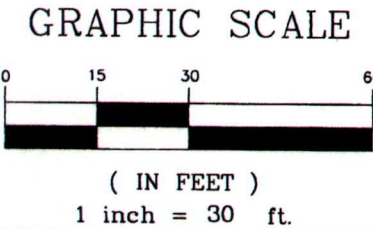
LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°15'50"W	67.04
L2	S61°15'50"W	50.63

NOTES

- 1.) THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51041C0140D, EFFECTIVE DATE 12-18-2012
- 2.) DATUM: HORIZONTAL - NAD 83
- 3.) NO IMPROVEMENTS ARE SHOWN ON THIS PLAT.
- 4.) NOT ALL EASEMENTS OF RECORD IN CONJUNCTION WITH THIS PROPERTY ARE SHOWN ON THIS PLAT.



COUNTY PROJECT: 18-0254
COUNTY SITE: 19CP0057



**PLAT SHOWING A PARCEL OF LAND LOCATED
AT THE INTERSECTION OF LONAS PARKWAY
AND WESCOTT WAY TO BE DEDICATED TO
CHESTERFIELD COUNTY, VIRGINIA**
CLOVER HILL DISTRICT * CHESTERFIELD COUNTY, VIRGINIA

JENNINGSTEPHENSON, P.C.

**LAND SURVEYORS
& PLANNERS**

10160 STAPLES MILL ROAD
GLEN ALLEN, VA 23060
PHONE (804) 545-6235
FAX (804) 545-6239

JANUARY 27, 2020

SCALE: 1" = 30'

J.N.: 18-559

DRAWN BY: KRB

CHECK BY: KRB



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.2.a.3.

Subject:

Acceptance of a Parcel of Land Along Willis Road from Scannell Properties #394, LLC

Board Action Requested:

Accept the conveyance of a parcel of land containing 0.1356 acres along Willis Road from Scannell Properties #394, LLC and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of a parcel of land containing 0.1356 acres along Willis Road from Scannell Properties #394, LLC. This conveyance is for the development of Scannell Warehouse-Willis Road and has been reviewed by the site plan team.

Approval is recommended.

Attachments:

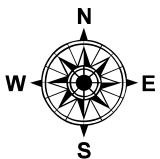
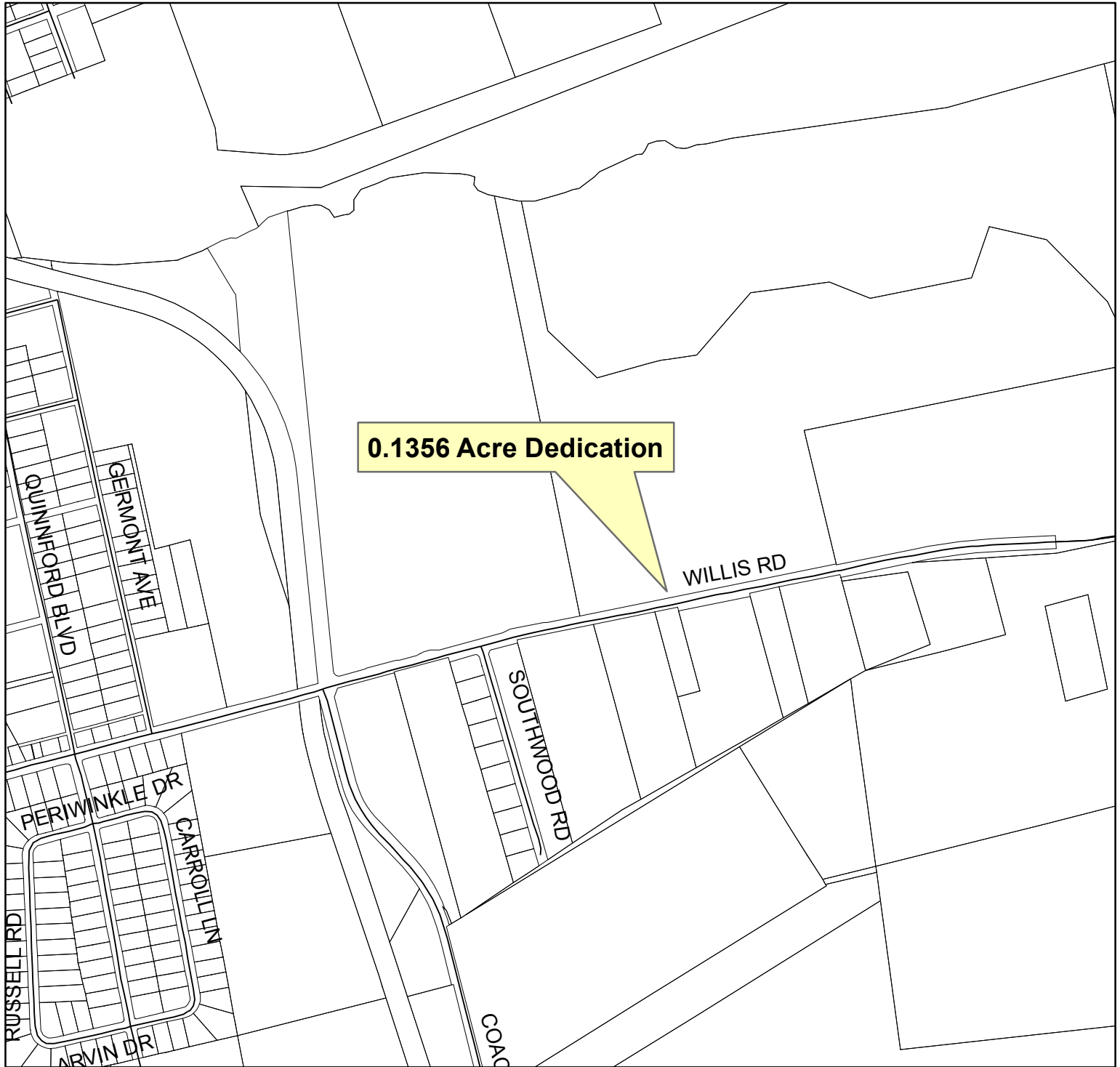
1. Scannell Prop ded
2. scannell prop plat 1
3. scannell prop plat 2

Preparer: John Harmon, Real Property Manager

Approved By:

VICINITY SKETCH

Acceptance of a Parcel of Land Along Willis Road from Scannell Properties #394, LLC

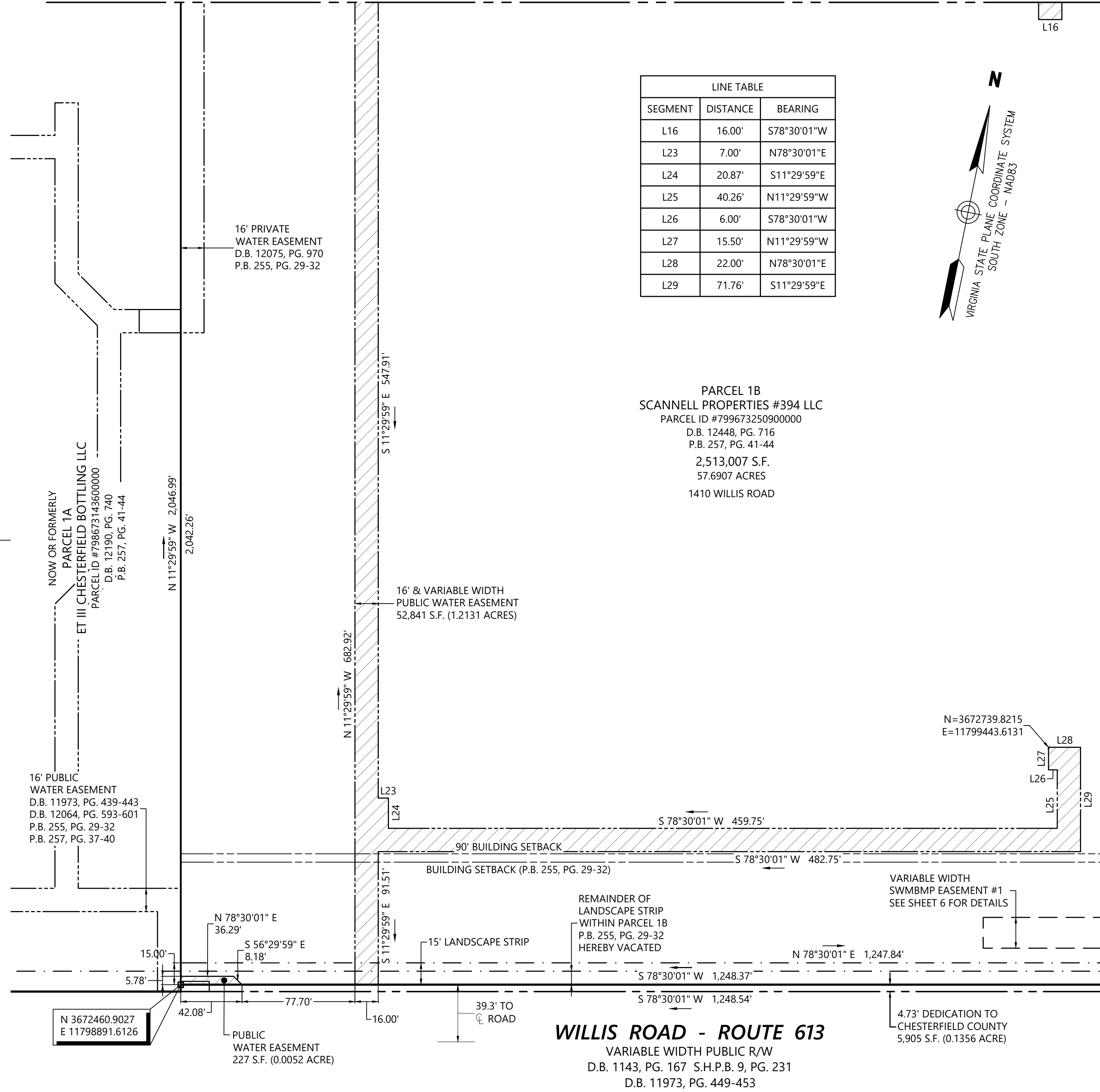


1 inch = 667 feet



[Duty] 01/24/2020

MATCHLINE - SEE SHEET 3



General Notes

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. AND FROM DEEDS AND PLANS OF RECORDS.
2. OWNER OF RECORD: SCANNELL PROPERTIES #394 LLC IN DEED BOOK 12448, PAGE 716
3. THE PROPERTY SHOWN HEREON IS LISTED AS PARCEL ID #799673250900000 AMONG THE RECORDS OF CHESTERFIELD COUNTY, VIRGINIA REAL ESTATE ASSESSMENT OFFICE
4. THE SUBJECT PROPERTY IS CURRENTLY ZONED I3 (HEAVY INDUSTRIAL DISTRICT)
5. THIS PROPERTY LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED)(FLOODWAY AREA) AS INDICATED ON FLOOD INSURANCE RATE MAP FOR CHESTERFIELD COUNTY, VIRGINIA HAVING COMMUNITY PANEL NUMBERS 51041C 0166D, 51041C 0167D, 51041C 0168D AND 51041C 0169D DATED DECEMBER 18, 2012.
6. ALL PARCELS ARE TO BE SERVED BY PUBLIC WATER AND SEWER
7. JURISDICTIONAL WETLANDS SHALL NOT BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE STATE AND/OR FEDERAL AGENCIES
8. RESOURCE PROTECTION AREA (RPA) TO REMAIN IN ITS NATURAL STATE; NO STRUCTURE TO BE LOCATED WITHIN THE RPA



Legend

- CONC MONUMENT SET
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- WETLANDS
- D.B. DEED BOOK
- INST. INSTRUMENT
- P.B. PLAT BOOK
- S.F. SQUARE FEET
- S.H.P.B. STATE HIGHWAY PLAT BOOK



**Plat of 0.1356 Acre Dedication and
Various Easements Across Parcel 1B
(Parcel Id #799673250900000)
Property of Scannell Properties #394 LLC
Bermuda District
Chesterfield County, Virginia**

DATE: 01/08/20	SHEET 1 OF 6	SCALE:1"=50'
PROJECT NO: 34534.00	DRAWN BY: DWP	CHECKED BY: DWA



Transportation
Land Development
Environmental Services

Two Columbus Center
4500 Main Street, Suite 400
Virginia Beach, Virginia 23462
757 490 0132 • FAX 757 490 0136

CO PROJ # 19-0141
CO SITE # 19PRO245

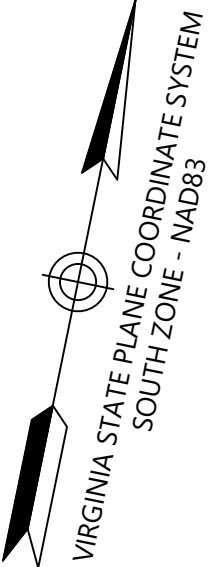
LINE TABLE		
SEGMENT	DISTANCE	BEARING
L10	101.77'	N11°29'59"W
L11	14.00'	S78°30'01"W
L12	16.00'	N11°29'59"W
L13	14.00'	N78°30'01"E

PARCEL 1B
SCANNELL PROPERTIES #394 LLC
PARCEL ID #799673250900000
D.B. 12448, PG. 716
P.B. 257, PG. 41-44
2,513,007 S.F.
57.6907 ACRES
1410 WILLIS ROAD

16' & VARIABLE WIDTH
PUBLIC WATER EASEMENT
52,841 S.F. (1.2131 ACRES)

NOW OR FORMERLY
PARCEL 2
ALSTOM POWER INC.
PARCEL ID #800673951800000
D.B. 5989, PG. 1
D.B. 2066, PG. 415 (PLAT)
P.B. 252, PG. 77-78

20' ACCESS EASEMENT
D.B. 11879, PG. 785
P.B. 252, PG. 75



**Plat of 0.1356 Acre Dedication and
Various Easements Across Parcel 1B
(Parcel Id #799673250900000)
Property of Scannell Properties #394 LLC
Bermuda District
Chesterfield County, Virginia**

DATE: 01/08/20	SHEET 2 OF 6	SCALE: 1"=50'
PROJECT NO: 34534.00	DRAWN BY: DWP	CHECKED BY: DWA



Transportation
Land Development
Environmental Services

Two Columbus Center
4500 Main Street, Suite 400
Virginia Beach, Virginia 23462
757 490 0132 • FAX 757 490 0136



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.3.

Subject:

Request to Quitclaim a Portion of a Variable Width SWM/BMP Easement Across the Property of Shawn D. Dunn

Board Action Requested:

Authorize the Chairman of the Board of Supervisors and the County Administrator to execute a quitclaim deed to vacate a portion of a variable width SWM/BMP easement across the property of Shawn D. Dunn.

Summary of Information:

Shawn D. Dunn has requested the vacation of a portion of a variable width SWM/BMP easement across his property as shown on the attached plat. This request has been reviewed by Environmental Engineering and is needed for the development of S. D. Dunn Hauling.

Approval is recommended.

Attachments:

1. shawn dunn qc sketch
2. shawn dunn plat

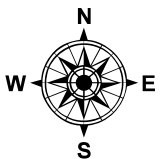
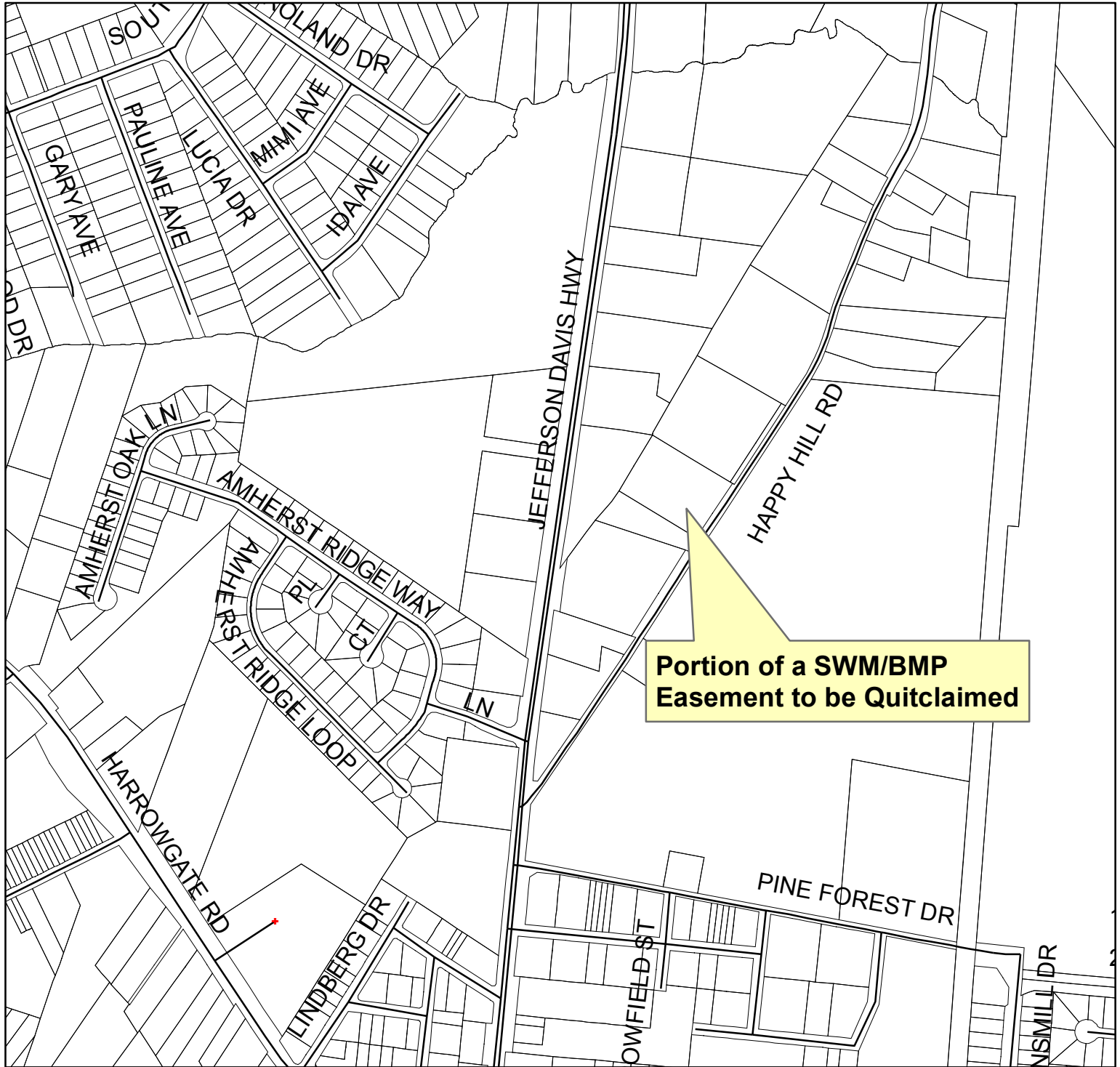
Preparer: John Harmon, Real Property Manager

Approved By:

A handwritten signature in black ink, appearing to be "John Harmon", is written over a horizontal line.

