

BOARD OF SUPERVISORS

MINUTES

JANUARY 22, 2025

A video recording of this meeting may be viewed at <https://www.chesterfield.gov/244/Agendas-and-Minutes>.

Supervisors in Attendance:

Mr. James A. Ingle, Jr., Chair
Dr. Mark S. Miller, Vice Chair
Ms. Jessica L. Schneider
Mr. Kevin P. Carroll

Supervisor Absent:

Mr. James M. Holland

Dr. Joseph P. Casey
County Administrator

Mr. Ingle called the meeting to order at 2 p.m.

1. Approval of Minutes

On motion of Ms. Schneider, seconded by Dr. Miller, the Board approved the minutes of the December 18, 2024, and January 8, 2025, Board of Supervisors Meetings, as submitted.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

2. Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation

On motion of Dr. Miller, seconded by Ms. Schneider, the Board removed item 13.G. - Recognizing Supervisor Holland, Recipient of the 2025 Chester Family YMCA Martin Luther King, Jr. Service Award for Leadership, and approved the agenda, as amended.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

3. Everyday Excellence - Intergovernmental Relations

Mr. Matt Harris, Deputy County Administrator, introduced Ms. Casey Walker, Intergovernmental Affairs Liaison, to be recognized for her work as the primary staff member overseeing the county's compliance with the American Rescue Plan Act (ARPA). He noted that most of the county's peers hired either a part-time employee or a third party for this function. He thanked her for her contributions.

Ms. Natalie Spillman, Director of Intergovernmental Relations, added that Ms. Walker has been a leader in the ARPA space for not only Chesterfield, but also the state. She stated Ms. Walker's efforts provided an opportunity for relationship building, which is the core function of the work they do in Intergovernmental Relations. She further stated she was looking forward to Ms. Walker's work with opioid recovery services through Opioid Abatement Authority

(OAA) funds that are distributed. She thanked Ms. Walker for her behind-the-scenes work that helps the county now and in the future.

Ms. Walker expressed appreciation for the recognition.

Board members thanked Ms. Walker for going above and beyond and expressed appreciation for her work to save taxpayer dollars and keep the county in compliance.

4. Work Sessions

A. State Legislative Update

Ms. Spillman provided the Board with a General Assembly update. She stated the General Assembly 2025 short session got off to a late start due to the water crisis in Richmond. She provided details of the calendar and various deadlines. She noted that many bills have been introduced through both the House and Senate. She then reviewed several topics relevant to the county.

Ms. Walker provided the Board with state budget updates.

Discussion and questions ensued relative to the information provided during the presentation.

B. FY2026 Budget and Financial Reporting Update

Mr. Brendan Stalely, co-counsel to the Economic Development Authority (EDA), provided the Board with an overview of the primary purposes and powers of the EDA. He provided details of complementary powers of the county. He defined "authority facilities". He discussed the EDA's role in county growth and development; county financing options for public improvements; and land development and economic incentives.

Mr. Harris and Dr. Casey alternately reviewed EDA conduit projects.

Mr. Harris and Mr. Gerard Durkin, Director of Budget and Management, alternately discussed major projects, including Meadowville Technology Park; Cloverleaf/Stonebridge; Upper Magnolia; and Springline at District 60.

Mr. Harris discussed Chester Arts Center, The Lake, Southside Speedway, River City Sportsplex, and Courthouse Landing. He stated this presentation, all the monthly financial records for these projects, and all the EDA financial audits would be added to the Financial Transparency Portal.

Mr. Melvin Bloomfield, Real Estate Assessor, accompanied by Mr. Harris, provided the Board with a 2025 Real Estate Assessment Summary. He provided details of percent changes from 2024 to 2025. He provided several graphs and charts showing changes

for 2025.

Mr. Harris announced the Schools Superintendent's proposed budget would be presented on January 23, 2025, and the maximum tax rate would be set by the Board during the evening session.

C. Tourism and Visitation Update

Ms. Katherine O'Donnell, President and Chief Executive Officer, accompanied by Ms. Danielle Fitz-Hugh, Vice President of Community Relations, provided the Board with an update on activities, initiatives and outcomes of Richmond Region Tourism (RRT).

Board members expressed appreciation for RRT's promotion of and collaboration with the county.

D. Community Enhancement Department Update

Mr. Dan Cohen, Director of Community Enhancement, introduced his co-presenters and other staff present in the audience for the department's update. He stated the department's mission is to improve and increase the value, quality, desirability and attractiveness of Chesterfield County.

Mr. Rich Billingsley, Assistant Director and License Inspector, provided the Board with an update on community clean-ups; community improvements; code enforcement efforts; and public improvements.

Ms. Jessica Sagara, Real Estate and Housing Coordinator, discussed addressing the county's housing and community needs. She reviewed the Consolidated Plan and its draft goals for FY2026-FY2030; affordable housing development - both multi-family (Winchester Forest and Horner Run Apartments) and single family homeownership; assistance with home repair; and utilization of HOME-ARP funds for Rady Street Apartments (SupportWorks Housing).

Mr. Nick Feucht, Real Estate Development and Housing Coordinator, discussed ARPA-funded housing development projects (Bermuda Estates, Watermark Gardens, Lambert Landing, Ettrick Landing, Ashlake Crossing, and Horner Run). He announced that Ettrick Landing won 2024 Best Homeownership Development by the Virginia Governor's Housing Conference (VAGHC). He provided details of housing assistance programs (two-year ARPA-funded grants). He announced that an additional VAGHC award was received for Best Housing Program, Housing Families First: Bringing Families Home.

Board members expressed appreciation for the department's activities and initiatives.

E. Consent Agenda Highlights

Mr. Matt Harris provided details of various consent agenda items on the evening agenda.

5. Reports

- A. Reports on the Status of District Improvement Operating and Capital Funds, General Fund Unassigned Balance and Debt Policy Ratios, and Investments
The Board approved the Reports on the Status of District Improvement Operating and Capital Funds, General Fund Unassigned Balance and Debt Policy Ratios, and Investments.

6. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

Mr. Thomas Burdick addressed the Board relative to his concerns about the way toilets were installed at Coalfield Station.

Mr. Greg Allen addressed the Board relative to the establishment of one new residential zoning district that allows a mix of residential uses.

7. Closed Session

- A. Closed Session 1) Pursuant to § 2.2-3711(A)(5), Code of Virginia, 1950, as Amended, to Discuss or Consider Prospective Businesses or Industries or the Expansion of Existing Businesses or Industries Where no Previous Announcement Has Been Made of the Businesses' or Industries' Interest in Locating or Expanding Their Facilities in the Community, 2) Pursuant to § 2.2-3711(A)(3), Code of Virginia, 1950, as Amended, to Discuss the Acquisition by the County of Real Estate for a Public Purpose, or the Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position and Negotiating Strategy of the Public Body, 3) Pursuant to § 2.2-3711(A)(29) to Discuss the Award of a Public Contract Involving the Expenditure of Public Funds Where Discussion in Open Session Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, and 4) Pursuant to § 2.2-3711(A)(19), Code of Virginia, 1950, as Amended, for Discussion of Plans to Protect Public Safety as it Relates to Terrorist Activity or Specific Cybersecurity Threats or Vulnerabilities and Briefing by Staff Members, Legal Counsel, or Law-Enforcement or Emergency Service Officials Concerning Actions Taken to Respond to Such Matters or a Related Threat to Public Safety; Discussion of Information Subject to the Exclusion in Subdivision 2 or 14 of § 2.2-3705.2, Where Discussion in an Open Meeting Would Jeopardize the Safety of any Person or the Security of any Facility, Building, Structure, Information, Technology System, or Software Program; or Discussion of Reports or Plans related to the Security of any Governmental Facility, Building or Structure, or the Safety of Persons using such Facility, Building or Structure.

On motion of Dr. Miller, seconded by Mr. Carroll, the Board went into Closed Session 1) Pursuant to § 2.2--3711(A)(5), Code of Virginia, 1950, as Amended, to Discuss or Consider Prospective Businesses or Industries or the Expansion of Existing Businesses or Industries Where no Previous Announcement Has Been

Made of the Businesses' or Industries' Interest in Locating or Expanding Their Facilities in the Community, 2) Pursuant to § 2.2-3711(A)(3), Code of Virginia, 1950, as Amended, to Discuss the Acquisition by the County of Real Estate for a Public Purpose, or the Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position and Negotiating Strategy of the Public Body, 3) Pursuant to § 2.2-3711(A)(29) to Discuss the Award of a Public Contract Involving the Expenditure of Public Funds Where Discussion in Open Session Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, and 4) Pursuant to § 2.2-3711(A)(19), Code of Virginia, 1950, as Amended, for Discussion of Plans to Protect Public Safety as it Relates to Terrorist Activity or Specific Cybersecurity Threats or Vulnerabilities and Briefing by Staff Members, Legal Counsel, or Law-Enforcement or Emergency Service Officials Concerning Actions Taken to Respond to Such Matters or a Related Threat to Public Safety; Discussion of Information Subject to the Exclusion in Subdivision 2 or 14 of § 2.2-3705.2, Where Discussion in an Open Meeting Would Jeopardize the Safety of any Person or the Security of any Facility, Building, Structure, Information, Technology System, or Software Program; or Discussion of Reports or Plans related to the Security of any Governmental Facility, Building or Structure, or the Safety of Persons using such Facility, Building or Structure.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

Reconvening:

On motion of Dr. Miller, seconded by Ms. Schneider, the Board adopted the following resolution:

WHEREAS, the Board of Supervisors has this day adjourned into Closed Session in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act effective July 1, 1989 provides for certification that such Closed Session was conducted in conformity with law.

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors does hereby certify that to the best of each member's knowledge, i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in Closed Session to which this certification applies, and ii) only such business matters were identified in the motion by which the Closed Session was convened were heard, discussed or considered by the Board. No member dissents from this certification.

Ms. Schneider: Aye.
Mr. Holland: Absent.
Mr. Carroll: Aye.
Dr. Miller: Aye.
Mr. Ingle: Aye.

8. Recess for Dinner

On motion of Dr. Miller, seconded by Mr. Carroll, the Board recessed for dinner in Room 502.

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

Reconvening:

9. Invocation by the Honorable James M. Holland, Dale District Supervisor

The Honorable Kevin P. Carroll, Matoaca District Supervisor, gave the invocation in Mr. Holland's absence.

10. Pledge of Allegiance Led by Matt Harris, Deputy County Administrator

Deputy County Administrator Matt Harris led the Pledge of Allegiance.

11. County Administration Update

The County Administration Update consisted of the following:

- o An update on the county's water system provided by Mr. George Hayes, Director of Utilities, following the power outage and subsequent flooding at the City of Richmond's water plant on January 6, 2025.
- o An update on Virginia State University (VSU) provided by President Dr. Makola Abdullah.
- o An announcement that Chesterfield's Child Advocacy Center Administrator Jenelle Beverly was the recipient of the Janie Dockery Memorial Award for Dedication to Excellence by the Children's Advocacy Centers of Virginia.
- o An announcement of Sports, Visitation and Entertainment's Historical Experience Campaign and Visitor Guide.
- o An announcement that Topsoe's \$400 million investment in Chesterfield was awarded the Impact Award in the STEM category in Business Facilities Magazine's Deal of the Year Awards.

12. Board Member Reports

Board members announced and provided details of several community meetings and county-related events they attended recently.

13. Resolutions and Special Recognitions

- A. Resolution Recognizing Mr. David J. Woodward,
Utilities Department, Upon His Retirement
Mr. David J. Woodward, accompanied by members of his
family, was present to receive the recognition.

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

WHEREAS, David Woodward retired from the Chesterfield
County Utilities Department on January 1, 2025, after
faithfully serving the county and its citizens for
over 43 years; and

WHEREAS, Mr. Woodward began his service to the
citizens of Chesterfield County in 1981 as an
Operator Trainee at the Falling Creek Wastewater
Treatment Plant; and

WHEREAS, Mr. Woodward earned his Class I Wastewater
Works Operators License in 1985 and was promoted to
principal plant operator in 1986, applying his new
skills to operate Chesterfield County's wastewater
treatment plants successfully; and

WHEREAS, Mr. Woodward faithfully worked the night
shift for the entirety of his 43-year career; and

WHEREAS, Mr. Woodward was relied upon on many
occasions for his ability to handle all manner of
adverse and challenging conditions to provide
continuous and effective wastewater treatment; and

WHEREAS, Mr. Woodward was known to his coworkers as a
professional with a positive attitude and was a
pleasure to be around; and

WHEREAS, Mr. Woodward was recognized in 2024 for
contributing to the Falling Creek Wastewater
Treatment Plant being awarded the National
Association of Clean Water Agencies (NACWA) Peak
Performance Platinum Award for excellent treatment
with no violations in the preceding five years; and

WHEREAS, Mr. Woodward was known to use his vast
knowledge to train the next generation of operators
to ensure excellent wastewater treatment continue.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield
County Board of Supervisors, this 22nd day of January
2025, publicly recognizes David Woodward and extends
on behalf of its members and the residents of
Chesterfield County, appreciation for his service to
the county, congratulations upon his retirement, and
best wishes for a long and happy retirement.

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

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.

Absent: Holland.

Mr. Ingle presented Mr. Woodward with the executed resolution. He expressed gratitude for his many years of outstanding service to the community and congratulated him on his retirement.

Mr. George Hayes, Director of Utilities, thanked Mr. Woodward for his dedication and wished him much success in his retirement.

Dr. Casey presented Mr. Woodward with a replica of the brick that will be placed in the historic courthouse walkway in his honor.

Mr. Woodward expressed appreciation for the recognition.

- B. Resolution Recognizing Corporal Lawrence Jones Jr., Police Department, Upon His Retirement
Corporal Lawrence Jones, Jr., accompanied by members of his family, was present to receive the recognition.

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

WHEREAS, Corporal Lawrence Jones Jr., retired from the Chesterfield County Police Department on January 1, 2025, after providing over 30 years of quality service to the residents of Chesterfield County; and

WHEREAS, Corporal Jones began his career with the Chesterfield Police Department as a Police Officer and faithfully served the county as a Police Officer, Senior Police Officer, Master Police Officer, Career Police Officer and Corporal; and

WHEREAS, Corporal Jones also served during his tenure as a Covert Operations Detective, School Resource Officer, General Instructor and Breathalyzer Operator; and

WHEREAS, Corporal Jones was presented with a Unit Citation as a member of the Covert Operations Unit for displaying exceptional surveillance skills and techniques and providing essential intelligence on at least 87 investigations, 3 involving loss of life; and

WHEREAS, Corporal Jones was presented with a Chief's Commendation for his efforts in assisting with a narcotics investigation involving drug distribution linked to cartels across multiple states and out of the country, yielding approximately \$1 million seized US currency, 11 federal arrests, 11 state arrests and 374 pounds of seized narcotics; and

WHEREAS, Corporal Jones was presented a Commendation Award for his efforts in assisting numerous units in reference to an organized crime theft group victimizing multiple jurisdictions, resulting in the

arrest of 7 individuals and 28 felony charges; and

WHEREAS, Corporal Jones utilized his strong interpersonal skills during his time as a School Resource Officer, nurturing the bright minds of those in his school and maintaining a positive attitude; and

WHEREAS, Corporal Jones was repeatedly recognized for his enthusiasm and willingness to make himself available and remaining flexible despite working hour fluctuations; and

WHEREAS, Corporal Jones is recognized for his strong work ethic, thorough investigation skills, his teamwork, communication, and human relations skills, in assisting the Police Department and residents of Chesterfield County; and

WHEREAS, Corporal Jones has received numerous letters of commendation, thanks and appreciation from supervisors and residents for services rendered; and

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

WHEREAS, Chesterfield County and the Board of Supervisors will miss Corporal Jones' diligent service.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors, this 22nd day of January 2025, publicly recognizes Corporal Lawrence Jones Jr. and extends on behalf of its members and the residents of Chesterfield County, appreciation for his service to the county, congratulations upon his retirement, and best wishes for a long and happy retirement.

