

CHESTERFIELD COUNTY
CHESTERFIELD, VIRGINIA 23832

AGENDA
May 27, 2020

BOARD OF SUPERVISORS

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

JOSEPH P. CASEY, Ph.D.
COUNTY ADMINISTRATOR

6:00 p.m. Evening Session - Virtual Meeting (Audio & Presentations)

- 1. Invocation**
The Honorable Chris Winslow, Clover Hill District Supervisor
- 2. Pledge of Allegiance**
Deputy County Administrator Scott Zarembo
- 3. Approval of Minutes**
- 4. Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation**
- 5. County Administration Update**
 - A. Coronavirus and Economic Update
 - B. Other County Administration Updates
- 6. Board Member Reports**
- 7. Resolutions and Special Recognitions**
 - A. Recognition of Volunteer Contributions in Honor of Older Americans Month
- 8. New Business**
 - A. Appointments
 1. Community Policy and Management Team
 2. John Tyler Community College Local Board
 3. Camp Baker Management Board

4. First Tee of Greater Richmond Board of Directors
 5. Chesterfield County Airport Advisory Board
- B. Consent Items
1. Adoption of Resolutions
 - a. Resolution Recognizing Firefighter Rotha A. Covington, Fire & EMS, Upon Her Retirement
 - b. Resolution Recognizing Joy Kim Lester, Fire & EMS, Upon Her Retirement
 - c. Resolution Recognizing Captain David P. Schweiger, Fire & EMS, Upon His Retirement
 - d. Resolution Recognizing Kevin L. Branch, Emergency Communications, Upon His Retirement
 - e. Resolution Recognizing Mr. John P. Evans, Department of Utilities, Upon His Retirement
 - f. Resolution Recognizing Ms. Patty Kluttz, Department of Mental Health Support Services, Upon Her Retirement
 - g. Resolution Recognizing the 50th Anniversary of Lucy Corr
 - h. Resolution of Support for the Proposed Woolridge Road Extended Alignment
 2. Real Property Requests
 - a. Acceptance of Parcels of Land
 1. Acceptance of a Parcel of Land Along Woolridge Road and for Grandin Avenue from Woolridge Development, LC
 2. Acceptance of Parcels of Land Along Lucks Lane for Lucks Garden Trail, Dogwood Grove Drive and Woodlet Meadow Lane from The Grove at Lucks Lane LLC
 3. Acceptance of Parcels of Land Along Woods Edge Road from the John Watts Roberts Revocable Trust Dated March 14, 2012; Claremont Associates, LLC; and Swarthmore College
 4. Acceptance of Parcels of Land Along Woods Edge Road from Swarthmore College
 5. Approval of the Purchase of Land Along Reams Road for the Reams Road Elementary School Replacement Project

6. Acceptance of a Parcel of Land Along Harpers Mill Parkway from J. Mark Sowers and Deborah K. Sowers
 7. Acceptance of Four Parcels of Land Along Harpers Mill Parkway from Douglas R. Sowers and Susan S. Sowers
 8. Acceptance of a Parcel of Land Along Harpers Mill Parkway from HMG Investments LLC
- b. Conveyance of Easements
 1. Designation of a Temporary Construction Easement and Conveyance of a VDOT Utility Easement to the Commonwealth of Virginia for the McRae Road and Rockaway Road Pedestrian Improvements Project
- c. Requests to Quitclaim
 1. Request to Quitclaim Portions of a 16' Water Easement Across the Property of Woodlands Real Estate, LLC
 2. Request to Quitclaim Portions of a Drainage Easement (Private)
3. Confirmation of Approval of Process for Electronic Public Meetings
4. Subordination Agreement with Plantation Pipe Line Company and the Virginia Department of Transportation
5. Set a Public Hearing to Consider the Abandonment of Portions of Omo Road, State Road 739
6. Award of Construction Contract for Project #ADMN20000267, Route 360/Spring Run Road Intersection Improvements
7. Award of Construction Contract for the Proctors Creek Wastewater Treatment Plant Secondary Clarifiers 5 Through 8 Mechanism Replacement
8. Code Amendment Relative to Computer Controlled Variable Message Electronic (EMC) Sign Resolution Standards (20PJ0113)
9. Code Amendment Relative to Computer Controlled Variable Message Electronic (EMC) Sign and Communication Tower Zoning Fees (20PJ0116)
10. Amendment to PY2019/FY2020 Community Development Block Grant and HOME Investment Partnerships Grant Annual Action Plan to incorporate CDBG-CV funding/Appropriation of Funds
11. Acceptance of State Roads
12. Approval of Marketing/Consulting Services Contract for Revitalization of Jefferson Davis Highway Corridor, Contract Number ADMN200000385

13. Approval of Change Order Number One for Altairis Technology Partners Consulting Contract
14. Modified Land Use Regulation During COVID-19 Emergency
15. Approval of Amended MOU with Dominion Relating to Transportation Plan in the Vicinity of the Chesterfield Power Station
16. Approval of FY2021 Budget Amendments
17. Set Public Hearing Date to Consider Amending County Code Section 9-132 to Increase the \$10 Courthouse Security Fee to \$20

9. Deferred Items

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

- **Withdrawals/Deferrals**
 - **Cases Where the Applicant Accepts the Recommendation and There is No Opposition**
 - **Cases Where the Applicant Does Not Accept the Recommendation and/or There is Public Opposition Will Be Heard at Section 18**
- A. 19SN0612 - Randolph's Pond LLC - Midlothian District
 - B. 20SN0513 - Karina Fournier - Matoaca District
 - C. 20SN0534 - Carthan F. Currin - Bermuda District
 - D. 20SN0538 - Jennifer Elliot - Matoaca District
 - E. 20SN0542 - Cross Tides Corporation - Dale District
 - F. 20SN0543 - George C. Sheild - Clover Hill District
 - G. 20SN0562 - Primax Properties, LLC - Bermuda District
 - H. 20SN0563 - McDonald's Corporation - Midlothian District
 - I. 20SN0565 - Jennifer A. and Kevin M. Kashurba - Matoaca District
 - J. 20SN0573 - April J. Rice - Midlothian District
 - K. 20SN0575 - Emerson-Roper Companies, LLC - Bermuda District
 - L. 20SN0578 - Twin Rivers, LLC - Bermuda District

11. Public Hearings

- A. To Consider the FY2021-FY2026 Secondary Road Six-Year Plan and FY2021 Secondary Road Budget
- B. To Consider an Ordinance to Move the Polling Places for Five Forks Voting Precinct, Winfree's Store Voting Precinct, and Crestwood Voting Precinct
- C. Consider the Exercise of Eminent Domain for the Acquisition of Permanent Water and Temporary Construction Easements for the Harrowgate Road Water Line Improvements Project
- D. Conveyance of an Easement to Cellco Partnership d/b/a Verizon Wireless
- E. Public Hearing to Consider Amendments to Section 9-51 of the County Code to Waive the Imposition of Penalty on Delinquent Personal Property Tax Payments Due on June 5, 2020 until after July 31, 2020 and Adoption of an Emergency Ordinance to Waive the Accrual of Interest on Such Payments until after July 31

12. Remaining Manufactured Home Permits and Zoning Requests

13. Citizen Comment Period on Unscheduled Matters (Via Online Comments)

14. Adjournment

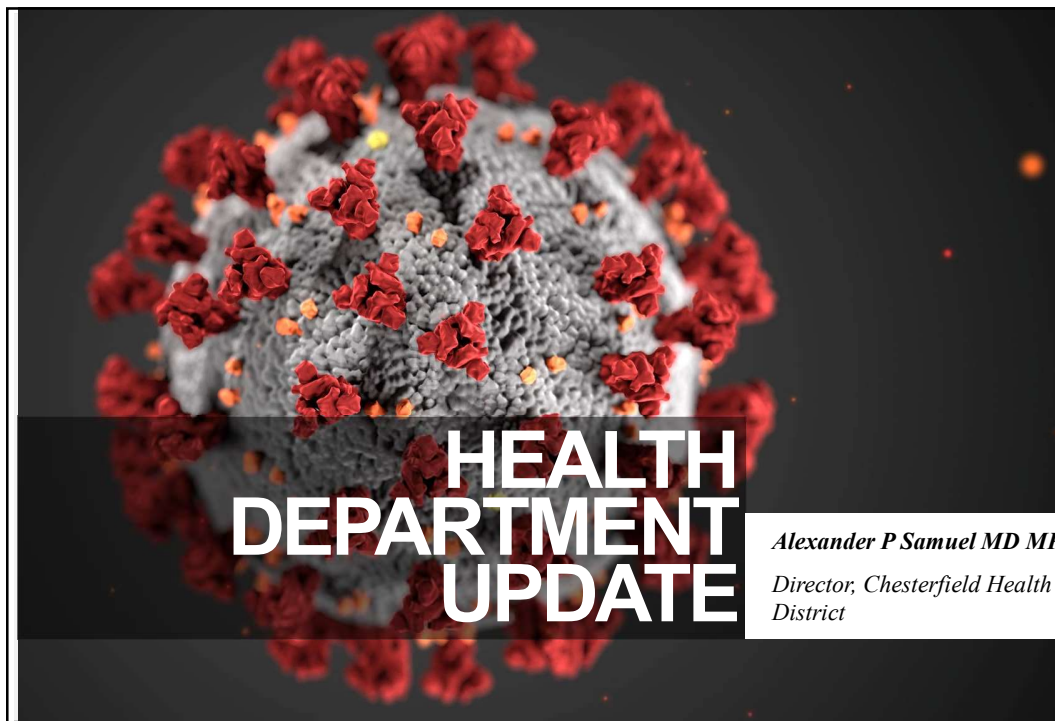
- A. Adjournment and Notice of Next Scheduled Meeting of the Board of Supervisors



RESPONSE TO COVID-19 & ECONOMIC UPDATE

CHESTERFIELD
COUNTY

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HEALTH DEPARTMENT UPDATE

Alexander P Samuel MD MPH

*Director, Chesterfield Health
District*

CHESTERFIELD
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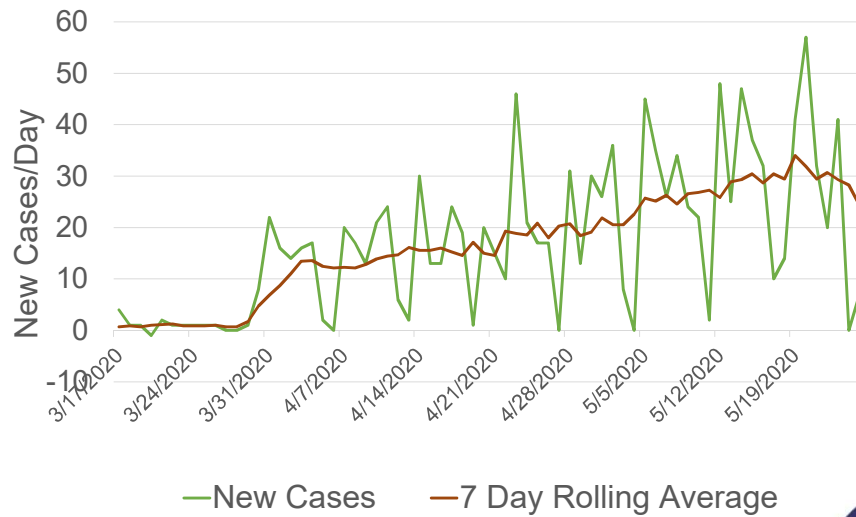
How Many People Are Sick?

Confirmed Cases (05/27/2020) Reported by Johns Hopkins CSSE, CDC, and VDH	
Worldwide Total	Cases = 5,600,000 Deaths = 350,000
United States	Cases = 1,681,000 Deaths = 99,000
Virginia	Cases = 40,249 Deaths = 1,281
Chesterfield County	Cases = 1,263 Deaths = 32

Where are we Seeing New Cases?