VICINITY SKETCH

Request to Quitclaim a Portion of a Variable Width SWM/BMP Easement Across the Property of Shawn D. Dunn



1 inch = 583 feet



[duty] 01/08/2020

VIRGINIA STATE GRID NORTH
NAD '83

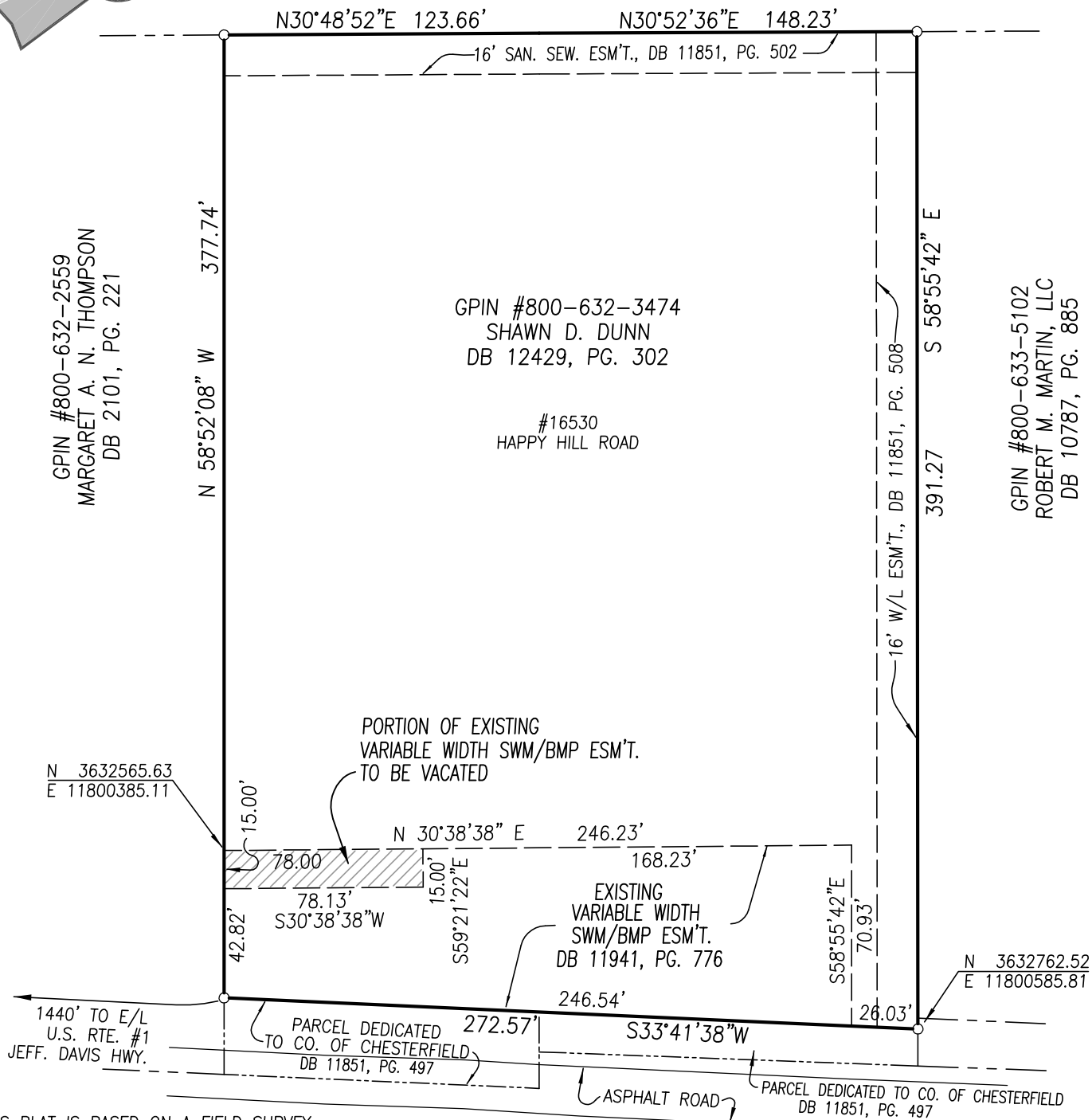
GPIN #800-632-0379
LARRY C. WEAVER
DB 2105, PG. 653

GPIN #800-632-2559
MARGARET A. N. THOMPSON
DB 2101, PG. 221

GPIN #800-632-3474
SHAWN D. DUNN
DB 12429, PG. 302

#16530
HAPPY HILL ROAD

GPIN #800-633-5102
ROBERT M. MARTIN, LLC
DB 10787, PG. 885

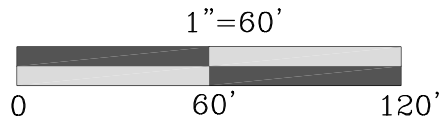
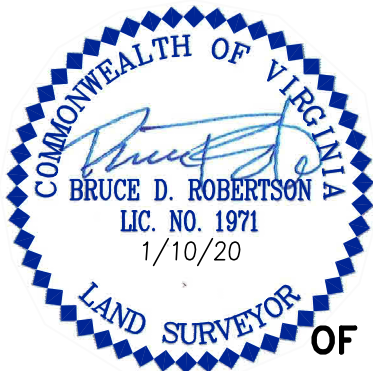


THIS PLAT IS BASED ON A FIELD SURVEY
AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

IMPROVEMENTS NOT SHOWN.

HAPPY HILL ROAD
ROUTE #619
30' PRESCRIPTIVE R/W

COUNTY SITE PLAN #17PRO130
COUNTY UTILITIES PROJ. #16-0254



**PLAT SHOWING VACATION OF A PORTION
OF AN EXISTING VARIABLE WIDTH SWM/BMP EASEMENT
ON A PARCEL OF LAND LOCATED ON
THE WEST SIDE OF HAPPY HILL ROAD
BERMUDA DISTRICT, CHESTERFIELD COUNTY, VIRGINIA**



Bruce Robertson Land Surveying, P.C.

P.O. Box 35311 Richmond, Virginia Phone/Fax (804)330-2801

Date: 12/18/19
Scale: 1"=60'
Rev.: 1/10/20

JN 17147



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.4.

Subject:

Conveyance of an Easement to Virginia Electric and Power Company

Board Action Requested:

Authorize the Chairman of the Board of Supervisors and the County Administrator to execute an agreement with Virginia Electric and Power Company for a 15' underground easement to extend service to the new Emergency Communications Tower at Lowe's Soccer Complex.

Summary of Information:

Staff recommends that the Board of Supervisors authorize the Chairman of the Board of Supervisors and the County Administrator to execute an agreement with Virginia Electric and Power Company for a 15' underground easement to extend service to the new Emergency Communications Tower at Lowe's Soccer Complex.

DISTRICT: Bermuda

Attachments:

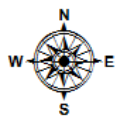
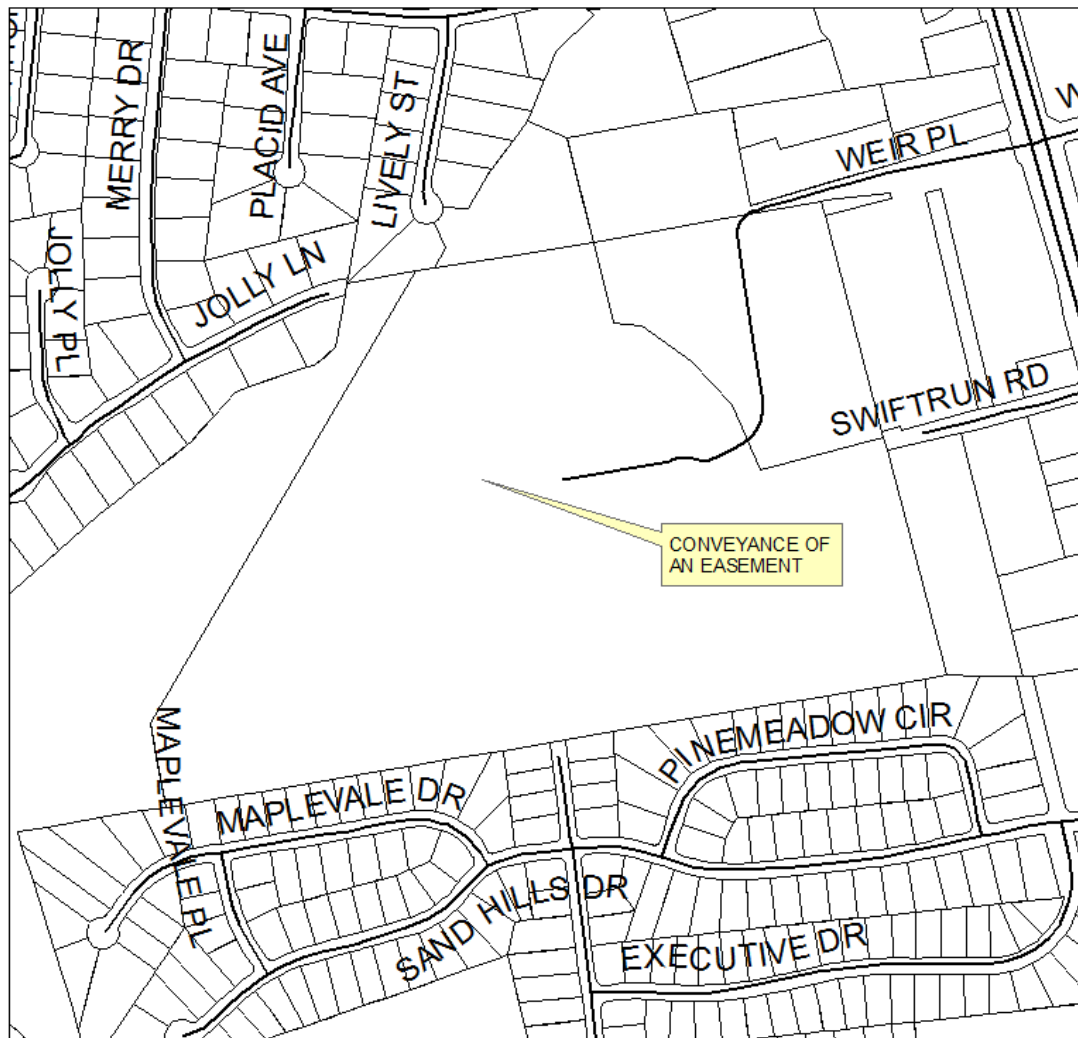
1. va power - sport park Lowes
2. Sutil-copie20012710290

Preparer: John Harmon, Real Property Manager

Approved By:

VICINITY SKETCH

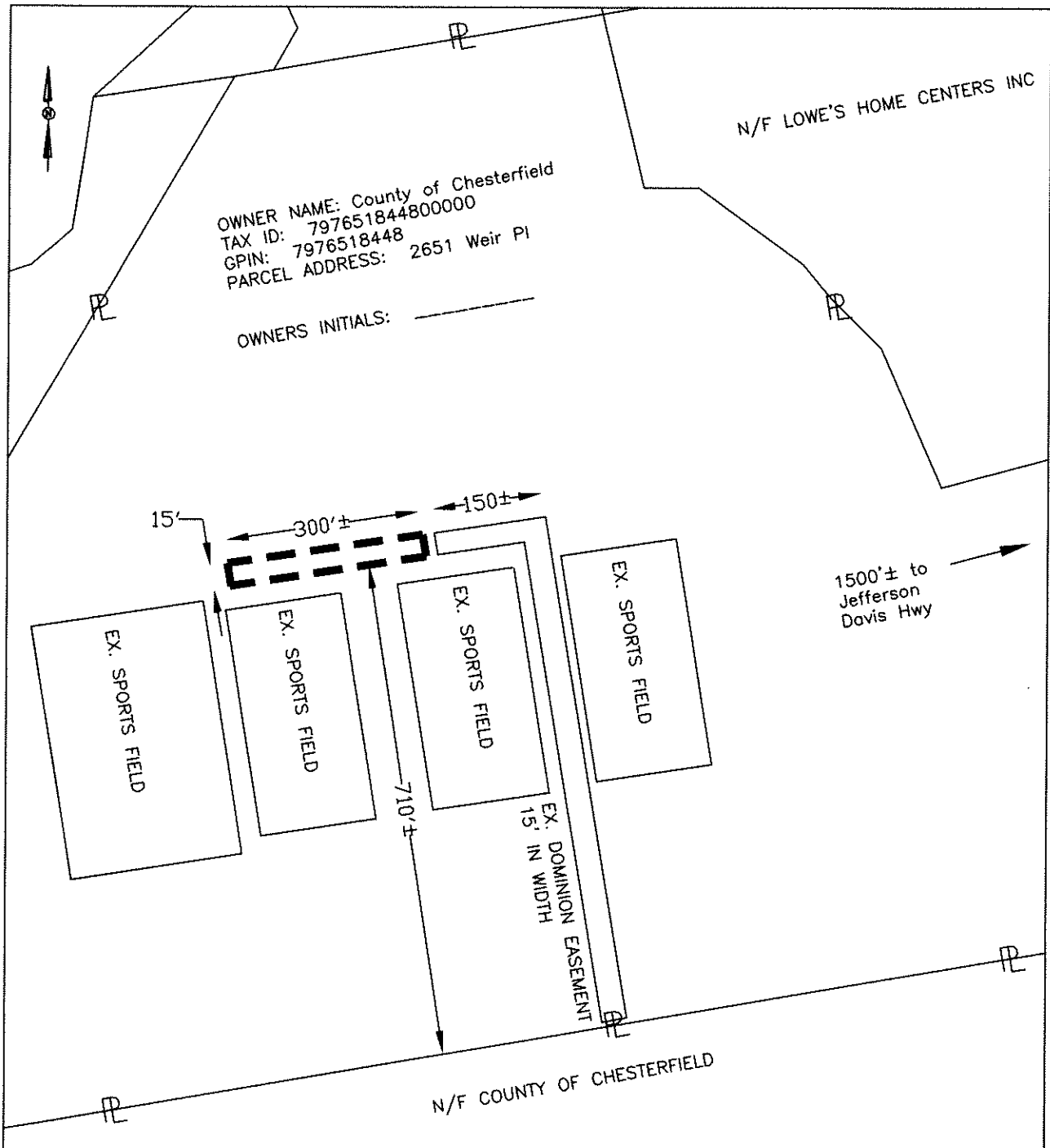
CONVEYANCE OF AN EASEMENT TO
VIRGINIA ELECTRIC AND POWER COMPANY



1 inch = 417 feet



[Courson/ 01/27/2020]



LEGEND --- Location of Boundary Lines of Right-of-Way 15' in Width. ==P== Indicates Property Line is Right-of-Way Boundary 15' in Width.	District 02 - Petersburg	Scale NTS	PLAT TO ACCOMPANY RIGHT-OF-WAY AGREEMENT UG VIRGINIA ELECTRIC AND POWER COMPANY doing business as Dominion Energy Virginia Page ___ of ___	
	District-Township-Borough Chester	County-City Chesterfield		State Virginia
	Office Petersburg	Plat Number 02-20-0001		
	Estimate Number 10340636	Grid Number M0140		
DATE 01.03.2020		BY Jeff Miller		
		OWNER INITIALS _____		



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.5.

Subject:

Award of Construction Contract for County Project #19-0002, Cherrytree Lane Wastewater Assessment District

Board Action Requested:

The Board of Supervisors is requested to authorize the Director of Procurement to award the construction contract to RDS Utilities, L.C., in the amount of \$115,997.28 and execute all necessary change orders up to the full amount budgeted for the Cherrytree Lane Wastewater Assessment District.

Summary of Information:

This project consists of the construction of approximately 247 linear feet of 8-inch diameter sewer line, 132 linear feet of 6-inch sewer laterals, 10 vertical feet of sewer manholes, 12 linear feet of 6-inch waterline, and pavement restoration to make wastewater service available to three lots along Cherrytree Lane in the Midlothian Magisterial District.

Staff received a total of three bids ranging from \$115,997.28 to \$428,443.95. The County's Utilities Department has evaluated the bids and recommends award of the contract to the lowest responsive and responsible bidder.

Funds for this project are available in the current CIP.