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

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

Mr. Ingle presented Corporal Jones with the executed resolution.

Corporal Jones expressed appreciation for the recognition.

Lieutenant Colonel Dave Shand thanked Corporal Jones for his tremendous sacrifice by working nights and weekends for the latter part of his career.

Board members shared their gratitude for Corporal Jones' many years of dedicated service and wished him well in his retirement.

Dr. Casey presented Corporal Jones with a replica of the brick that will be placed in the historic courthouse walkway in his honor.

- C. Resolution Recognizing Mrs. Michele Cobb, Circuit Court Clerk's Office, Upon Her Retirement
Mrs. Michele Cobb, accompanied by members of her family, was present to receive the recognition.

On motion of Dr. Miller, seconded by Ms. Schneider, the Board adopted the following resolution:

WHEREAS, Mrs. Michele Cobb retired from Chesterfield County on December 31, 2024, after providing 28 years of dedicated service to the residents of Chesterfield County and its Circuit Court Clerk's Office; and

WHEREAS, the Circuit Court Clerk's Office provides professional support to Judges, attorneys, and law enforcement, as well as other internal and external customers through operational, administrative, and records management functions; and

WHEREAS, Mrs. Cobb has provided outstanding service to Chesterfield County, including her diligent and faithful commitment as Principal Deputy Clerk of the Circuit Court Clerk's Office since July 1996; and

WHEREAS, Mrs. Cobb has been a highly reliable asset, consistently arriving to work on time each morning and demonstrating exceptional time management skills; and

WHEREAS, Mrs. Cobb possesses extensive knowledge of all duties incumbent upon a Principal Deputy Clerk, ensuring that her tasks are completed accurately and within any applicable deadlines; and

WHEREAS, Mrs. Cobb has generously offered assistance to her team members whenever available, fostering a spirit of teamwork and collaboration within the office; and

WHEREAS, Mrs. Cobb has consistently brought matters of concern to her supervisor's attention, demonstrating her commitment to maintaining high standards of work; and

WHEREAS, as a result of her competence and dedication, Mrs. Cobb's peers and colleagues consider her a knowledgeable and dependable resource; and

WHEREAS, Mrs. Cobb has always rendered invaluable service to the Clerk's Office and Judges with a high degree of productiveness and professionalism and will be sorely missed by all who wish her the best as she enjoys a well-deserved retirement that will be marked by more time spent with family, friends, and plenty of embroidery.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield

County Board of Supervisors, this 22nd day of January 2025, publicly recognizes Mrs. Michele Cobb and extends on behalf of its members and the residents of Chesterfield County, appreciation for 28 years of exceptional service to the county.

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

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

Mr. Ingle presented Mrs. Cobb with the executed resolution.

Mrs. Cobb stated it has been a privilege to work for the county.

Ms. Lisa Novo, Chief Deputy Clerk, on behalf of Ms. Amanda Pohl, Circuit Court Clerk, thanked Mrs. Cobb for her contributions and stated it has been an honor to work alongside her for over 25 years.

Board members congratulated Mrs. Cobb for an outstanding career and thanked her for her service to the citizens of Chesterfield.

Dr. Casey presented Mrs. Cobb with a replica of the brick that will be placed in the historic courthouse walkway in her honor.

- D. Resolution Recognizing Former County Employees Under Revised Service Years Program
Mr. Antonio Starke, formerly of the Police Department, and Mr. Donald Lee, formerly of General Services Fleet Office, both accompanied by members of their families, were present to receive the recognition.

On motion of Ms. Schneider, seconded by Dr. Miller, the Board adopted the following resolution:

WHEREAS, one of the county's strategic goals is to recruit and retain an empowered, diverse workforce consisting of individuals who choose a long-term career with the county; and

WHEREAS, in 2007, the Board of Supervisors began placing engraved bricks in the walkway outside the Historic 1917 Courthouse to honor retirees with 25 or more years of service; and

WHEREAS, the Board desires to also recognize employees with at least 25 years of service, factoring in service years for both the county and Chesterfield Public Schools; and

WHEREAS, the Board desires to also recognize those

employees with at least 25 years of service who leave for another Virginia Retirement System-related job; and

WHEREAS, the Board desires to also recognize those employees who pass away while having served the county for 25 or more years; and

WHEREAS, the recognition policy has been revised to include these criteria in the eligibility requirements to receive a brick; and

WHEREAS, under the revised policy, the Board is pleased to retroactively recognize Betsy Beales for 25 years of service; Kelvin Brown for 27 years of service; Karen Carr for 27 years of service; William Cloe III for 28 years of service; Tamera Higgins for 30 years of service; Jamie Hopkins for 25 years of service; Donald Lee for 26 years of service; Neal Meyerhoffer for 25 years of service; William Norris for 25 years of service; the late Beverly Snyder for 28 years of service; and Antonio Starke for 30 years of service.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors, this 22nd day of January 2025, publicly recognizes these individuals for their service to the county and extends, on behalf of its members and the citizens of Chesterfield County, appreciation for the valuable work they performed for the betterment of the county.

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

AND, BE IT FURTHER RESOLVED that bricks with their names and service dates be placed in the walkway of the Historic 1917 Courthouse.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

Mr. Ingle presented Mr. Starke and Mr. Lee with their own executed resolution.

Both Mr. Starke and Mr. Lee expressed appreciation to the Board for revising the policy, which then allowed them to receive a resolution and brick.

Mr. Craig Willingham, Assistant Director of General Services, expressed appreciation for Mr. Lee's service with the county.

Lieutenant Colonel Shand thanked Mr. Starke for his many years of invaluable service to the Police Department and the county.

Board members expressed appreciation to Mr. Starke and Mr. Lee for their many years of commendable and

dedicated service to the community.

Dr. Casey presented Mr. Starke and Mr. Lee with replicas of their bricks that will be placed in the historic courthouse walkway in their honor.

- E. Recognizing 2025 My Chesterfield Academy Graduates
Ms. Dalila Medrano, Multicultural Engagement Coordinator for Community Engagement and Resources, provided details of My Chesterfield Academy. She stated Chesterfield County, in partnership with the Asian and Latino Solidarity Alliance of Central Virginia, hosts My Chesterfield Academy, a months-long program that empowers residents, particularly those from multicultural communities, to understand and navigate county and other community resources. She introduced Ms. Dilshad Charania to talk about her experience in the academy. Fifteen graduates from nine different countries of origin who live or work in the community were recognized and congratulated.
- F. Recognizing Valor Awards Recipients
Deputy Chief Tim McKay introduced Captain Bryce Ford and Firefighter Greg Potter, who were present to be recognized for receiving 2024 Valor awards. He provided a brief synopsis of the event, the 2811 Pavilion Place fire, which led to them being recognized for their exceptional acts of courage, putting themselves at risk and personal injury.

14. New Business

- A. Claim of Jarred Saba, as Special Trustee of the Restatement of the Saba Trust dated May 16, 2019, relating to the Meadowville Cell Tower Adjacent to the Meadowville Wastewater Pump Station at 1398 Bermuda Hundred Road
County Attorney Jeff Mincks provided the Board with details of the claim of Jarred Saba, as Special Trustee of the Restatement of the Saba Trust dated May 16, 2019, relating to the Meadowville Cell Tower Adjacent to the Meadowville Wastewater Pump Station at 1398 Bermuda Hundred Road. He stated staff recommended denial of the claim.

Attorney Michael Kalish presented Mr. Saba's claim to the Board.

On motion of Dr. Miller, seconded by Mr. Carroll, the Board denied the claim of Jarred Saba, as Special Trustee of the Restatement of the Saba Trust dated May 16, 2019, relating to the Meadowville Cell Tower Adjacent to the Meadowville Wastewater Pump Station at 1398 Bermuda Hundred Road.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

B. Authorization to Advertise 2025 Calendar Year Tax Rate and Other Required Legal Notices and Public Hearings related to the Real Estate Tax

Mr. Matt Harris provided the Board with an overview of the request for authorization to advertise the 2025 calendar year tax rate and other required legal notices and public hearings related to the real estate tax.

On motion of Mr. Carroll, seconded by Ms. Schneider, the Board authorized the advertisement of the 2025 calendar year tax rate at 90 cents and other required legal notices and public hearings related to the real estate tax rate.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

C. Appointments

1. Community Policy and Management Team

On motion of Mr. Carroll, seconded by Ms. Schneider, the Board nominated and reappointed Mr. Chris Campbell, Clover Hill District, to serve as the private provider representative on the Community Policy and Management Team, whose term is effective January 1, 2025, and will expire December 31, 2027.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

2. Richmond Region Tourism Board

On motion of Mr. Carroll, seconded by Dr. Miller, the Board nominated and appointed Dr. Mark Miller, Midlothian District Supervisor, to serve as the Board of Supervisors' representative on the Richmond Region Tourism Board, whose term is effective immediately and will expire December 31, 2026.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

3. Greater Richmond Partnership, Incorporated

On motion of Mr. Carroll, seconded by Ms. Schneider, the Board nominated and appointed Ms. Jessica Schneider, Clover Hill District Supervisor, to serve as the Board of Supervisors' representative on the Greater Richmond Partnership, Incorporated Board of Directors, whose term is effective immediately and will expire December 31, 2027.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

D. Consent Items

1. Adoption of Resolutions

- a. Recognizing Ms. Patricia Washington,
Department of Social Services Upon Her
Retirement

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

WHEREAS, Ms. Patricia Washington will retire from the Chesterfield-Colonial Heights Department of Social Services on February 1, 2025, after providing 21 years of dedicated service to the citizens of Chesterfield County and the City of Colonial Heights; and

WHEREAS, Ms. Washington began her career at the Chesterfield-Colonial Heights Department of Social Services on September 15, 2003 as a foster care social worker; and

WHEREAS, Ms. Washington transitioned to the Adult Services team as a Family Services Specialist to form the Intake Team which provided emergency assistance to citizens in need assisting with rental and utility payments, prescription medications, eyeglasses and other needs; and

WHEREAS, Ms. Washington was instrumental in the formation of the Integrated Intake Team, currently called the Assessment and Resource Team (ART), in 2008, which placed both Family Services Specialists and Benefit Programs Specialists on the same team to offer a more holistic approach to addressing customers' needs; and

WHEREAS, Ms. Washington provided services to external and internal customers and was an outstanding resource developer who responded with dedication, commitment and passion to ensure the needs of citizens were met; and

WHEREAS, Ms. Washington created the agency's first online resource guide to ensure staff in all program areas were aware of community resources to refer customers based on their identified needs; and

WHEREAS, Ms. Washington shared her passion for empowering customers by creating the Money Mindset program, providing workshops to customers to increase their financial literacy; and

WHEREAS, Ms. Washington was a member of the Chesterfield Suicide Prevention Coalition, providing resource material and conducting workshops for agency staff and the local community; and

WHEREAS, Ms. Washington served on the Governor's Challenge to Prevent Suicide among Service Members, Veterans, and Their Families, an initiative of Governor Ralph Northam to increase public awareness of resources to address suicide and mental health among veterans and military service members, an initiative very dear to Ms. Washington as a fellow veteran; and

WHEREAS, Ms. Washington was a dedicated member of the Virginia Alliance of Social Work Practitioners (VASWP), a professional organization for social workers in Virginia departments of social services, serving on various committees as well as Vice President of the local planning district; and

WHEREAS, Ms. Washington has been a dedicated advocate for adults, children and families by working tirelessly to engage all partners of the social services system in improving and developing programs designed to promote self-sufficiency; and

WHEREAS, Ms. Washington has dutifully carried out the department's mission, for over 21 years, through her collaborative efforts and the provision of outstanding customer service and guidance to vulnerable citizens.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes the outstanding contributions of Ms. Patricia Washington, expresses the appreciation of all residents for her service to the County, and offers congratulations upon her retirement.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

b. Recognizing Mr. Michael L. Smallwood, Utilities Department, Upon His Retirement
On motion of Mr. Carroll, seconded by Dr. Miller, the Board adopted the following resolution:

WHEREAS, Michael Smallwood retired from the Chesterfield County Utilities Department on December 1, 2024, after faithfully serving the county and its citizens for over 39 years; and

WHEREAS, Mr. Smallwood began his service to the citizens of Chesterfield County in 1985 as a utility worker at Falling Creek Wastewater Treatment Plant in the operations section of the Utilities Department; and

WHEREAS, Mr. Smallwood earned his Class I Wastewater Works Operators License in 2002 and was promoted to principal plant operator, applying his new skills to successfully operate Chesterfield County's wastewater treatment plants; and

WHEREAS, Mr. Smallwood used his skills to ensure regulatory compliance at both the Falling Creek and Proctors Creek Wastewater Treatment Plants while both plants underwent numerous upgrades to protect public health and the environment; and

WHEREAS, Mr. Smallwood was known to use his vast knowledge to train the next generation of operators to ensure excellent wastewater treatment continued; and

WHEREAS, Mr. Smallwood was known by his colleagues for his dedication and hard work ensuring Chesterfield County received the most reliable and efficient wastewater treatment possible.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes the contributions of Michael Smallwood, expresses the appreciation of all residents for his service to the county, and extends their appreciation for his dedicated service and their congratulations upon his retirement.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

- c. Authorizing the General Registrar and Director of Elections of Chesterfield County to File an Application with the State Board of Elections for a Waiver to Administer Split Voting Precincts

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

RESOLUTION AUTHORIZING THE GENERAL REGISTRAR AND DIRECTOR OF ELECTIONS OF CHESTERFIELD COUNTY TO FILE AN APPLICATION WITH THE STATE BOARD OF ELECTIONS FOR A WAIVER TO ADMINISTER SPLIT VOTING PRECINCTS

WHEREAS, Section 24.2-307 of the Code of Virginia, 1950, as amended, requires each voting precinct in the County of Chesterfield to be wholly contained within a single congressional district, Senate district, House of Delegates district, and magisterial district;

WHEREAS, Section 24.2-307 of the Code of Virginia, 1950, as amended, further provides that the Board of Supervisors may request the State Board of Elections to grant a waiver from the above-stated requirement if a congressional, Senate, or House of Delegates district splits a voting precinct and the Board is unable to establish a precinct containing at least 100 registered voters that is wholly contained within a single congressional district, Senate district, House of Delegates district, and magisterial district;

WHEREAS, the State's redistricting of congressional districts split the following existing voting precincts in the County:

1) Genito Voting Precinct (402) - split by Congressional Districts 1 and 4

2) Clover Hill Voting Precinct (412) - split by Congressional Districts 1 and 4

WHEREAS, the portions of the Genito Voting Precinct and Clover Hill Voting Precinct that are split by the

State's congressional redistricting cannot be merged into adjacent precincts without creating new splits between election districts; and

WHEREAS, the number of registered voters in the portions of the Genito Voting Precinct and Clover Hill Voting Precinct that are split by the State's congressional redistricting is less than 100.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby authorize the General Registrar and Director of Elections of Chesterfield County to submit a request for a waiver from the State Board of Elections pursuant to Section 24.2-307 of the Code of Virginia, 1950, as amended, to administer the split precincts listed above for all elections held in 2025.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

d. Supporting Safe Streets for All Action Plan
On motion of Mr. Carroll, seconded by Dr. Miller, the Board adopted the following resolution:

WHEREAS, traffic safety is a critical concern for Chesterfield, and we are committed to ensuring the safety and well-being of all individuals who travel on roads in the county, including drivers, passengers, pedestrians, cyclists, and motorcyclists;

WHEREAS, fatal and serious injury crashes cause devastating harm to families, communities, and individuals, and contribute to significant economic and social costs;

WHEREAS, we recognize that every life lost or seriously injured on roadways is preventable, and we must take collective responsibility to address the factors that contribute to such tragedies, including but not limited to speeding, impaired driving, distracted driving, reckless driving, lack of seatbelt use, unsafe infrastructure, and environmental conditions;

WHEREAS, there are proven strategies, policies, and interventions—such as improved road design, stricter enforcement of traffic laws, public education campaigns, the promotion of safe driving behaviors, and the adoption of advanced vehicle technologies—that can significantly reduce the occurrence and severity of crashes;

WHEREAS, working collaboratively with regional, state and federal agencies, community organizations, advocacy groups, and the general public to implement solutions can reduce fatalities and serious injuries on roadways;

NOW, THEREFORE, BE IT RESOLVED, that the Chesterfield County Board of Supervisors, hereby commits to

undertake efforts to reduce fatal and serious injury crashes within Chesterfield by 50% by 2035.