- Significant reduction in new cases in Long Term Care Facilities and Correctional Facilities
 - PPE improvements - still reports of challenges
 - Improved Infection Control Practices
 - Increased testing, full-scale or focused PPS
- Most of our current cases are due to community spread

Chesterfield County New Case Trends



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VDH VIRGINIA
DEPARTMENT
OF HEALTH
To protect the health and promote the
well-being of all people in Virginia.

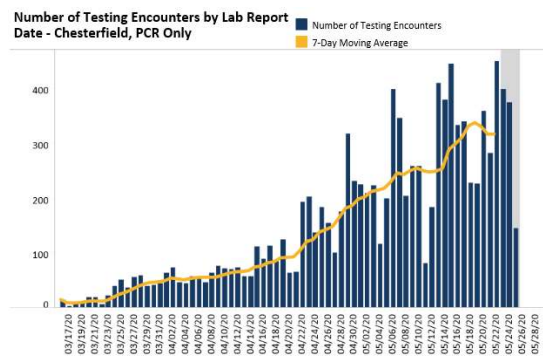
TESTING

Number of Tests

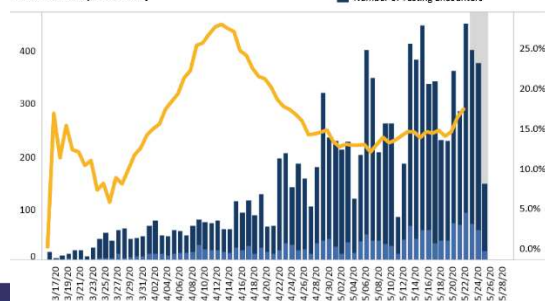
- Gradual increase
- 10,924 tests to date

% Positivity

- Measure of test availability
- Recent upward trend

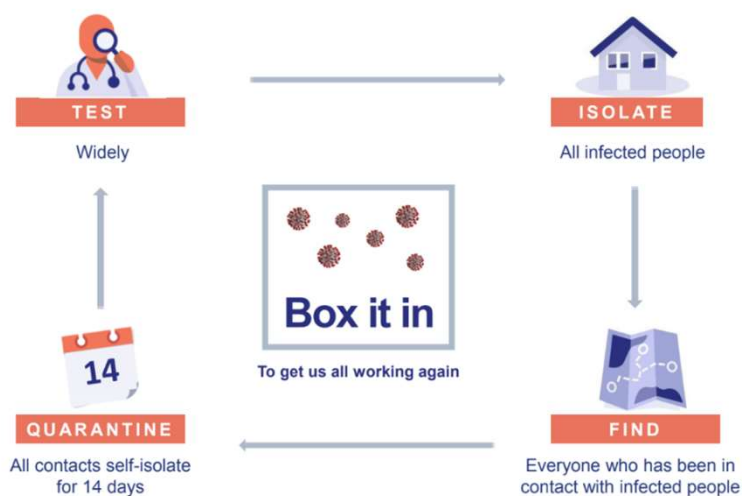


Number of Testing Encounters, Number of Positive Tests, and Percent Positivity by Lab Report Date - Chesterfield, PCR Only**



VDH VIRGINIA
DEPARTMENT
OF HEALTH
health and promote the
all people in Virginia.

Containment Strategy



Health District Community Testing

Intended for those with limited access to care:

- Underinsured
- Uninsured

Telephone Registration, with some testing available for walk-ups

Call: **804-318-8207**

Upcoming Dates:

June 2 - Bellwood Flea Market (drive thru)

June 10 - Falling Creek Ironworks Park (walk up)

June 17 - Location being confirmed

COVID-19 Call Center Resources

CHESTERFIELD HEALTH DISTRICT LINES

For General Questions: 804-318-8207

For Health Care Providers: 804-717-6440

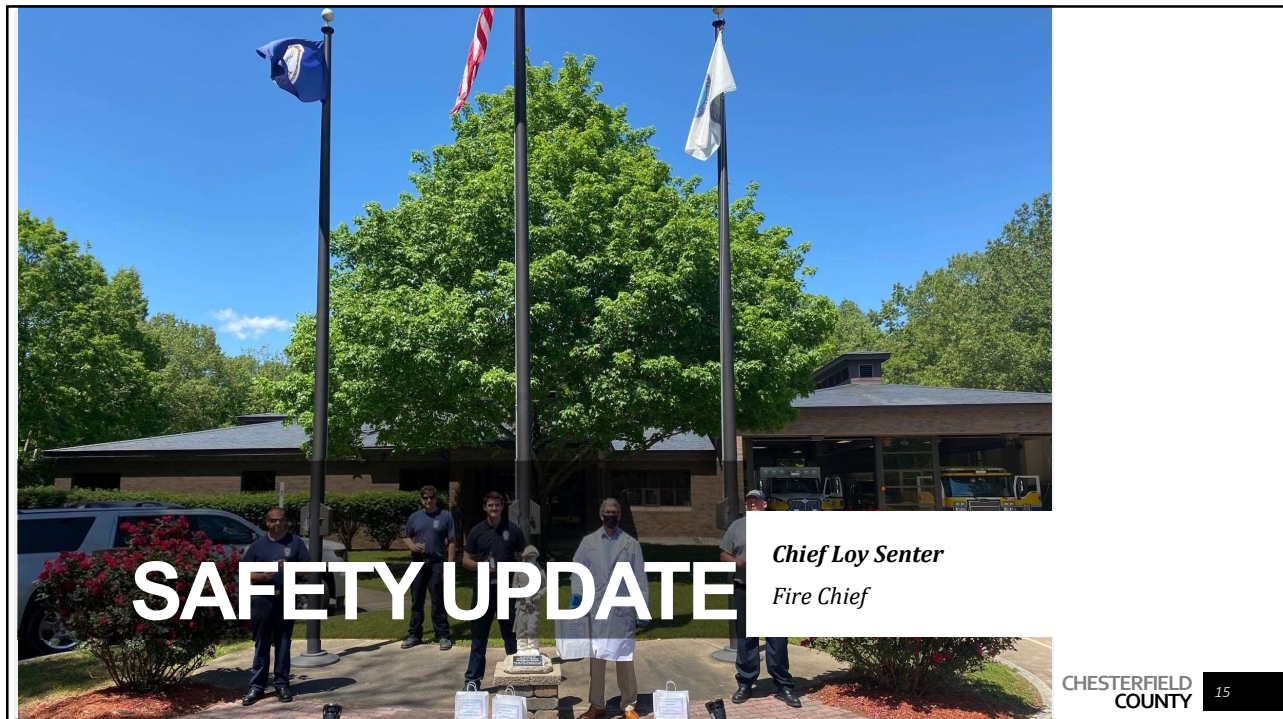
Hours of Operation: 8:00 AM - 4:30 PM, Monday - Friday

VIRGINIA DEPARTMENT OF HEALTH

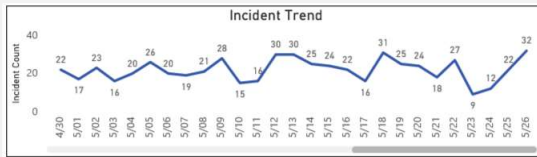
1-877-ASK-VDH3

Hours of Operation: 24 hours/day, 7 days/week

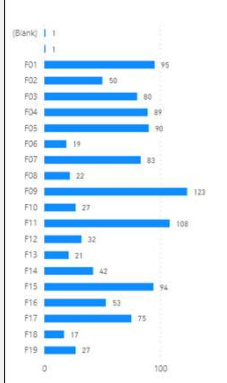
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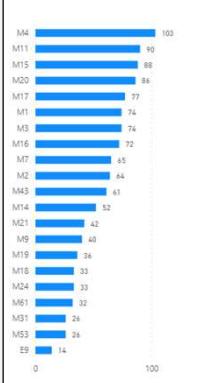
COVID-19 PATIENT ALERTS



Incidents by Fire District



Incidents by Unit



- Call Volume Slowly Returning to Normal Daily Levels
- COVID-19 Alerts:
 - ✓ 21 Daily Average. (Past Week)
 - ✓ 25 Daily Average (Prior Week)
 - ✓ 21 Daily Average (Past Month)

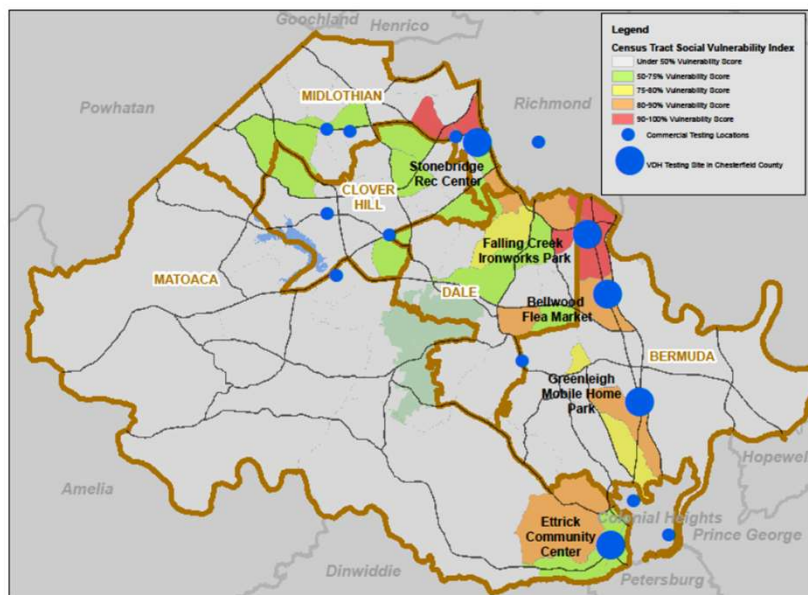


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TESTING SITES

- Social Vulnerability Index (CDC)
- Ideal Sites:
 - ✓ Near Vulnerable Populations
 - ✓ Adequate Space for Set-up
 - ✓ Suitable Ingress/Egress & Parking
 - ✓ Property Owner Approval
- County Property Often Preferred
- Private Sector Options Growing



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PERSONAL PROTECTIVE EQUIPMENT (PPE)

- PPE Stock Improved
- PPE Conservation Strategies
- County Fairgrounds:
 - ✓ Regional PPE Distribution Site
 - ✓ Battelle PPE Decon System
- PPE Donations
- PPE Cache for Future



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Garrett Hart
Economic Development Director

Danielle Fitz-Hugh
President & CEO,
Chesterfield Chamber

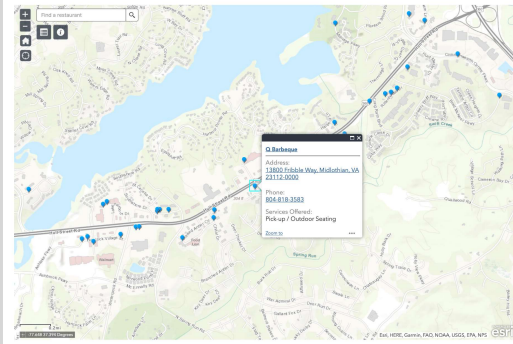
BUSINESS UPDATE

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CHESTERFIELD EATS TO GO

- Initiative aims to drive county residents to support their local restaurants
- Online GIS mapping resource developed to identify restaurants offering pickup and delivery
- Restaurants offering outside dining added as reopening guidelines were released
- www.chesterfieldbusiness.com/eats



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RELAUNCH CHESTERFIELD

- Partnership between Chesterfield Chamber and Chesterfield County
- Guidance to businesses on strategies for reopening
- Provide insight and input from business sector groups on reopening issues
- www.relaunchchesterfield.com



CHESTERFIELD
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LET'S TAKE IT OUTSIDE, CHESTERFIELD!