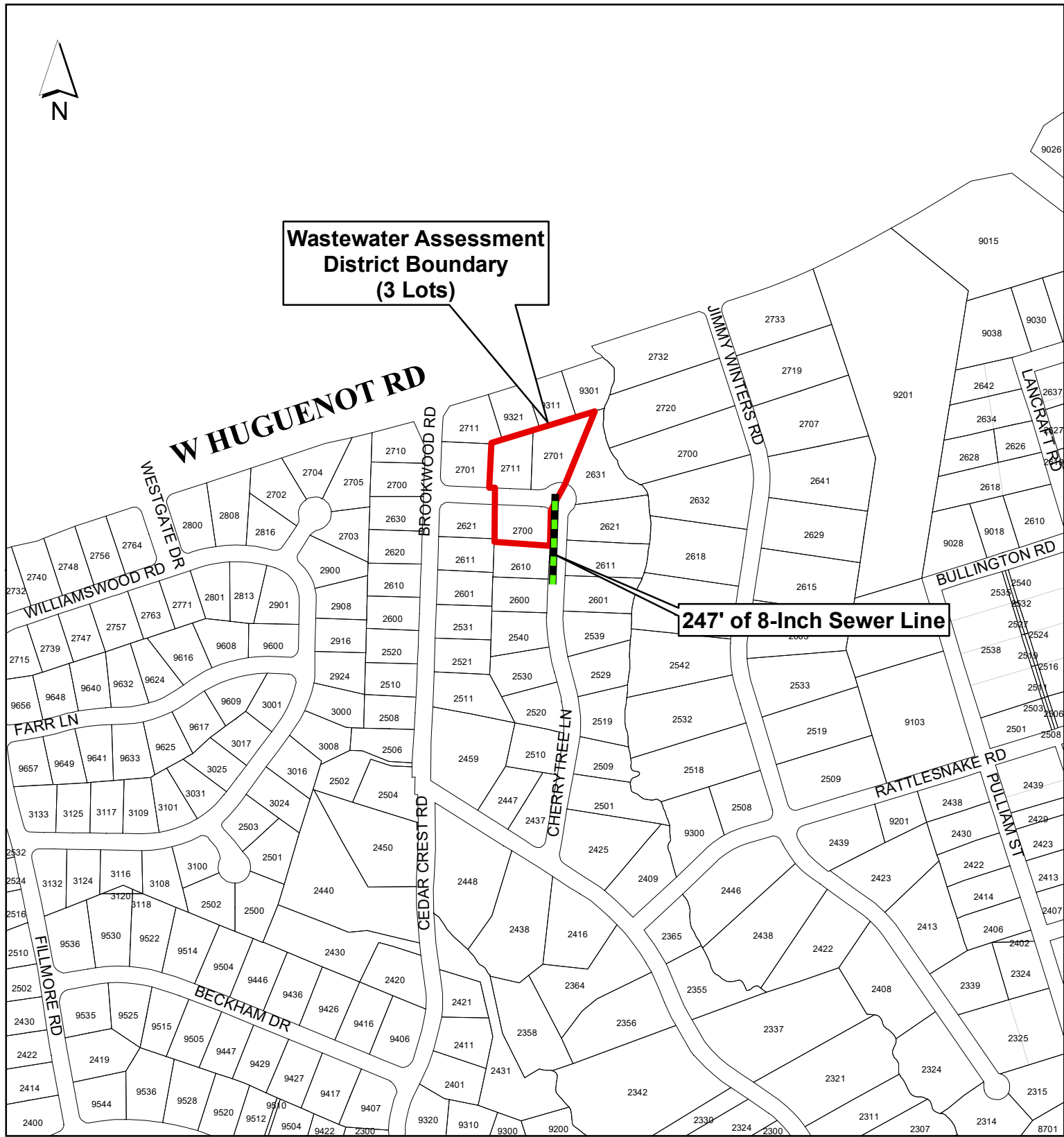
Attachments:

1. Project Map for Cherrytree Lane AD

Preparer: George Hayes, Director of Utilities
Andrea Peek, Director of Budget and Management

Approved By:

Board of Supervisors Meeting - February 2, 2020
Award of Contract for County Project #19-0002
Cherrytree Lane Wastewater Assessment District



MN - 01-31-2020

Midlothian Magisterial District
Chesterfield County
Department of Utilities

1 inch = 400 feet





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.6.

Subject:

Award of Construction Contract for the County Complex Regenerative Stormwater Conveyance Project.

Board Action Requested:

The Board of Supervisors is requested to authorize the award of the construction contract to Dorin Landscaping, Inc. in the amount of \$227,963.00, execute all necessary change orders up to the full amount budgeted and authorize the Director of Procurement to execute the necessary documents.

Summary of Information:

Funding for the County Complex Regenerative Stormwater Conveyance Project was allocated in the Capital Improvement Program for FY2018 as a means for county compliance towards the Chesapeake Bay Total Maximum Daily Load (TMDL). The project includes the retrofit of approximately 340 linear feet of riprap lined channels to Regenerative Stormwater Conveyances discharging to an unnamed tributary of Proctors Creek. Construction activities include grading and installation of riprap forebays, step pools, cobble and boulder riffles, sand/woodchip media and plantings. The stormwater pollution reduction will be credited towards the county's Chesapeake Bay TMDL compliance plan.

Attachments:

None

Preparer: Scott Smedley, Director of Environmental Engineering
Christopher "Matt" Harris, Deputy County Administrator

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.7.

Subject:

Authorization to Proceed with Grant Requests for Transit Demonstration Funds for the Route 1 Transit Service and Technical Assistance Funds for a Route 60 Transit Feasibility Study

Board Action Requested:

Staff recommends the Board authorize the County Administrator to proceed with grant funding requests for additional transit demonstration funds for the Route 1 transit service and technical assistance funds for a Route 60 (Chippenham Parkway – Walmart Way) transit feasibility study.

Summary of Information:

Annually, the Virginia Department of Rail and Public Transportation (VDRPT) provides rail and transit grants through a competitive process. Applications for FY21 grants were due February 1, 2020. Staff has submitted two transit grant funding requests.

In 2019, the Virginia Department of Rail and Public Transportation provided transit demonstration funds for the Route 1 (Falling Creek – Tyler) transit service. Additional capital and operating funds (\$955,175) are needed for the two-year demonstration period. Staff has submitted an application for additional transit demonstration funds. Transit demonstration funds require a 20% local match. The local match (\$191,035) can be provided using funds from the General Road Improvement Account.

The Richmond Regional Transportation Planning Organization (RRTPO) Transit Vision Plan, Phase II study has identified Route 60 from Chippenham Parkway to Chesterfield Towne Centre as a good candidate for local transit service. Staff has submitted an application for technical assistance funds to conduct a transit feasibility study for Route 60 from Chippenham Parkway to Walmart Way. The study is estimated to cost \$110,000. Technical assistance funds require a 50% local match. The local match (\$55,000) can be provided using funds from the General Road Improvement Account. If awarded, staff will bring forward a request to accept the grants and appropriate the grant funds. Staff recommends the Board authorize the County Administrator to proceed with the grant funding requests for additional transit demonstration funds for the Route 1 transit service and technical assistance funds for a Route 60 (Chippenham Parkway – Walmart Way) transit feasibility study.

Attachments:

None

Preparer: Brent Epps, Asst. Director

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.8.

Subject:

Authorize Advertisement of Proposed Ordinance Changes for the FY2021 Water and Wastewater Utility Rates

Board Action Requested:

Authorize Advertisement of a Public Hearing for Proposed Ordinance Changes for the FY2021 Water and Wastewater Utility Rates as outlined below.

Summary of Information:

The Board is requested to establish March 25, 2020 at 6:00 p.m. for a public hearing on the proposed ordinance changes for the FY2021 water and wastewater utility rates. Approval for this ad now ensures that legal notices are advertised in a timely and prescribed manner. This item requests authorization to advertise the necessary public hearing in accordance with the state code.

Utilities User Fees - The Utilities Department's analysis of the FY2021 budget, capital projects, and projections over the next ten years indicate that current revenues, without fee increases, will not be sufficient to cover operating, debt and capital expenses. The proposed Utility rates are displayed below:

Fee:	Rate:
Customer cost charges	\$5.08 /month
Water commodity cost charge	\$2.25/CCF
Water capacity cost charge	\$7.95/ERU/month
Wastewater commodity cost charge	\$2.29/CCF
Wastewater capacity cost charge	\$14.15/ERU/month

A net total increase of \$2.7 million in revenues is anticipated from the change in the unit rate of the commodity charges and the water capacity charge (\$2.1 million in commodity charges and \$600,000 in the water capacity charge). The customer and wastewater capacity charges are unchanged from FY2020. A typical residential combined water and wastewater charge will increase \$1.29 per month, from \$57.67 to \$58.96, based on consumption of 7 CCFs (one CCF is 100 cubic feet or 748 gallons of water).

Utility Connection Fees – The department's analysis of costs for expansion projects and projections over the next ten years reflect the need to adjust the water capital cost recovery charge portion of connection fees to cover capital costs. For a 5/8" residential size meter, the water capital cost recovery charge is proposed to increase from \$5,725 to \$6,000 (generating an additional \$500,000 in revenue). The capital cost recovery

charge fees for larger meters will increase proportionately based on meter size. There are no proposed fee changes for the wastewater capital cost recovery charge portion of the connection fees.

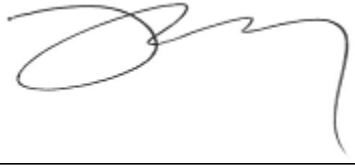
Companion Meter Installation Charge – The department’s analysis of the materials, equipment, and operational costs associated with the installation of a residential companion meter for irrigation usage indicates an increase is necessary to recover the costs. The companion meter installation charge will increase \$25, from \$500 to \$525.

Attachments:

1. 2021 Utility Charges and Connection Fees Ordinance

Preparer: George Hayes, Director of Utilities
Andrea Peeks, Director of Budget and Management

Approved By:



AN ORDINANCE TO AMEND THE CODE OF THE COUNTY
OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING
AND RE-ENACTING SECTIONS 18-22 AND 18-27 RELATING TO
UTILITIES CONNECTION FEES AND UTILITIES USER CHARGES

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

(1) That Sections 18-22 and 18-27 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted to read as follows:

Sec. 18-22. - Connection fees.

(a) The water connection fee shall be the capital cost recovery charge plus the meter installation charge based on the size of the water meter that the director installs. The wastewater connection fee shall be the capital cost recovery charge for the size of the water meter that serves the property, or, if the property does not receive water service, the size of the water meter that would serve the property if it received water service. The service(s) furnished through these facilities shall not extend to another property/parcel nor will the service be transferable to another property/parcel.

(b) The capital cost recovery charge shall be:

Customer Class		Meter Size (inches)	Number of ERU's per Unit	Capital Cost Recovery Charge	
				Water	Wastewater
(i)	For a dwelling, single-family, including townhouses, manufactured homes that are not located in a manufactured home park, and individually metered multifamily dwelling units	5/8	1.00	\$5,725.00 <u>6,000.00</u>	\$5,400.00
(ii)	For a dwelling, two-family (per unit)	5/8	1.00	5,725.00 <u>6,000.00</u>	5,400.00
(iii)	For manufactured homes that are located in a manufactured home park and for master metered multiple-family dwellings other than multiple-family dwellings used exclusively as housing for colleges and/or universities (per unit)		0.85	4,866.00 <u>5,100.00</u>	4,590.00
(iv)	For all other customer classes	5/8	1.00	5,725.00 <u>6,000.00</u>	5,400.00

		1	2.50	14,313.00 <u>15,000.00</u>	13,500.00
		1½	5.00	28,625.00 <u>30,000.00</u>	27,000.00
		2	8.00	45,800.00 <u>48,000.00</u>	43,200.00
		3	16.00	91,600.00 <u>96,000.00</u>	86,400.00
		4	25.00	143,125.00 <u>150,000.00</u>	135,000.00
		6	50.00	286,250.00 <u>300,000.00</u>	270,000.00
		8	80.00	458,000.00 <u>480,000.00</u>	432,000.00
		10	115.00	658,375.00 <u>690,000.00</u>	621,000.00
		12	155.00	887,375.00 <u>930,000.00</u>	837,000.00
	The capital cost recovery charge for meters that are larger than 12 inches shall be determined by the director based on the number of ERUs per unit.				
(v)	The capital cost recovery charge for a dwelling that is served by a meter that is larger than five-eighths (5/8) inch shall be the same capital cost recovery charge in subsection (b)(iv).				

o o o

(c) The meter and water service line installation charge shall be:

(1) For installing water service lines:

Inches	Charge
5/8	\$1,900.00

1	2,150.00
1½	4,150.00
2	4,700.00

(2) For installing meters:

Inches		Charge
5/8		\$80.00
1		130.00
1½		320.00
2		420.00

(3) For installing residential outside use meters using existing service lines: ~~\$500.00~~ 525.00.

o o o

(i) A consumer who has paid a connection fee shall pay the monthly service charge and ancillary charges irrespective of whether the consumer is actually receiving utility service.

o o o

Sec. 18-27. - Utility charges.

Effective with bills issued on and after July 1, ~~2019~~2020, the consumer shall pay charges for utility service in accordance with the following schedules:

(a) *Monthly service charges.* The monthly service charge shall be:

- (1) *Customer cost charge.* A customer cost charge of \$2.54 for each service account. However, customers who have only a water account or a wastewater account shall pay a customer cost charge of \$5.08.
- (2) *Commodity cost charge.*
 - (i) Water: ~~\$2.15~~2.25 per 100 cubic feet (Ccf).
 - (ii) Wastewater: ~~\$2.25~~2.29 per 100 cubic feet (Ccf).

(3) *Capacity cost charge.*

Customer Class		Meter Size (inches)	Number of ERUs per Unit	Monthly Capacity Charge	
				Water	Wastewater
(i)	Dwelling, single-family, including townhouses and manufactured homes that are not located in a manufactured home park	5/8	1.00	\$7.64 <u>7.95</u>	\$14.15
(ii)	Dwelling, two-family (per unit)	5/8	1.00	7.64 <u>7.95</u>	14.15
(iii)	Manufactured homes that are located in a manufactured home park and multiple-family dwellings other than multiple-family dwellings used exclusively as housing for colleges or universities (per unit)		0.85	6.49 <u>6.76</u>	12.03
(iv)	All other customer classes	5/8 and ¾	1.00	7.64 <u>7.95</u>	14.15
		1	2.50	19.10 <u>19.88</u>	35.38
		1½	5.00	38.20 <u>39.75</u>	70.75
		2	8.00	61.12 <u>63.60</u>	113.20
		3	16.00	122.24 <u>127.20</u>	226.40
		4	25.00	191.00 <u>198.75</u>	353.75
		6	50.00	382.00 <u>397.50</u>	707.50
		8	80.00	611.20 <u>636.00</u>	1,132.00

		10	115.00	878.60 <u>914.25</u>	1,627.25
		12	155.00	1,184.20 <u>1,232.25</u>	2,193.25
(v)	The capacity cost charge for a dwelling that is served by a meter that is larger than five-eighths inch shall be the capacity cost charge in subsection (a)(3)(iv).				

o o o

- (d) ~~A consumer who has paid a connection fee~~ Where service has been established through the payment of a connection fee, consumers shall pay the monthly service charge and ancillary charges, irrespective of whether the consumer is actually receiving utility service.

o o o

- (2) *That this ordinance shall become effective July 1, 2020.*



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.9.

Subject:

Authorize Advertisement of 2020 Calendar Year Tax Rates and Other Required Legal Notices and Public Hearings Related to the Proposed FY2021 Budget

Board Action Requested:

Authorize Advertisement of 2020 Calendar Year Tax Rates and Other Required Legal Notices and Public Hearing Related to the Proposed FY2021 Budget

Summary of Information:

This item is to authorize staff to proceed with the required notices for advertising the calendar year 2020 tax rates as well as the public hearings related to the FY2021 budget. The Board is requested to establish March 25, 2020 for public hearings on tax rates, the Proposed FY2021 Budget, the Proposed FY2021-2025 Capital Improvement Program, the Proposed FY2021 Community Development Block Grant and HOME Investments Partnership Grant Programs, and other ordinance changes. Advertising requirements differ depending on the item; therefore, approval for these ads now ensures that legal notices are advertised in a timely and prescribed manner. This item requests authorization to advertise the necessary public hearings in accordance with the state code. Estimated times for the public hearings are listed in the table as well as recommended tax rates for advertisement. These rates are not to exceed amounts, meaning the Board of Supervisors could adopt a lower rate but cannot exceed the respective, advertised marks.

Tax Rates:

The Board must advertise a rate for each tax classification for the 2020 tax year. The advertised rate leaves the Board the flexibility to adopt any rate up to, but not higher than the one advertised. The recommended advertised rates are shown below.

Category	Rate
Real Estate	\$0.95
Tangible Personal Property (excluding automobiles and trucks) and Real Estate for Public Service Corporations	\$0.96
Personal Property	\$3.60
Personal Property (automobiles and trucks) of Public Service Corporations	\$3.60
Computer Equipment and Peripherals Used in Data	\$0.24

Centers

Personal Property Tax for members of Volunteer Rescue Squads, Volunteer Fire Departments, Volunteer Police Chaplains, and Auxiliary Police	\$0.96
Personal Property Tax for Wild and Exotic Animals	\$0.01
Personal Property Tax for Motor Vehicles that use "Clean and Special Fuels"	\$3.24
Machinery and Tools	\$1.00
Personal Property Tax for Motor Vehicles, Trailers, And Semi-Trailers with a gross weight of 10,000 Pounds or more	\$0.96
Airplanes	\$0.50
Personal Property Tax for Specially Equipped Motor Vehicles	\$0.01

Public Hearings:

The Code of Virginia requires that public hearings on the budget and on tax rates be held at different times but can be on the same day. Therefore, public hearings are planned to be advertised for March 25, 2020 as follows:

Topic	Time
Utilities Department Ordinance Changes	6:00 p.m.
Tax Rates	6:05 p.m.
Proposed FY2021 Community Development Block Grant Program	6:10 p.m.
Proposed FY2021-FY2025 Capital Improvement Program	6:15 p.m.
Proposed FY2021 Budget	6:20 p.m.

Attachments:

None

Preparer: Andrea Peeks, Director of Budget and Management

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.10.

Subject:

Set a Public Hearing to Consider an Amendment to *The Comprehensive Plan*, Chapter 10: The Land Use Plan, General Land Use Guidelines for Urban Development Areas

Board Action Requested:

Set March 11, 2020 as the public hearing date for this item.

Summary of Information:

The county is submitting projects for state funding consideration through the Commonwealth Transportation Board's Smart Scale program. The state evaluates transportation needs in three travel markets: Corridors of Statewide Significance, Regional Networks and Urban Development Areas (UDAs). As part of an update to the Smart Scale program, the state is now requiring local Comprehensive Plans to reference the section of the Code of Virginia pertaining to UDAs in order for candidate Smart Scale projects in UDA areas to be eligible for funding consideration. Staff has prepared and recommends the following amendment to Chapter 10: The Land Use Plan, page LU 7, under General Land Use Guidelines: Urban Development Areas. The Regional Mixed Use, Community Mixed Use, Residential Mixed Use, High Density Residential and Medium-High Density Residential categories of the Land Use Plan Map are designated as Urban Development Areas pursuant to the Code of Virginia 15.2-2223.1. Incentives for developing in these areas include higher density allowances as described in the land use categories.

The Smart Scale process requires pre-applications be submitted by April 2, 2020, which necessitates having this amendment formally adopted into the Plan prior to this date. The Planning Commission recommended approval (5-0) of this item after holding a public hearing on January 21, 2020.

Attachments:

None

Preparer: Andrew Gillies, Director of Planning

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.11.

Subject:

Set a Public Hearing to Consider the Claim of Julia Griffith and Kathleen Bowen, Executors of the Estate of Michael William Bowen for Surplus Tax Sale Funds

Board Action Requested:

Set a Public Hearing for March 11

Summary of Information:

Michael William Bowen, now deceased, owned property in Chesterfield County located at 3232 Fortunes Ridge Road. On June 22, 2015, the County initiated a forced sale of the property due to delinquent real estate taxes. On April 20, 2016, the Circuit Court entered an order confirming the sale of the property and the delinquent taxes were paid. The balance of \$79,734.42 in proceeds from the sale was deposited with the Clerk of the Circuit Court. Mr. Bowen's heirs never made a claim for the surplus funds while the Clerk held them. Pursuant to state law, since two years had passed with no one coming forward to claim the funds, the surplus were paid to the County by the Clerk of the Circuit Court.