BE IT FURTHER RESOLVED, that we will advocate for continued support and resources from federal and state government to enhance the effectiveness of these efforts and address broader systemic issues that contribute to fatal and serious injury crashes.

BE IT FURTHER RESOLVED, that we pledge to remain steadfast in our commitment to reducing fatal and serious injury crashes and to ensuring that Chesterfield's roads become safer for all who use them.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

e. Designating DMO: Virginia Destination Marketing Organization

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

WHEREAS, Chesterfield County wishes to increase tourism opportunities; and

WHEREAS, the State of Virginia's Tourism Corporation coordinates marketing activities with Destination Marketing Organizations (DMO) within the state to market the Commonwealth as a premier travel destination; and

WHEREAS, being a Destination Marketing Organization within the Commonwealth of Virginia allows for partner opportunities, grant applications, and further promotion for Chesterfield; and

WHEREAS, the Chesterfield County Sports, Visitation, & Entertainment Department, DBA Experience Chesterfield, has developed a strategic relationship with Virginia Tourism Corporation for the betterment of tourism and marketing promotion and seeks to become an official DMO to complement other partners and organizations locally, regionally, and within the Commonwealth; and

WHEREAS, continuing to promote tourism in Chesterfield County would serve to support local business, which may result in increased tax revenue to Chesterfield and surrounding communities.

NOW, THEREFORE, BE IT RESOLVED by the Chesterfield County Board of Supervisors, this 22nd day of January 2025, that Chesterfield County will petition Virginia Tourism Corporation (VTC) to recognize Experience Chesterfield as an official Destination Marketing Organization (DMO).

AND, BE IT FURTHER RESOLVED that the Executive Director of the Sports, Visitation, & Entertainment Department, or their designee, is hereby authorized

and directed to act as chief liaison for the DMO.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

f. Confirming Appointees Specified by State
Code or Job Title

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

WHEREAS, the Board of Supervisors is responsible for making appointments to boards and commissions; and

WHEREAS, membership on the Community Criminal Justice Board (CCJB) and the Community Policy and Management Team for Children's Services (CPMT) is defined by the Va. Code; and

WHEREAS, the Board has identified additional boards and commissions that benefit from having specific job titles or roles; and

WHEREAS, in the interest of improving the efficiency of the appointment process, the Board desires to confirm that persons in specific positions shall be automatically appointed to the position's respective board(s) or commission(s) without further action by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Board designates the Deputy County Administrator for Human Services to be a member of the CCJB, who shall ensure membership on the CCJB is in conformance with Va. Code § 9.1-178, except for the public defender/defense attorney and at-large citizen positions, who shall require Board approval.

AND, BE IT FURTHER RESOLVED that the Board designates the Deputy County Administrator for Human Services to be a member of the CPMT, who shall ensure membership on the CPMT is in conformance with Va. Code § 2.2-5205, except for the private provider representative and the parent representative, who shall require Board approval.

AND, BE IT FURTHER RESOLVED that the Board hereby makes the following appointments by position and/or department, which shall serve at the pleasure of the Board:

1. Appeals Panel Pursuant to Virginia Set-off Debt Collection: one member shall be the Chesterfield County Treasurer
2. Appomattox River Water Authority: the three members shall be the County Administrator, Director of Utilities, and an Assistant Director of Utilities
3. Camp Baker Management Board: one member shall be the Mental Health Support Services Assistant Director of Community Support Services
4. Central Virginia Waste Management Authority: members shall include the Deputy County Administrator

for Community Operations; Director of General Services (alternate for Deputy County Administrator for Community Operations); Operations Manager for General Services (alternate for citizen member); and Assistant Operations Manager for General Services (alternate for citizen member)

5. Chesterfield County Supplemental Retirement Plan Board: two members shall be the Deputy County Administrator for Finance and Administration and Assistant Director of Accounting

6. Crater Planning District Commission: one at-large position shall be the Director of Intergovernmental Relations

7. Greater Richmond Partnership Board of Directors: one staff position shall be the County Administrator

8. Richmond Region Tourism Board: the staff alternate shall be the Executive Director of Sports, Visitation and Entertainment

9. Ridefinders Advisory Board: the member and alternate member shall be employees of the Chesterfield Department of Transportation as designated by the Director of Transportation

10. Riverside Regional Jail Authority: the Chesterfield Sheriff shall be one appointee; the member shall be the Deputy County Administrator for Finance and Administration; and the alternate member shall be the Deputy County Administrator for Community Operations

11. The Span Center (formerly Senior Connections): the member shall be the Deputy County Administrator for Human Services

12. South Central Wastewater Authority: the three members shall be the County Administrator, Director of Utilities, and an Assistant Director of Utilities

13. Towing Advisory Board: one member shall be the Captain of Internal Affairs for the Chesterfield Police Department, and one member shall be the Internal Affairs/Regulatory Functions Sergeant for the Chesterfield Police Department

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

2. Real Property Requests

a. Acceptance of Parcels of Land

1. Acceptance of a Parcel of Land
Adjacent to Willis Road and Route 1
from Bellwood Commons, LLC

On motion of Mr. Carroll, seconded by Dr. Miller, the Board accepted the conveyance of a parcel of land containing 1.239 acres adjacent to Willis Road and Route 1 from Bellwood Commons, LLC and authorized the County Administrator to execute the deed.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

b. Conveyance of Easements

1. Designation of a Temporary
Construction Easement Across
Fernbrook Park for the Fordham
Road Sidewalk Phase D/E Project

On motion of Mr. Carroll, seconded by Dr. Miller, the Board designated a temporary construction easement for the Fordham Road Sidewalk Phase D/E Project.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

c. Requests to Quitclaim

1. Request to Quitclaim a Portion of a
Water Easement Across the Property
Owned by PTM, LP

On motion of Mr. Carroll, seconded by Dr. Miller, the Board authorized the Chairman of the Board of Supervisors and the County Administrator to execute a quitclaim deed to quitclaim a portion of a 16' water easement across the property owned by PTM, LP.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

2. Request to Quitclaim a Drainage
Easement Across the Property Owned by
Kevin Randesi

On motion of Mr. Carroll, seconded by Dr. Miller, the Board authorized the Chairman of the Board of Supervisors and the County Administrator to execute a quitclaim deed to quitclaim a drainage easement across the property owned by Kevin Randesi.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

3. Request to Quitclaim a Portion of a
Sewer Easement Across the Property
Owned by CFT NV Developments, LLC

On motion of Mr. Carroll, seconded by Dr. Miller, the Board authorized the Chairman of the Board of Supervisors and the County Administrator to execute a quitclaim deed to quitclaim a portion of a 16' sewer easement across the property owned by CFT NV Developments, LLC.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

3. Set Public Hearing

a. To Consider the Vacation of a Portion of
Gayland Avenue and Lots 11-19 and Portion
of Lot 20, Block E and Lots 17-21 and
Portion of Lot 22, Block F Within Suburban
Property of John L. Patterson

On motion of Mr. Carroll, seconded by Dr. Miller, the Board set February 26, 2025, as the date to hold a public hearing to consider the vacation of a portion of a 40' right of way known as Gayland Avenue and Lots 11-19 and a portion of Lot 20, Block E and Lots 17-21 and a portion of Lot 22, Block F within Suburban Property of John L. Patterson.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

b. To Consider the Vacation of a Portion of a Taxiway Easement

On motion of Mr. Carroll, seconded by Dr. Miller, the Board set February 26, 2025, as the date to hold a public hearing to consider the vacation of a portion of a taxiway easement.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

4. Acceptance of State Roads

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

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

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

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

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

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

Project / Subdivision: Harper's Mill South Section 7
Type Change to the Secondary System of State
Highways: Additions
Reason for Change: New Streets
Pursuant to Code of Virginia Statutes: §33.2-705,
33.2-334

Street Name and/or Route Number

► **Grahams Ferry Lane, State Route Number 8513**

From: 0.01 miles north of Blooming Road, (Route 8204)
To: Widthby Road, (Route 8612), a distance of 0.06 miles
Recordation Reference: Plat Book 302, Page 84
Right of Way width (feet) = 50

► **Widthby Road, State Route Number 8612**

From: Widthby Court, (Route 8613)
To: Grahams Ferry Lane, (Route 8513), a distance of 0.09 miles
Recordation Reference: Plat Book 302, Page 84
Right of Way width (feet) = 50

► **Widthby Road, State Route Number 8612**

From: 0.01 miles south of Blooming Road, (Route 8204)
To: Widthby Court, (Route 8613), a distance of 0.05 miles
Recordation Reference: Plat Book 302, Page 84
Right of Way width (feet) = 50

► **Widthby Road, State Route Number 8612**

From: Grahams Ferry Lane, (Route 8513)
To: The cul-de-sac, a distance of 0.10 miles
Recordation Reference: Plat Book 302, Page 84
Right of Way width (feet) = 50

► **Widthby Court, State Route Number 8613**

From: Widthby Road, (Route 8612)
To: The cul-de-sac, a distance of 0.09 miles
Recordation Reference: Plat Book 302, Page 84
Right of Way width (feet) = 50

And, further, the Board adopted the following resolution:

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

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

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

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

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

Project / Subdivision: Harpers Mill Southwest Section
6
Type Change to the Secondary System of State
Highways: Additions
Reason for Change: New Streets
Pursuant to Code of Virginia Statutes: §33.2-705,
33.2-334

Street Name and/or Route Number

► **Haynes Bridge Road, State Route Number 8607**

From: Otterdale Road, (Route 667)

To: Deltic Lane, (Route 8608), a distance of 0.06 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40 variable width

► **Haynes Bridge Road, State Route Number 8607**

From: Deltic Lane, (Route 8608)

To: The cul-de-sac, a distance of 0.10 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40

► **Deltic Lane, State Route Number 8608**

From: Moldova Road, (Route 8609)

To: The cul-de-sac, a distance of 0.04 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40

► **Deltic Lane, State Route Number 8608**

From: Haynes Bridge Road, (Route 8607)

To: Moldova Road, (Route 8609) a distance of 0.10 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40

► **Moldova Road, State Route Number 8609**

From: Deltic Lane, (Route 8608)

To: Minsk Road, (Route 8610) a distance of 0.09 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40

► **Moldova Road, State Route Number 8609**

From: Minsk Road, (Route 8610)

To: The cul-de-sac, a distance of 0.13 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40

► **Minsk Road, State Route Number 8610**

From: Moldova Road, (Route 8609)

To: The end of maintenance, a distance of 0.02 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40

► **Verneham Court, State Route Number 8611**

From: Otterdale Road, (Route 667)

To: The cul-de-sac, a distance of 0.14 miles

Recordation Reference: Plat Book 295, Page 62

Right of Way width (feet) = 40

And, further, the Board adopted the following resolution:

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

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

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

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

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

Project / Subdivision: Lake Margaret Section 5
Type Change to the Secondary System of State
Highways: Additions

Reason for Change: New Streets

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

Street Name and/or Route Number

► **McKibben Drive, State Route Number 8257**

From: Shanley Drive, (Route 8577)

To: 0.01 miles northwest of Shanley Drive, (Route 8577), a distance of 0.01 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **McKibben Drive, State Route Number 8257**

From: Alsandair Drive, (Route 8578)

To: Shanley Drive, (Route 8577), a distance of 0.17 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **McKibben Drive, State Route Number 8257**

From: 0.04 miles west of Killycrom Drive, (Route 8256)

To: Alsandair Drive, (Route 8578), a distance of 0.17 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **Shanley Drive, State Route Number 8577**

From: Woodpecker Road, (Route 626)

To: McKibben Drive, (Route 8257) a distance of 0.12 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 85

► **Alsandair Drive, State Route Number 8578**

From: Abercrombie Drive, (Route 8580)

To: The cul-de-sac, a distance of 0.17 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **Alsandair Drive, State Route Number: 8578**

From: McKibben Drive, (Route 8257)

To: Alsandair Terrace, (Route 8579), a distance of 0.18 miles.

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **Alsandair Drive, State Route Number 8578**

From: Alsandair Terrace, (Route 8579)

To: Abercrombie Drive, (Route 8580), a distance of 0.14 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **Alsandair Terrace, State Route Number 8579**

From: Alsandair Drive, (Route 8578)

To: The cul-de-sac, a distance of 0.11 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **Abercrombie Drive, State Route Number 8580**

From: Alsandair Drive, (Route 8578)

To: 0.01 miles west of Alsandair Drive, (Route 8578), a distance of 0.01 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

► **Abercrombie Drive, State Route Number 8580**

From: Alsandair Drive, (Route 8578)

To: The cul-de-sac, a distance of 0.08 miles

Recordation Reference: Plat Book 299, Page 62

Right of Way width (feet) = 50

And, further, the Board adopted the following resolution:

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

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

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

AND, BE IT FURTHER RESOLVED, that this Board guarantees a clear and unrestricted right-of-way, as

described, and any necessary easements for cuts, fills and drainage.

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

Project / Subdivision: Lake Margaret Section 6
Type Change to the Secondary System of State
Highways: Additions
Reason for Change: New Streets
Pursuant to Code of Virginia Statutes: §33.2-705,
33.2-334

Street Name and/or Route Number

► **McKibben Drive, State Route Number 8257**

From: McKibben Place, (Route 8581)

To: Abercrombie Drive (Route 8580), a distance of 0.14 miles

Recordation Reference: Plat Book 301, Page 53

Right of Way width (feet) = 50

► **McKibben Drive, State Route Number 8257**

From: Abercrombie Drive, (Route 8580)

To: The cul-de-sac, a distance of 0.15 miles

Recordation Reference: Plat Book 301, Page 53

Right of Way width (feet) = 50

► **McKibben Drive, State Route Number 8257**

From: 0.01 miles northwest of Shanley Drive (Route 8577)

To: McKibben Place (Route 8581), a distance of 0.25 miles

Recordation Reference: Plat Book 301, Page 53

Right of Way width (feet) = 50

► **Abercrombie Drive, State Route Number 8580**

From: McKibben Drive, (Route 8257)

To: 0.01 miles southeast of McKibben Drive, (Route 8257) a distance of 0.01 miles

Recordation Reference: Plat Book 301, Page 53

Right of Way width (feet) = 50

► **McKibben Place, State Route Number 8581**

From: McKibben Drive, (Route 8257)

To: The cul-de-sac, a distance of 0.23 miles

Recordation Reference: Plat Book 301, Page 53

Right of Way width (feet) = 50

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

5. Request for Reallocation of Available FY2025
School Operating Funds for the Purchase of
School Buses

On motion of Mr. Carroll, seconded by Dr. Miller, the Board authorized the reallocation of \$2 million of available FY2025 debt service funds for the purchase of school buses.

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

6. Approval of Community Engagement and Resources
Title VI Plan

On motion of Mr. Carroll, seconded by Dr. Miller, the Board approved the Chesterfield County Community Engagement and Resources Title VI Implementation Plan 2025-2027. (It is noted a copy of the plan is on file with the papers of this Board.)

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

15. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

Ms. Becky Sido addressed the Board relative to concerns about increasing real estate property values, real estate taxes, county debt, and transparency.

Mr. Frank Rau addressed the Board relative to concerns about significant increases in county taxes and spending and concerning trends, such as rising general fund expenses, economic development spending, escalating county debt service, and insufficient financial transparency.