- Website guidance for various business sectors on what is required to reopen safely under CDC and Forward Virginia guidelines
- Detailed information for Phase 1 state and local requirements for outdoor seating and outdoor sales
- User-friendly application tool for expanding outdoor seating and receiving local approval required to obtain Virginia ABC permit to serve alcohol outdoors
- www.chesterfieldbusiness.com/outside



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COUNTY 22

FORWARD RVA

- Regional coalition of business, community, and governmental leaders
- Focused on creating an innovative reopening and planning framework
- ForwardRVA toolkit initiative providing PPE starter kits to small businesses that include masks, hand sanitizer, gloves, "We're Open" signage and safety information
- www.forwardrva.com



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COUNTY 23

CHESTERFIELD BACK IN BUSINESS GRANT PROGRAM

- \$5 million grant program to provide immediate relief to small businesses negatively impacted by COVID-19
- Funding source are Chesterfield County CARES Act funds
- \$10,000 grant to for-profit, eligible businesses
- Eligibility requirements and application process to launch in early June

BiB **Grant**

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HUMAN SERVICES UPDATE

Emily Ashley

*Citizen Information and
Resources Director*

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SOCIAL SERVICES

- After a period of higher demand, benefit applications appear to be returning to pre-pandemic levels
- Assessment and Resource Team actively engaged in meeting needs of customers
- Field Assessments continue to be done to meet the needs of the customer



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MENTAL HEALTH SERVICES

- Regular client appointments continue by telephone or through tele-health options
- Prevention Services launched "Calm, Connected, Caring Chesterfield"
- Overall call volume remains average, but decrease in the appointment "no show or client cancellation rates" since implementing tele-health options for residents



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TELEPHONE REASSURANCE PROGRAM

- Daily call program to seniors
- Expanded from four day a week program to seven days a week
- Opened up to Long Term Care Facilities
- Partnership with Juvenile Detention with flowers and cards
- **Registration (804) 768-7878**



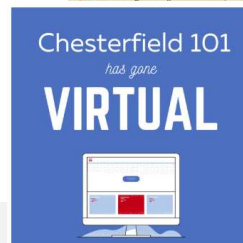
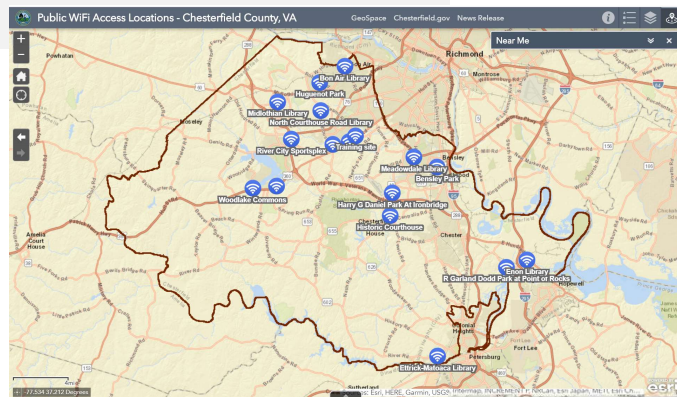
CHESTERFIELD
COUNTY

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STAYING CONNECTED

- Social Media
- EOC Call Center
 - Staffed Daily
- WIFI Hotspots
- Virtual Learning
 - Chesterfield 101
 - Council on Aging

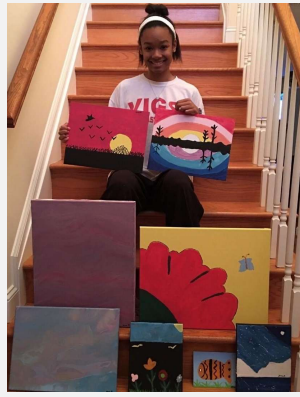
www.chesterfield.gov/wifi



COMMUNITY PARTNERSHIPS STRONGER TOGETHER

DRAW A PICTURE, MAKE A CARD, OR WRITE A
LETTER TO A SENIOR LIVING FACILITY RESIDENT

LETTERS OF LOVE!



Chesterfield County Public Schools
Innovative. Engaging. Relevant.



**CHESTERFIELD
FOODBANK**
A Division of Community Food Bank, Inc.

HandsOn
GREATER RICHMOND
A service of the Community Foundation




CHESTERFIELD
COUNTY 30

QUESTIONS?

*Mental Health Appointments can be
made by calling (804) 748-1227*

CHESTERFIELD
COUNTY 31



Curbside Pick-Up
NEW PHONE NUMBER
Please call
804-920-5855
to check out your items.
To respect CCPL's social distancing policy and a zero contact pick-up, please remain in your vehicle until your items are ready to be picked up.

No Returns



OPERATIONAL SERVICES UPDATE

Scott Zaremba
Deputy County Administrator
for Community Operations

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OPEN ALL ALONG

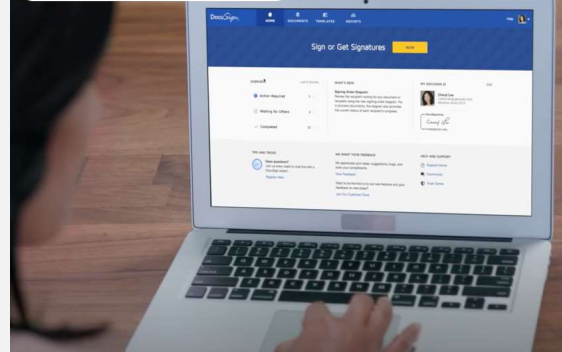
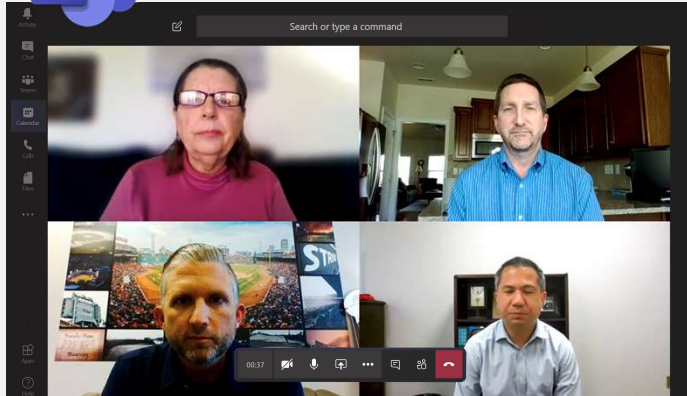
REINVENTING COUNTY OPERATIONS

CHESTERFIELD COUNTY 33

OPEN ALL ALONG

REINVENTING COUNTY OPERATIONS



CHESTERFIELD COUNTY 34

OPEN ALL ALONG

REINVENTING COUNTY OPERATIONS



Piper and I took a ride to our local & favorite @CCPLVA North Courthouse. We waved & said how much we miss our friends at the library. *They are open for curbside pick up, btw.



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REINVENTING COUNTY OPERATIONS

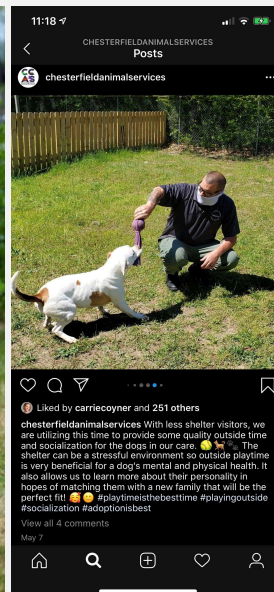
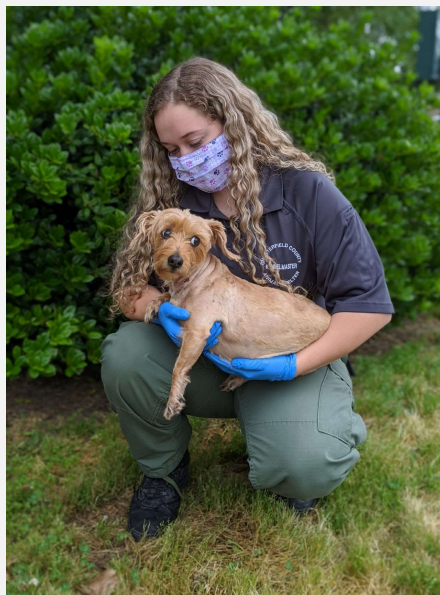
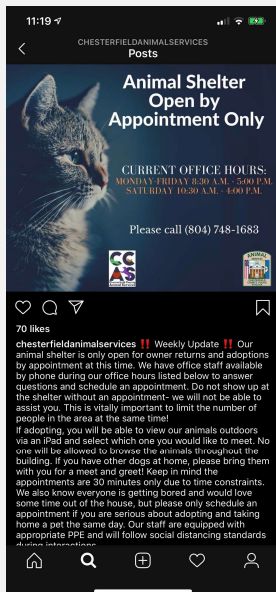


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COUNTY

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OPEN ALL ALONG

REINVENTING COUNTY OPERATIONS



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COUNTY

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OPEN ALL ALONG REINVENTING COUNTY OPERATIONS



Chesterfield County, Virginia
March 31 at 4:02 PM · 🌐

Despite most county buildings being closed to the public and the county working with reduced operations, Chesterfield is still open for business! Last week, Ryan Homes dropped off plans and permit applications for 11 new homes and, of course, adhered to the social distancing guidelines. This may be the new norm for a little while, but work is getting done and projects are moving along.



Beyond the New Normal Redefining Service Delivery in a Time of Change

15 May 2020

In the past month, our county, our nation, and our world have encountered challenges not seen in the past 100 years. Yet, we have risen above and created new ways of delivering services to our customers. And some of your ideas have been so innovative that we cannot imagine returning to the old ways of doing business. In the weeks to come, please continue to reflect on ways we can improve. This email is designed to inspire as well as showcase how Chesterfield County is redefining our service delivery. Things will never be the same, but we invite you to join us as we grow beyond our new normal.

BUSINESS

Innovating through inspiration and curiosity.

Innovation is one of Chesterfield County's core values, and it is that much more important in today's unexpectedly socially-distanced world. However, innovating can be challenging and requires practice. See the video and book below for guidance and inspiration.

Innovation Inspiration with Diana Kander: What is Inspiration?

No matter what your business or job within a business, innovation is key to success. But what is innovation? Is it just coming up with wild and disruptive ideas? Or is inspiration more purposeful? Watch the video below to find out.



CHESTERFIELD
COUNTY

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HOW WE'RE PREPARING PHASE I REOPENING

- Following CDC recommended guidelines
- Collaborative team of subject matter experts
- On-site walk-through assessment
- Additional support needs identified and implemented
- In-process assessments and after-action reviews



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HOW WE'RE PREPARING PHASE I REOPENING

- Phase I Department Checklist:
 - Staffing Evaluation
 - Cleaning & Disinfection
 - Building & Department Access/Pedestrian Flow
 - Personal Protective Equipment (PPE)
 - Spatial/Temporal Distancing
 - Employee/Citizen Communication
 - Signage
 - Technology

COVID-19 Reopening Self-Assessment & Transition Checklist


This checklist must be completed and submitted to Department of Risk Management.

Department: _____
Conducted By: _____
Date: _____

Department Staffing Evaluation	Comments/Challenges
Identify job functions that require employees to be physically present in the office to perform the duties deemed essential; determine the total number of personnel needed to be on-site at any time. Consider all options for working remotely or telework for the essential functions.	
Communicate to departmental employees selected to come back to work that if they fall into one of the higher risk or vulnerable categories for severe illness per CDC guidelines, and want accommodations, then they should please contact the Human Resource Department. • CDC People at Higher Risk Guidelines	
Allow vulnerable employees to telework where possible • CDC People at Higher Risk Guidelines	
Develop contingency plan to account for increased absenteeism if employees become sick or are quarantined; consider including cross-training on essential functions and use staggered shifts to separate the staff.	
Provide returning staff information/training to inform them of safety & health protocol before they return. • See Employee Return to Work Guide	
Cleaning & Disinfection There will be a standard daily cleaning provided for your building as well as enhanced cleaning of high-touch public surfaces, public areas, restrooms and work areas. Determine and document any additional cleaning and disinfection needs that go beyond routine and enhanced cleaning provided by custodial services. This may include common office areas, break rooms, copier/printing rooms, conference rooms, etc. Develop a departmental practice for disinfecting high-touch surfaces unique to your area by employees (General Services will provide supplies). This could include shared workstations, computer keyboards,	

NOTICE
This facility is open. Be advised that the amenities are not sanitized.