The County has now received a request from Mr. Bowen's heirs to recover the surplus funds on behalf of the estate. The law allows the former owners to request the money from the County after such surplus funds are paid to the County. However, the request must be approved and the funds appropriated by the Board after holding a public hearing. The Board, however, has no obligation to approve the request either in full or in part.

Attachments:

None

Preparer: Jeff Mincks, County Attorney

Approved By:



CHESTERFIELD COUNTY BOARD OF SUPERVISORS AGENDA

Meeting Date: February 19, 2020

Item Number: 14.B.12.

Subject:

Authorize the County Administrator, in Collaboration with the School Superintendent, to Contract with a Management Consulting Firm for the Purposes of Conducting a Teacher Recruitment, Retention and Salary Study

Board Action Requested:

The Board is requested to authorize and appropriate \$100,000 for the study of teacher recruitment, retention and compensation in Chesterfield County Schools.

Summary of Information:

Chesterfield County and Chesterfield County Public Schools are committed to recruiting, rewarding and retaining a quality workforce to serve our thriving community. To assist in this effort, the county plans to conduct three human resource studies.

The first is currently underway as the county recently contracted with a consultant to conduct a comprehensive public safety classification and compensation study for the Police Department, Fire & EMS Department and Sheriff's Office to develop a modern, competitive and sustainable Public Safety Pay Plan to enhance the county's recruitment and retention efforts of public safety personnel in the current competitive labor market.

The second study is to conduct a similar study for teachers in the county's public schools, another critical group that directly impacts this thriving community. The study for teachers will be more expansive, as it is designed to evaluate schools' policies, procedures and practices currently used to recruit, reward and retain qualified staff. This comprehensive evaluation will include a review of current recruitment and onboarding practices, existing pay scales and compensation strategies, a detailed pay compression analysis, teacher climate assessments, and a turnover trend analysis.

The third and final study will be a recruitment, pay and retention study for all remaining county and schools positions; this study will likely occur following the completion of the public safety and teacher studies. All other employees are equally valuable to this community's success and highly marketable in today's workforce; therefore, these positions need to be addressed in a similar fashion through a future study.

Recruitment and Retention studies are considered a best practice in human resource management, thus drawing regional interest. County and schools staff will determine which localities may be interested in joining the study for economies of scale and continued good faith regional partnerships.

Attachments:

None

Preparer: Andrea Peeks, Director of Budget and Management

Approved By:

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a series of loops and a long, sweeping tail that ends in a small hook. The signature is positioned above a horizontal line.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.13.

Subject:

Acceptance of State Roads

Board Action Requested:

Adoption of resolutions for the referenced state roads acceptances.

Summary of Information:

Clover Hill District: Rountrey Section 6

Dale District: Silverleaf Sales and Recreation Center

Midlothian District: Crofton Village at Charter Colony

Attachments:

1. 2020-02-19 Clover Hill - Rountrey Section 6
2. 2020-02-19 Dale - Silverleaf Sales & Rec Center
3. 2020-02-19 Midlothian - Crofton Village at Charter Colony

Preparer: Scott Smedley, Director of Environmental Engineering

Approved By:



TO: Board of Supervisors

FROM: Department of Environmental Engineering

SUBJECT: State Road Acceptance - Rountrey Section 6

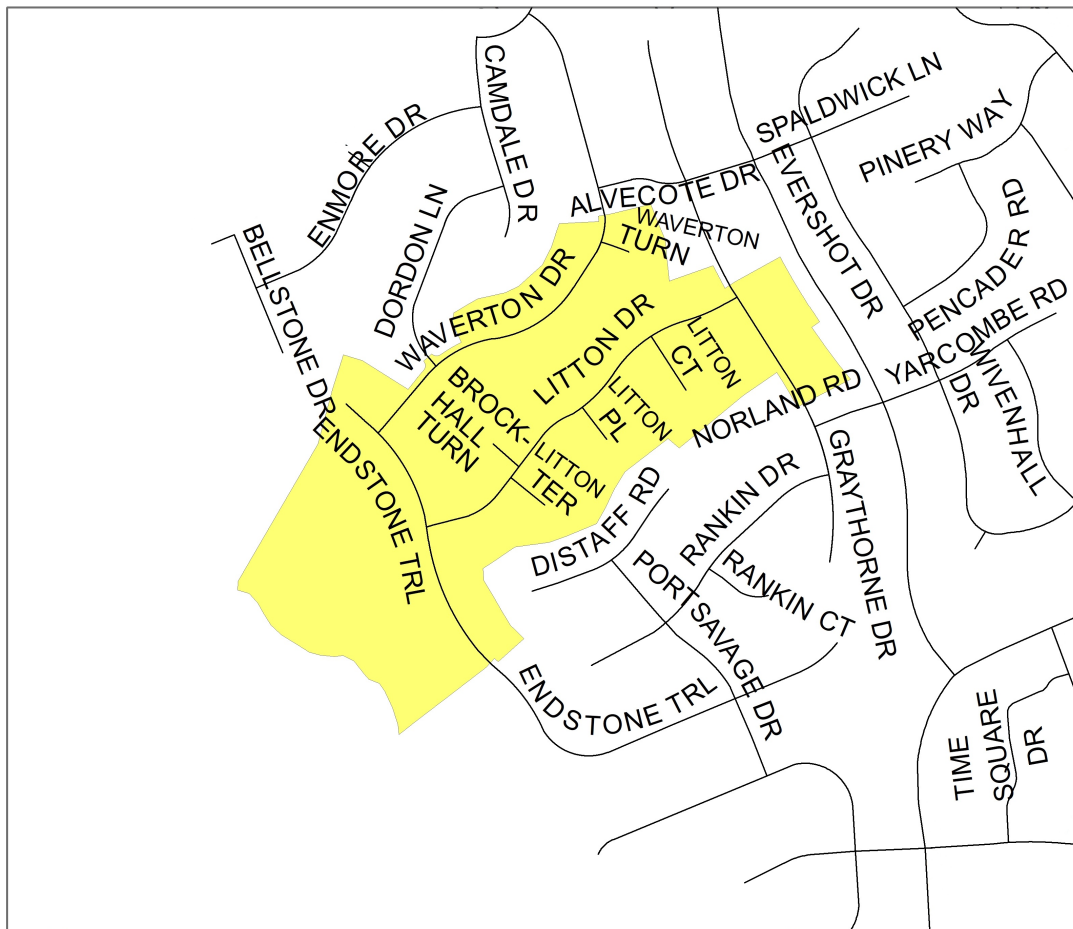
DISTRICT: Clover Hill

MEETING DATE: February 19, 2020

ROADS FOR CONSIDERATION:

Brockhall Turn	Litton Drive	Litton Court
Endstone Trail	Litton Terrace	Waverton Drive
Graythorne Drive	Litton Place	Waverton Turn

Vicinity Map: Rountrey Section 6



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

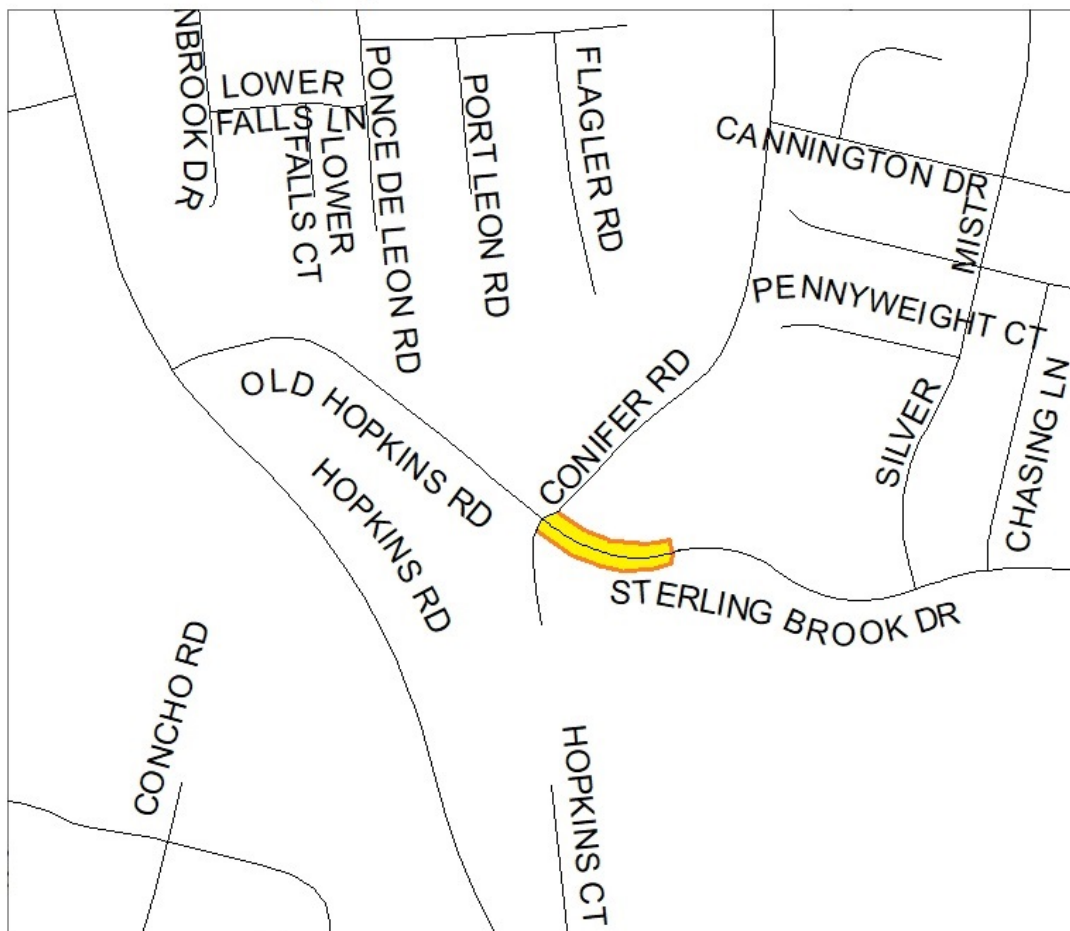
SUBJECT: State Road Acceptance - Silverleaf Sales and Recreation Center

DISTRICT: Dale

MEETING DATE: February 19, 2020

ROADS FOR CONSIDERATION: Sterling Brook Dr

Vicinity Map: Silverleaf Sales and Recreation Center



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

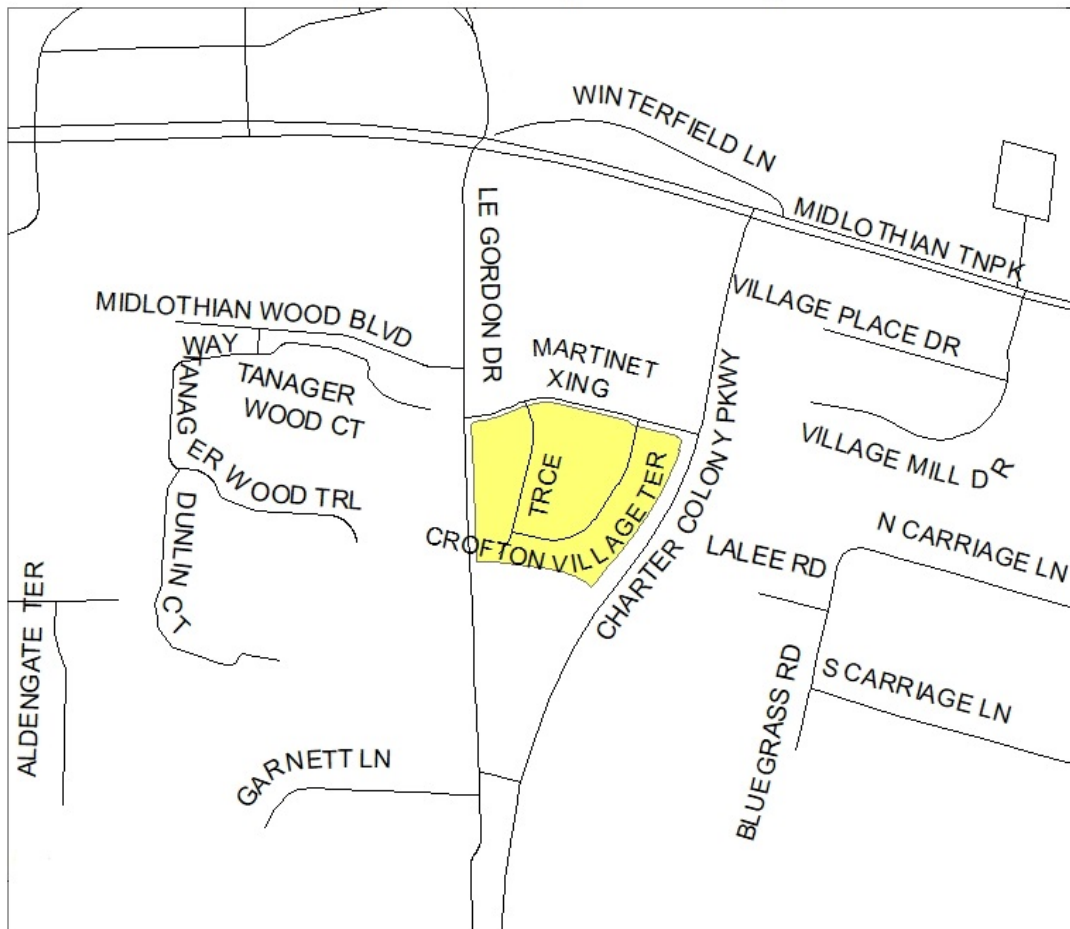
SUBJECT: State Road Acceptance - Crofton Village at Charter Colony

DISTRICT: Midlothian

MEETING DATE: February 19, 2020

ROADS FOR CONSIDERATION: Crofton Village Ter
Crofton Village Trce

Vicinity Map: Crofton Village at Charter Colony



Produced By Chesterfield County GIS



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.14.

Subject:

Curbside Recycling Fee Model and Rate

Board Action Requested:

Adopt a new fee model for the curbside recycling program, to include an increase of the curbside recycling fee from \$25 to \$40 annually. Grant the County Administrator authority to adjust the fee on an annual basis following written notification to the Board of Supervisors.

Summary of Information:

The County has participated in the region's curbside recycling program since its inception via a service agreement with the Central Virginia Waste Management Authority (CVWMA). The County's current level of single-stream recycling exceeds 14,000 tons year through the CVWMA program, private haulers and the Convenience Centers' drop-off program.

Until 2010, the program was funded through tax revenues. The financial stresses of the great recession forced difficult prioritization decisions in many areas of County operations, to include curbside recycling, leading to the implementation of a \$25 per household annual fee and an opt-out provision for households who did not want to participate in the program or pay the fee.

Since FY11, approximately 20,000 citizens have opted out of the program leading to reduced revenues. In addition, overseas recycled commodity markets have collapsed, leading to a significant increase in recycling processing costs. The combination of these two factors has resulted in a projected financial subsidy of the program totaling approximately \$859,000 in FY20. This subsidy is estimated to increase to over \$1,000,000 by the end of the current contract in 2023.

Nationally, localities have undertaken a wide range of strategies in response to the challenges facing recycling, to include renegotiating contracts, redesigning or eliminating programs and increasing fees for the service. At the request of Chesterfield County leadership, CVWMA agreed to a formal program review to better understand this topic over the short and long-term. Chesterfield County staff, CVWMA leadership and stakeholders from other jurisdictions participated extensively in this study. The study concluded that despite the overall challenges facing recycling, the economies of scale of the CVWMA contract and the cost for the current service appears to compare favorably with private solid waste haulers who also provide recycling services.

Considering this finding, staff analyzed the existing fee model with the goal of determining all factors that will influence revenues and expenditures through the end of the current contract in 2023. After considering options, a fee model that simply divides the total program cost by the number of current participants best achieves the stated goal. Hence, staff recommends that the Board increase the annual program fee from \$25 to \$40, effective for the June 5, 2020 tax bill, in order to generate adequate revenue to cover program costs. The new model also pivots the County towards a opt-in subscription model for all new single family residences. Households currently participating in the program will receive a letter informing them of the program changes and how to opt out if they so choose.

This item also grants the County Administrator the ability to annually increase or decrease the fee, following written notification to the Board of Supervisors, to account for future shifts in revenue and/or expenses.

Under the new model, citizens will still have the ability to opt-out of the program if they prefer utilizing the County's free drop-off convenience centers, or private waste haulers who also provide recycling, choose not to recycle or are receiving recycling services through their homeowner's association.

As part of implementing this new model, the County also plans to simplify methods through which citizens can contact the County about the program and contact all citizens who have previously opted out of the program to encourage them to begin recycling again. Further, new residents, and those moving to new homes, will also begin receiving a letter from the County with instructions on how to sign up for the curbside recycling program.

Going forward, staff is hopeful that the new contract will provide more alternatives for the County and other participating localities to consider such as direct fee billing and multifamily and commercial options, which are not part of the current program.

Attachments:

None

Preparer: Clay Bowles, Director

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.15.

Subject:

Lease Extension of Property at Centre Court for Use by the Economic Development Department

Board Action Requested:

Approve a lease extension with Family Holdings, L.C. for office space at Centre Court for the Economic Development Department.

Summary of Information:

Since 1997, the County has leased space at Centre Court for use by the Economic Development Department. The lease is for 4,741 square feet and expires March 31, 2020. Staff recommends that the Board approve a lease extension through January 31, 2023 at a reduced rate of \$17.58 per square foot with 3% annual increases. The current lease rate is \$18.58 per square foot.

Approval is recommended.

Attachments:

None

Preparer: John Harmon, Real Property Manager

Approved By:

A handwritten signature in black ink, appearing to be "John Harmon", is written over a horizontal line.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.16.

Subject:

Approval of Grant Agreement with DuPont Specialty Products USA, LLC

Board Action Requested:

The Board is requested to approve a Grant Agreement with DuPont Specialty Products USA, LLC.