Ms. Rachel James addressed the Board relative to concerns about Dominion's proposed gas plant and vulnerable populations living closest to the existing pollution of the Chesterfield power station.

Mr. Glen Besa addressed the Board relative to concerns about climate change and Dominion's gas-fired power plant.

Mr. Chris Wiegard addressed the Board relative to the proposed methane plant at Dutch Gap and losses caused by climate change.

16. Deferred Items from Previous Meetings

There were no deferred items from previous meetings at this time.

17. Zoning Requests

A. 22SN0089 - Thackers View Rezoning and Exceptions - Clover Hill

In Clover Hill Magisterial District, Thackers View Rezoning and Exceptions is a request to rezone from Agricultural (A) to Residential (R-12) with conditional use to permit neighborhood recreational facilities and a bed and breakfast facility plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map known as 4701, 4801 and 4901 Woolridge Road. The 138.52 acre property is proposed for a maximum development of 260 dwelling units. The Comprehensive Plan suggests the property is

appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax IDs 720-681-0327; 720-682-0474 and 3924.

Ms. Wilson introduced Case 22SN0089. She stated Ms. Schneider is requesting deferral to the Board's regularly scheduled meeting on February 26, 2025.

Mr. Ingle called for public comment on the deferral.

Mr. Greg Allen acknowledged the good work that Ms. Schneider has done getting the case to where it is and continuing to listen to citizens.

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

On motion of Ms. Schneider, seconded by Mr. Carroll, the Board deferred Case 22SN0089 to its regularly scheduled meeting on February 26, 2025.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

B. 24SN1209 - Magnolia Green Tract CC Amendment -
Matoaca

In Matoaca Magisterial District, Magnolia Green Tract CC Amendment is a request for amendment of zoning approval (Case 89SN0343) relative to phasing requirements and modification of development standards and amendment of zoning district map in a Residential (R-9) District for property fronting in three (3) locations for approximately 2,925 feet along the north side of Hull Street Road, 250 feet west of Magnolia Green Parkway. The 88.11 acre property is zoned to permit a residential development of up to 364 multifamily dwelling units. The Comprehensive Plan suggests the property is appropriate for Community Business, Neighborhood Business and Regional Mixed Uses. Tax IDs 702-667-2068; 703-667-2733; and 705-667-9038.

Ms. Wilson introduced Case 24SN1209. She stated Mr. Carroll is requesting deferral to the Board's regularly scheduled meeting on February 26, 2025.

Mr. Ingle called for public comment on the deferral.

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

On motion of Mr. Carroll, seconded by Ms. Schneider, the Board deferred Case 24SN1209 to its regularly scheduled meeting on February 26, 2025.

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

C. 24MH1286 - Ramirez Manufactured Home Permit Renewal -
Bermuda

In Bermuda Magisterial District, Ramirez Manufactured Home Permit Renewal is a request for renewal of manufactured home permit (Case 18SN0106) to permit a temporary manufactured home and amendment of zoning district map in a Residential (R-7) District known as 10114 Brightwood Avenue. The 0.16 acre property is developed with 1 temporary manufactured home. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 793-666-9401.

Ms. Wilson introduced Case 24MH1286. She stated staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

The applicant, Mr. Moises Ramirez, stated renewal of the permit would help his family.

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

On motion of Mr. Ingle, seconded by Dr. Miller, the Board approved Case 24MH1286, subject to the following conditions:

Conditions

1. The applicants shall be the owner and occupant of the manufactured home. (P)
2. No permanent type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)
3. Should the applicant cease to reside in the manufactured home, the manufactured home shall be removed from the property. (P)

(Note: The Zoning Ordinance limits the maximum period of time for which a manufactured home permit may be granted to seven (7) years. Should the Board wish to approve this request, this approval would be for seven (7) years unless conditioned for less time and then subject to renewal.)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

- D. 22SN0035 - Duval Road Residential Rezoning - Matoaca
- In Matoaca Magisterial District, Duval Road Residential Rezoning is a request to rezone from Agricultural (A) and Residential (R-12) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements, and conditional use to permit recreational neighborhood facilities and amendment of zoning district map known as 18101 Duval Road. The 100.1 acre property is proposed for a maximum

development of 200 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum of 2 dwellings per acre). Tax IDs 702-675-0476 and 703-675-1477.

Ms. Wilson introduced Case 22SN0035. She stated the Planning Commission and staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

Mr. Greg Allen suggested some additional approaches to how the case can be effectively reviewed.

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

On motion of Mr. Carroll, seconded by Ms. Schneider, the Board approved Case 22SN0035, subject to the following conditions:

Proffered Conditions

The property owner and applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owner and applicant. In the event this request is denied or approved with conditions not agreed to by the owner and applicant, the proffers shall immediately be null and void and of no further force or effect.

These Proffered Conditions include two (2) Exhibits attached hereto:

Exhibit A: Conceptual layout entitled "SOWERS PARCELS 18001 & 18101 DUVAL ROAD // CHESTERFIELD COUNTY, VA", dated August 2024 ("Conceptual Layout").

Exhibit B: Single-family detached elevations dated November 6, 2023 (the "Elevations")

1. Master Plan. The Textual Statement dated December 6, 2024 shall be the Master Plan. (P)

2. Environmental Engineering.

a. Super Silt Fence, or an alternative as approved by the Department of Environmental Engineering, shall be provided as a perimeter control in locations where standard silt fence would have been required.

b. Sediment traps and sediment basins sized at least 25% larger than the minimum Virginia Erosion and Sediment Control Handbook's Standard shall be provided.

c. Application of Anionic PAM, Flexible Growth Medium and/or a County-approved equivalent shall be applied to denuded areas during construction and at final stabilization in the locations shown on plans approved by Environmental Engineering at the time of plans review.

d. The maximum post-development discharge rate for the 100-year storm shall be based on the maximum capacity of the existing facilities downstream, and shall not increase the recorded and /or established 100-year backwater and /or floodplain. On-Site detention of the post-development 100-year discharge rate to below the pre-development 100-year discharge rate may be provided to satisfy this requirement. (EE)

3. Utilities. The public water and wastewater systems shall be utilized. (U)

4. Age Restriction. Any lots for age-restricted dwelling units shall be grouped together on a particular portion of the Property and shall not be scattered among other residential units. At the time of recordation of a subdivision plat or the approval of any site plan, the lots shall be noted as age-restricted. Any site plan for age-restricted dwelling units shall also note the restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Fair Housing Act, and such other applicable federal, state or local legal requirements, dwelling units designated as age-restricted shall be restricted to "housing for older persons; as defined in the Virginia Fair Housing Law and no persons under 19 years of age shall reside therein. (P)

5. Density. The total number of residential dwelling units on the Property shall not exceed 200 units. (P)

6. Right-of-Way Dedication. Prior to any site plan approval, in conjunction with recordation of the initial subdivision plat, or within sixty (60) days from a written request by the Transportation Department, whichever occurs first, fifty-five (55) feet of right-of-way along the southern side of Duval Road, measured from the centerline of that part of Duval Road immediately adjacent to the Property, shall be dedicated, free and unrestricted, to and for the benefit of the County. (T)

7. Road Improvements. To provide an adequate roadway system, the developer shall be responsible for the following improvements with initial development of the Property:

a. Construction of additional pavement along Duval Road at each approved access to provide left and right turn lanes, if warranted, based on Transportation Department standards.

b. Widening/improving the south side of Duval Road to an eleven (11) foot wide travel lane, measured from the centerline of the road, with an additional four (4) foot wide paved shoulder plus a four (4) foot wide unpaved shoulder and overlaying the full width of the road with one and one half (1.5) inches of compacted bituminous asphalt concrete, with modifications approved by the Transportation Department, for the entire Property frontage.

c. Dedication to the County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. In the event the developer is unable to acquire the "off-site" right-of-way that is necessary for the road improvements described in Proffered Condition 7.a., the developer 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. In the event the County chooses not to assist the developer in acquisition of the "off-site" right-of-way, the developer shall be relieved of the obligation to acquire the "off-site" right-of-way and shall provide the road improvements within available right-of-way as determined by the Transportation Department. (T)

8. Road Cash Proffers.

a. The applicant, sub-divider, or assignee(s) ("Developer") shall pay \$9,400 for each single family detached dwelling unit and \$4,324 for each age-restricted dwelling unit to Chesterfield County for road improvements within the service district for the property ("Road Cash Proffer Payment"). Each Road Cash Proffer Payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit unless state law modifies the timing of the payment. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County.

b. If the Developer provides widening improvements along Duval Road ("Off-Site Road Improvement"), as specified in the Proffered Condition 8.b., then the Road Cash Proffer Payment shall be reduced by a minimum of \$890.15 multiplied by the amount of linear feet widened by the Developer (the "Reduction"), unless a higher amount is approved by the Transportation Department. In addition, if the Developer provides the shared use path along Duval Road within dedicated right-of-way ("Pedestrian Improvement"), as specified in Proffered Condition 10.D.d., then the Road Cash Proffer Payment shall be reduced an additional \$223.00 per linear feet of shared use path provided within the Duval Road right-of-way, unless a higher amount is approved by the

Transportation Department (also included in the "Reduction"). The Reduction amount shall be approved by the Transportation Department prior to construction plan approval for the portion of the Off-Site Road and Pedestrian Improvement(s) addressed by the construction plan. Reduction shall only be applicable to the part of the Off-Site Road and Pedestrian Improvement(s) provided by the Developer, as determined by the Transportation Department. If a Reduction is applicable to the property as determined by the Transportation Department, no Road Cash Proffer Payment shall be required until the full amount of the Reduction is applied. (T)

9. Access. Direct vehicular access from the Property to Duval Road shall be limited to not more than two (2) public roads. The exact location(s) of the(se) access point(s) shall be approved by the Transportation Department in accordance with VDOT requirements. (T)

10. Additional Development Requirements.

A. Conceptual Layout.

a. The site shall be developed in general conformance with Conceptual Layout. The Conceptual Layout is conceptual in nature and may vary based on the preliminary plat/construction plat depending on the final soil studies, RPA lines, road and alley design, lot locations, lot line locations, amenity locations, building footprints, parking area design and location, BMP design and location, pedestrian way design and location, VDOT requirements, requirements of other federal and state approvals and permits, and other design or engineering reasons. Any substantive changes that do not relate to the prior sentence shall be approved by the Planning Commission at the time of plans review. In the event of any conflict between information shown on the Conceptual Layout and these Proffered Conditions, these Proffered Conditions shall control.

b. Lots 11, 30 and 31 shall be designed with no lots fronting on the road segment colored yellow on the Conceptual Layout ("Road Segment"). The road layout from the southern end of this Road Segment to the connection to the adjacent undeveloped parcel (and planned stub per plans for the undeveloped parcel) in the southeast corner of the Property ("Circuitous Route") shall provide a circuitous route as shown on the Conceptual Layout to discourage use of internal roads and encourage use of the collector road to be constructed off-site and abutting the Property's eastern boundary line. In the accompanying Textual Statement, the front yard of certain lots along the Circuitous Route were increased to 25'. The front yard of additional lots may be increased to 25' as well if needed for lot frontage approval by the Planning Director under the Stub Road policy.

c. The owner may elect to relocate the stub road located between Lots 175 and 176 (the "Stub Road"), as shown on the Conceptual Layout, further south along the parcel identified as County GPIN 701-675-0876 (the "Neighbor Parcel") at time of plans review. With the relocation, the owner may adjust the location and orientation of Lots 164 - 176 (including the common area between Lots 169 and 170), as shown on the Conceptual Layout, to allow for the Stub Road relocation and ensure that the owner does not lose lots in such relocation.

B. Western Buffer. A landscaped buffer, a minimum of 20' wide, planted to a minimum of Perimeter Landscaping B, Option 1, with credit for existing trees and shrubs, shall be provided between the western Property line and the on-site rear lot lines adjacent to the western Property line (the "Western Buffer"). In the event that (i) the owner of the Neighbor Parcel, files a rezoning application for the Neighbor Parcel, or (ii) the owner of the Neighbor Parcel sells the land to another individual or entity (as evidenced by a recorded deed for the Neighbor Parcel), then, upon confirmation by the Planning Director following the occurrence of either of the foregoing, the Western Buffer shall no longer be required. If the Western Buffer is no longer required, then the land to be used for the Western Buffer may be integrated into the adjoining internal lots or left as common area.

C. Street Trees. Street trees shall be planted along both sides of public roads spaced on the basis of one tree per lot. In the event of conflicts with utilities, easements, sightlines, entrances and other conflicts, the required spacing shall be adjusted at the time of plans review. Street trees may be located between the road and the sidewalk or in a lot. Street trees shall not be required where a landscaped buffer is required along a street section.

D. Amenities.

a. The area identified as "1" on the Conceptual Layout shall be a focal point for the community, and shall be created with: (i) landscaping, (ii) a minimum of two benches with hardscape below each bench (the hardscape area shall be two times the sitting area of the bench), and (iii) either a pavilion, firepit, or multipurpose lawn, unless alternative improvements are approved for the focal point at plans review. The final location, design and improvements to be used shall be submitted by the owner and approved at the time of plans review or a separate landscape plan submittal.

b. In addition to the above, the following amenity areas shall be provided. The final location, design and improvements to be used in each amenity area shall be submitted by the owner and approved at the time of plans review or a separate landscape plan submittal.

i. The area identified as "2" on the Conceptual Layout (the "SW Amenity Area") shall be designed as an unstructured playing field with a playground (appropriate for ages 5-12), unless alternative improvements are approved at plans review. A minimum of two benches with hardscape below each bench (the hardscape area shall be two times the sitting area of the bench) will be located in either the northeast or northwest corner of the amenity area.

ii. The areas identified as "3" on the Conceptual Layout shall be designed as "Focal Parks." These areas shall be improved with (i) landscaping or gardens, and (ii) benches, hammocks, pergolas, picnic tables, or other similar seating areas, unless alternative improvements are approved at plans review.

iii. The area identified as "4" on the Conceptual Layout shall be designed as a tot lot with a playground (appropriate for ages 2-4), with a minimum of two benches with hardscape below each bench (the hardscape area shall be two times the sitting area of the bench), unless alternative improvements are approved at plans review.

iv. The area identified as "5" on the Conceptual Layout shall be designed as a "Nature Pocket Park" which shall consist of (i) benches or other seating areas, and (ii) landscaping around the seating areas or around the nearby pond(s), unless alternative improvements are approved at plans review. The focus of this park shall be on viewing the wildlife generated by the mature trees that will remain, and the wetlands in the vicinity of the park.

v. The area identified as "6" on the Conceptual Layout shall be designed as a "Dog Park" that shall be improved with two or more of the following amenities: (i) benches or other seating areas, (ii) dog play equipment, and (iii) a shade structure, unless alternative improvements are approved at plans review. Notwithstanding what is shown on the Conceptual Layout, the location of the "Dog Park" may be relocated to elsewhere within the Property at the time of plans review.

c. Pedestrian paths will be provided within the Property as generally shown on by the "Trail" notation on the Conceptual Layout.

d. A shared use path, a minimum of 10' wide, shall be provided in a linear alignment along the Property's frontage to Duval Road within the right-of-way for Duval Road in furtherance of the Bikeways section in the Zoning Ordinance, unless an alternative location agreed to by the Developer and otherwise approved by the Planning and Transportation Departments.

e. Sidewalks shall be provided on both sides of all public roads, unless otherwise approved by the Planning Department and the Transportation Department. The owner of the Property may elect not to include a sidewalk segment where the removal of the sidewalk segment will reduce the impact on steep slopes as determined and approved at the time of plans review. The sidewalks shall be constructed within the right-of-way, unless otherwise approved by the Planning Department. In the event a sidewalk along a public road is located outside the public right-of-way, then the length of all driveways intersecting with such sidewalk located outside the public right-of-way shall be a minimum of twenty feet (20') as measured from the back of such sidewalk and the face of a front-loaded garage door.