- No social gatherings of more than 10 individuals
- Continue social distancing
- Face coverings recommended in public


Chesterfield County Department of Parks and Recreation
www.chesterfield.gov/parks

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HOW WE'RE PREPARING RULES FOR ENTRY

- Mandatory use of facial coverings by all people who enter and/or work in a County building.
- Appropriate signage will be posted on entrance doors and in parking lots to notify citizens of this requirement.
- Notice will also go out on social media and other typical channels.
- All conference and public meeting rooms will be assigned lower COVID-19 occupancy limits.



TREASURER TAX PAYMENT SERVICES

- **Office Update from June 1 - 5**
 - Protocols for spatial distancing
 - Lines will be outside the building
 - Limit of 12 customers in the building
 - Open to take cash payment transactions, however...
 - **ALL other payment options still available, and are PREFERRED**
- Contactless, No Cost Options for payment:
 - Online banking (e-check fees being waived), U.S. mail, drop box, phone
 - Treasurer will mail receipts for cash payments made in the drop box with "receipt requested" written on envelope

REBECCA R. LONGNAKER, CPA
TREASURER, CHESTERFIELD COUNTY
9801 LORI BLVD
P.O. BOX 70
CHESTERFIELD, VA 23832-0068
804-748-1201 FAX: 804-751-4993
www.chesterfield.gov/treasurer



CHESTERFIELD COUNTY, VIRGINIA Real Estate Tax Statement

This supplemental real estate bill has been issued for new construction, improvements, additions or changes to your assessment or to bill recycling fees. If you escrow your taxes with a mortgage company, please contact them to inquire if they pay supplemental bills. If they do not, you are responsible for the payment.

Office Use Only:
DUE DATE: 06/05/2020
AMOUNT: \$1,143.00
PRINT DATE: 03/17/2020
ACCOUNT #: 754667
INVOICE TYPE: 9

Please see back of this statement for important information and instructions.

Office Use Only:

DUE DATE: 06/05/2020
AMOUNT: \$1,143.00
PRINT DATE: 03/17/2020
ACCOUNT #: 754667
INVOICE TYPE: 9

Please see back of this statement for important information and instructions.



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COUNTY

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QUESTIONS?

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COUNTY

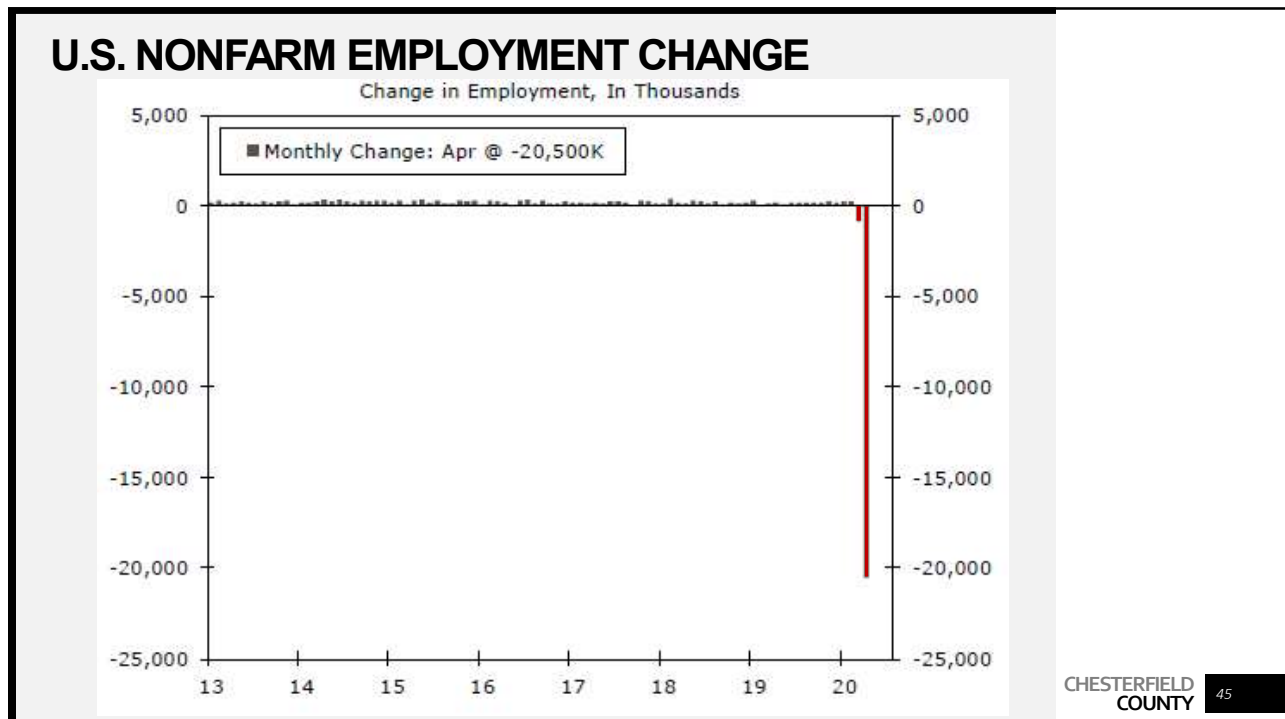
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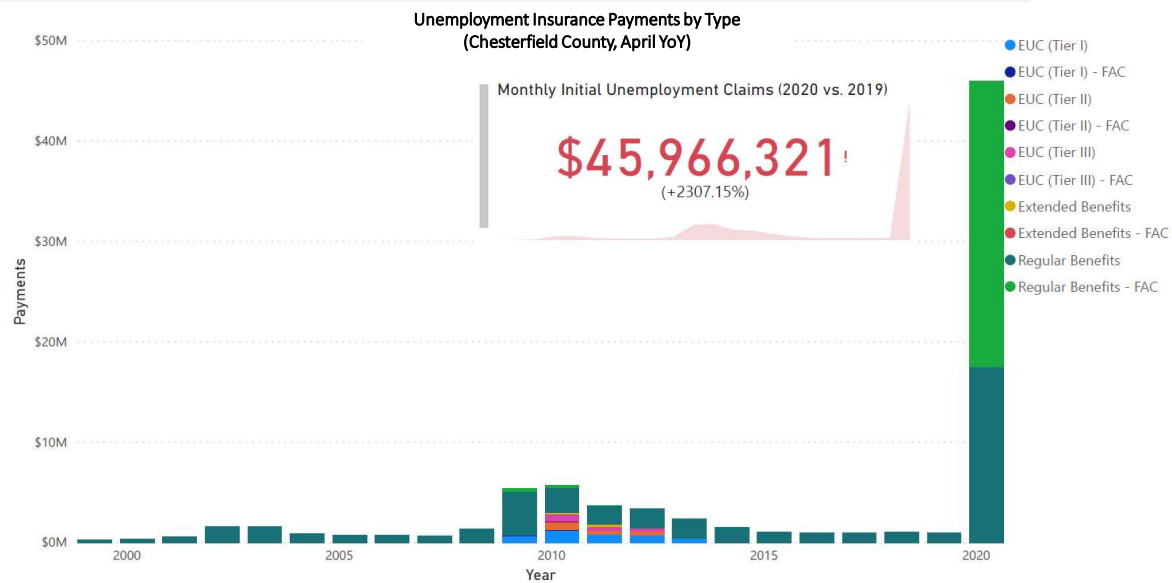
ECONOMIC UPDATE & FY21 BUDGET AMENDMENTS

Matt Harris
Deputy County Administrator
for Finance and Administration

CHESTERFIELD COUNTY 44



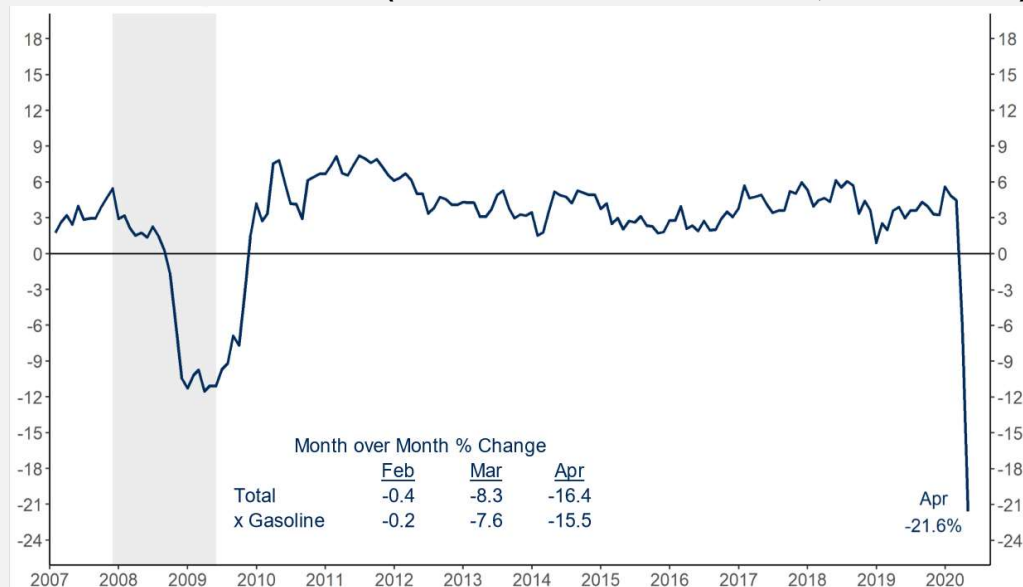
INITIAL UNEMPLOYMENT CLAIMS PAYMENTS



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U.S. RETAIL SALES (12 MONTH PERCENT CHANGE, APRIL SALES)

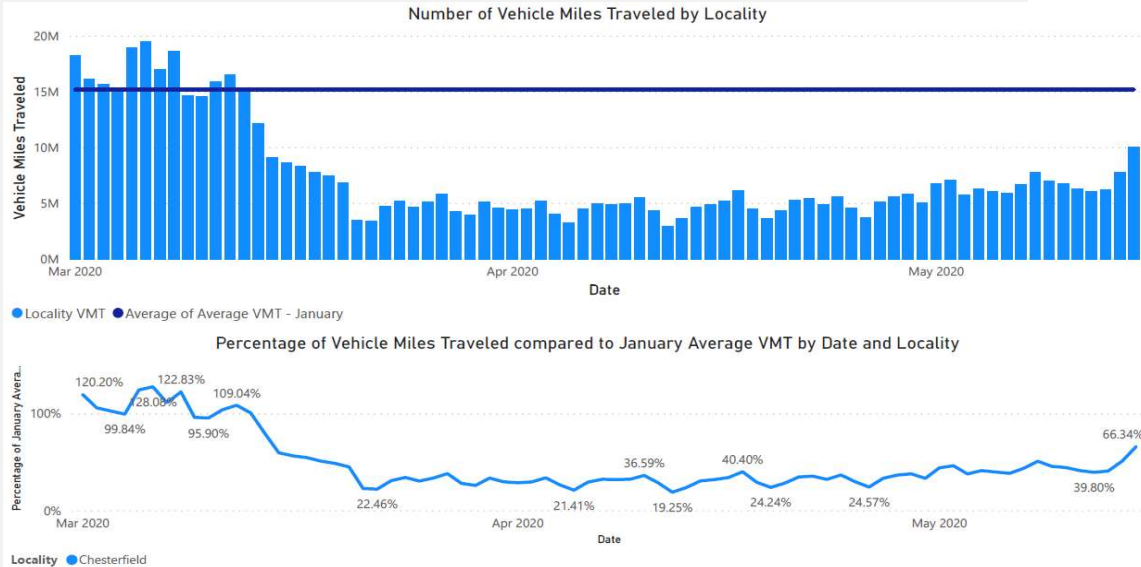


Source: Federal Reserve Bank of Richmond, Census Bureau via Haver Analytics
Date Updated: April 2020; Note: Retail sales includes food services.