Summary of Information:

DuPont Specialty Products USA, LLC (DuPont), a global provider of technology-based materials, ingredients, and solutions, will modernize and expand its manufacturing and technology presence in Chesterfield County. Chesterfield County successfully competed with an existing DuPont facility located in Ireland for this project. The expansion will include capital improvement in land, and buildings, investment in machinery, and /or equipment and the creation and maintenance of at least sixty (60) new full-time jobs in the County. In order to encourage the company to expand its operations in Chesterfield County. The County and the EDA have determined that this expansion will provide significant economic benefits to Chesterfield County in terms of tax revenue and economic activity from capital investment and employment. The State and County Economic Development staff negotiated a grant agreement with DuPont. The company will receive a \$250,000 grant from the Commonwealth Opportunity Fund, which requires a local match. The County will meet the local match requirement by awarding a grant to the company through the Economic Development Authority ("EDA") of a sum equivalent to the amount of the marginal increase in machinery and tools taxes generated by Capital Investments at the Facility in FY19, FY20, and FY21 (approximately \$1.3 million). The Locality Grant will be awarded annually during the immediate five-year period following each fiscal year and be calculated based on the Capital Investment occurring in each respective fiscal year. Staff recommends approval.

Attachments:

1. Chesterfield County Opportunity Grant Agreement- DuPont Specialty Products USA LLC

Preparer: Garrett Hart, Director

Approved By:

GRANT AGREEMENT

This Agreement (the “**Agreement**”) made this ____ day of _____ 2020 by and among the County of Chesterfield, a political subdivision of the Commonwealth of Virginia (the “**County**”), the Economic Development Authority of the County of Chesterfield, a political subdivision of the Commonwealth of Virginia (the “**EDA**”), and DuPont Specialty Products USA, LLC a Delaware limited liability company authorized to transact business in the Commonwealth and its affiliates and subsidiaries (together, the “**Company**”), recites and provides as follows:

Recitals

The Company plans to establish, equip and operate a new manufacturing facility (the “**Facility**”) located in the County of Chesterfield, Virginia (the “**Locality**”), thereby making a significant Capital Investment, and creating and Maintaining a significant number of New Jobs, as such capitalized terms are hereinafter defined;

Establishment, equipping and operation of the Facility will entail a capital investment of approximately \$110,500,000, of which approximately \$103,939,160 will be invested in machinery and tools, approximately \$1,737,036 will be invested in other personal property, furniture, fixtures and equipment, and approximately \$4,823,804 will be invested in the expansion and up-fit of existing buildings for the Facility; and

Establishment, equipping and operation of the Facility will further entail the creation and maintenance of 60 new jobs at the Facility; and

By separate agreement, the County has been awarded a grant of \$250,000 from the Commonwealth’s Development Opportunity Fund (a “**COF Grant**”) through VEDP for the purpose of inducing the Company to establish, equip and operate the Facility located in the County; and

The County and EDA have determined that locating and constructing the Facility in Chesterfield County will provide significant economic benefits to Chesterfield County in terms of tax revenue and economic activity from capital investment and employment; and

In order to assist and promote the development of the Facility in the County, the County and the EDA have agreed to make an economic development grant to the Company through the EDA in addition to the COF Grant subject to the terms of this Agreement (collectively, the “Locality Grant”); and

The parties are entering into this Agreement in order to set forth the understanding of the parties in connection with the Locality Grant and the conditions thereof.

NOW, THEREFORE, in consideration of the terms and provisions set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, it is agreed as follows:

1. Definitions:

For the purposes of this Agreement, the following terms shall have the following definitions:

“Capital Investment” means a capital expenditure on or after April 1, 2018 by or on behalf of the Company in taxable tangible personal property at the Facility. The purchase or lease of machinery and tools or furniture, fixtures, and equipment, including under an operating lease, and expected expansion and up-fit of existing buildings for the Facility by or on behalf of the Company will qualify as Capital Investment.

“Company” means DuPont Specialty Products USA, LLC, and its subsidiaries and affiliates, and any successor entity or entities that will own, control and operate the assets at the Facility, and their successors and assigns.

2. Locality Grant Terms. In consideration of and conditioned upon the Company's performance provided herein, the County and the EDA agree to grant to the Company a sum equivalent to the amount of the marginal increase in machinery and tools taxes generated by Capital Investments at the Facility in FY19, FY20, and FY21. The Locality Grant will be awarded annually during the immediate five-year period following each fiscal year and be calculated based on the Capital Investment occurring in each respective fiscal year. The Locality Grant will be based on the marginal increase in machinery and tools tax received by the County in each of the five years following the applicable fiscal year over the amount paid by the Company in the applicable fiscal year.

3. Performance Obligations. In consideration of and condition precedent to receiving the Locality Grant, the Company shall have satisfied the following conditions by December 31, 2021 (the "Performance Date"):

- (a) make a Capital Investment of approximately \$103,939,160 in machinery and tools;
- (b) make a Capital Investment of approximately \$1,737,036 in other personal property, furniture, fixtures and equipment; and
- (c) make a Capital Investment of approximately \$4,823,804 in the expansion and up-fit of existing buildings for the Facility.

4. Reporting Requirements. The Company shall provide at the Company's expense detailed verification reasonably satisfactory to the County and/or EDA of the Company's progress on the Performance Obligations. Such progress reports will be provided annually, starting on _____ 2020, and covering the period through the prior December 31. Further, the Company shall provide such progress reports at such other times as the County and/or EDA may reasonably require. The County and EDA hereby represent to the Company that it considers such information to be confidential proprietary information that is exempt from public disclosure under the Virginia

Freedom of Information Act and that such information will be used by the County and EDA solely in calculating the Company's progress on the Performance Obligations.

5. County's Right to Inspect. The Company hereby authorizes the County's Commissioner of the Revenue and Treasurer to release to the County and/or EDA the Company's real estate tax, business personal property tax and machinery and tools tax information. Such information shall be marked and considered confidential and proprietary and shall be used by the County and/or EDA solely for verifying satisfaction of the Capital Investment performance obligations under this agreement. If the County, EDA, the Office of the Commissioner of the Revenue or the Office of the Treasurer should require additional documentation or consents from the Company to access such information, the Company shall promptly provide, at the Company's expense, such additional documentation or consents as reasonably requested.

6. General Provisions.

(a) Notices. All notices and other communications required or permitted hereunder shall be in writing and directed as follows:

If to the County, then to: Joe Casey
County Administrator
P.O. Box 40
Chesterfield, Virginia 23832

If to the EDA, then to: Chairman
Economic Development Authority
c/o Chesterfield County Department of
Economic Development
9401 Courthouse Road, Suite B
Chesterfield, Virginia 23832

and

Director of Economic Development
County of Chesterfield
9401 Courthouse Road, Suite B
Chesterfield, VA 23832

With a copy to:

County Attorney
P. O. Box 40
Chesterfield, Virginia 23832-0040

If to THE COMPANY,
then to:

DuPont Safety & Construction
5401 Jefferson Davis Highway
Richmond, VA 23234
Facsimile: 302-268-7371
Email: Justin.j.mayer@dupont.com
Attention: Justin Mayer

With a copy to:

DuPont Experimental Station
S&C Building E356/200A
200 Powder Mill Road
Wilmington, DE 1903
Facsimile: 302-999-5743
Email: rose.lee@dupont.com
Attention: President, DuPont S&C

All such notices and communications shall be (i) delivered by certified or registered mail, return receipt requested, and postage prepaid or (ii) delivered by deposit with a reputable overnight delivery service.

(c) Amendments. Neither this Agreement nor any term, covenant, or condition hereof may be modified or amended except by an agreement in writing, executed, and delivered by the parties hereto.

(d) Assignment. This Agreement may not be assigned by the Company without the prior written consent of the EDA.

(e) Conditions Precedent. The obligations of the Company, the County and the EDA under this Agreement are expressly conditioned upon approval of the County's Board of Supervisors and the appropriation by it of the necessary funds.

(f) Joint Obligations. The provisions of this Agreement requiring two or more parties to take action together require the named parties, acting in good faith, to take all actions reasonably possible and within their power to accomplish the result indicated.

(g) Counterparts. This Agreement, which includes the Exhibit attached hereto and incorporated herein, may be executed in counterparts, and if executed in counterparts, each such counterpart shall constitute one and the same instrument.

(h) Non-Waiver. No party hereto shall be deemed to have waived the exercise of any right hereunder unless such waiver is made expressly and in writing, and no such waiver of any such right in any one instance shall be deemed a waiver as to any other instance of any other right.

(i) Completeness; Modification. This Agreement constitutes the entire agreement between the parties with respect to the transactions contemplated hereby and supersedes all prior discussions, understandings, agreements, and negotiations between the parties. This Agreement may be modified only by a written instrument duly executed by the parties. All rights and obligations of the parties shall survive the Closing and not be merged in the conveyance of the Property.

(j) Severability. If any term, covenant or condition of this Agreement, or the application thereof to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to other

persons or circumstances, shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(k) No Partnership. This Agreement does not and shall not be construed to create a partnership, joint venture, or any other relationship between the parties hereto except the relationship specifically established hereby.

(l) Days. If any action is required to be performed, or if any notice, consent or other communication is given, on a day that is a Saturday or Sunday or a legal holiday in the jurisdiction in which the action is required to be performed or in which is located the intended recipient of such notice, consent or other communication, such performance shall be deemed to be required, and such notice, consent or other communication shall be deemed to be given, on the first business day following such Saturday, Sunday or legal holiday. Unless otherwise specified herein, all references herein to a “day” or “days” shall refer to calendar days and not business days.

(m) Applicable Law. This Agreement shall be subject to and interpreted in accordance with the laws of the Commonwealth of Virginia. Any action brought to enforce this Agreement shall be brought only in the Circuit Court for the County of Chesterfield, Virginia.

WITNESS the following signatures and seals.

DUPONT SPECIALTY PRODUCTS USA, LLC

By: _____
Name: _____
Title: _____
Date: _____

COUNTY OF CHESTERFIELD, VIRGINIA,

a political subdivision of the Commonwealth of
Virginia

By: _____
Name: _____
Title: _____
Date: _____

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE COUNTY OF CHESTERFIELD,
VIRGINIA,**
a political subdivision of the Commonwealth of
Virginia

By: _____
Name: _____
Title: _____
Date: _____

0623:115906.1

CASE NUMBER: 20SN0537
APPLICANT: Collington East, LLC

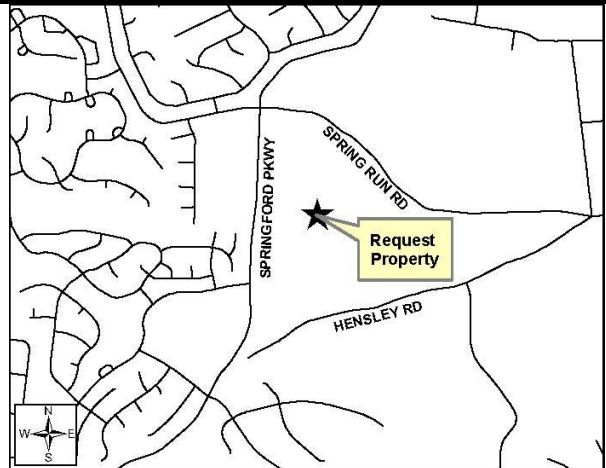


CHESTERFIELD COUNTY, VIRGINIA
Matoaca DISTRICT

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Hearing:
 FEBRUARY 19, 2020
BOS Time Remaining:
 365 DAYS

Applicant's Contact:
 VERNON MCCLURE (804-423-0340)
Planning Department Case Manager:
 DARLA ORR (804-717-6533)



98.7 Acres – 13460 Hensley Road
 COLLINGTON EAST

REQUEST

(AMENDED) Amendment of zoning approval (Cases 03SN0307 and 17SN0515) relative to setbacks and architectural treatment in a Residential (R-12) District.

Notes:

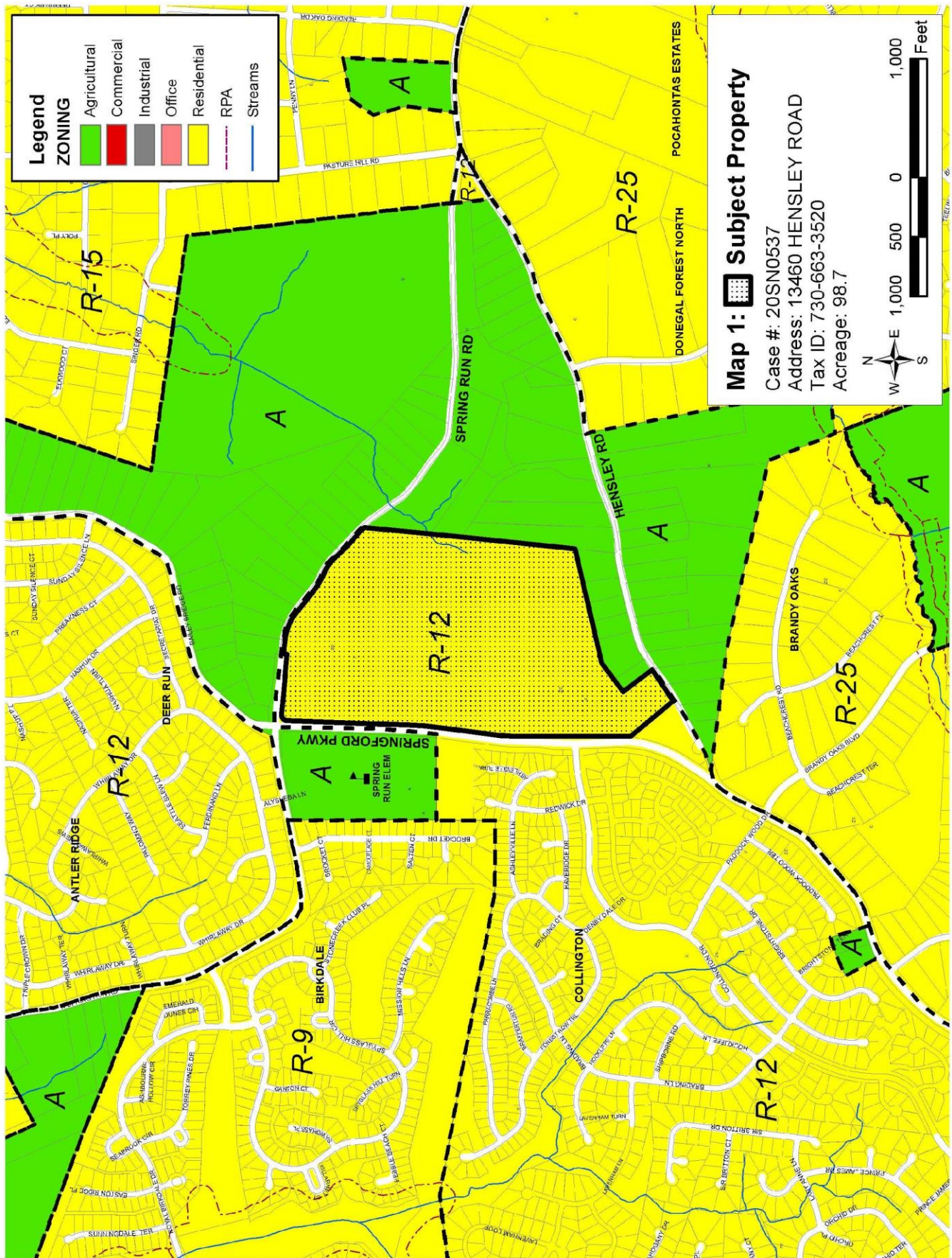
- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Proffered conditions and approved zoning conditions are located in Attachments 1 – 4.

SUMMARY

The applicant plans to begin construction of homes within the Collington East subdivision. The applicant has indicated that the architectural style and materials and setbacks of these proposed homes would not comply with certain conditions approved with Case 17SN0515, as an amendment of Case 03SN0307. Therefore, the applicant is seeking amendment of the existing zoning relative to setbacks and architectural standards (façade materials, roof and porch treatment, elevations for cluster homes and permissions and projections for front loaded garages and garage door treatment).

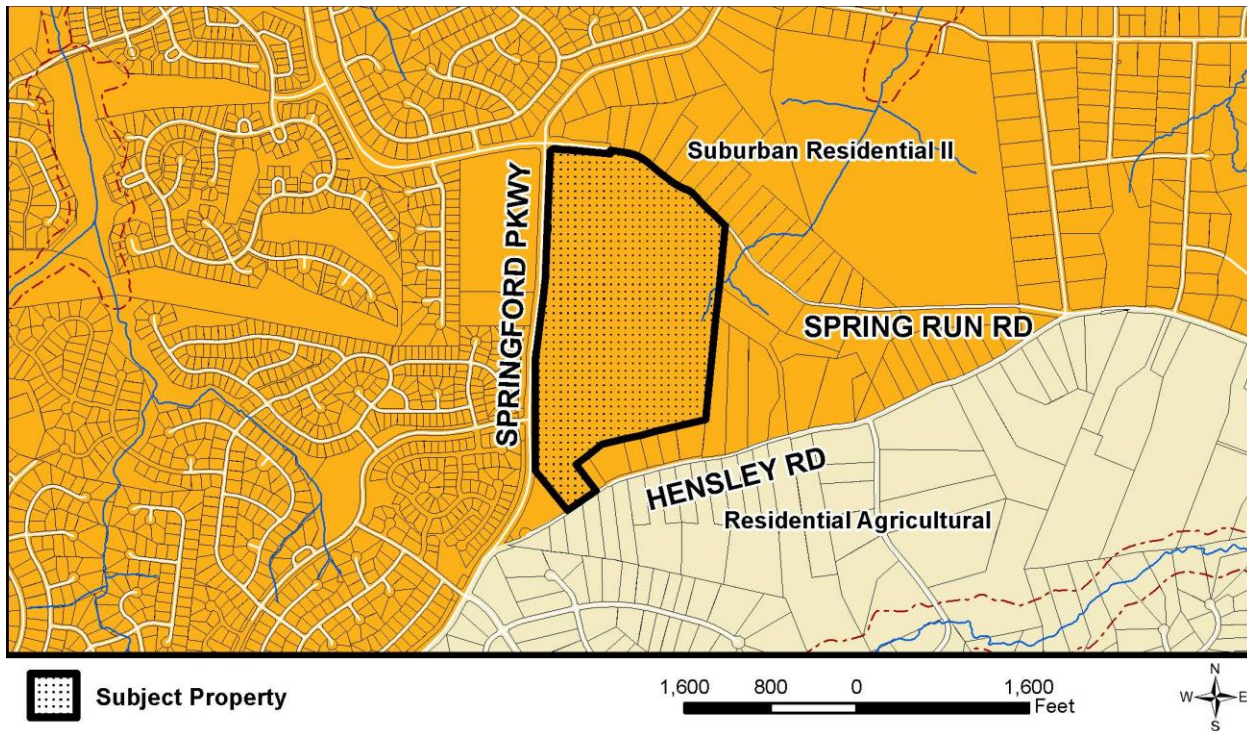
RECOMMENDATION

PLANNING COMMISSION	APPROVAL
STAFF	APPROVAL As conditioned, amendments provide flexibility to accommodate proposed dwellings while maintaining quality design and architectural comparable to the surrounding area.