E. Pedestrian Paths. In all Common Areas, pedestrian paths may be natural or hard surface or a combination. In Resource Protection Areas, pedestrian paths may be located in a meandering manner through the Resource Protection Areas in accordance with the Department of Environmental Quality's Riparian Buffers Modification and Mitigation Guidance Manual (2006), with the final location, design and material to be approved by the Director of Environmental Engineering at the time of plans review and approval. A multi-use trail may be located within sewer easements located in resource protection areas. The exact location, width, design and material(s) to be used for this trail shall be shown on the site plan or subdivision plat submitted and is subject to review and approval by the Directors of Environmental Engineering and Utilities, or their designee.

F. Architecture/Design Requirements.

a. Architecture Generally.

i. The architectural appearance of single family detached dwellings constructed on the Property shall generally conform with (i) the architectural appearance of the Elevations, or (ii) another architectural appearance approved by the Planning Commission at the time of plans review and approval. The owner of the Property may also ask the Planning Commission to approve another architectural appearance after plans review and approval.

ii. The same architectural style of dwelling unit frontal elevations shall not be located on either side of or directly across from each other, but this requirement shall not prevent a dwelling unit from having the same frontal elevations as a dwelling unit located diagonally across from said dwelling unit.

iii. No single story home shall be located on either side of or directly across from another single story home, but this requirement shall not prevent a single story home from being

located diagonally across from another single story home.

b. Exterior Facades.

i. Façade Materials. At least 50% (5 in 10) dwelling units constructed shall have brick, stone or masonry fronts that cover a minimum of 20% of the front façade (which façade shall exclude gables, windows, trim, and doors). Other acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiPlank, HardieShingle, and HardieTrim), engineered wood siding (such as LP SmartSide), or high-grade vinyl (a minimum of .044" nominal thickness as evidenced by manufacturer's printed literature). Dutch lap, plywood, and metal siding are not permitted. Other materials may be used for parapets, cornices, surrounds, trim, architectural decorations, and design elements.

ii. 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. There shall be a minimum vertical height of eighteen (18) inches of brick, stone or stone veneer above grade utilized on slab-on-grade foundations on all front, side, and rear elevations. All foundations shall be faced entirely of brick, brick veneer, stone, stone veneer, cultured stone, and/or other masonry materials. Synthetic or natural stucco foundations may be permitted for facades constructed entirely of stucco.

d. Roof Materials. Slanted roofing material shall be dimensional architectural shingles with a minimum thirty (30) year warranty or standing seam metal.

e. Porches, Stoops and Decks.

i. Front Porches. Individual porches and porticos shall be one-story in height or taller. Extended front porches shall be a minimum of 5' deep. Handrails and railings, when required by building code, shall be finished painted wood or metal railing with vertical pickets, sawn balusters or other products of equal quality. Pickets shall be supported on top and bottom rails that span between columns. Columns supporting roofs of porches, porticos and covered stoops on street facing facades, shall be masonry piers, tapered round (Tuscan or Doric) column, or square box columns a minimum of 6" square as appropriate to the character of the unit. Other high quality columns may be approved. Wooden front porches shall include painted pickets, a painted band, and painted or vinyl lattice underneath such porches.

ii. Rear Porches. All rear porches visible from public rights of way shall have lattice or higher quality screening spanning between columns. Handrails and railings, when required by building code, shall be finished painted wood or metal railing with vertical pickets, sawn balusters or other products of equal quality.

f. 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 façade.

g. Front Walks/Driveways.

i. All private driveways serving residential uses shall be constructed of either concrete or asphalt or other hardscape material. This may include pavers as well as stamped concrete driveways. Private driveways shall not require curb and gutter.

ii. A minimum of a three (3) foot wide concrete front walk shall be provided to the front entrance of each dwelling unit, to connect to drives, sidewalks or street.

iii. One (1) lamp post shall be provided in the front yard of each dwelling unit. The design of such lamp posts shall be consistent throughout the Property.

h. Planting Beds. Foundation planting beds shall be provided along the front façades of dwelling units. Foundation planting beds shall be a minimum of four (4) feet wide as measured from the 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. 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. Any garage door visible from a public street shall use an upgraded garage door. An upgraded garage door is any door with a minimum of three (3) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, hinge straps or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, shed roof overhangs arches, columns, keystones, eyebrows, etc.) Flat panel garage doors shall be prohibited.

j. Heating, Ventilation and Air Conditioning (HVAC) Units and Generators. HVAC units and generators affixed to the ground shall be screened from view by landscaping or low maintenance

material. If an HVAC unit or generator affixed to the ground is located between two driveways, the HVAC unit and generator need only be screened on the side that faces the alley, drive or street that provide access to the driveways. (P)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

E. 24SN1009 - Hopkins Road Rezoning - Dale

In Dale Magisterial District, Hopkins Road Rezoning is a request to rezone from Agricultural (A) to Residential (R-12) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 5.43 acres known as 8319 Hopkins Road. The 5.43 acre property is developed with one single family dwelling and one church. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 784-673-6551.

Ms. Wilson introduced Case 24SN1009. She stated the Planning Commission and staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

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

On motion of Mr. Ingle, seconded by Mr. Carroll, the Board approved Case 24SN1009, subject to the following conditions:

Conditions

1. Setbacks. The front yard setback for the existing dwelling shall be no less than fifteen (15) feet. The interior side yard setback for the existing church parking area shall be no less than five (5) feet. (P)
2. Screening. An opaque fence not to exceed six (6) feet in height, in the areas generally shown in Exhibit A, shall be erected within ninety (90) days of zoning approval. (P)
3. Permitted Uses within a Buffer. The portion of the paved parking area that extends twenty-five (25) feet into the buffer shall be permitted as shown on concept plan. This area shall not be expanded, but general maintenance and upkeep of the area shall be allowed. (P)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

F. 24SN1146 - Dry Bridge Battery Storage Amendment - Midlothian

In Midlothian Magisterial District, Dry Bridge Battery Storage Amendment is a request for amendment

of zoning approval (Case 06SN0191) to modify uses plus conditional use to permit a battery energy storage facility and amendment of zoning district map in a General Industrial (I-2) District on 32.61 acres fronting 275 feet on the east side of Dry Bridge Road, 1,250 feet south of Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax IDs 713-708-4574 and 714-707-9182.

Ms. Wilson introduced Case 24SN1146. She stated the Planning Commission and staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

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

On motion of Dr. Miller, seconded by Mr. Carroll, the Board approved Case 24SN1146, subject to the following conditions:

Conditions

The condition approved in Zoning Case 06SN0191 is hereby deleted in its entirety and replaced with the following condition:

1. Master Plan. The Textual Statement dated February 17, 2006, as amended per the Textual Statement dated October 8, 2024, shall be considered the Master Plan for the subject property. (P)

Staff Note: All other conditions approved with Case 06SN0191 shall remain in force and effect.

Staff recommends the following additional conditions for this request:

2. Conceptual Plan. Development of the Property shall generally conform to the Conceptual Plan (Exhibit A), titled "Conceptual Plan - Dry Bridge Battery Storage Amendment", prepared by East Point Energy and last revised September 5, 2024, with respect to the general layout of access points, anticipated location of transmission lines and other utility connections, general location of battery equipment and supplementary facilities to be placed on site, and setbacks. The layout on the Conceptual Plan is conceptual in nature and may vary based on the site plan depending on final engineering and environmental studies or as otherwise approved by the Planning Commission at the time of plans review. (P)

3. Access. Access to the property shall be provided for Chesterfield County Fire Department, and where necessary Environmental Engineering, in a manner satisfactory to each department as determined at time of plan review. (P, F & EE)

4. Vegetation within Required Setbacks. Vegetation

within required setbacks shall be preserved to the maximum extent practical. Dead, dying, or diseased trees inside setbacks may be removed with the approval of the Director of Planning. (P)

5. Enhanced Landscaping at Facility Entrance. Installation of Perimeter Landscape A within a thirty (30) foot wide planting area shall be provided at the facility entrance, as generally shown on the Conceptual Plan. The small deciduous tree requirement shall be replaced with an additional evergreen tree for every 50 linear feet. (P)

6. Decommissioning Plan. A decommissioning plan shall be submitted for review with the initial site plan. A decommissioning plan shall include the following:

a. Contact information for the party responsible for site decommissioning.

b. Timeline for, and written description of, decommissioning procedures which shall include, but not be limited to, removal of any above and below ground tanks, cables, fencing, debris, buildings, structures or equipment, to include foundations and pads, related to the facility and the restoration of battery storage facility land and related disturbed areas to a natural condition or other approved state.

c. "Natural condition" shall be taken to mean the stabilization of soil to a depth of 3 feet and restoration of site vegetation and topography to pre-existing condition, provided that the exact method and final site restoration plan shall be subject to site plan review giving, among other things, consideration to impacts upon future site use, environmental and adjacent property impacts. The director of planning may approve a request by the landowner for alternatives to site restoration to allow roads, pads or other items which will serve a future permitted site use to remain.

d. A detailed estimate of the cost of decommissioning, which may include net salvage value of such equipment, facilities or devices, and site restoration. If decommissioning is phased then such costs shall be so described and calculated to match phased plan. An estimate shall be prepared by an engineer licensed in the state of Virginia, having expertise in the removal of battery storage facilities (or a similar use) and site restoration as applicable to request.

e. Decommissioning plan, accompanying estimates and surety shall be updated every five years and provided to the director of planning.

f. Landowner, applicant or facility owner shall provide the county with a surety, acceptable to the director of planning, equal to the estimated costs of the decommissioning and site restoration or

redevelopment as applicable. Any such surety shall be provided prior to site plan approval for the facility and shall include the ability for automatic adjustment for inflation or as necessary based upon decommissioning and/or restoration plan update.

g. The decommissioning plan shall be approved in tandem with site plan approval. (P)

7. Facility Operation and Design.

a. Prior to the start of electrical power storage, documentation shall be provided to the director of planning verifying interconnection agreement or similar agreement with the applicable public utility pursuant to a Power Purchase Agreement (PPA) or other off-taker as permitted by state law or the State Corporation Commission, and notification of when electricity transmission is to begin. The director of planning shall be notified certified mail within 30 days of cessation of such agreement. Where such power distribution is permitted by law, agreements for power distribution which do not require a PPA shall also comply with the above documentation and notification.

b. Onsite lighting shall be the minimum necessary for security or onsite maintenance and shall comply with Ordinance requirements.

c. Except for initial construction or decommissioning activity, maintenance periods or emergency conditions which require temporary use of onsite generator, noise generated by the facility shall not exceed seventy-five (75) decibels as measured at property line with any adjacent property not part of facility. (P)

8. Height. Excluding transmission utility poles serving the site and any improvements in the electrical substation facility, no buildings, structures or other equipment utilized on the site shall exceed twenty-five (25) feet in height. The director of planning may approve the permitted height to be exceeded where due to terrain, screening or other mitigation of a structure's visibility is minimized. (P)

9. Transmission Lines. Except for lines that are solely subject to State Corporation Commission jurisdiction, and where necessary for lines to directly connect to existing transmission lines, new transmission lines are subject to site plan review and shall not be located above ground. The director of planning may approve use of above ground transmission lines where determined during plan review that such action would mitigate impact upon protected environmental features or there exist other site-specific features where underground placement of lines is not feasible. (P)

10. Health and Safety. Security fencing or walls shall be provided for areas of the facility operation a minimum of six (6) feet in height, having barbed wire or similar along top and providing secured gates. Alternative method of security may be approved at time of site plan approval where demonstrated that

such method meets or exceeds intended security fencing or walls. (P)

11. Change of Facility Owner. The Director of Planning shall be notified by certified mail of any change in ownership and, if different, the party responsible for decommissioning of facility within sixty (60) days of such change. (P)

12. Decommission, Abandonment and Maintenance Compliance.

a. Planning shall be notified by certified mail thirty (30) days prior to the intended decommissioning of the facility.

b. Damaged or unusable battery equipment shall be removed from site within sixty (60) days of removal from service.

c. The facility, or any portion thereof, shall be considered abandoned where not utilized for the storage of electricity for a continuous period of six (6) months. The director of planning may extend such time period where evidence is provided by the facility owner or operator demonstrating that the failure to utilize the facility for power storage is beyond the reasonable control of owner or operator, the facility is operationally capable of power storage and has not been abandoned.

d. Decommissioning procedures shall be completed within one (1) year of decommissioning notice, abandonment of the facility, or a shorter time period where in writing building official or other county official determines the facility or some aspect thereof to be unsafe. If facility owner fails to meet decommissioning requirements or comply with a request for removal or repair, the county may at its option:

i. remove and salvage facility equipment and structures and perform related restoration using provided surety. If the decommissioning surety and salvage recompense is insufficient, the county shall have the right to recover such costs from facility owner to include legal fees, expenses and fines; or

ii. pursue legal recourse to have the facility, or portion thereof as applicable, removed at owner's expense. The county may seek to recover its costs, legal fees and legal expenses incurred to have the facility decommissioned in compliance with approved plan. (P)

13. Environmental Standards.

a. Super Silt Fence, or an alternative as approved by the Department of Environmental Engineering, shall be provided as a perimeter control in locations where standard silt fence would have been required.

b. Sediment traps and sediment basins sized at least 25% larger than the minimum Virginia Erosion and Sediment Control Handbook's standard shall be provided.

c. Anionic PAM, Flexible Growth Medium and/or a County-approved equivalent shall be applied to denuded areas during construction and at final

stabilization in the locations shown on plans approved by Environmental Engineering at the time of plans review. (EE)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

- G. 24SN1185 - Weir Road Mini-Storage - Bermuda
- In Bermuda Magisterial District, Weir Road Mini-Storage is a request to rezone from Community Business (C-3) to Regional Business (C-4) plus conditional use planned development to permit exceptions to ordinance requirements with conditional use to permit mini-storage/mini-warehouse facility and amendment of zoning district map on 2.05 acres located in the southeast corner of Weir and Briggs Road, and fronting approximately 745 feet along the SW side of Weir Rd. The Comprehensive Plan suggests the property is appropriate for Community Business use. Tax IDs 800-652-Part of 1292, 800-652-Part of 4578; and 800-653-Part of 2911.

Ms. Wilson introduced Case 24SN1185. She stated the Planning Commission and staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

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

On motion of Mr. Ingle, seconded by Mr. Carroll, the Board approved Case 24SN1185, subject to the following conditions:

Proffered Condition

The Owner-Applicant in this rezoning Case 24SN1185, pursuant to Section 15.2-2298 of the Code of Virginia (1950, as amended) and the Zoning Ordinance of Chesterfield County, Virginia, for itself and its successors or assigns, proffers the development of the approximately 2.05 acres with Chesterfield County, Virginia ("County") Tax Identification Numbers 800652129200000 (0.00838 acres, 13001 Briggs Road), 800652457800000 (1.798 acres, 12701 Lindenwood Way), and 800653291100000 (0.241 acres, 12700 Willowview Grove) (collectively, the "Property") under consideration will be developed according to the following conditions; however, in the event this request is denied or approved with conditions not agreed to by the Owner-Applicant, these proffers shall be immediately null and void and of no further force or effect.