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VEHICLE MILES TRAVELED



Source: Streetlight Data
Date Updated: 05/18/2020

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COUNTY

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CARES OVERVIEW

- Total funding allocated to Chesterfield, **\$30.8M**
- Disbursement expected around June 1
- For eligible costs incurred from March 1 - Dec 31
- Restrictions on use
- Reviewing department submissions for potential eligible expenses; additional information forthcoming



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FY21 BUDGET AMENDMENTS: SCHOOLS SUMMARY

- Reduction of **-\$23.3M**; largely reduced state aid and lower sales tax revenue. Local transfer remains **+\$9.6M** from FY20 level
- Reductions follow County strategy (i.e., preserve major maintenance commitment and eliminate merit increase)

School Board- Approved Cost Reductions

FY21 School Board Approved Amendments	\$726,971,554
<i>Reduce base budget</i>	<i>(\$3.3M)</i>
<i>Reduce non-discretionary spending</i>	<i>(\$2.8M)</i>
<i>Remove unfunded state initiatives</i>	<i>(\$4.6M)</i>
<i>Defer discretionary spending</i>	<i>(\$12.7M)</i>
FY21 Amended Budget	\$703,661,714

CHESTERFIELD
COUNTY

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FY21 BUDGET AMENDMENTS: GENERAL GOVERNMENT SUMMARY

- Net **\$1.8M** revenue reduction; mainly state revenue declines
- Repositions \$500k to support expenses ineligible for CARES stimulus funding

Proposed Cost Reductions to Meet Revenue Declines and Create COVID Contingency

FY21 Adopted General Fund Budget	\$723,676,500
<i>Hold additional vacancies</i>	<i>(\$950,000)</i>
<i>Reduce vehicle expenses</i>	<i>(\$532,000)</i>
<i>Eliminate remaining contingencies</i>	<i>(\$409,000)</i>
<i>Further reduce healthcare assumptions</i>	<i>(\$285,000)</i>
<i>Reduce/eliminate contributions to regional programs</i>	<i>(\$156,000)</i>
<i>Reposition funding for COVID-19 contingency fund</i>	<i>\$500,000</i>
FY21 Amended Budget	\$721,844,500

CHESTERFIELD
COUNTY

51

FY21 BUDGET AMENDMENTS: COMMUNITY DEVELOPMENT BLOCK GRANT

- CARES Act has generated an additional \$861.3k in Chesterfield CDBG funds for FY21
- Staff recommended plan for those dollars focuses on enhancing distributions to existing business lines
- Largest amounts to Better Housing Coalition (\$150k for rental assistance) and LISC (\$250k for local business recovery)
- Funds also available for summer camps, foreclosure assistance, homelessness assistance



CHESTERFIELD COUNTY 52

CAPITAL UPDATES

- Spring Pool VPSA bond sale closed May 8, 2020
- Total County borrowing **\$38.8M**; **2.9%** interest rate
- Proceeds for Western 360 Elementary, \$32.6M and Crestwood, \$5.7M
- Upcoming Summer 2020 GO Sale, **\$59.8M**; exhausts remaining 2013 GO Referendum Authority for Schools
- All new referendum projects included in FY21-25 CIP pushed to future year
- Next referendum, on hold for now; though remains priority, pending economic conditions
- As shown, other borrowing avenues exist

CHESTERFIELD COUNTY 53

COURT SECURITY FEE INCREASE

- Request to set a public hearing to increase existing fee from \$10 to \$20
- Reflects change in state law
- Additional fee revenue will support Sheriff's Office court security costs; frees general fund for other critical purposes in FY21
- Public hearing to be held at June BOS meeting



CHESTERFIELD
COUNTY 54

PERSONAL PROPERTY RELIEF MEASURES

- Board, Treasurer have remained engaged with citizens on shifting economic sands...
- Personal property tax payment due date remains **June 5, 2020**
- Penalties and interest relieved on payments made through **Friday, July 31, 2020**
- Also applies to business personal property
- **DOES NOT** apply to real estate taxes

CHESTERFIELD
COUNTY 55

SUMMARY: EVENING ACTIONS REQUESTED

- Amendments to FY2021 county and school budgets (*consent*)
- Amendment to FY2021 CDBG program (*consent*)
- Set public hearing on court security fee (*for June, consent*)
- Hold public hearing on personal property relief measures (*public hearing*)
- *Capital strategies, CARES just informational*

QUESTIONS?



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 7.A.

Subject:

Recognition of Volunteer Contributions in Honor of Older Americans Month

Board Action Requested:

Older Americans Month is observed in Chesterfield County, the Commonwealth of Virginia and the nation in May to show our appreciation for the older adults in our community. The Older Americans Month theme for this year – Make your Mark, was selected to encourage and celebrate countless contributions that older adults make to our communities. Their time, experience, and talents benefit family, peers, and neighbors every day.

In honor of Older Americans Month, Chesterfield County's Department of Citizen Information & Resources, Office of Aging & Disability Services, request that the Board recognize the overall winner of the 11th annual Student Essay Contest: Madelyn Kwarta, 5th grader from Winterpock Elementary School, who wrote an inspirational essay about her grandmother Dee Dee, as well as the seven nominees for the 2020 Senior Volunteer Hall of Fame: Janet Bishop, Howard Hall, Thomas Hoekstra, Shirley Jezierski, Kay Kerchner and Karen Poole. The combined volunteer contributions of our seven nominees totals 31,303.00 hours since they turned age 60.

Summary of Information:

Each May our nation celebrates Older Americans Month. The theme for this year is "Make your Mark." Chesterfield County honors the achievements of older adults through wonderful programs and events during the month of May such as the annual Senior Volunteer Hall of Fame Ceremony and Student Essay Contest, that showcase the powerful impact that older adults have made within their communities through volunteerism and being a role model to the younger generation. Due to COVID19 Restrictions, we would like to virtually honor our 2020 Senior Volunteer Hall of Fame nominees and the overall winner of the Student Essay Contest via a video presentation that highlights their accomplishments.

Attachments:

1. Essay Winner
2. BOS Slide Show Senior and CC Volunteers 27May2020

Preparer: Debbie Preston

Approved By:



Overall Winning Essay
Submitted by Madelyn Kwart
5th grader in Mrs. Fore's class at Winterpock Elementary School

“Somebody who inspired me though my life is my grandmother Dee Dee. She is a very generous, hardworking and independent woman.

She thinks about others a lot. Her community didn't have a library and she believes that reading is the key in life. She asked the capital of Virginia if she could build a library in her county. They had to vote whether or not she could build one and after a while they finally agreed. She started to raise millions of dollars by having fund-raisers and asking for donations. She had to research and talk to other libraries about how much money it cost to build their library. Another thing she had to do was design the inside and outside of the building and oversees the construction of the building.

There were some people who thought it was a crazy idea but nothing stopped her. It took fifteen years to build the library and cost a total of 3.5 million dollars! After she built the library, she felt very proud and satisfied with her accomplishment. Now every Friday she can be found at the library, reading to younger children for story time.

She also tells me to never give up and that I can do anything I put my mind to achieving. She is a very motivated person. When you say something like “I give up” she will tell you to keep trying and never give up! She doesn't care what a person looks like or their style, all that matters to her is their personality and what is on the inside. She has taught me to be myself and stand up for others because it is the right thing to do. She pushes me to be a leader and not a follower in life. She believes that we should always have dreams and work hard to obtain them.

She is also a problem solver and always wanting to learn more. She is able to figure stuff out on her own and if there is a problem, you can be sure she will not rest until she has found the answer. She is hard working and does not just sit by and watch work being done. She is constantly learning from others so that she can apply this knowledge to her own situations and solve her own problems. She has taught me that I should always work hard and learn by ‘doing’ not ‘watching.’ If I fail, that is okay as long as I have learned from that mistake and keep trying until I get it. These are just some of the qualities that have made me the person I am today.

Senior Volunteer Hall of Fame



CHESTERFIELD COUNTY
*Senior Volunteer
Hall of Fame*

For 38 years the Senior Volunteer Hall of Fame, a program of the Chesterfield Council on Aging and the Office of Aging & Disability Services, has recognized and celebrated Chesterfield County seniors who have rendered outstanding volunteer service to our community. The goal is to recognize and honor the outstanding achievements of these individuals. These seven amazing senior citizens have been nominated for the 2020 program.





Janet Bishop

Every week since 2011, Janet Bishop has quietly and efficiently performed her assigned duties for the Chesterfield County Police Department. She possesses a wealth of organizational and administrative experience. Janet is very computer literate and has the intelligence needed to interpret and synthesize information. Her assistance allows full-time staff members more time to fulfill their duties and responsibilities for the unit. Janet is very dependable, efficient, and humble; and she expects nothing in return.



Howard Hall

Howard Hall was nominated for his dedicated volunteer service rendered through his involvement as an officer and volunteer with the outreach programs of the Central Chesterfield Ruritan Club. He has the distinction of 50 straight years of perfect attendance with the Ruritan Club meetings. During these years, he has averaged 1,000 volunteer hours per year in community volunteer work. As his nominator indicated, “Everyone knows Curly Hall.”



Thomas “Tom” Hoekstra

As a member and leader of the Motorist Assistance Team, Tom Hoekstra feels this community service has been his most significant volunteer contribution. He has also volunteered as an Officer of Elections, assisted in advocacy work for the Swift Creek Reservoir Hydrilla Management Group, the Woodlake Community Association, and with CERT (Emergency Response Team). Tom was starting a new volunteer data analysis job for the Traffic Unit of the Chesterfield Police Department. when the COVID-19 crisis arose.



Shirley Jezierski

Shirley Jezierski has provided outstanding service to the community for 30 years as the music director of the Belles and Beaux group at St. Edward the Confessor Catholic Church. This group leads weekly sing-alongs at six area senior living facilities in addition to their rehearsals and performances for individuals in hospice care rooms, funerals and other special services. Through her leadership, Shirley has also helped her fellow singers by providing them a meaningful way to help care for the aged in the community.



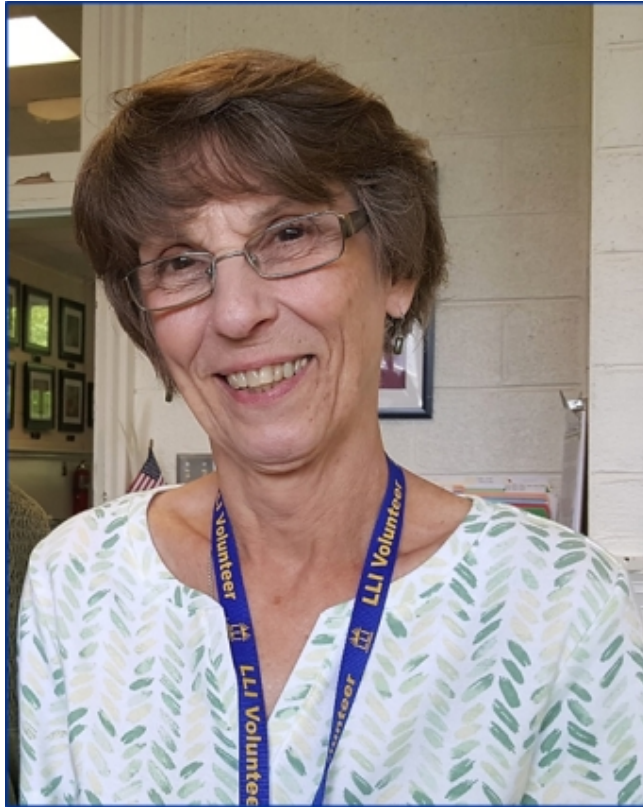
Kay Kerchner

Two years ago, Kay Kerchner became a volunteer for the county's Office of Aging & Disability Services. Twice each week, she comes to the office to call socially isolated seniors who are part of the Telephone Reassurance Program. She is very dedicated—almost never missing a scheduled day. Kay is a kind, caring volunteer and spends as much time as the seniors may need to talk on any given day. Since the COVID-19 crisis began, she works from her home and has increased making calls to four days every week.