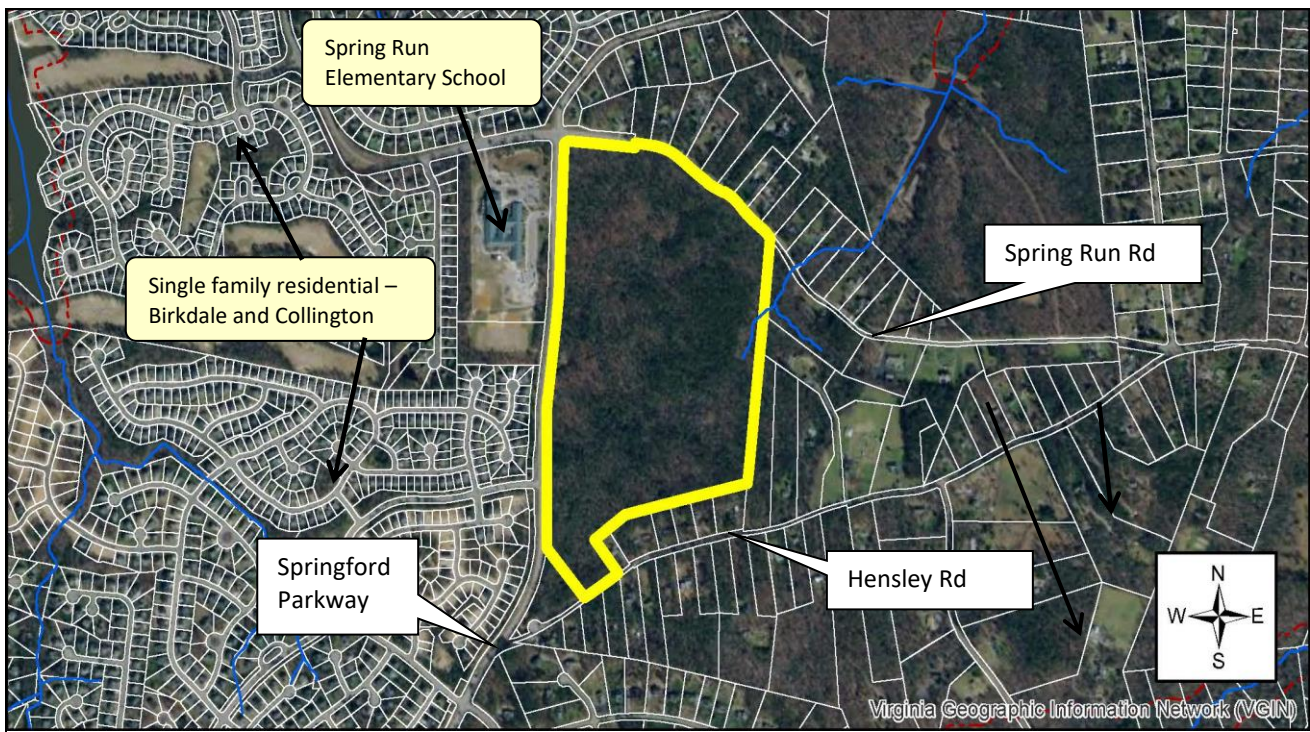


Comprehensive Plan Classifications: Suburban Residential II

This designation suggests the property is appropriate for residential use of 2.0 to 4.0 dwellings per acre.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Darla Orr (804-717-6533) orrd@chesterfield.gov

Zoning History

Case Number	Request
03SN0307* Approved (3/2004)	<ul style="list-style-type: none">Rezoning to Residential (R-12) with conditional use planned development to permit exceptions to ordinance requirements to permit a mixture of single family, condominium and cluster homesMaximum of 2.2 dwelling units per acre (or 217 units) permitted; conditions addressed development design and architectural standards
17SN0515* Approved (4/2018)	<ul style="list-style-type: none">Amendment of Case 03SN0307 to modify cash proffer payments, transportation improvements and side yard setback for cluster homesConditions offered additional architectural and design standards, modified road improvements and allowed the cost of improvements to Spring Run Road to apply to cash proffer payments.

* The staff report for these cases analyzed the impact of the proposed development on public facilities and the applicant's offers to mitigate that impact.

Proposal

Development of 217 dwellings (single family and cluster homes) within Collington East subdivision is planned.

The applicant is proposing modifications to existing zoning (Cases 03SN0307 and 17SN0515) relative to architectural style and materials and setbacks, as the proposed homes would not comply with existing zoning conditions as outlined below:

- Side Setback (Proffered Condition 1)
 - Reduce side yard setback for cluster lots from 7.5 feet to 5 feet. (Proffered Condition 1, Case 17SN0515)
- Dwellings (Proffered Conditions 2 – 5 and 7)
 - Delete requirement for shutters and architectural covenants (Proffered Condition 4.B.ii, Case 17SN0515 and Textual Statement Item B.3.d, Case 03SN0307)
 - Delete requirement for brick or stone on 20% of facades of one-half of the units (Proffered Condition 4.B.i, Case 17SN0515)
 - Offer elevation for cluster-style homes (Textual Statement Item B.2.c, Case 03SN0307)
 - Remove requirement that unique topographical circumstance be found to permit step-down siding on side and rear foundations (Proffered Conditions 4.C. and 6.E., Case 17SN0515)
 - Reduce minimum roof pitch from 7/12 to 6/12 (Proffered Condition 4.D.i, Case 17SN0515)
 - Apply standards for rear porches and deck where they are adjacent to public rights of way instead of where they may not be adjacent but may be visible (Proffered Condition 4.E.ii. and 6.D.ii., Case 17SN0515)

- Garages (Proffered Condition 6)
 - Permit front loaded garages on all lots; remove requirement that front loaded garages on cluster lots only be permitted after evaluation of lot design by Planning Commission (Textual Statement Item B.2.k., Case 03SN0307)
 - Establish maximum projection for front loaded garages beyond front façade of dwelling or front porch of 4 feet, except for 10% of units (1 in 10 dwelling units) could project forward up to a maximum of 25 feet. (Proffered Conditions 4.I.ii and iii., Case 17SN0515)
 - Provide elevations for all front loaded garages (Proffered Condition 4.I.ii, Case 17SN0515)

The proposed amendments provide flexibility to accommodate the architectural design and materials and setbacks proposed for Collington East while maintaining quality comparable to the surrounding area.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Clover Hill Fire Station, Company Number 7
EMS Facility	The Manchester Volunteer Rescue Squad

UTILITIES

Staff Contact: Randy Phelps (796-7126) phelpsc@chesterfield.gov

Existing Water and Wastewater Systems

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	8"	Yes
Wastewater	No	8"	Yes

Additional Utility Comments:

The subject property is located within the mandatory water and wastewater connection area for new residential development. The subject property is being developed for single-family residential use and will utilize the public water and wastewater systems. This request to amend conditions of zoning cases 03SN0307 and 17SN0515 will not impact the public water and wastewater systems. The Utilities Department supports this case.

ENVIRONMENTAL ENGINEERING

Staff Contact: Rebecca Rochet (804-748-1028) RochetR@chesterfield.gov

Proffered Condition 1 of Case 03SN0307 was offered to address drainage impacts to the existing culvert under Spring Run Road, and will not be affected with this amendment.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Steve Adams (804-748-1037) adamsSt@chesterfield.gov

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov

LIBRARIES

Staff Contact: Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov

SCHOOLS

Staff Contact: Atonja Allen (804-318-8740) atonja_allen@ccpsnet.net

PARKS AND RECREATION

Staff Contact: Stuart Connock (804-751-4484) ConnockS@chesterfield.gov

This request will have no impact on these facilities.

CASE HISTORY

Applicant Submittals

10/9/19	Application submitted
11/19, 12/10 and 12/30/19	Proffered conditions and exhibit submitted
1/9/20	Application amended and revised proffered conditions and exhibits submitted

Community Meeting

11/25/19	Discussion: <ul style="list-style-type: none"> • Timing of construction for cluster homes and completion of overall Collington development • Maintenance of buffers along major roads
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Planning Commission

1/21/20	<p>Citizen Comments Citizens expressed concerns about traffic congestion on area roads and questioned improvements planned to relieve congestion, as well as plans for a storm water retention pond and whether Spring Run Road could handle additional stormwater from the development.</p> <p>Applicant Comments The applicant reiterated that the property was zoned to permit the development in 2004 and that their current request includes amendments relative to setbacks and architectural standards only.</p> <p>Commission Discussion In response to questions from Mr. Owens, staff identified improvements required by the 2017 zoning case being made by the applicant along Spring Run Road and discussions with the Virginia Department of Transportation about improvements to the Spring Run Road and Springford Parkway intersection.</p> <p>Mr. Owens stated the current case does not increase the density approved in 2004 and he supports the modifications proposed to architectural standards.</p> <p>Recommendation – APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS IN ATTACHMENT 1</p> <p>Motion: Owens Second: Sloan AYES: Freye, Hylton, Owens, Petroski and Sloan</p>
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PROFFERED CONDITIONS

January 9, 2020

With the approval of this request Textual Statement Item B.3.d. of Case 03SN0307 and Proffered Conditions 4.B.ii. and 4.I.iii. of Case 17SN0515 shall be deleted. Except as outlined below all other conditions of Cases 03SN0307 and 17SN0515 shall remain in force and effect. The following conditions are being amended:

With the approval of this request, Proffer Condition #1 of Zoning Case 17SN0515 shall be amended as follows:

1. Side Yards. The side yards for principal structures shall be located no less than five (5) feet from any side property line. Accessory structures shall have no side yard setback. (P)

With the approval of this request, Proffer Condition #4.B.i. of Zoning Case 17SN0515 shall be amended as follows:

2. Facade Materials. Acceptable siding materials shall include brick, stone, stucco, synthetic stucco (E.I.F.S.), or horizontal lap siding. Horizontal lap siding may be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding with a minimum wall thickness of .044 inches. Synthetic Stucco (E.I.F.S.) siding shall be finished in a smooth, sand or level texture, no rough textures are permitted. Exterior facades shall include, at a minimum, 1 X 6 rake and fascia boards.

With the approval of this request, Proffer Condition #4.C. and 6.E. of Zoning Case 17SN0515 shall be amended as follows:

3. Foundations. The exposed portion of any foundation shall be of brick, synthetic stone, natural stone or combination thereof. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco. Siding step down foundations shall be permitted on the side and rear elevations provided that a minimum of twenty-four (24) inches of exposed brick or stone shall be required. A maximum of two (2) steps shall be permitted on any elevation. (P and BI)

With the approval of this request, Proffer Condition #4.D.i. of Zoning Case 17SN0515 shall be amended as follows:

4. Roofs.
 - i. Varied Roof Line. Varied roof designs and materials shall be used on facades of dwellings that face a street. Minimum roof pitch shall be 6/12, and there shall be a minimum roof overhang of twelve (12) inches.

- ii. **Roof Materials.** Roofing Material shall be dimensional architectural shingles with a minimum 30 year warranty. All flashing shall be copper or pre-finished aluminum (bronze or black). (P and BI)

With the approval of this request, Proffer Condition #4.E.ii. and 6.D.ii. of Zoning Case 17SN0515 shall be amended as follows:

- 5. **Rear Porches and Decks.** All rear porches and decks adjacent to public right of way shall have lattice screening spanning between columns. Handrails and railings, when required by building code, shall be finished painted wood, vinyl, or metal railing with vertical pickets or sawn balusters. (P and BI)

With the approval of this request, Proffer Condition #4.I.ii. of Zoning Case 17SN0515 and Textual Statement B.2.k. of Zoning Case 03SN0307 shall be amended as follows:

- 6. **Garages.**
 - a) Attached garages (both front loaded and courtyard) and detached garages, shall use an upgraded garage door. An upgraded garage door is any door with a minimum of 2 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.
 - b) Front loaded attached garages shall be permitted to project a maximum of four (4) feet forward of the front porch or front line of the main dwelling. One (1) out of every ten (10) front loaded garages shall be permitted to feature a garage that extends past four (4) foot provided that: (a) the architectural treatment of the garage generally conforms to the example photos attached hereto as Exhibit A, dated March 14, 2018 and (b) the garage extends for a distance of no more than twenty-five feet (25') past the front line of the main dwelling. (P and BI)

With the approval of this request, Textual Statement B.2.c. of Zoning Case 03SN0307 shall be amended as follows:

- 7. **Architectural Appearance.** The architectural appearance and materials of cluster homes shall be similar to the elevations attached as Exhibit A, dated March 14, 2018. (P and BI)

EXHIBIT A – FRONT LOADED GARAGES



APPROVED CONDITIONS (CASE 17SN0515)

BOARD OF SUPERVISORS

MINUTES

April 25, 2018

Supervisors in Attendance:

Ms. Dorothy A. Jaeckle, Chair
Ms. Leslie A. T. Haley, Vice Chair
Mr. Christopher M. Winslow
Mr. James M. Holland
Mr. Stephen A. Elswick

Dr. Joseph P. Casey
County Administrator

17SN0515

(AMENDED): In Matoaca Magisterial District, Douglas and Susan Sowers request amendment of zoning approval (Case 03SN0307) to amend cash proffers, setbacks, and transportation improvements and amendment of zoning district map in a Residential (R-12) District on 98.7 acres located at the southeast corner of Spring Run Road and Springford Parkway. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 730-663-3520.

Mr. Gillies presented a summary of Case 17SN0515 and stated both the Planning Commission and staff recommended approval and acceptance of the proffered conditions.

Mr. Kerry Hutcherson, representing the applicant, accepted the recommendation and stated he believes the conditions proffered are reasonable under state law.

Ms. Jaeckle called for public comment.

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

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On motion of Mr. Elswick, seconded by Mr. Holland, the Board approved Case 17SN0515 and accepted the following proffered conditions:

The Applicant in this 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 known as Chesterfield County Tax Identification Number 730-663-3520 ("the Property") under consideration will be used according to the following proffer(s) if, and only if, the request submitted herewith is granted with only those conditions agreed to by the Applicant. In the event this request is denied or approved with conditions not agreed to by the Applicant, the proffer shall immediately be null and void and of no further force or effect.

The Applicant hereby amends Zoning Case 03SN0307 by modifying Section B.2(e) of the Textual Statement, dated May 16, 2003 and amended January 23, 2004, as related to side yards for cluster homes to read as follows:

1. Side Yards. The side yards for principal structures shall be located no less than seven and one-half (7.5) feet from any side property line. Accessory structures shall have no side yard setback. (P)

The Applicant hereby amends Zoning Case 03SN0307 by replacing Proffered Condition 5(b)(ii) with Proffered Condition 2.A below, and the Applicant hereby proffers the following additional conditions:

2. Road Improvements. The Developer/Subdivider/Assignee shall provide the following improvements to Spring Run Road:
 - A. Widening/improving Spring Run Road to provide two (2) eleven (11) foot wide travel lanes and a four (4) foot wide paved shoulder on both sides of the road, with modifications approved by the Transportation Department, from a point beginning approximately 500 feet east of the Springford Parkway/Bailey Bridge Road intersection eastward for a distance of approximately 2,000 feet (the "Spring Run Road Improvements"). The exact length and design of these improvements shall be approved by the Transportation Department.

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- B. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. In the event the Developer/Subdivider/Assignee is unable to acquire any "off-site" right-of-way that is necessary for these improvements, the Developer/Subdivider/Assignee may request, in writing, that the County acquire such right-of-way as a public road improvement. All costs associated with the acquisition of the right-of-way shall be borne by the Developer/Subdivider/Assignee.
- C. Prior to any construction plan approval, a phasing plan for the improvements identified in Proffered Condition 5 of Case 03SN0307 and for the Spring Run Road Improvements shall be submitted to and approved by the Transportation Department. The approved phasing plan shall require that the improvements identified in Proffered Condition 2.A and 2.B shall be provided prior to recordation of more than a cumulative total of one-hundred and one (101) residential lots. Additionally, prior to recordation of the initial subdivision plat, a bond, letter of credit, or other security (the "Security"), in a form acceptable to the County Attorney, shall be provided to the County in an amount for the estimated cost of the Spring Run Road Improvements based on the approved construction plans or \$949,400, whichever is greater, as approved by the Transportation Department. The Security shall be held in place for the payment of the Road Cash Proffer as described and required in Proffered Condition 3. (T)
3. Road Cash Proffer. For each dwelling unit, the applicant, sub-divider, or assignee(s) shall pay \$9,400 per dwelling unit to the County of Chesterfield for road improvements within the service district for the property ("Road Cash Proffer"). Each payment shall be made, at the option of the Developer/Subdivider/Assignee, either through the application of the Road Construction Value (as defined and described in the following paragraph) or through cash payment prior to the issuance of a building permit

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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 be in addition to, any impact fees, in a manner determined by the County.

The Transportation Department has acknowledged that the Spring Run Road Improvements have an estimated value of \$3,560,606 (the "Road Construction Value"). The Road Construction Value shall apply towards the Road Cash Proffer. Once the payments for any constructed dwelling units exceed the Road Construction Value, the applicant, sub-divider, or assignee(s) thereafter shall begin making a cash proffer payment for each additional residential unit. (T and B&M)

4. Architectural and Site Design Standards (not applicable to condominiums or cluster homes). All dwelling units, other than condominiums or cluster homes, developed on the Property shall be subject to the following architectural design standards:

A. Style and Form.

- i. The architectural styles shall use forms and elements compatible with those in the Collington subdivision in Chesterfield County, Virginia.
- ii. The main body of each dwelling unit shall be a minimum of thirty (30) feet in width.
- iii. Variation in Front Elevations. The following restrictions are designed to maximize architectural variety of the houses.
 - a. The same front elevation may not be located adjacent to, directly across from, or diagonally across the street from each other on the same street.
 - b. Variation in the front elevation to address the paragraph above may not be achieved by simply mirroring the facade but may be accomplished by providing at

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least two (2) of the following architectural changes:

- (i) adding or removing a porch or covered entry or increasing or decreasing the length of the porch or entry
- (ii) varying the location and/or style of a front facing gable(s)
- (iii) alternating the location of the garage
- (iv) providing different materials and/or siding types on at least 50% of the elevation
- (v) providing a different roof type/roof line
- (vi) providing different window shapes or designs
- (vii) alternating the color themes with respect to siding, doors, and trim, or
- (viii) varying the window and door fenestration.