1. Master Plan. The Textual Statement dated October 28, 2024 shall be considered the Master Plan for the Property.(P)

2. Exhibits. These proffers shall include the following exhibits which by this reference are made a

part hereof:

a. Exhibit A - conceptual plan entitled, "CRESCENT SELF STORAGE CONCEPT PLAN, CHESTERFIELD, VIRGINIA" prepared by RK&K dated October 29, 2024 and attached hereto as Exhibit A ("Conceptual Plan").

b. Exhibit B- conceptual renderings entitled, "ELEVATIONS A2.1, WEIR ROAD SELF STORAGE, CHESTERFIELD COUNTY, CHESTER, VA 23831" prepared by Kevin J. Maher AIA, dated October 25, 2024 and attached hereto as Exhibit B ("Conceptual Renderings"). (P)

3. Utilities. Public water and wastewater systems shall be used. (U)

4. Permitted Use. The Property shall be zoned C-4 Regional Business District, however, only Mini-storage/mini-warehouse facility use shall be permitted, and those uses permitted by right, as accessory uses, or with restriction in the C-3 Community Business District shall be permitted on the Property. (P)

5. Architectural Style and Building Materials. The mini storage/mini-warehouse facility shall be subject to the following:

a. Generally compatible with respect to building materials and architectural style with the Conceptual Renderings attached hereto as Exhibit B, with the appearance of fenestration and architectural articulation as shown on such renderings.

b. The exterior portions of the wall surfaces that can be seen from any public rights-of-way of any such building, excluding windows, doors, gables and architectural design features, shall consist of 70% masonry material (brick, stone, or brick veneer). Other materials may include architectural metal wall panels (excluding corrugated or unfinished metal panels) and EIFS, however, architectural metal wall panels may only be used on facades not visible to public rights-of-way and EIFS shall consist of no more than 15% of the exposed portion of any wall of any building, shall not be located less than six (6) feet from the ground adjoining the building, and is to be used only as an accent material. (P)

6. Mechanical Unit; Screening. Any mechanical units shall be ground mounted or roof mounted. Any mechanical units that are ground mounted shall be screened with landscaping or a low maintenance material fence designed to complement the architecture. Screening shall be designed so as to block such mechanical units from view by persons on any public streets. The specific method of screening shall be approved at the time of plan review. (P)

7. Security.

a. Electronic pushbutton keypads shall be installed at electronically access controlled building entrances for emergency Police/Fire access. The unique, Police/Fire-only keypad code shall be

provided to the Chesterfield County Emergency Communications Center prior to any certificate(s) of occupancy being issued.

b. Evergreen shrubs and trees with mature natural growth habits greater than three (3) feet in height shall not be planted within a 10-foot radius of common building entrances or exits.

c. Owner/developer shall install full cut-off, pole-mounted, minimum 70 CRI-rated LED luminaires to illuminate surface parking areas with a minimum maintained illumination level of 0.5 foot-candles, as measured at grade. (POLICE)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

- H. 24SN1192 - Ivymont Square Signage - Midlothian
In Midlothian Magisterial District, Ivymont Square Signage is a request for conditional use planned development to permit additional monument signage and amendment of zoning district map in the Community Business (C-3) District on 17 acres known as 14101 Midlothian Turnpike. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax IDs 724-708-9449 and 725-708-5246.

Ms. Wilson introduced Case 24SN1192. She stated the Planning Commission and staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

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

On motion of Dr. Miller, seconded by Mr. Carroll, the Board approved Case 24SN1192, subject to the following conditions:

Conditions

No more than four (4) freestanding signs shall be permitted along the Midlothian Turnpike frontage of the subject properties. This includes the three (3) freestanding signs permitted with this zoning request as generally shown in Exhibit A, and one (1) existing "Kroger" freestanding sign as shown on Exhibit A, Page 3. (Note: All signs will meet the Ordinance requirements for setbacks, size and height at time of permit review.) (P)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

- I. 24SN1226 - Perrymont Road Single Family Dwelling - Bermuda
In Bermuda Magisterial District, Perrymont Road Single Family Dwelling is a request for a conditional

use to permit a single family dwelling in a Community Business (C-3) district and amendment of zoning district map on property known as 9016 Perrymont Road. The 0.28 acre property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Corporate Office, Research & Development, Light Industrial use. Tax ID 792-671-7132.

Ms. Wilson introduced Case 24SN1226. She stated the Planning Commission and staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

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

On motion of Mr. Ingle, seconded by Dr. Miller, the Board approved Case 24SN1226, subject to the following conditions:

Conditions

1. Use & Setback Requirements. One (1) single-family dwelling shall be permitted on the Property. The dwelling shall meet the following standards:
 - a. Front Yard. The structure shall adhere to a twenty-five (25) foot front yard setback.
 - b. Side Yard. The structure shall adhere to a ten (10) foot side yard setback.
 - c. Rear Yard. The structure shall adhere to a twenty-five (25) foot rear yard setback. (P)
2. Principal Building Heights. The dwelling shall not exceed the lesser of three stories or forty (40) feet. (P)
3. Accessory Building Requirements.
 - a. All existing accessory structures shall be demolished within in ninety (90) days of approval this case as shown on Exhibit A.
 - b. Any accessory building constructed for the single-family dwelling use on the property shall conform to the standards outlined in Exhibit B. (P)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

- J. 24SN1205 - Avery Warehouse South - Bermuda
- In Bermuda Magisterial District, Avery Warehouse South is a request for an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater systems (Sanitary Sewer) and amendment of zoning district map in General Business (C-5) District on 1.34 acres on property fronting 185 feet along the east side of Route 1, 525 feet north of Happy Hill Road, known as 16637 Route 1. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax ID 799-632-

9411.

Mr. Harold Ellis provided the Board with an overview of Case 24SN1205. He stated the Planning Commission recommended approval, but the Utilities Department recommended denial.

Mr. Ingle called for public comment.

Mr. Dean Hawkins, representing the applicant, encouraged approval of the request.

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

Discussion ensued relative to what would be warehoused and the number of employees that would work there.

On motion of Mr. Ingle, seconded by Mr. Carroll, the Board approved Case 24SN1205, subject to the following conditions:

Conditions

1. The proposed office/warehouse shall connect to the public water system. (U)
2. If the public wastewater system is extended to within 200 feet of the property, the property owner shall extend a public sanitary sewer line to the property and connect all buildings generating domestic wastewater to the public wastewater system. (U)
3. At time of site plan review for the subject parcel, applicant shall provide for public utility easement on the property in a location acceptable to and at a time requested by the Utilities Department to accommodate the future extension of the public wastewater system. (U)
4. This Utilities exception shall only apply to the 1.34 acres site use proposed, e.g. an Office/Warehouse. (U)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

K. 24SN1262 - Walthall Drive Wastewater Exception - Bermuda

In Bermuda Magisterial District, Walthall Drive Wastewater Exception is a request for an exception to Section 18-60 of the Utility Ordinance for connection to the public wastewater system to accommodate a two lot subdivision and amendment of zoning district map in a Residential (R-15) District on 2.21 acres known as 14600 Walthall Drive. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 811-644-7184.

Mr. Harold Ellis provided the Board with an overview of Case 24SN1262. He stated the Planning Commission

recommended approval, but the Utilities Department recommended denial.

Mr. Ingle called for public comment.

Mr. Bryant Gammon, representing the applicant, encouraged approval of the request.

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

On motion of Mr. Ingle, seconded by Mr. Carroll, the Board approved Case 24SN1262, subject to the following conditions:

Condition

1. The proposed dwellings on both lots shall connect to the public water system. (U)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

- L. 24SN1086 - Escobar Sawmill Services - Bermuda
In Bermuda Magisterial District, Escobar Sawmill Services is a request for conditional use to permit a sawmill and amendment of zoning district map in Agricultural (A) District on 1.64 acres known as 1300 Point of Rocks Road. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 822-642-4638.

Ms. Haley Gibson provided the Board with an overview of Case 24SN1086. She stated the Planning Commission and staff both recommended approval of Request I. She further stated the Planning Commission recommended approval of Request II, but staff recommended denial.

Mr. Ingle called for public comment.

The applicant, Mr. Julio Escobar, asked the Board to approve his request.

The following individuals all spoke in favor of the request: Mr. David Sabula, Mr. and Mrs. Donnie and Cheryl Bowers, Mr. Steven Laveri, and Ms. Blandina Escobar.

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

On motion of Mr. Ingle, seconded by Dr. Miller, the Board approved Case 24SN1086, Requests I and II, subject to the following conditions:

Conditions

Request I

1. Setbacks. The interior side yard setback for the existing dwelling shall be no less than fourteen

(14) feet. (P)

Request II

1. Non-Transferable Ownership. This conditional use shall be granted to Julio Escobar exclusively and shall not be transferable nor run with the land. (P)

2. Use Limitation. This conditional use shall be for a sawmill business. The sawmill use shall only be located within the structures as generally shown on Exhibit A. (P)

3. Hours of Operation. The business shall operate from Monday through Friday from 9:00 A.M. to 5:00 P.M. only. (P)

4. Employees. Employees working on the premises shall be limited to the applicant and one family member who lives in the dwelling. (P)

5. Site Improvements. No exterior improvements or alterations shall be performed to serve the sawmill business. (P)

6. Equipment. All equipment must be stored and operated within the existing accessory structures. Types of equipment permitted on site shall be limited to one portable (1) sawmill and (1) one skid steer. (P)

7. Outside Storage. Outside storage of lumber shall be located in the general area as shown in Exhibit A. The outside storage area shall not exceed 2,500 square feet. This area shall be screened by six (6) foot tall opaque fence that shall be erected within sixty (60) days of zoning approval. (P)

8. Signage. No signage shall be permitted to identify this use. (P)

9. Time Limitation. Approval of this conditional use shall be granted until December 31, 2027. (P)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

M. 23SN0041 - North Hallsley - Midlothian

In Midlothian Magisterial District, North Hallsley is a request to rezone from Residential Townhouse (R-TH) to Residential (R-15) and amendment of zoning district map fronting approximately 450 feet on the west side of Old Hundred Road, 2,350 feet north of Scottwood Road, also fronting approximately 650 feet on the east and west sides of Scottwood Road, 2,250 feet west of Old Hundred Road, as well as fronting the eastern terminus of Allsdell Road, Brightwalton Road, Dunleer Way, Saville Chase Road, and Saville Chase Trail. The 301.96 acre property is proposed for a maximum development of 340 dwelling units. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (Maximum

of 2 dwellings per acre). Tax IDs 709-700-8908; 709-701-7328; 710-700-7596; 710-703-3345; 711-699-Part of 3470; 711-700-1144; 711-701-5180; and 712-699-7663.

Mr. Ryan Ramsey provided the Board with an overview of Case 23SN0041. He stated the Planning Commission and staff recommended approval, subject to the conditions in the staff report.

Mr. Ingle called for public comment.

Mr. John Hauserman, the applicant, requested approval of the case.

Ms. Patty Friedman spoke in support of the case.

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

On motion of Dr. Miller, seconded by Mr. Carroll, the Board approved Case 23SN0041, subject to the following conditions:

Proffered Conditions

The property owner and applicant in this case, Riverstone Properties, LLC, (the "Applicant"), pursuant to Section 15.2-2298 of the Code of Virginia (1950, as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffers that the use of the properties known as Chesterfield County Map ID Numbers 710-703-3345-00000, 709-701-7328-00000, 710-700-7596-00000, 711-700-1144-00000, 711-699-3470-00000 (part of), 712-699-7663-00000, 711-701-5180-00000, and 709-700-8908-00000 (the "Property") as a single family residential community will be developed according to the following conditions if, and only if, the rezoning 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 proffers shall immediately be null and void and of no further force or effect.

1. Master Plan. The plan titled "North Hallsley Zoning Exhibit" dated March 20th, 2023 with revisions dated June 19th, 2024, shall be considered the "Master Plan". (P)

2. Conceptual Layout. The site shall be developed in general conformance with the layout depicted on the Master Plan attached as Exhibit A. The layout on the Master Plan is conceptual in nature and may be modified dependent on final engineering, environmental requirements, government requirements, subdivision/lot layout, road layout, connecting roads, connecting road locations, open space, BMP locations, amenity location at the time of Preliminary Plat, or as otherwise approved at the time of plans review. (P)

3. Architectural/Design Elements. All

Architectural/Design Elements below are considered minimum standards for the Development of the Property.

a. Style and Form. The architectural styles shall be interpretations of traditional Richmond architecture, using forms and elements compatible with those in Hallsley subdivision such as Georgian, Classical Revival Colonial, Greek Revival, Queen Anne, Tudor, and Craftsman Styles.

b. Elevation Repetition. The same dwelling unit elevations shall not be located adjacent to or directly across from each other along the same road. This concept does not apply to units on different streets backing up to each other. Variation in the front elevation to address this restriction may not be achieved by simply mirroring the façade but may be accomplished by providing at least three (3) of the following architectural changes.

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 a garage.

iv. Providing different materials and/or siding types on at least fifty (50) percent of the elevation.

v. Providing a different roof type/roof line.

vi. Providing a different architectural style.

c. Façade Materials. Acceptable siding materials include brick, stone, masonry, horizontal lap siding, vertical siding, or a combination thereof. Siding shall be limited to cement fiber board only (such as but not limited to HardiePlank). Vinyl siding shall be prohibited.

d. Foundation Materials. Foundations shall be brick or stone and shall extend a minimum of twenty-four (24) inches above final grade, but in no event shall brick or stone be required to extend above the bottom trim of the first-floor windows.

e. Roofs. Roof materials shall be standing seam metal or architectural dimensional shingles with algae protection and having a minimum thirty (30) year warranty. Roofs or roof lines shall be varied in color, height, or by a visual/material break between roofs.

f. Front Porches. All front entry stoops and front porches shall be constructed with a continuous masonry foundation wall or on twelve (12) inch x twelve (12) inch masonry piers. Extended front porches shall be a minimum of six (6) feet deep. Space between piers under porches shall be enclosed (screened) with framed lattice, or vertical or horizontal panels. Handrails and railings shall be finished painted wood or metal railing with vertical or horizontal pickets or sawn balusters. Pickets and balusters shall have top and bottom rails that span between columns.

g. Front Porch Flooring. Porch flooring may

be concrete, exposed aggregate concrete, or a finished paving material such as stone, tile or brick, finished (stained) wood, or properly trimmed composite decking boards. Unfinished treated wood decking is not permitted. All front steps shall be masonry or stained/painted wood.

h. Front Walks. A minimum of a three (3) foot hardscaped front walk shall be provided to the front entrance of each dwelling unit, to connect to drives, sidewalks, or street.

i. Garage Doors. Front loaded and corner side loaded garages shall use an upgraded garage door. An upgraded garage door is any door with a minimum of three (3) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, ornamental hardware or other architectural features on the exterior that enhance the entry (e.g., decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.) Flat panel garage doors are prohibited.

j. Direct Vent Fireplace. Direct vent gas fireplace boxes, which protrude beyond the exterior face of the dwelling unit, are not permitted on front façades. All the exterior materials and finishes used to enclose the fireplace box must match the adjacent façade. (P)

4. Road Cash Proffer, Transportation Contribution, and Utility Cash Proffer.

a. Transportation Contribution. A Transportation Contribution payment equal to \$2,440.00 for each primary dwelling unit shall be paid to the County of Chesterfield to cover the impact of the development's needed transportation/road improvements consistent with the Roseland Overlay District requirements. Specifically, the Transportation Contribution is for the development's portion of drainage crossing of Tomahawk Creek for the East/West Major Arterial ("Roseland Avenue"). Each payment shall be made prior to the issuance of a certificate of occupancy unless state law modifies the timing of the payment.