Karen Poole

Karen Poole provides volunteer service to numerous organizations and programs. Some of her current service includes: volunteering at St. Francis Hospital, driving with the American Cancer Society's Road to Recovery Program, leading outreach programs for Trinity United Methodist Church, and managing a coat collection and distribution program for families in need. Karen donates her time generously, yet she always seems to find additional ways to help those who are less fortunate.



Cheryl Williams

In her role as receptionist and office assistant at the Chesterfield Lifelong Learning Institute, Cheryl Williams takes quality time with every prospective member and instructor. She answers calls, leads tours, and facilitates many organizational tasks. Her consistency and sense of calm are very helpful, and she is always happy to share a smile. Cheryl devotes attention to detail and displays an excellent attitude for anything she is asked to do.

Chesterfield Community Champion Winners



Youth Group
Girl Scout Troop 603



Group
Chesterfield County Police Chaplains



Organization
Asian and Latino Solidarity Alliance
of Central Virginia

Chesterfield Community Champion Winners

Youth
Austin Smoyer



Senior
Ray Walsh



Teen
Angel
Campbell

Adult
Jessica
Lynch



PLEASE JOIN US:

A virtual ceremony will be held on June 3, 2020, at 2 pm to celebrate all the nominees and announce the three inductees to the **38th** annual Senior Volunteer Hall of Fame.

For additional information please contact:



Office of Aging & Disability Services
Citizen Information and Resources
Telephone: 804-768-7878
Email: AgingServices@chesterfield.gov





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.A.1.

Subject:

Community Policy and Management Team

Board Action Requested:

Nominate/appoint members to serve on the Community Policy and Management Team.

Summary of Information:

Per the Virginia Children's Services Act, the county must appoint a Community Policy and Management Team (CPMT) to implement the requirements of the Act, including the expenditure of funds appropriated by the localities and allocated by the State (Code of Virginia § 2.2-5204).

The minimum mandatory membership of each CPMT includes local agency heads or their designees from the Community Services Board; Department of Social Services; Juvenile Court Services Unit; and school division. Additional mandatory membership includes a parent representative and private provider representative, if a private organization or an association of providers is located within the locality (Code of Virginia § 2.2-5205).

Staff recommends that the Board nominate and appoint Karen Reilly-Jones, Assistant Director for Administration and Finance for Chesterfield-Colonial Heights Department of Social Services, and Larissa Carpenter, representative as the Child and Adolescent Services Team Manager from Chesterfield Community Services Board, to serve on the CPMT, whose terms shall be effective immediately and expire December 31, 2021. Ms. Reilly-Jones will replace Ms. Jana Carter, who recently retired, and Ms. Carpenter will replace Mr. Doug Bilski. Ms. Reilly-Jones and Ms. Carpenter meet all eligibility requirements to fill the vacancies and have indicated their willingness to serve.

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

Attachments:

None

Preparer: Kiva Rogers, Executive Director

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.A.2.

Subject:

John Tyler Community College Local Board

Board Action Requested:

Nominate/appoint one member to serve on the John Tyler Community College Local Board.

Summary of Information:

The John Tyler Community College Local Board acts in an advisory capacity to the State Board for community colleges and performs such duties with respect to the operations of the College as may be delegated to it by the State Board. The Board of Supervisors makes three at-large appointments to the local board.

On May 23, 2018, the Board appointed Ms. Christine Wilson to fill the unexpired term of Mr. John Titus, who resigned effective May 31, 2018. Due to a clerical error, the Board's minutes inaccurately state that Ms. Wilson's term expires on May 31, 2022. The correct term expiration date is June 30, 2020.

Ms. Wilson has expressed an interest in continuing to serve on the board. Her first full four-year term would be effective July 1, 2020, through June 30, 2024. Board members concur with the appointment of Ms. Wilson.

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

Attachments:

None

Preparer: Christopher "Matt" Harris, Deputy County Administrator

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.A.3.

Subject:

Camp Baker Management Board

Board Action Requested:

Nominate/Appoint Mr. Lawrence Grimes to serve on the Camp Baker Management Board.

Summary of Information:

The Camp Baker Management Board has the responsibility of overseeing and monitoring the operation of Camp Baker. One at-large position on the Camp Baker Management Board was made vacant due to a retirement.

Mr. Lawrence Grimes, representing CIVITAN, is interested in filling the at-large position. The partial term will be effective immediately and expire April 30, 2023. The Camp Baker Management Board has expressed support for this nomination.

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

Attachments:

None

Preparer: Kelly Fried, Executive Director

Approved By:

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



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.A.4.

Subject:

First Tee of Greater Richmond Board of Directors

Board Action Requested:

Nominate/appoint two individuals to serve as at-large members of The First Tee of Greater Richmond Board of Directors.

Summary of Information:

The First Tee of Greater Richmond is a not-for-profit corporation that manages and develops the First Tee Chesterfield golf course at Harry G. Daniel Park at Iron Bridge “to provide affordable and accessible quality golf facilities and programs especially for youth.” The county has two at-large representatives on the Board of Directors whose terms expire May 31, 2020.

Parks and Recreation Staff along with Brent Schneider, Executive Director of The First Tee of Greater Richmond Board of Directors, recommend that the Board nominate and reappoint Mr. Eugene T. Thomas, Jr. (at-large) and appoint Mr. Michael McCann (at-large). Their terms will be effective June 1, 2020 and will expire on May 31, 2023. Board members have been briefed and support these appointments.

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

Attachments:

None

Preparer: James Worsley, Director

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.A.5.

Subject:

Chesterfield County Airport Advisory Board

Board Action Requested:

Nominate/appoint member to serve on the Chesterfield County Airport Advisory Board representing the Matoaca District.

Summary of Information:

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

Mr. John Mazza's term as the Matoaca District representative expires on May 22, 2020. He is seeking reappointment for a term beginning on May 23, 2020 and expiring on May 22, 2023. Mr. Carroll concurs with the reappointment of Mr. Mazza.

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

Attachments:

None

Preparer: Clay Bowles, Director

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.a.

Subject:

Resolution Recognizing Firefighter Rotha A. Covington, Fire & EMS, Upon Her Retirement

Board Action Requested:

The adoption of the attached resolution.

Summary of Information:

Firefighter Rotha A. Covington retired from Fire & EMS after having provided over 26 years of service to the citizens of Chesterfield County.

Note: Due to the COVID-19 health emergency, the Board of Supervisors meeting will be hosted virtually on May 27, 2020. Once in-person meetings resume, the Board of Supervisors will recognize retirees at a future regularly scheduled meeting.

Attachments:

1. Covington Rotha A. Resolution

Preparer: Loy Senter, Fire Chief

Approved By:

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

RECOGNIZING FIREFIGHTER ROTH A. COVINGTON UPON HER RETIREMENT

WHEREAS, Firefighter Rotha A. Covington retired from the Chesterfield Fire and Emergency Medical Services Department, Chesterfield County, on April 1, 2020; and

WHEREAS, Firefighter Covington began her career with Chesterfield Fire on March 13, 2000, as a member of Recruit School #29 after transferring from Chesterfield County Schools where she served as a physical education teacher for 6 years; and

WHEREAS, Firefighter Covington has faithfully served the county as a firefighter/EMT for twenty years in various assignments at the Chester, Manchester, Bon Air, Enon, Clover Hill, Centralia and Winterpock Fire & EMS Stations; and

WHEREAS, Firefighter Covington worked on several vital departmental projects within the Resource Management Division; and

WHEREAS, Firefighter Covington was a very energetic member of the Safety Division's Work Performance Evaluation (WPE) project team, helping to ensure all uniformed members are physically fit and able to perform the demanding requirements of the job; and

WHEREAS, Firefighter Covington was awarded an EMS Unit Citation for her actions on February 1, 2002, when her crew assisted a patient having a severe allergic reaction; and

WHEREAS, Firefighter Covington was awarded an EMS Lifesave Award for her actions on October 7, 2008, when she treated a patient who had been rescued and was severely burned in a fire; and

WHEREAS, Firefighter Covington was awarded a Unit Citation for her actions on May 25, 2012, when responding to a call for a choking patient; and

WHEREAS, Firefighter Covington's infectious commitment, professional attitude and endless energy for the fire service had a very positive effect upon everyone she met. Firefighter Covington was very dedicated to this profession, and always willing to assist those in need; and

NOW, THEREFORE BE IT RESOLVED, that the Chesterfield County Board of Supervisors recognizes the contributions of Firefighter Rotha A. Covington, expresses the appreciation of all residents for her service to the county, and extends their appreciation for her dedicated service and their congratulations upon her retirement.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.b.

Subject:

Resolution Recognizing Joy Kim Lester, Fire & EMS, Upon Her Retirement

Board Action Requested:

The adoption of the attached resolution.

Summary of Information:

Mrs. Joy Kim Lester retired from Fire & EMS after providing 31 years of service to the citizens of Chesterfield County.

Note: Due to the COVID-19 health emergency, the Board of Supervisors meeting will be hosted virtually on May 27, 2020. Once in-person meetings resume, the Board of Supervisors will recognize retirees at a future regularly scheduled meeting.

Attachments:

1. Kim Lester Resolution

Preparer: Loy Senter, Fire Chief

Approved By:

RECOGNIZING JOY KIM LESTER UPON HER RETIREMENT

WHEREAS, Joy Kim Lester retired from the Chesterfield Fire and Emergency Medical Services Department, Chesterfield County, on May 1, 2020; and

WHEREAS, Mrs. Lester worked in the private sector for many years prior to beginning her public service with the Chesterfield County Department of Utilities on April 3, 1989, as an engineering assistant; and

WHEREAS, Mrs. Lester excelled in her duties which included reviewing site plans, preparing technical detail drawings of utility infrastructure and procedure standards necessary for private sector engineers and contractors to use in the performance of their duties, and to handle critical special projects as assigned by her section manager; and

WHEREAS, Mrs. Lester is commended for her willingness and desire to improve her skills by participating in hands-on instruction and training on the use of land surveying equipment and AutoCAD drawing programs, being instrumental in the implementation of the Communicator Newsletter and the plans review customer service survey; and

WHEREAS, Mrs. Lester, seeking new challenges, accepted a position with Chesterfield County Fire & Emergency Medical Service on January 6, 2001, as a plan review coordinator; and

WHEREAS, Mrs. Lester was responsible for providing excellent customer service as the frontline contact while maintaining the scheduling of all fire protection system inspections, helping internal and external customers with the fire permitting processes, as part of the Residential Site plan team, and as the direct contact for the deputy fire marshal; and

WHEREAS, Mrs. Lester was respected by her peers and coworkers and willingly and faithfully worked daily to provide world-class customer service to internal and external customers and consistently met or exceeded their expectations; and

WHEREAS, Mrs. Lester continuously utilized her knowledge, skills and experience to provide quality services to the department and foremost to the citizens of Chesterfield County, and in 2007, based on Mrs. Lester's research, helped Chesterfield County receive the National Association of Counties, (NACo) award for The Public Protection Classification Program by the Insurance Services Office; and

WHEREAS, Mrs. Lester possesses the ability to view situations from the perspective of others and has consistently exceeded the expectations of her job, going the extra mile for customers, and received several letters of appreciation from those customers for the assistance she provided; and

NOW, THEREFORE BE IT RESOLVED, that the Chesterfield County Board of Supervisors recognizes the contributions of Joy Kim Lester, expresses the appreciation of all citizens for her service to the county, and extends their appreciation for her dedicated service and their congratulations upon her retirement.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.c.