B. Exterior Facades.

- i. Facade Materials. At least 50% (5 in 10) dwelling units constructed shall have brick or stone (or a combination thereof) that covers a minimum of 20% of the front facade (which facade shall exclude gables, windows, trim, and doors). Other acceptable siding materials shall include stucco, synthetic stucco (E.I.F.S.), or horizontal lap siding. Horizontal lap siding may be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding with a minimum wall thickness of .044 inches. Synthetic Stucco (E.I.F.S.) siding shall be finished in a smooth, sand or level texture, no rough

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textures are permitted. Exterior facades shall include, at a minimum, 1 X 6 rake and fascia boards.

ii. Shutters. Except in the case of dwellings that utilize Craftsman or contemporary architectural styles and forms, fifty percent (50%) of the windows on each dwelling unit shall include panel shutters.

iii. Color. Elements of exterior facades (which include cladding, trim, and doors) shall include a minimum of three (3) colors, except a minimum of two (2) colors shall be included if the cladding is white.

C. Foundations. All foundations shall be constructed entirely of brick or stone. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco. Stepping the siding down below the first floor shall only be permitted in circumstances of unique topographical conditions. Step downs shall be permitted on the side and rear elevations only, with a maximum of two (2) steps permitted on any elevation, and with a minimum separation of eight (8) feet between steps. 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. Roofs.

i. Varied Roof Line. Varied roof designs and materials shall be used on facades of dwellings that face a street. Minimum roof pitch shall be 7/12, and there shall be a minimum roof overhang of twelve (12) inches.

ii. Roof Materials. Roofing material shall be dimensional architectural shingles with a minimum 30 year warranty. All flashing shall be copper or pre-finished aluminum (bronze or black).

E. Porches, Stoops and Decks.

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- i. Front Porches. All front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on minimum 12"X12" masonry piers. Extended front porches shall be a minimum of five (5)' deep. Space between piers under porches shall be enclosed with framed lattice panels or better. Handrails and railings shall be finished wood, vinyl, or metal railing with vertical pickets, stainless steel cables, swan balusters, or better. Pickets shall be supported on top and bottom rails that span between columns. There shall be no unpainted vertical surfaces on decks, porches and stoops on the front or sides of the house.
- ii. Rear Porches. All rear porches visible from public rights of way shall have lattice screening spanning between columns. Handrails and railings, when required by building code, shall be finished painted wood, vinyl, or metal railing with vertical pickets or swan balusters.

F. Fireplaces, Chimneys and Flues.

- i. Chimneys. Chimney chases shall be constructed of brick or stone. The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the unit.
- ii. Direct Vent Fireplaces: Direct vent gas fireplace boxes which protrude beyond the exterior plane of the unit, are not permitted on front facades. All the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade.

G. Front walks/Driveways.

- i. All private driveways serving residential uses shall be constructed of either concrete or asphalt. Private driveways shall not require curb and gutter.

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- ii. Front walks shall be provided to each dwelling unit. Front walks shall be constructed of concrete. Front walks shall be a minimum of 3' wide.
- iii. One (1) lamp post shall be provided to each dwelling unit. The design of such lamp posts shall be consistent throughout the Property.
- iv. If individual mailbox units are provided for each lot, the design of such mailboxes shall be consistent throughout the subdivision.

H. Landscaping and Yards. All front yards shall be sodded and irrigated. Foundation planting beds shall be provided along the front facades of dwelling units. Foundation planting beds shall be a minimum of four (4) feet wide as measured from the unit foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. Unit corners shall be visually softened with vertical accent shrubs (2-4' in height) or small evergreen trees (5-7' in height) at the time of planting.

I. Garages.

- i. All units shall have a garage, which may be attached or detached.
- ii. Attached garages (both front loaded and corner side loaded) and detached garages shall use an upgraded garage door. An upgraded garage door is any door with a minimum of two (2) 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.
- iii. A maximum of one (1) dwelling unit for every group of ten (10) dwelling units shall be permitted to feature a garage that extends

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past the front line of the main dwelling provided that: (a) the architectural treatment of the garage generally conforms to the example photos attached hereto as EXHIBIT A and (b) the garage extends for a distance of no more than twenty-five feet (25') past the front line of the main dwelling.

- J. Buffers. All buffers required by County ordinance shall be located within recorded open spaces.
 - K. Heating, Ventilation and Air Conditioning (HVAC) Units and Whole 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 and BI)
5. Architectural Design Standards (applicable to condominiums only). The following architectural design standards shall apply only to condominium units developed on the Property:
- A. Front Facade Materials. At least 50% of all condominium units constructed shall have brick veneer, stone veneer, or a combination thereof that cover a minimum of 20% of the front facade of the unit (which facade shall exclude gables, windows, trim, and doors).
 - B. Foundation Treatments. All condominium units shall feature foundation treatments faced with brick or stone veneer that extend 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. Stepping the siding down below the first floor shall only be permitted in circumstances of unique topographical conditions. Step downs shall be permitted on the side and rear elevations only, with a maximum of two (2) steps permitted on any elevation, and with a minimum separation of eight (8) feet between steps. 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.

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6. Architectural Design Standards (applicable to cluster homes only). The following architectural design standards shall apply only to cluster homes developed on the Property:

A. Vinyl Siding Standards. Where vinyl siding is used on cluster homes, such siding shall be premium quality vinyl siding with a minimum wall thickness of 0.044 inches.

B. Landscaping and Yards. All front yards shall be sodded and irrigated. Foundation planting beds shall be provided along the front facades of cluster homes. Foundation planting beds shall be a minimum of four (4) feet wide as measured from the unit foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. Unit corners shall be visually softened with vertical accent shrubs (2-4' in height) or small evergreen trees (5-7' in height) at the time of planting.

C. Variation in Front Elevations. The following restrictions are designed to maximize architectural variety of the houses.

a. The same front elevation may not be located adjacent to, directly across from, or diagonally across the street from each other on the same street.

b. Variation in the front elevation to address the paragraph above may not be achieved by simply mirroring the facade but may be accomplished by providing at least two (2) of the following architectural changes:

(i) adding or removing a porch or covered entry or increasing or decreasing the length of the porch or entry

(ii) varying the location and/or style of a front facing gable(s)

(iii) alternating the location of the garage

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- (iv) providing different materials and/or siding types on at least 50% of the elevation
- (v) providing a different roof type/roof line
- (vi) providing different window shapes or designs
- (vii) alternating the color themes with respect to siding, doors, and trim, or
- (viii) varying the window and door fenestration.

D. Porches, Stoops and Decks.

- i. Front Porches. All front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on minimum 12"x12" masonry piers. Extended front porches shall be a minimum of five (5)' deep. Space between piers under porches shall be enclosed with framed lattice panels or better. Handrails and railings shall be finished wood, vinyl or metal railing with vertical pickets, stainless steel cables, swan balusters, or better. Pickets shall be supported on top and bottom rails that span between columns. There shall be no unpainted vertical surfaces on decks, porches and stoops on the front or sides of the house.
- ii. Rear Porches. All rear porches visible from public rights of way shall have lattice screening spanning between columns. Handrails and railings, when required by building code, shall be finished painted wood, vinyl, or metal railing with vertical pickets or swan balusters.
- iii. Porch Flooring. Porch flooring shall be permitted to be concrete, exposed aggregate concrete, a finished paving material such as stone, tile, or brick, or finished (stained dark) wood, or properly trimmed composite

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decking boards. Unfinished decking material is not permitted.

E. Foundation Treatments. All foundation treatments shall be constructed entirely of brick or stone. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco. Stepping the siding down below the first floor shall only be permitted in circumstances of unique topographical conditions. Step downs shall be permitted on the side and rear elevations only, with a maximum of two (2) steps permitted on any elevation, and with a minimum separation of eight (8) feet between steps. 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.

F. Front walks/Lighting.

i. Front walks shall be provided to each cluster home. Front walks shall be constructed of concrete. Front walks shall be a minimum of 3' wide.

ii. One (1) lamp post shall be provided to each cluster home. The design of such lamp posts shall be consistent throughout the Property.

G. Heating, Ventilation and Air Conditioning (HVAC) Units and Whole 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 and BI)

Ayes: Jaeckle, Haley, Holland and Elswick.

Nays: None.

Absent: Winslow.

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APPROVED CONDITIONS (CASE 03SN0307)

TEXTUAL STATEMENT

May 16, 2003
Amended January 23, 2004

This is a request to rezone the entire Property to R-12 with a Conditional Use Planned Development (CUPD) that will permit development of a mixed use, planned community including single family residences, condominiums and cluster homes. Except as qualified herein, uses permitted in the Residential (R- 12) District and active and passive recreation uses shall be permitted throughout the property. In addition, the following uses, as more fully defined below, shall also be permitted:

A. **General Requirements Applicable to All Uses**

1. **Common Areas.** Common areas and ownership of property shall be regulated by Section 19-559 of the County Zoning Ordinance.
3. **Mixing of Uses.** There shall be no "mixing" of uses (e.g., if The Property is to be developed for condominiums, all of the property shall be developed as condominiums, or if The Property is developed for Residential (R-12) uses, all of The Property shall be developed for Residential (R-12) uses).

Provided, however, the mixing of uses may be permitted if a conceptual plan is submitted for review and approval and the conceptual plan addresses land use transitions and compatibility between uses within the Property itself as well as with adjacent properties. Land use compatibility and transitions may include, but not necessarily be limited to, the exact location of uses, buffers, and site design. Such conceptual plan shall be approved by either the Planning Department or the

Planning Commission, at the election of the developer, and such review shall be subject to appeal in accordance with sections 19.268(d) and 19-269(e) of the County Code.

B. Requirements for Specific Uses

1. Condominiums

Condominiums shall meet the following requirements:

- a) Number of Units Per Building. No more than ten (10) dwelling units shall be permitted in any one building;
- b) Virginia Condominium Act. Dwelling units shall be condominiums as defined and regulated by the Virginia Condominium Act;
- c) Density. The overall density shall not exceed six (6) dwelling units per gross acre;
- d) Lot Coverage. All buildings, including accessory buildings, shall not cover more than forty (40) percent of the area devoted to the condominium development;
- e) Building Height. The maximum height of all buildings and structures shall be three (3) stories or forty (40) feet, whichever is less;
- f) Architectural Appearance. The architectural appearance and materials of buildings containing not more than four (4) units shall be similar to the elevations attached as Exhibits B and C, and employ the following materials: brick veneer, composition siding and 20 year asphalt shingles, or shall be of at least similar quality, as determined by the Planning Commission at time of site plan review. The architectural appearance and materials of buildings containing more than four (4) units shall be similar to the elevations attached hereto as Exhibits D, E, and F, or shall be of similar quality as determined by the Planning Commission at time of site plan review;
- g) Building Setbacks from Roads and Driveways. All structures shall be set back a minimum of ten (10) feet from roads and driveways except as provided in paragraph (s); provided that no setback shall be required from driveways that serve garages or parking spaces of individual dwelling units and do not provide

general circulation within the condominium development ("Individual Driveways");

- h) Building Setbacks from Perimeter of Tract. All structures shall be setback a minimum of fifty (50) feet from the perimeter of the Tract or from the perimeter of the area devoted to condominium development. All perimeter yards shall be planted per the requirements of Perimeter Landscaping C of the Zoning Ordinance.
- i) Distance Between Buildings. The minimum distance between buildings shall be thirty (30) feet;
- j) Driveway and Parking Setbacks. Except as provided in paragraph (s), all driveways and parking areas shall be setback a minimum of fifteen (15) feet from the right-of-way of any existing or proposed right-of-way except that the setback adjacent to Hensley Road or any collector road external to the condominium development shall be fifty (50) feet;
- k) Sidewalks. Sidewalks shall be provided that facilitate pedestrian access within the Development, to the recreational areas in the Development, and to the overall project. The exact location and design of the sidewalks shall be determined by the County at the time of site plan review; provided, however, that, unless otherwise approved by the Planning Commission at time of site plan approval upon a determination that an alternative system will accomplish the spirit and intent of this requirement, sidewalks shall be installed on those portions of both sides of all roads that have condominiums fronting the road, but not along Individual Driveways;
- l) Curb and Gutter. Roads, driveways (with the exception of Individual Driveways), and parking areas shall have concrete curbs and gutters unless it is determined at the time of site plan review that the curbs and gutters are not necessary to effect proper drainage or to control traffic;
- m) Driveway Width. Unless otherwise approved by the Planning Commission at time of site plan review upon a determination that a lesser driveway width will provide adequate access, driveways shall have a minimum pavement width of twenty four (24) feet, provided that driveways that provide the primary access directly to a public road shall have a minimum pavement width of thirty (30) feet, and Individual Driveways serving not more than four (4) dwellings shall have a minimum pavement width of seventeen (17) feet;
- n) Emergency Access. A second road access shall be provided from any Condominium development to a public road prior to occupancy of more than fifty

(50) units. Subject to approval at the time of site plan review, such second access may be designed and constructed to accommodate traffic only in an emergency situation, provided that such emergency access will facilitate emergency traffic movements as adequately as a public road access;

- o) Recreation Area. A minimum of 1.5 acres included within, or conveniently accessible to, each condominium development shall be provided for suitable active and passive outdoor recreational use by the occupants. A minimum of 0.75 acres of this 1.5 acre open space/recreation area shall be located and positioned to provide a "focal point" as one enters each condominium development. Part of this area shall be "hardscaped" and have benches and other amenities that accommodate and facilitate outdoor gatherings. This area shall be developed concurrently with the development of the first phase of each condominium development, and its exact design and location approved at the time of site plan review.
- p) Restriction on Children's Play Facilities. The common area recreational amenities shall not include playground equipment, play fields or other facilities primarily associated with children's play. Adult facilities including, but not limited to, swimming pools, putting greens or shuffleboard may be permitted;
- q) Street Trees. Street trees shall be planted or retained along each side of roads and driveways except for Individual Driveways. The exact spacing, species and size shall be approved at the time of site plan review.
- r) Landscaping. Landscaping shall be provided around the perimeter of all buildings, between buildings and driveways, within medians, and within common areas not occupied by recreational facilities or other structures. Landscaping shall comply with the requirements of the Zoning Ordinance, Sections 19-516 through 19-518(f). Landscaping shall be designed to: minimize the predominance of building mass and paved areas; define private spaces; and enhance the residential character of the development. The exact number, spacing, arrangement and species shall be approved at the time of site plan review;
- s) Buffers. A fifty (50) foot buffer shall be maintained adjacent to Hensley Road and any other public road which is a major arterial, and a thirty-five (35) foot buffer shall be maintained adjacent to any public road that is an internal collector road. At the time of site plan review, the width of this buffer may be modified if it is determined that adequate landscaping or other treatment to minimize the impact of adjacent roads on residences can be accomplished in a lesser width. The exact treatment of the buffer area shall be approved at the time of site plan review. This buffer area shall be maintained as common open space.

- t) Garages. All dwellings that provide a garage shall employ side or rear entry garage designs except that front entry garages may be permitted if the Planning Commission determines at time of site plan review that, based on the design of individual units, front entry garages would not have an adverse effect on the streetscape.
- u) Storm Water Management Facilities or BMPs. Any open basins required for water quantity or quality control that are visible from public roads or from residences shall be landscaped or otherwise improved so that the facilities become visual enhancements to, and amenities for, the uses developed within the condominium development. At the time of site plan review, a plan depicting this requirement shall be submitted to the Planning and Environmental Engineering Departments for review and approval.
- (v) All roads that accommodate general traffic circulation through the development, as determined by the Transportation Department, shall be designed and constructed to state standards and taken into the state system. This condition may be modified by the Transportation Department if it is determined that the roads or any part of such roads cannot be designated for state acceptance. Setbacks from the public roads shall be as identified for special access streets pursuant to Section 19-505(b) of the Zoning Ordinance. For any roads which accommodate general traffic circulation through the development that are not to be a part of the state system, a plan that insures the continual maintenance of the private streets shall be submitted to, and approved by, the Transportation Department.

2. Cluster Homes

Single family detached cluster homes shall meet the following requirements:

- a) Lot Size. The minimum lot size shall be as follows: a fifty (50) foot minimum lot width; and a six thousand (6,000) square foot minimum lot area;
- b) Density. The overall density shall not exceed six (6) units per gross acre;
- c) Architectural Appearance. The architectural appearance and materials of cluster homes shall be similar to the elevations attached as Exhibits G and H, which depict vinyl siding and twenty year fiberglass shingles, or shall be of at least similar quality, as determined by the Planning Commission at the time of tentative subdivision approval.
- d) Front, Corner Side and Rear Yard. For principal structures, front, corner side and rear yards shall have a minimum depth of twenty-five (25) feet. Accessory structures shall

have a twenty-five (25) foot front yard setback but no rear yard setback;

- e) Side Yards. Principal structures shall be located no more than five (5) feet from one side property line, no less than ten (10) feet from the opposite side property line, and among every group of three (3) adjacent dwellings fronting on the same street there shall be a minimum of twenty (20) feet of space between at least two (2) of them; provided, however, that, if the overall intent of providing visual separation and clustering is achieved for the cluster home development, the Planning Commission, at time of tentative subdivision review, may approve exceptions to these side yard requirements. Accessory structures shall have no side yard setback;
- f) Sidewalks. Sidewalks shall be provided that facilitate pedestrian access within the Development, to the recreational areas serving the Development, to Spring Run Elementary School and to the overall project. The exact location and design of the sidewalks shall be determined by the County at the time of tentative subdivision review; provided, however, that, unless otherwise approved by the Planning Commission at time of subdivision review upon a determination that an alternative system will accomplish the spirit and intent of this requirement, sidewalks shall be installed on those portions of both sides of all roads that have cluster homes fronting on the road;
- g) Buffers. Buffers Shall comply with Section 17-70 of the Subdivision Ordinance along roads and shall be located within recorded open spaces.
- h) Paved Driveways. All dwelling units shall have paved driveways. The exact treatment shall be approved at the time of tentative subdivision plan review;
- i) Landscaping. Landscaping shall be provided around the perimeter of all buildings, between buildings and driveways, within medians, and within common areas not occupied by recreational facilities or other structures. Landscaping shall comply with the requirements of the Zoning Ordinance, Sections 19-516 through 19-518(f). Landscaping shall be designed to: minimize the predominance of building mass and paved areas; define private spaces; and enhance the residential character of the development. The exact number, spacing, arrangement and species shall be approved by the Planning Department prior to issuance of any building permit;
- j) Recreation Area. A minimum of 1.5 acres included within, or conveniently accessible to, each cluster home development shall be provided for suitable active and passive outdoor recreational use by the occupants. A minimum of 0.75 acres of this 1.5 acre open space/recreation area shall be located and positioned to provide a "focal point" as one enters each cluster home development. Part of this area shall be "hardscaped" and have benches and other amenities that accommodate and facilitate outdoor gatherings. This area shall be developed concurrently with the development of the first phase of each cluster home development, and its exact design and location shall be approved at the

time of tentative subdivision review.