The Transportation Contribution shall be adjusted annually on July 1st consistent with the Marshall Valuation Services by CoreLogic, or its successor, to account for cost adjustments caused by various economic factors. Specifically, the Comparative Cost Multiplier for the Building Class of Wood Frame in the Southeast portion of the Eastern District shall be used. The January factor for the current calendar year of April update shall be used to determine the factor that will be applied for the next 12-month period. Adjustments will begin on July 1st following the approval of this request by the Board of Supervisors until the Transportation Contribution payment is made. Transportation Contributions shall be spent for the purposes proffered or as otherwise permitted by law.

b. Utility Cash Proffer. In addition to connection fees and utility system extension costs as required by the County Code, a Utility Cash Proffer (UCP) payment equal to \$3,200.00 per equivalent

residential unit (ERU) shall be paid to the Utilities Department to cover the impact of the development's needed water storage and supply on the County's public water system consistent with the Roseland Overlay District requirements. Specifically, the UCP is for the development's portion of the overall cost of a two-million-gallon elevated water tank and approximately 7,300 linear feet of 16-inch waterline and a flow control valve along Old Hundred Road as programmed in the Utilities Department's Capital Improvement Project Program. Each payment shall be made prior to the issuance of a certificate of occupancy unless state law modifies the timing of the payment. For residential development, ERUs shall be consistent with the Utilities Department's application of Water Capital Cost Recovery Charges applied to new residential dwelling units per County Code Chapter 18. Non-residential structures with water service shall pay a UCP to the Utilities Department and shall be assessed one ERU for every 8,000 square foot of gross building floor square footage or portion thereof. Each building floor will be counted separately and the non-residential ERUs will be determined from the building permit application's plan gross square footage. Where buildings have multiple water service connections, there shall be a minimum UCP of one ERU made for each individually served non-residential space under 8,000 square feet. The Utility Cash Proffer payments as defined herein shall not apply to any residential, non-residential, or common area/open space irrigation water services.

The UCP shall be adjusted annually on July 1st consistent with the Marshall Valuation Services by CoreLogic, or its successor, to account for cost adjustments caused by various economic factors. Specifically, the Comparative Cost Multiplier for the Building Class of Wood Frame in the Southeast portion of the Eastern District shall be used. The January factor for the current calendar year of April update shall be used to determine the factor that will be applied for the next 12-month period. Adjustments will begin on July 1st following the approval of this request by the Board of Supervisors until the UCP payment is made. UCPs shall be spent for the purposes proffered or as otherwise permitted by law. (B&M & U)

5. Utilities.

a. The proposed development will utilize public water and wastewater systems.

b. Overall Water and Wastewater Plan. An Overall Water and Wastewater Plan [Overall Plan] for all acreage within the Roseland Overlay District shall be submitted to the Utilities Department prior to, or in conjunction with the first tentative or preliminary plat and/or site or construction plan for the request property. The Overall Plan shall include a recommended location of a minimum 2-acre site for the placement of a 2-million-gallon elevated water tank acceptable to the Utilities Department. A water

and wastewater system hydraulic analysis will also be submitted with the Overall Plan to determine water and wastewater infrastructure sizing, points of connection and interconnection, and to verify the downstream sanitary sewer capacity. The Phased construction of the Overall Plan improvements shall be allowed to meet the phased demands of the Property provided they will meet the demands and needed fire flow of the proposed phased development of the Property.

c. Construction of any capacity-related improvements necessary for the public water and/or wastewater systems to support the demands of the development shall be the responsibility of the developer and included in the Overall Plan.

d. Following approval of the Overall Plan, upon request of the County, access to the property and easements shall be provided, at no cost on standard County documents, in the location of improvements shown on the Overall Plan, for the construction of public water and/or wastewater lines independent of the timing of this development.

e. The developer shall design the on-site water and wastewater systems to provide water and wastewater service to properties outside the development. The applicable utility lines and easements shall be shown on the Overall Plan. Easements, water and wastewater extensions, or a combination thereof shall be provided consistent with the Utilities Department's standards and policies in place at the time of the construction plan design.

f. The trunk wastewater line extension, as shown on Exhibit A, shall be designed to minimize tree removal on the Property. Any existing trees within this area shall be preserved to the maximum extent practical, unless otherwise approved by the Director of Utilities. (U)

6. Access.

a. Direct vehicular access from the property to Old Hundred Road shall be limited to one (1) entrance/exit.

b. There shall be no direct vehicular access from the property to Scottwood Road, except for emergency access only if required and as approved by the Fire Department and Transportation Departments. (T)

7. Road Improvements.

a. In conjunction with development of the property that includes access to Old Hundred Road or the development of lots adjacent to Old Hundred Road, the following road improvements shall be completed, as determined by the Transportation Department. The Transportation Department shall approve the exact design, length, or other modifications of the improvements.

i. Construction/installation of

intersection control (roundabout, traffic signal, or alternative design) at the Old Hundred Road intersection, as approved by the Transportation Department.

ii. Construction of additional pavement along Old Hundred Road at the approved public road access to provide left and right turn lanes. If the intersection control design will adequately address the turning movements (i.e. roundabout or alternative design), then turn lanes will not be required, as determined by the Transportation Department.

iii. Off-Site: Widening/improving the west side of Old Hundred Road to a twelve (12) foot wide travel lane, measured from the centerline of the existing pavement, with an additional four (4) foot wide paved shoulder and overlaying the full width of the road with one and a half (1.5) inch of compacted bituminous asphalt concrete, with any modifications approved by the Transportation Department, for the property's frontage (approximately 350 feet).

iv. Dedication to Chesterfield County, free and unrestricted, of any additional right of way and/or easements required for the improvements identified above.

b. In conjunction with development of the property that includes access to Brightwalton Road, construction of additional pavement along Brightwalton Road at the approved public road access to provide left and right turn lanes shall be completed, as determined by the Transportation Department, and dedication to Chesterfield County, free and unrestricted, of any additional right of way and/or easements required for the improvement. The Transportation Department shall approve the exact design and length of the improvements.

c. In conjunction with initial development of the Property, but subject to the Condition Precedent (defined below), the Developer shall construct intersection control, consisting of a roundabout, at the Old Hundred Road and Brightwalton Road intersection with associated pedestrian accommodations as a part of the roundabout design, if applicable (collectively, the "Off-Site Road Improvement") with final design approved by the Virginia Department of Transportation ("VDOT"). The Off-Site Road Improvement plan shall be approved for construction prior to or in conjunction with any initial residential subdivision construction plan approval on the Property. Prior to the issuance of building permits for more than a cumulative total of thirty (30) dwelling units on the Property, the Off-Site Road Improvement shall be substantially completed. The obligation(s) in this paragraph shall be referred to collectively as the "Roundabout Obligation."

i. The Developer's obligation to perform the Roundabout Obligation shall be conditioned upon the satisfaction of one (1) of the following two (2) conditions precedent (collectively

the "Condition Precedent").

1. The owner of the land identified by GPIN 716-701-4130, as such land is identified as of the date of these proffered conditions, dedicates to Chesterfield County, free and unrestricted, any additional right-of-way and/or easements required for the Off-Site Improvement based on the Off-Site Improvement plan (the "Needed Roundabout Right-of-Way"), at no cost to Chesterfield County or the Developer.

2. Chesterfield County Board of Supervisors shall have initiated and recorded a Certificate of Take for the Needed Roundabout Right-of-Way as a public road improvement, including any additional easements required for the Off-Site Road Improvement based on the Off-Site Road Improvement Plan.

ii. In the event neither of the two (2) options within the Condition Precedent are satisfied within one hundred fifty (150) days after the issuance of a land disturbance permit for the initial residential development of the Property, then the Developer shall be relieved of both the obligation to pay the Transportation Contribution and the obligation to perform the Roundabout Obligation and, instead, shall pay \$8,484.00 for each primary dwelling unit (the "Road Cash Proffer") to the County of Chesterfield for road improvements within the service district for the property. Each payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit, unless state law modifies the timing of payment. Should Chesterfield County impose impact fees at any time during the life of the Development that are applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner determined by the County. At the option of the Applicant, or assignee(s), the Road Cash Proffer payments may be reduced for the cost of off-site road improvements, as determined by the Transportation Department. (T)

8. Amenity. Recreational neighborhood area shall be located on the Property as generally illustrated on Exhibit A and shall include an open or enclosed structure with a pool, and at least one (1) of the following recreational amenities: sport court, play area, fire pit, outdoor game area, walking trails, sitting area, or other similar improvements. Construction of the recreational neighborhood area shall commence prior to the issuance of the 100th building permit for a dwelling unit. Other recreational neighborhood facilities and uses accessory to residential uses may be located elsewhere on the Property. The Recreational neighborhood area shown on Exhibit A shall prohibit the construction of any buildings, vehicle parking, or hardscape areas within a designated FEMA floodplain. The term "hardscape areas" shall not prohibit construction of neighborhood trails, pathway improvements, and/or retaining walls, if approved by

Environmental Engineering. (P & EE)

9. Steep Slopes. Steep slopes equal to or greater than twenty (20) percent shall remain in their natural, undisturbed state to the maximum extent practicable, unless otherwise approved by the Department of Environmental Engineering. In locations where the disturbance of slopes greater than twenty (20) percent is unavoidable, enhanced erosion and sediment control measures, such as super silt fence (or alternative as approved by the Department of Environmental Engineering) and the application of anionic PAM to denuded areas during construction and final stabilization, will be provided as directed by the Department of Environmental Engineering at the time of site plan review. The Department of Environmental Engineering shall approve the exact design and implementation of these standards. (EE)

10. Flood Plain. Post Development Discharge Rates, the maximum post-development discharge rate for the 100- year storm shall be based on the maximum capacity of the existing facilities downstream, and the recorded 100-year backwater and/or floodplain shall not be increased. On-site detention of the post-development 100-year discharge rate to below the pre-development 100-year discharge rate may be provided to satisfy this requirement. (EE)

11. Upper Swift Creek Watershed. During construction of the development, Applicant shall endeavor to minimize the impacts of the Upper Swift Creek Watershed with the use of the following enhanced erosion and sediment control measures, and such other measures as may otherwise be approved by the Director of Environmental Engineering at the time of plans review:

a. Super Silt Fence, or an alternative as approved by the Department of Environmental Engineering, shall be provided as a perimeter control in locations where standard silt fence would have been required;

b. Sediment traps and basins sized at least twenty five percent (25%) larger than the minimum Virginia Erosion Control Handbook's standard shall be provided; and

c. Anionic PAM, Flexible Growth Medium and/or a County-approved equivalent shall be applied to denuded areas during construction and at final stabilization in the locations shown on plans approved by Environmental Engineering at the time of plans review. (EE)

12. Geotechnical Report. A geotechnical engineering report prepared by a consultant who has had previous mining/geotechnical experience in reclamation of mine shafts shall be submitted to the Environmental Engineering Department prior to or in conjunction with any subdivision submission. Upon review by Environmental Engineering, or its designee,

the report may either be accepted, or revisions requested and, if revisions are requested, the report shall be resubmitted in the same manner for review and acceptance by Environmental Engineering, or its designee. The report shall include, but not be limited to the following:

- a. The location and analysis to include, but not be limited to, type (e.g. mine entrance shaft, air vents, unsuccessful exploratory pits, etc.), size and depth of any mining pits or tailing heaps;
- b. Fill-in/reclamation procedures; setback between the perimeter of any shaft; and any other measures intended to protect the health, safety, and welfare of people and structures.
- c. The impact of any horizontal shafts on construction and future health, safety and welfare issues;
- d. The location and number of soil borings and depth necessary to confirm that building sites are not impacted by any horizontal shafts; and
- e. The allowable building envelopes and location based on the geotechnical recommendations.

All development on the Property shall comply with the recommendations of the accepted report. Prior to final subdivision approval, the developer shall submit to Environmental Engineering evidence of compliance with the recommendation of the geotechnical report. (EE)

13. Subdivision Phasing. Construction plan approval for any future subdivision section with access to either (i) Saville Chase Trail and/or (ii) adjoining GPIN 708-700-4546 shall not be granted before January 1, 2031. (P)

14. Construction Access & Signage for the Saville Chase Trail Extension.

a. There shall be no construction vehicular access to/from existing Saville Chase Trail until the road and infrastructure construction activity is complete, as determined by the Planning Department. No construction vehicular access for the construction of future dwellings shall be permitted if a through road design is selected. Nothing herein shall preclude vehicular construction access from Saville Chase Trail for the construction of future dwellings on the Property if the extended cul-de-sac design is provided.

b. Prior to any land disturbance on the property, temporary barricade(s) and sign(s) shall be installed by the Owner/Developer at the Saville Chase Trail stub-out terminus at the Property line to deter and prevent construction traffic, as defined in 14.a., from using the stub-out. Sign(s) shall be

posted in English and Spanish that is clearly legible from the public right of way. Sign(s) shall be maintained by the Owner/Developer and shall remain until road and infrastructure construction activity is complete, as determined by the Planning Department. The temporary barricade(s) shall remain in place until removal of the barrier is required by VDOT or the Transportation Department for public street acceptance. (P)

15. Waiver Request for Saville Chase Trail Extension. Prior to preliminary plat or construction plan approval for that portion of the Property adjacent to the Saville Chase Trail, whichever comes first, the Developer shall submit a request to VDOT for a waiver to allow the extended cul-de-sac design shown on Exhibit A. If this waiver is granted, the Developer shall provide the extended cul-de-sac design. (P and T)

16. Vacation of Temporary Turnaround for Saville Chase Trail. Upon vacation of the temporary turnaround easement for Saville Chase Trail in Hallsley, Section 25, the existing improvements within the vacated easement area shall be graded and restored with equal or better lawn/sod, irrigation, stormwater/dwelling underdrains, and driveway materials. (P)

17. Drainage for Individual Dwellings. A certification for individual dwellings shall be provided before the issuance of a certificate of occupancy that certifies there is positive drainage away from the foundation, and that grading on the lot and drainage infrastructure conforms to the approved plans. (EE)

Ayes: Ingle, Miller, Schneider and Carroll.

Nays: None.

Absent: Holland.

18. Public Hearings

- A. To Consider Amendments to County Ordinance Regarding Control of Animals and Leash Requirements
Lt. Col. Shand introduced the public hearing to consider amendments to county ordinance regarding control of animals and leash requirements.

Discussion ensued relative to the information presented.

Mr. Ingle called for public comment.

Ms. Renae Eldred suggested a public service announcement regarding the changes.

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

On motion of Dr. Miller, seconded by Mr. Carroll, the Board adopted the following ordinance:

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING AND REENACTING SECTIONS 4-2, 4-23, 4-26, 4-27, 4-29, AND 4-53 RELATIVE TO CONTROL OF ANIMALS AND LEASH REQUIREMENTS

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

(1) That Sections 4-2, 4-23, 4-26, 4-27, 4-29, and 4-53 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted, to read as follows:

Chapter 4 ANIMALS AND POULTRY

ARTICLE I. GENERAL PROVISIONS

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Sec. 4-2. Boundary lines considered as lawful fences for certain animals.

The boundary line of each lot or tract of land within the county shall be a lawful fence as to any livestock or poultry, as defined in Sec. 4-21, *infra*. It shall be unlawful for the owner or manager to permit any livestock or poultry to run at large beyond the boundaries of the tract of land where the livestock or poultry is regularly confined.

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ARTICLE III. ANIMALS

DIVISION 1. GENERAL PROVISIONS

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Sec. 4-23. Running at large prohibited.

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(c) For purposes of this section, a dog shall be deemed to run at large while roaming or running off the property of its owner or custodian and not under its owner's or custodian's immediate control. "Immediate control" is defined as a physical leash directly connecting the dog to the owner/custodian or under the direct control of the owner/custodian in which the dog is clearly obedient to commands and remains in close proximity to that person. While on county-owned land, a physical leash directly connecting the dog to its owner/custodian is required unless in a designated and posted dog exercise/off leash area. This section does not apply to dogs off leash in privately owned designated and posted dog exercise/off leash areas. K-9 working dogs, search and rescue dogs, and dogs that are engaged with the owner in lawful hunting, training for hunting or field trials in conjunction with a hunting, training or field trial seasons authorized by the Virginia

Department of Wildlife Resources as long as the dog is wearing a collar with a tag showing the owner's name, address and telephone number are exempt from this section. Violation of this section constitutes a class 4 misdemeanor punishable by a maximum fine of \$250.00. The owner or custodian of any dog found running at large in a pack of other dogs running at large shall be subject to a civil penalty of \$100.00 per dog so found.

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Sec. 4-26. When warden or officer may take charge of animals; notice and hearing to determine whether owner is fit person to care for animal; disposition of animal; disposition of proceeds upon sale.