Subject:

Resolution Recognizing Captain David P. Schweiger, Fire & EMS, Upon His Retirement

Board Action Requested:

The adoption of the attached resolution.

Summary of Information:

Captain David P. Schweiger, retired from Fire & EMS after having provided nearly 30 years of service to the citizens of Chesterfield County.

Note: Due to the COVID-19 health emergency, the Board of Supervisors meeting will be hosted virtually on May 27, 2020. Once in-person meetings resume, the Board of Supervisors will recognize retirees at a future regularly scheduled meeting.

Attachments:

1. DAVID P. SCHWEIGER Resolution

Preparer: Loy Senter, Fire Chief

Approved By:

RECOGNIZING CAPTAIN DAVID P. SCHWEIGER UPON HIS RETIREMENT

WHEREAS, Captain David P. Schweiger retired from the Chesterfield Fire and Emergency Medical Services Department, Chesterfield County, on May 1, 2020; and

WHEREAS, Captain Schweiger began his career with Chesterfield Fire in July of 1990, as a member of Recruit School #23, and has faithfully served the county for nearly thirty years; and

WHEREAS, Captain Schweiger served as a firefighter in various assignments at Ettrick, Buford, Manchester, Bensley, Med-Flight, Centralia Fire & EMS Stations; and

WHEREAS, Captain Schweiger was promoted to lieutenant in January of 2013, and served at the Ettrick, Bensley, Centralia Fire & EMS Stations; and

WHEREAS, Captain Schweiger was promoted to captain in April of 2017, and served in the Resource Management Division; and

WHEREAS, Captain Schweiger served as a National Registry Paramedic, Flight-Paramedic, Rapid Sequence Intubation Paramedic, and as an Advanced Life Support preceptor during his tenure with Chesterfield Fire & EMS; and

WHEREAS, Captain Schweiger provided continuing education to ALS providers to include Advanced Cardiac Life Support; and

WHEREAS, Captain Schweiger served as a Flight-Paramedic for 10 years; and

WHEREAS, Captain Schweiger served as one of the original members of the Tactical Medical Team assigned to Virginia State Police Division 1 Tact Team for 5 years; and

WHEREAS, Captain Schweiger served as a member of the Peer Support for 5 years; and

WHEREAS, Captain Schweiger received multiple Unit Citation Awards and Lifesave Awards for response to emergencies as part of a team; and

WHEREAS, Captain Schweiger was awarded the Chief's Commendation from the Chesterfield County Police Department for his role as a tactical medic during a SWAT call in 2011; and

WHEREAS, Captain Schweiger served in the United States Navy from 1988 until he retired in 2014 as a Master Chief serving at various assignments

that included Cherry Point Naval Hospital, Quantico Naval Hospital, as a member of the Naval Special Warfare SEAL Team 18, and MCB-23 Richmond; and

WHEREAS, Captain Schweiger was deployed once during Operations Desert Storm in 1991 and twice during Operation Enduring Freedom in 2002 and 2009; and

NOW, THEREFORE BE IT RESOLVED, that the Chesterfield County Board of Supervisors recognizes the contributions of Captain David P. Schweiger, expresses the appreciation of all citizens for his service to the county, and extends their appreciation for his dedicated service and their congratulations upon his retirement.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.d.

Subject:

Resolution Recognizing Kevin L. Branch, Emergency Communications, Upon His Retirement

Board Action Requested:

Adoption of the attached resolution.

Summary of Information:

Mr. Kevin L. Branch will retire from the Emergency Communications Center on June 1, 2020 after 32 years of dedicated service to Chesterfield County.

Note: Due to the COVID-19 health emergency, the Board of Supervisors meeting will be hosted virtually on May 27, 2020. Once in-person meetings resume, the Board of Supervisors will recognize retirees at a future regularly scheduled meeting.

Attachments:

1. 2020 K BRANCH Board Resolution-Approved Final Version (2)

Preparer: Tommy Tucker, Director

Approved By:

RECOGNIZING MR. KEVIN L. BRANCH UPON HIS RETIREMENT

WHEREAS, Mr. Kevin L. Branch began his public service with the County as a Police Dispatcher on May 2, 1988 in the Emergency Communications Center, and faithfully served Chesterfield County for 32 years until June 1, 2020; and

WHEREAS, Mr. Branch was able to adapt to the ever-changing environment and growth within Chesterfield County and the Emergency Communications Center including the Consolidation of the Emergency Communications Center, upgrades of the enhanced 9-1-1 system, county's radio system, and Computer-Aided Dispatch System throughout his career; and

WHEREAS, Mr. Branch has significantly impacted Emergency Communications by serving in a multitude of positions during his career to include Dispatcher, Cross-trained Dispatcher, Communications Training Officer, Lead Dispatcher, Assistant Supervisor, and Shift Supervisor during his thirty-two years; and

WHEREAS, Mr. Branch was named the Emergency Communications Supervisor of the Year in 2013; and

WHEREAS, Mr. Branch served on the Emergency Communications Quality Council for several years, serving many of those years as the committees Chairperson and during his tenure authored the Emergency Communications CREED; and

WHEREAS, Mr. Branch partnered with Police representative to develop a new policy on alternate ways of handling Police Service Calls; and

WHEREAS, Mr. Branch served as the Emergency Communications Liaison for COMLINC interoperability and was the primary person responsible for testing the patch capabilities with multiple state jurisdictions via 800MHz, console, or control station to ensure continuity of operations; and

WHEREAS, Mr. Branch displayed a helpful, courteous, and caring attitude while working with internal and external customers; and

WHEREAS, Mr. Branch has provided a high level of commitment to his work performance as a thorough and conscientious employee; and

WHEREAS, Mr. Branch has provided the Emergency Communications Center and Chesterfield County with many years of loyal and dedicated service; and

WHEREAS, Chesterfield County and the Board of Supervisors thank Mr. Branch for his diligent service.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors, May 27, 2020 recognizes Mr. Branch, and extends on behalf of its members and the citizens 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 the resolution be presented to Mr. Branch and that the resolution be permanently recorded among the papers of the Board of Supervisors of Chesterfield County, Virginia.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.e.

Subject:

Resolution Recognizing Mr. John P. Evans, Department of Utilities, Upon His Retirement

Board Action Requested:

Adoption of the attached resolution recognizing Mr. John P. Evans, Department of Utilities, upon his retirement.

Summary of Information:

Mr. John P. Evans retired on May 1, 2020, after providing over 42 years of service to the citizens of Chesterfield County.

Note: Due to the COVID-19 health emergency, the Board of Supervisors meeting will be hosted virtually on May 27, 2020. Once in-person meetings resume, the Board of Supervisors will recognize retirees at a future regularly scheduled meeting.

Attachments:

1. John P. Evans Retirement Resolution

Preparer: George Hayes, Director of Utilities

Approved By:

RECOGNIZING MR. JOHN P. EVANS UPON HIS RETIREMENT

WHEREAS, Mr. John P. Evans retired from the Chesterfield County Utilities Department on May 1, 2020; and

WHEREAS, in February 1978, Mr. Evans began his public-service career with the Chesterfield County Department of Utilities as a utility construction inspector for the department's engineering and development division; and

WHEREAS, in August 1982, Mr. Evans was promoted to senior utility inspector where he contributed to the safe and accurate installation of Chesterfield County's water and wastewater infrastructure; and

WHEREAS, during his tenure as a senior utility inspector, Mr. Evans was recognized for the relationships he developed with the construction industry and was often recognized for his knowledge, expertise and customer service; and

WHEREAS, Mr. Evans received multiple certifications on best practices in the construction industry and used this knowledge to ensure that the department's water and wastewater infrastructure was installed in an efficient and effective manner; and

WHEREAS, in December 1995, Mr. Evans continued his service with the Chesterfield County Department of Utilities by accepting the position of engineering assistant within the department's engineering and development division; and

WHEREAS, Mr. Evans made significant contributions to the accuracy of the department's infrastructure data with his research, knowledge of construction, and the application of the department's construction specification guidelines; and

WHEREAS, during his 42 years of service, Mr. Evans witnessed the department's dependence on paper transition to a digital solution when supporting customers' requests for service; and

WHEREAS, upon learning of his decision to retire, Mr. Evans received numerous notes of appreciation from the development and construction community for the years of excellent customer service he provided; and

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes Mr. John P. Evans and extends on behalf of its members and the citizens of Chesterfield County, appreciation for over 42 years of exceptional service to the county.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.f.

Subject:

Resolution Recognizing Ms. Patty Kluttz, Department of Mental Health Support Services, Upon Her Retirement

Board Action Requested:

Adoption of the attached resolution.

Summary of Information:

Ms. Kluttz is retiring from the Department of Mental Health Support Services on July 1, 2020 after providing over 21 years of service to the citizens of Chesterfield County.

Attachments:

1. Resolution for P. Kluttz Agenda Item

Preparer: Kelly Fried, Executive Director

Approved By:

RECOGNIZING MS. PATTY KLUTTZ UPON HER RETIREMENT

WHEREAS, Ms. Patty Kluttz was hired by Chesterfield County Mental Health Support Services in December 1998 on a part-time basis and on a full-time basis in January 2000 until her retirement; and

WHEREAS, Ms. Kluttz began as a Documentation Specialist and was promoted to Automation Analyst in 2001 and then to Senior Automation Analyst in 2012; and

WHEREAS, Ms. Kluttz created, developed, expanded and maintained an Access Database to track all IT equipment and provide information used to create a rolling Technology Replacement Plan to ensure that all staff had up-to-date equipment to support their job functions; and

WHEREAS, Ms. Kluttz developed an internal help desk system using Track-It software and maintained and expanded the system including email and phone access for staff; and

WHEREAS, Ms. Kluttz assisted with the selection, development, implementation and maintenance of the electronic health record software and provided training and support; and

WHEREAS, Ms. Kluttz developed forms for internal new hires, employee separation, hardware assignment and teleworking that were later used as the basis for Chesterfield County IST's current Footprints system; and

WHEREAS, Ms. Kluttz worked with County IST to develop their Footprints help desk system; and

WHEREAS Ms. Kluttz worked closely with County IST on numerous large projects to upgrade operating systems, implement new software products, explore new technologies to enhance productivity for MHSS staff and support new policies; and

WHEREAS, Ms. Kluttz served as a security liaison to ensure compliance within the MHSS department with all security policies and restrictions; and

WHEREAS, Ms. Kluttz developed forms, policies and training for teleworking and assisted with training and implementation of teleworking as well as IT support; and

WHEREAS, Ms. Kluttz was recognized with First Choice Awards for enrolling physicians and clinicians in Medicare panels and for covering administrative duties during the absence of an executive assistant.

NOW, THEREFORE BE IT RESOLVED, that the Chesterfield County Board of Supervisors, this 27th day of May 2020, publicly recognizes the outstanding contributions of Ms. Patty Kluttz and extends appreciation, on behalf of its members and the citizens of Chesterfield County, for more than 21 years of dedicated service, congratulations upon her retirement, and best wishes for a long, happy and healthy retirement.

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



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.g.

Subject:

Resolution Recognizing the 50th Anniversary of Lucy Corr

Board Action Requested:

Adoption of the attached resolution.

Summary of Information:

The Board of Supervisors would like to recognize the 50th Anniversary of Lucy Corr, a skilled nursing care, long-term care and memory care facility in Chesterfield County.