- k) Garages. All dwellings that provide a garage shall employ side or rear entry garage designs except that front entry garages may be permitted if the Planning Commission determines at time of site plan review that, based on the design of individual units, front entry garages would not have an adverse effect on the streetscape.
- l) Storm Water Management Facilities or BMPs. Any open basins required for water quality or quantity control that are visible from public roads or from residences shall be landscaped or otherwise improved so that the facilities become visual enhancements to, and amenities for the uses developed within the cluster home development. At the time of tentative subdivision review, a plan depicting this requirement shall be submitted to the Planning and Environmental Engineering Departments for review and approval.
- m) Street Trees. Street trees shall be planted or retained along each side of roads and driveways except for Individual Driveways. The exact spacing, species and size shall be approved at the time of site plan review.

3. **Residential (R-12)**

All dwellings other than Condominiums and Cluster Homes shall meet the requirements of the Residential (R-12) District as well as the following requirements:

- a) Minimum Square Footage for Single Family Dwellings. With the exception of Cluster Homes or Condominiums, the minimum gross floor area for single family detached homes shall be as follows:

1 story	1,700 square feet;
More than 1 story	2,000 square feet;
- b) Recreation Areas. At the election of the developer, active and passive recreation areas may be provided. Such recreation areas shall be subject to the following requirements:
 - (i) With the exception of playground areas which accommodate swings, jungle gyms, or similar facilities and tennis courts, all outdoor play fields, swimming pools and similar active recreational areas shall be located a minimum of one hundred (100) feet from adjacent properties zoned or designated on the County's Comprehensive Plan for residential use, a minimum of

one hundred (100) feet from any existing or proposed single family residential lot line, and a minimum of fifty (50) feet from any existing or proposed road;

(ii) Within the one hundred (100) and fifty (50) foot setbacks, a fifty (50) foot buffer shall be provided along the perimeter of all active recreational facilities except where adjacent to any existing or proposed road. This buffer shall conform to the requirements of Section 19-521 (a) through (h) and 19-522(a)(2) of the Zoning Ordinance for fifty (50) foot buffers;

(iii) Any playground areas (i.e. areas accommodating swings, jungle gyms or similar such facilities) and tennis courts shall be located a minimum of forty (40) feet from all property lines. A forty (40) foot buffer shall be provided along the perimeter of these recreational facilities except where adjacent to any existing or proposed roads. This buffer shall conform to the requirements of Sections 19-521 (a) through (h) and 19-522(a)(2) of the Zoning Ordinance for fifty (50) foot buffers.

(iv) Nothing within this condition shall prevent development of indoor facilities and/or parking within the one hundred (100) foot setback;

(v) There shall be no outside public address system or speakers;

(vi) Exterior lighting for recreational uses shall comply with Section 19-573 of the Zoning Ordinance, and the maximum height for light posts shall not exceed twenty (20) feet.

(vii) The location of all active recreational uses shall be identified in conjunction with the submittal of the first tentative subdivision plan;

(viii) In conjunction with the recordation of any lot adjacent to active recreational area(s), such area(s) shall be identified on the record plat along with the proposed recreational uses and required conditions;

- d) Covenants. For all properties containing single family detached dwellings (except Cluster Homes and Condominiums), the following Declaration of Restrictions shall be recorded in conjunction with the recordation of any subdivision plat:

THE OWNERS do hereby declare that said property is to be held, owned, conveyed, used

and occupied subject to the following restrictive covenants:

- (i) An Architectural Review Committee, hereinafter called "ARC" shall be comprised of Douglas R. Sowers, his heirs, personal representatives, successors, and assigns, any of which may act. The ARC shall coordinate each residence and lot and shall establish reasonable rules and regulations relating to the procedure for architectural approvals and general guidelines for architectural plans according to the following architectural guidelines:

All plans to be approved prior to commencement of construction on each lot. House location to be approved prior to construction.

Roof

Minimum 7/12 pitch
Minimum 12" overhang
No uncolored galvanized flashing

Foundation

Brick foundations
Brick or stone on chimney chases

Dwelling

Main body of house to be a minimum of 30 feet in width
No single story homes adjacent to each other

Stoops and walks

Brick stoops or painted fir (no salt treated stoops except when approved by ARC)
Minimum 40 sq. ft.
Concrete sidewalks
Painted lattice under front porches - painted risers on steps, painted pickets and painted band on front porches

Siding

Panel shutters on front windows
Minimum 1 x 6 rake and fascia boards
No T1-11 siding

Landscaping

\$300 allowance for shrubs White painted mailbox and lamp post consistent throughout subdivision

Builder to leave as many trees as possible over 6 inches at the base

Base

3 color exterior paint except for 2 colors if painted white

Satellite Dishes and swimming pool design, location and screening to be approved prior to installation.

The ARC reserves the right to modify the above restrictions or any other imposed deed restrictions in all or in part without notice. In addition, the ARC reserves the right to make special exceptions to these conditions on an individual basis; however, any special exception(s) shall not be deemed as waiver of the restriction(s) as they may apply in the future.

The ARC reserves the right to disallow construction of architecturally similar homes adjacent to each other.

The ARC shall not be liable to any Owner or to any other person on account of any claim, liability, damage, or expense suffered or incurred by or threatened against an Owner or such other person arising out of or in any way relating to the subject matter of any review, acceptances, inspections, permissions, consents, or required approvals which must be obtained from the ARC whether given, granted or withheld.

- ii) No repairs, changes in color, excavations, changes in grade, major landscaping, or other work which in any way alters the exterior appearance of any Lot or improvement located thereon from its natural or improved state existing on the date such Lot was first conveyed in fee by Douglas R. Sowers, his successors and/or assigns, to an owner (including clearance of trees and vegetation, driveways, entrance ways, fences, mailboxes, and lamp post structures), shall be made or done until the plans, specifications, working drawings, and proposals for the same showing the nature, kind, shape, type, color, materials, and location of the improvements on the Lot and a landscaping plan shall have been submitted to and approved in writing a~ to harmony of external design and location in relations to surrounding structures, topography, and applicable governmental requirements by the ARC.
- iii) All easements along road frontage and lot lines as may be shown on any

subdivision plat are hereby reserved unto the developer, his personal representatives, heirs, assigns, or agents, for the purpose of drainage or furnishing light, telephone or any other utility to the property.

- iv) Lots shall be occupied and used as follows:
 - a) Lots shall be used for private residential purposes only and no building of any kind whatsoever shall be erected or maintained thereon except for:
 - (1) One private dwelling house with each dwelling being designated for occupancy by a single family.
 - (2) Private garages for the sole use of the respective owners of the Lots upon which such garages are erected.
 - b) A single building for the storage of non-commercial vehicles, boats, equipment, and tools used in maintenance of the Lot upon which erected.
- v) No building shall be located on any Lot nearer to any street or to a side line than is permitted under the applicable local zoning ordinance in effect at the time such building is constructed.
- vi) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently.
- vii) The construction of any structure on a Lot shall be completed within a period of nine (9) months after the beginning of construction. During construction, the Lot shall be maintained in a clean and uncluttered condition, free of unnecessary accumulation of waste and building debris.
- viii) It is the responsibility of each Owner to prevent the development of any unclean, unsightly, or unkempt condition of buildings or grounds on his Lot. All improvements on each Lot shall be kept in good repair, and, where necessary, painted on a regular basis. No portion of the property shall be used or maintained as a dumping ground for rubbish. Outdoor burning of leaves, trash or other debris shall not be permitted. All trash, garbage, and other waste shall be kept in sanitary containers which shall be surrounded by wooden screening with such screening being approved by the ARC, or otherwise out of sight from the street.
- ix) No nuisance or offensive activity shall be permitted or maintained upon any Lot, nor shall any poultry, hogs, rabbits, cattle or other livestock be kept thereon with

the exception of dogs, cats or other normal household animals kept as pets thereon in numbers not exceeding those permitted by the law, provided they are not kept, bred or maintained for any commercial purposes, and must be kept under control of their owner when outside owner's premises, nor constitute a nuisance in the opinion of the ARC, its successors or assigns. No use shall be made of any Lot which will depreciate or adversely affect the surrounding Lots or the property.

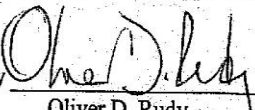
- x) Each residence constructed on a Lot shall be connected to a public sewer.
- xi) No Lot shall be further subdivided without prior written consent of the ARC. However, the developer hereby expressly reserves for itself, its successors, and assigns, the right to re-subdivide any Lot or Lots shown on any recorded plan of subdivision of the property prior to the delivery of a deed to said Lot or Lots without the prior written consent of any Lot Owner.
- xii) Except for emergencies, which emergencies must be proven to the satisfaction of the ARC, no trees with a diameter of six (6) inches or more, measured two (2) feet from the ground, no flowering trees, shrubs, or evergreens may be cleared from any Lot without prior written permission of the ARC. In the event a Lot Owner violates this covenants the Lot Owner will be fined \$25.00 per inch for every such tree removed and it shall be assumed that each tree had a diameter of twelve (12) inches.
- xiii) No commercially licensed vehicles, motor vehicles, recreational vehicles, boats, disabled vehicles, vehicles without a current state license or state inspection sticker, machinery, or other equipment shall be visible from the street for a period exceeding twenty-four (24) hours. Any screening of such vehicles must be approved by the ARC. This covenant shall not apply to vehicles and equipment used in connection with construction upon Lots, while such construction is in progress, or in connection with the development of the property. It shall be the responsibility of each Owner to construct and maintain suitable and adequate parking space on his Lot and all vehicles shall be parked thereon.
- xiv) The operation of unlicensed motor bikes, ATV's, and motorcycles on the lots and entrance area shall be subject to regulation by the Owners and may be prohibited entirely.
- xv) No external illumination on any Lot shall be of such a character or intensity or so located as to interfere with any other Owners use or enjoyment of his Lot. No neon or flashing lights shall be permitted. All external lighting must be approved as to size and intensity by the ARC.
- xvi) Except during construction, no signs of any kind shall be displayed to the public

view on any lot except:

- a) One sign not exceeding four (4) square feet in areas used for the purpose of advertising the Lot for sale or rent: and
 - b) One sign not exceeding four (4) square feet in area which identifies the resident occupying the Lot, the name of the Lot, or both.
- xvii) No temporary, portable, or above-ground swimming pools may be erected on any Lot that will be visible from the street.
- xviii) No outside antennas, television or otherwise, shall be permitted; provided, however, that until cable television becomes available to the property, exterior television antennas shall be permitted, provided that they do not extend more than five (5) feet past the roof line of any dwelling. No satellite dishes shall be visible from the street.
- xix) No construction shall be permitted without appropriate erosion control so as to prevent the discharge of any soil or other material onto any other Lot or Common Area. The ARC may establish reasonable rules and regulations establishing a maximum percentage of any Lot which may be covered by a building, driveway or other structure
- xx) No fences or walls not constituting a part of a building shall be erected, placed or altered on any Lot nearer to any street than the minimum exterior setback line, but in no case shall it extend further forward than the rear of the house except with the approval of the ARC.
- xxi) No shrubs, trees, fences or structures of any type shall be erected which may partially or fully block vehicular sight distance, as set forth in the Virginia Highway Department regulations, on any roadway.
- xxii) No lot owner shall disturb or siltate shoulder, backslopes, ditches, pavement, curb and gutter, driveway culverts, or any other improvements within the public right-of-way. Each Lot Owner agrees to be responsible for disturbances, damages, and/or siltation caused by themselves, their employees, suppliers, contractors, or others, and shall have fourteen (14) days from the receipt of a letter from the developer and/or the ARC to correct the damage. If a Lot Owner fails to correct the damage in a workmanlike manner, then the developer or its assigns shall have the right to correct the damage and bill the Lot Owner directly on a cost-plus-fifty-percent (50%) basis. If a Lot Owner does not make payment within thirty (30) days of presentation of the bill, a two percent (2%) per month service charge shall be applied to such bill.

- xxiii) Any one or more of the Covenants and Restrictions imposed in Paragraphs a through v hereof may be waived, modified, or rescinded, in whole or in part, as to all of the property or any Lot, by written instrument of the ARC.
- xxiv) Invalidation of any of these covenants and conditions, by court adjudication or otherwise shall in no way modify, affect, or invalidate any of the other covenants and conditions contained herein which shall remain in full force and effect.
- xxv) Each and every covenant and condition herein imposed may be enforced by the undersigned or the owner of any Lot by appropriate proceedings at law or in equity against any party violating or attempting or threatening to violate the same to prevent or rectify such violation and or recover damages therefore. The failure of an owner or the undersigned to bring any such proceeding shall not be considered as a waiver of any rights at law or in equity that any such party may have for past or future violation of any covenant herein contained
- xxvi) These covenants and conditions are to run with the land and shall be binding upon subsequent owner or owners and all parties claiming through or under such owner or owners for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the Lots has been recorded, revoking said covenants, or agreeing to change said covenants in whole or in part.

Douglas R. Sowers, Applicant

By 
Oliver D. Rudy



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 18.A.

Subject:

To Consider an Amendment to the FY2020-FY2025 Secondary Road Construction Six-Year Plan

Board Action Requested:

Hold a public hearing to consider an amendment to the FY2020–FY2025 Secondary Road Construction Six-Year Plan

Summary of Information:

The county is currently administering a project to widen Otterdale Road to four lanes from Route 360 to Woolridge Road. The project will require modifying the existing signal at Route 360 and Otterdale Road. VDOT has identified additional signal improvements beyond those required with the project and has offered to administer the signal modifications. The proposed amendment to the FY2020-FY2025 Secondary Road Construction Six-Year Plan will add the Route 360 at Otterdale Road Signal project to the plan and program funds so that VDOT may begin work for the project.

Staff recommends the existing Secondary Road Construction Six-Year Plan be amended to add the Route 360 at Otterdale Road Signal project estimated at \$509,528.

Attachments:

1. 02-2020 Resolution to Amend FY2020-FY2025 Secondary Road Six-Year Plan

Preparer: Brent Epps, Asst. Director
Andrea Peeks, Director of Budget and Management

Approved By:

WHEREAS, the Chesterfield County Board of Supervisors and the Virginia Department of Transportation (VDOT) have conducted a public hearing for the proposed amendment to the FY2020 through FY2025 Secondary Road Six-Year Improvement Plan; and

WHEREAS, the Board concurs with the proposed addition of the Route 360 at Otterdale Road Signal project to the plan.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors approves the amended FY2020 through FY2025 Six-Year Secondary Road Improvement Plan as presented by VDOT.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 18.B.

Subject:

To Consider a Code Amendment Relating to Mailing of Written Orders

Board Action Requested:

Following public hearing, adopt the proposed code amendment.

Summary of Information:

On June 26, 2019, the Board of Supervisors instructed Staff to prepare an ordinance amendment to address a state law change and forward the ordinance to the Commission for public hearing. Following a public hearing the Planning Commission, by unanimous vote, forwarded a recommendation of approval of the proposed amendment.

This ordinance amendment would amend the methods by which a written order is provided. Currently the ordinance requires a written order be delivered via registered mail to, or be posted at, the usual place of abode of, either the property owner or registered agent. This amendment provides for certified mail to also be a permissible method of delivery.

Attachments:

1. Ordinance Amendment 19.1-5
2. BOS PH Written Order Presentation

Preparer: Andrew Gillies, Director of Planning

Approved By:

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD,
1997, AS AMENDED, BY AMENDING AND REENACTING SECTION 19.1-5 OF THE
ZONING ORDINANCE RELATING TO MAILING OF WRITTEN ORDERS

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

- (1) *That Section 19.1-5 of the Code of the County of Chesterfield, 1997, as amended, is amended and re-enacted, to read as follows:*

Sec. 19.1-5. Administrative Written Decisions, Determinations, and Orders. Administrative Appeals.

A. Written Decision, Determination and Order.

The director of planning shall provide a written response to a person who has filed a request in writing for a decision or determination on zoning matters within the scope of his authority. The response shall be provided within 90 days of the date of the request, unless the requestor agrees to a longer time period. When the applicant is not the owner or the property owner's agent subject to the written decision or determination, the planning department shall provide written notice within 10 days of the receipt of the request to the owner of the property at the owner's last known address as shown by the department of real estate assessments.

A written decision, determination or order shall include: a statement informing the recipient of the right to appeal the decision, determination or order within 30 days to the board of zoning appeals in accordance with this chapter; the appeal fee; location of information regarding the filing of an appeal; and a statement that the decision, determination or order is unappealable if not appealed within 30 days after the date of the written decision, determination, or order. The appeal period shall not commence until this statement is given.

In addition, for a written order only, the appeal period shall not commence until the order is sent by registered mail or certified to, or posted at the usual place of abode of, either the property owner at the address shown by the department of real estate assessments, or the address of the registered agent shown in the records of the Clerk of the State Corporation Commission.

OOO

- (2) *That this ordinance shall become effective immediately upon adoption.*

1928:116019.1

Code Amendment

Relating to Mailing of Written Orders

Proposal

- Compliance with change to State Code
- Adds alternative method of providing written orders via mail to recipients.
- Currently limited to Registered Mail proposed change would permit Certified Mail

Request

Following Public Hearing
Adopt Code Amendment



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 21.A.

Subject:

Adjournment and Notice of Next Scheduled Meeting of the Board of Supervisors

Board Action Requested:

Summary of Information:

Motion of adjournment and notice of the Board of Supervisors meeting to be held on March 11, 2020 at 12:00 p.m. in Room 502 of the Administration Building.

Attachments:

None

Preparer: Sara Hall, Clerk to the Board of Supervisors

Approved By:

A handwritten signature in black ink, appearing to be "Sara Hall", is written over a horizontal line.