O O O

(g) If the court finds that an agricultural animal has been abandoned or cruelly treated, the court may prohibit the possession or ownership of any other agricultural animal by the owner of the agricultural animal if the owner has exhibited a pattern of abandoning or cruelly treating agricultural animals as evidenced by previous convictions of violating Code of Virginia, 3.2-6504, or Code of Virginia, § 3.2-6570. In making a determination to prohibit the possession or ownership of agricultural animals, the court may take into consideration the owner's mental and physical condition.

O O O

Sec. 4-27. Compensation for livestock or poultry killed by dogs.

Any person who has any livestock or poultry killed or injured by any dog not his own, while the dog is off its owner's property, shall be entitled to receive the fair market value of the livestock or poultry, not to exceed \$750.00 per livestock animal or \$10.00 per poultry, provided, that: (i) the claimant has furnished evidence within 60 days of discovery of the quantity and value of the dead or injured livestock or poultry and the reasons the claimant believes that a dog caused the death or injury; (ii) that the animal warden or other officer has been notified of the incident within 72 hours of its discovery; and (iii) the claimant has exhausted his legal remedies against the dog's owner, if known. Exhaustion shall mean a judgment against the dog's owner upon which an execution has been returned unsatisfied.

If there are not sufficient funds in the dog license tax fund to pay these claims, they shall be paid in the order they are received when moneys become available. Upon payment under this section, the board of supervisors shall be subrogated to the livestock or poultry owner's right of action against the dog's owner to the extent of compensation paid and may enforce this right in an action at law.

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Sec. 4-29. Unlawful acts; penalties.

(a) The following shall be unlawful acts and constitute class 4 misdemeanors:

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(3) Running at large: For any dog owner to allow his dog to run at large in violation of sections 4-23(a) and 4-33; however, the minimum fine for such violation shall be \$50.00.

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(9) For any person to violate the provisions of article IV relating to rabies control. However, the minimum fine for a violation of the provisions of article IV shall be \$75.00.

(10) For any person to permit any livestock or poultry to run at large beyond the boundaries of the tract of land where the livestock is regularly confined, in violation of section 4-2.

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ARTICLE IV. RABIES CONTROL

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Sec. 4-53. Rabid animals.

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(d) Any dog or cat for which no proof of current rabies vaccination is available and which is exposed to rabies through a bite, or through saliva or central nervous system tissue, in a fresh open wound or mucous membrane, by an animal believed to be afflicted with rabies, shall be immediately confined in a shelter, kennel or enclosure approved by the director of the county health department for a period not to exceed six months, at the expense of the owner, at a cost of \$12.00 per day for dogs and \$6.00 per day for cats, provided that prior to release a rabies vaccination shall be administered. Inactivated rabies vaccine may be administered at the beginning of confinement. If confinement is not feasible, the dog or cat shall be euthanized by one of the methods approved by the state veterinarian. If the dog or cat exposed to rabies through saliva or central nervous system tissue has proof of a valid rabies vaccination, the dog or cat shall be revaccinated and confined to the owner's premises for 45 days.

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

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

- B. To Consider Claim of Susan Bellanca for Surplus Tax Sale Funds
Mr. Mincks introduced the public hearing to consider the claim of Susan Bellanca for surplus tax sale funds.

Mr. Ingle called for public comment.

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

On motion of Ms. Schneider, seconded by Dr. Miller, the Board approved the claim of Susan Bellanca for surplus tax funds in the amount of \$3,536.51.

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

- C. To Consider Conveyance of an Underground/Overhead Easement to Virginia Electric and Power Company at Point of Rocks Park
Ms. Lynn Snow, Real Property Manager, introduced the public hearing to consider the conveyance of an underground/overhead easement to Virginia Electric and Power Company at Point of Rocks Park.

Mr. Ingle called for public comment.

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

On motion of Dr. Miller, seconded by Mr. Carroll, the Board authorized the Chairman of the Board of Supervisors and the County Administrator to execute an agreement with Virginia Electric and Power Company for an underground/overhead easement across property in Point of Rocks Park.

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

19. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

There were no speakers on unscheduled matters at this time.

20. Adjournment

- A. Adjournment and Notice of Next Scheduled Meeting of the Board of Supervisors
On motion of Dr. Miller, seconded by Ms. Schneider, the Board adjourned at 10:05 p.m. to its regularly scheduled meeting on February 26, 2025, at 2 p.m. in Room 502 of the County Administration Building.

Ayes: Ingle, Miller, Schneider and Carroll.
Nays: None.
Absent: Holland.

Joseph P. Casey
County Administrator

Jim A. Ingle
Chairman

**Citizen Comments Received Through the Comment Portal
January 22, 2025 Board of Supervisors Meeting**

Comment Type	Comment	Name	District
Unscheduled matter	I would like to hear an update on the status of county high school fields being upgraded to artificial turf	Nick Nestlerode	Clover Hill
22SN0089 - Thackers View Rezoning and Exceptions - Clover Hill	Please vote to DEFER the Thacker Rezoing case to the February 2025 Board of Supervisor meeting. This application remains incomplete and inconsistent per the community advocacy group FO SCR - Friends of Swift Creek Reservoir, and myself. Jessica Schneider-We NEED you on this.	Tom Baker	Clover Hill
24SN1209 - Magnolia Green Tract CC Amendment - Matoaca	This proposed Zoning Amendment to the original MG development plan would dramatically alter the originally intended integrated vehicular and pedestrian design approach of a singular Town Square. This holistic design approach can be maintained while still allowing for the construction of the development in phases consistent with the developer requests. The Amendment would allow for the development of individual phased projects with no correlation to each other, absolutely not the requirements of the original Development Plan. The requested Amendment should be denied and the process restarted to much more closely represent the original requirements in a much more inclusive and transparent process allowing for the participation of all Magnolia Green residents.	Amado Fernandez	Matoaca
24SN1209 - Magnolia Green Tract CC Amendment - Matoaca	I have been of strong belief Tom Page and iStar's end game is to accelerate their exit and expand their profits at the expense of Magnolia Green home owners. There are many already existing examples of this. Tom has dragged his	Paul Rowson	Matoaca

Comment Type	Comment	Name	District
	feet on the maintenance of community amenities. The HVAC system at the Grille and Pro Shop is woefully undersized in tonnage to maintain even OSHA ambient work temperature standards for employees, let alone community patrons. The Pirate Playground at our Aquatic Center is a child safety issue and has become an eyesore. The pool furniture is insufficient when at capacity and is in disrepair. This will only become worse as new homes and resident families are added to existing Magnolia Green homeowners. The Farmers Market is non-existent yet still appears as a community amenity in iStar's online marketing materials (see link below): https://magnoliagreen.com/the-market/ We have no walking trails as advertised (sidewalks along major roads and in owner maintained neighborhoods do not constitute "nature walking trails). We have no health/gym facility as advertised. And having been an owner/general manager of a restaurant and worked at Marriott Corporate Headquarters, I can tell you that the iStar leased space to The Cardinal is a flawed business model that will most likely fail before Tom Page and iStar exit Magnolia Green with their profits and leave us residents with expenses. The proposed plan for multi-family housing exceeds the residential zoning density plan. The singular "Town Center" design for the commercial amenity iStar advertised to attract Magnolia Green home owners under the new proposed plan would allow iStar develop an		

Comment Type	Comment	Name	District
	architecturally non-cohesive 460,000 square feet of commercial property with little-to-no concern for resident's needs. These proposal on the table is solely in iStar's financial interests. iStar is relying on Magnolia Green residents being uninformed and unaware of the extent of the negative impact this land use and development plan will have on the quality of life and property values of their community. For public record, the Board of Supervisors should however be able to discern the impact of the proposed plan to Magnolia Green residents and hold iStar to plan.		
24SN1209 - Magnolia Green Tract CC Amendment - Matoaca	While I support lifting restrictions on retail/office space square footage, I don't support waiving the requirement for 50% of retail/office space to be under construction before residential uses are permitted. I also don't support elimination of the requirement for an "integrated schematic plan" for the entire project. This developer has a track record of not delivering promised amenities. The developer marketed the neighborhood as a resort-style neighborhood complete with a residents' club and fitness center coming in 2021. In late 2020, they quietly removed the clubhouse from the amenities list - not because they couldn't afford it, but because they weren't required to build it - houses were selling without it and they had record sales in 2020. If you allow the developer to	Richard Latham	Matoaca

Comment Type	Comment	Name	District
	build apartments without additional retail/office space in an area that was billed as "The Marketplace at Magnolia Green," the marketplace will consist of apartments and a daycare center, that's it. Not much of a marketplace. The developer wants to build a 224-unit apartment complex in an area totaling about 12.4 acres. This would exceed current zoning restrictions of 14 units per acre, which would allow a maximum of 173 units for that one parcel. They're relying on the total acreage for ALL parcels to stay within density limits for ONE parcel, but they want to remove the requirement to submit an integrated plan for ALL parcels You can't have it both ways; you can't include all parcels to stay within residential density limits on one parcel while ignoring how the remaining parcels might eventually be developed. Also, allowing the parcels to be developed in a piecemeal fashion will lead to a disjointed end product; think Westchester Commons - part strip mall, part town center, not very walkable, dysfunctional traffic flows, and looks ridiculous! Removing the requirement for an integrated plan increases the potential for housing density limits to be exceeded. The existing daycare center was planned, approved and expanded without an integrated plan and in violation of current zoning restrictions regarding retail/office square footage, and nobody caught it. Please do not allow (1)		

Comment Type	Comment	Name	District
	residential uses on ANY parcel without requiring construction of additional retail/office space, or (2) individual parcels to be developed without an integrated plan for ALL parcels.		
24SN1209 - Magnolia Green Tract CC Amendment - Matoaca	Please do not expand the amount of residence in the planned apartments in magnolia green near the children's center. Magnolia green is quickly becoming overpopulated as it is And that area specifically is already too dense with the apartments, aquatic center and children's center all within a mile of each other. The increase in traffic will probably already overwhelm the plan infrastructure and roads that are already built.	William Cole	Matoaca
24SN1209 - Magnolia Green Tract CC Amendment - Matoaca	I am concerned that the space is not sufficient for the proposed 224 unit apartment and will have negative impact to the environment and public safety.	Sanish Rai	Midlothian
24SN1209 - Magnolia Green Tract CC Amendment - Matoaca	Please do not allow rezoning for higher density apartment units. Every resident of the existing community I have spoken to is strongly opposed to it. Most citizens do not have the time or awareness of how their voice can be heard and actually make a difference, but I suspect if you actually surveyed residents, you would find an overwhelming opposition to this amendment and the developer's intention. Please listen to community members instead of developers in this instance. We do not believe it is in the best interest of Chesterfield County to allow this type of development to be built in the intended location.	Trevor Badorrek	Matoaca

Comment Type	Comment	Name	District
Unscheduled matter	Chairman Ingle, Members of the Chesterfield Board of Supervisors, As you may know, on October 29th, 2024, the Friends of Chesterfield conducted at People's Hearing on Dominion Energy's gas-fired power plant after the Board declined hear from its residents on this major electricity generation facility. As the Board's comment portal does not provide for the submission of attachments, I will be sending an email to each of you with the transcripts of the testimony shared at that October hearing attached. I will reference that testimony in my public comments to the Board at your Wednesday, January 22, 2025 meeting. Sincerely, Glen Besa	Glen Besa	Dale
22SN0089 - Thackers View Rezoning and Exceptions - Clover Hill	Please include file emailed to Ryan Ramsey and distributed to the Board of Supervisors on January 21, 2025.	Kathleen Medaries	Clover Hill
24SN1209 - Magnolia Green Tract CC Amendment - Matoaca	We live in the Magnolia Green Townhomes, close to the existing Glenmoore Oaks apartments. Adding another 224 units across the street will lower the value of our homes and the quality of our life. The tract should be developed as planned. Even another 173 rental units is too much. Please deny this zoning request. Thanks!	Terry Finazzo	Matoaca
24SN1192 - Ivymont Square Signage - Dale	The Board of Supervisors need to ask the Ivymont Shopping Center to build a new sidewalk along LeGorden Drive and build a new 10 foot wide path or sidewalk along Route 60.	Carl Schwendeman	Midlothian

Comment Type	Comment	Name	District
22SN0089 - Thackers View Rezoning and Exceptions - Clover Hill	Board of Supervisors: Thank you for your continued hard work and dedication to this zoning case for Thacker's View. I truly appreciate the progress made with the additional proffered conditions that support the tree canopy, even though it's not as much as initially hoped. Your efforts regarding the ordinances for RPA violations are also commendable. However, I do feel that these recent updates have come through a bit too quickly. I haven't had sufficient time to fully review the changes, and there doesn't appear to be a clear solution presented for the utility line issue. Additionally, there seems to be insufficient attention being given to the wetlands adjacent to Red Fern, and I'm concerned about their protection from potential destruction, particularly for a utility connector or any other reason. Given these concerns, I respectfully request that you consider deferring this decision until more stakeholders can come together to reach a consensus. This would ensure that the plans are as thoughtful and thorough as possible before moving forward, especially for a project that will leave a lasting legacy on the reservoir. I'm confident that by doing this, you'll be in a strong position with the public to ensure the best outcome for everyone involved. Once again, thank you for all that you do on behalf of our	Paula Gordon	Clover Hill

Comment Type	Comment	Name	District
	community. I understand these decisions are not made lightly, and I trust you will continue to do everything necessary to get this right for all parties involved. I urge you to defer.		
Consider Amendments to County Ordinance Regarding Control of Animals and Leash Requirements	To ensure public safety and prevent harm, I support a significant increase in fines for those who fail to comply with leash laws. I have neighbors in my area who let their unfriendly dogs roam, I ran into an off-leash dog while running at Point of Rocks Park just last week whose owner was down by the water birding and not within 100 yards of the dog. I was also at a Chesterfield playground with an owner with two off-leash dogs over Christmas break. I hope the increased fines act as a deterrent.	Jacilyn Lipford	Dale
22SN0089 - Thackers View Rezoning and Exceptions - Clover Hill	This case should be deferred or voted No. The citizen comments have not fully been addressed. Additional proffers were added on January 17 2025 but the community has not had a chance to engage the community on these. The community needs more time for engagement.	Kim Owens	Matoaca
22SN0089 - Thackers View Rezoning and Exceptions - Clover Hill	We are not interested in anything but a potential restaurant, the constant reasoning and building of high density homes, the extension of 76 and the congestion you all are creating in our schools with zero plans to accommodate the population growth are disgusting. We don't want any of this.	Kyle Zawadzki	Clover Hill

Comment Type	Comment	Name	District
22SN0089 - Thackers View Rezoning and Exceptions - Clover Hill	Dr. Mr Ingle, I tried to contribute a public comment via the web site earlier today but got an error when trying on my iPhone. (I can send a screenshot if you need proof I attempted this before the deadline). Here are my comments about the Thacker View development. I live on a lot adjacent to Thacker View on the reservoir on Clipper Cove Ct across the small Rock Harbor inlet. This development will directly affect every household on Clipper Cove Ct. as well as the larger community. Therefore, as an adjacent property owner, I believe our voice holds greater power. The vote on the 22nd needs to be to defer. There is not enough clarity on recent changes, not enough time for the community to comment, and several issues have still not been addressed. Townhouses do not meet the requirements in the countywide plan to be allowed as an exception. In addition, their height will exceed the canopy and will violate a standard of development on the reservoir that developers have maintained for 40 years. Do not show rooftops above the tree canopy. If all of the other developments that are on Swift Creek Reservoir could build on their land WITHOUT townhomes, why can't this development follow suit? Whether a board member sits in Clover hill or not, this development in Chesterfield County is high visibility and will be remembered by the voting public.	Lisa Disselkamp	Clover Hill

Comment Type	Comment	Name	District
	Please....Defer and get this Plan right. Regards, Lisa Disselkamp		