Attachments:

1. Resolution 50th Anniversary of Lucy Corr

Preparer: Sarah Snead, Deputy County Administrator

Approved By:



RECOGNIZING THE 50TH ANNIVERSARY OF LUCY CORR

WHEREAS, during the mid-1960s, Miss Lucy Virginia Corr recognized the need for a local convalescent facility to assist the elderly and approached the Chesterfield County Board of Supervisors about creating a county-operated nursing care facility; and

WHEREAS, responding to her request, the Chesterfield County Board of Supervisors established a 98-bed Chesterfield County Nursing Home - the first intensive care facility of its kind in Virginia - which opened fifty years ago with a dedication ceremony on May 10, 1970; and

WHEREAS, in 1984 the Chesterfield County Nursing Home was renamed Lucy Corr Nursing Home, in honor of its founder and first director Miss Lucy Corr; and

WHEREAS, Lucy Corr Nursing Home has been expanded many times over the past five decades, now goes by the name "Lucy Corr" and today comprises a 216-bed Health Care Center with memory care, a 48-bed Assisted Living facility with memory care, 77 Independent Living residences and an Adult Day Center licensed to serve 20 participants; and

WHEREAS, skilled nursing care, long-term care and memory care services are indispensable to the citizens of Chesterfield County and we are indebted to Lucy Corr and its many employees, volunteers, benefactors, and supporters today and throughout history for providing these services without fail since 1970.

NOW THEREFORE BE IT RESOLVED that the Chesterfield County Board of Supervisors, this 22nd day of April 2020, publicly recognizes and congratulates Lucy Corr on this special occasion of its 50th Anniversary.

AND, BE IT FURTHER RESOLVED that the Chesterfield County Board of Supervisors hereby express its gratitude to Lucy Corr for providing five decades of outstanding professional health care to citizens of our beloved county and for its ongoing commitment to continue providing caregiving and life-sustaining services which greatly improve and enhance the overall quality of life for our residents.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.1.h.

Subject:

Resolution of Support for the Proposed Woolridge Road Extended Alignment

Board Action Requested:

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

Summary of Information:

On September 27, 2017, the Board adopted a resolution endorsing the Revenue Sharing application to fund the extension of Woolridge Road from Rt. 288 to Old Hundred Road. Preliminary engineering for the project began in October 2018.

A Location Public Hearing was held March 5, 2020 to provide an overview of the project, present alignment alternatives 1 and 2, and solicit input from the public. Based on citizen feedback there is general support for the project.

Based on the written comments received and to provide the most cost-effective project, the preferred alternative, Alternative 1 was selected.

The Commonwealth Transportation Board (CTB) is required to approve the proposed location or alignment of the Woolridge Road Extension. A resolution of support from the county is requested for consideration by the CTB at their June Meeting.

Attachments:

1. Woolridge Road Ext_Resolution
2. Woolridge Road Ext_Alignment Alternatives

Attachments:

1. Attachment A - Woolridge Ext_Resolution of Support
2. Attachment B - Woolridge Ext_Alignment_Alternative_Reduced

Preparer: Brent Epps, Director of Transportation

Approved By:



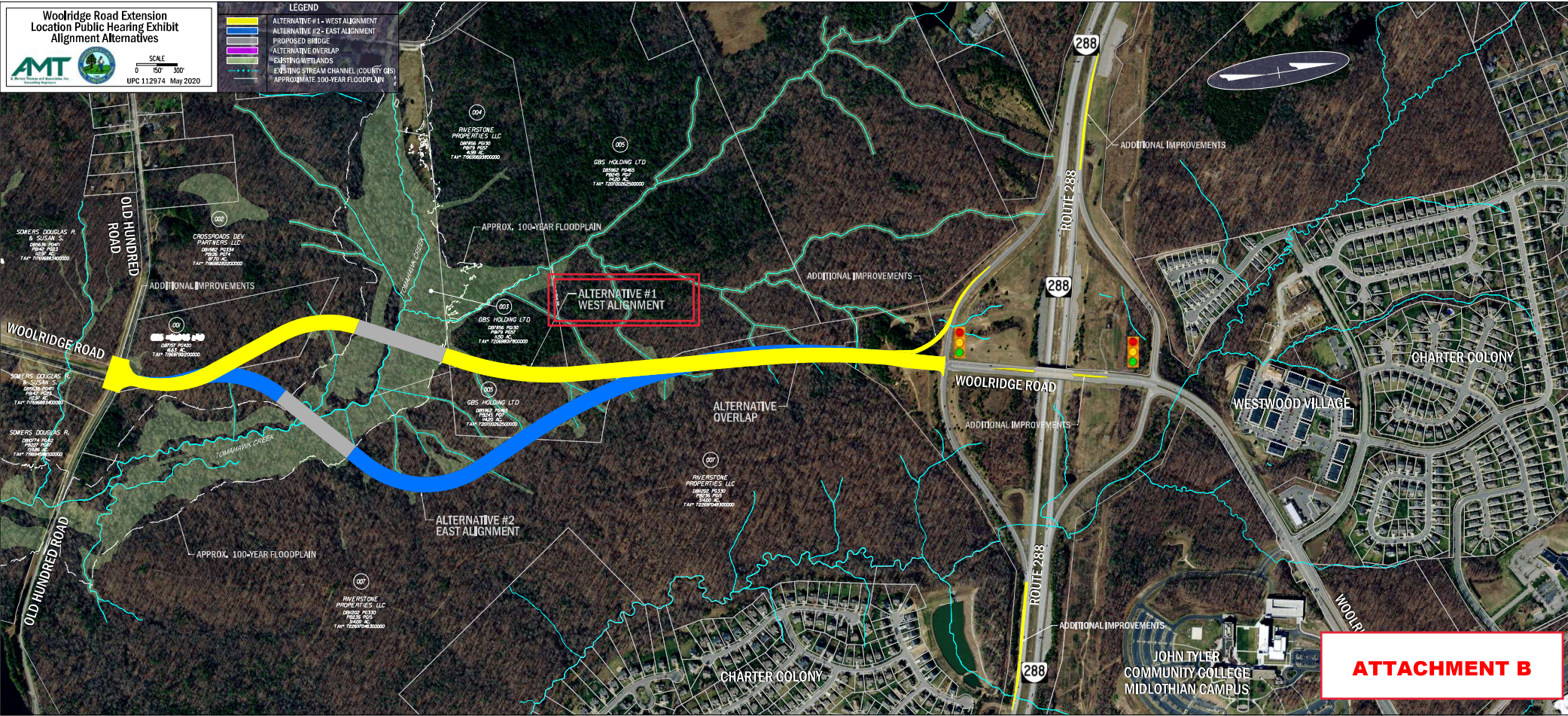
WHEREAS, on September 27, 2017, the Chesterfield County Board of Supervisors, approved a resolution endorsing the Revenue Sharing application to the extension of Woolridge Road from Route 288 to Old Hundred Road; and

WHEREAS, Chesterfield County advertised and a held a public meeting for the Nash Road Extension project on March 5, 2020 to provide an overview of the project, present alignment alternatives 1 and 2, and solicit input from the public; and

WHEREAS, based on citizen feedback there is general support for the project; and

WHEREAS, based on the written comments received and to provide the most cost-effective project, the preferred alternative, Alternative 1 was selected; and

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





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.1.

Subject:

Acceptance of a Parcel of Land Along Woolridge Road and for Grandin Avenue from Woolridge Development, LC

Board Action Requested:

Accept the conveyance of a parcel of land containing 1.665 acres along Woolridge Road and for Grandin Avenue from Woolridge Development, LC and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of a parcel of land containing 1.665 acres along Woolridge Road and for Grandin Avenue from Woolridge Development, LC. This conveyance is for the development of Watercrest Assisted Living Facility and has been reviewed by the site plan team.

Approval is recommended.

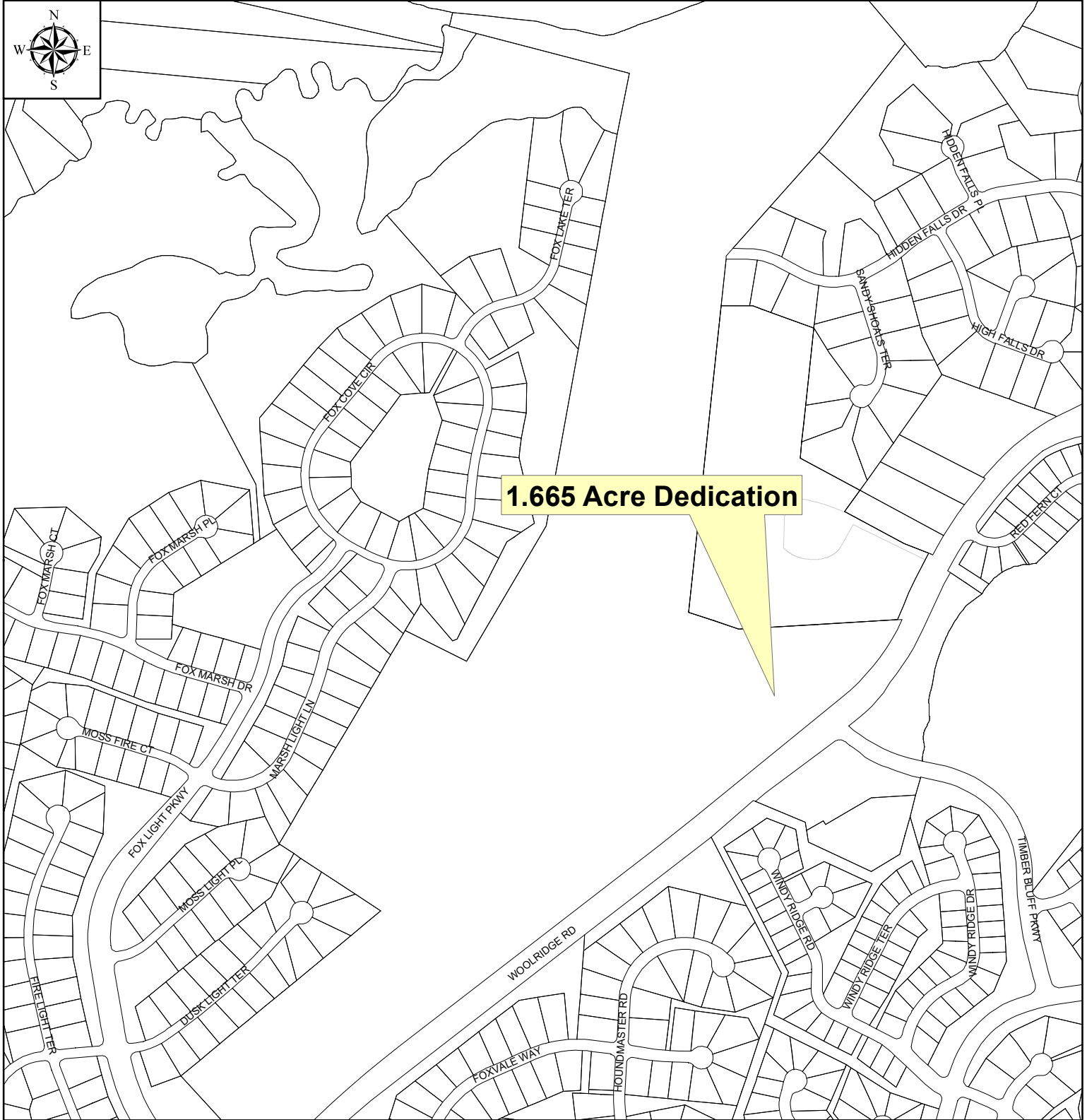
Attachments:

1. Woolridge Development LC Dedication Sketch
2. Woolridge Development LC Dedication Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

Board of Supervisors Meeting - May 27, 2020
Acceptance of a Parcel of Land Along Woolridge Road and
for Grandin Avenue from Woolridge Development, LC.



Chesterfield County
Real Property Office



1 inch = 600 feet



RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
RWC1	33.64'	16.51'	N23°31'09"E	16.34'
RWC2	36.00'	8.46'	N16°11'25"E	8.44'
RWC3	35.96'	30.39'	N01°22'01"W	29.50'
RWC4	272.50'	158.95'	N69°54'09"W	156.70'
RWC5	227.50'	45.57'	N80°52'27"W	45.49'
RWC6	21.00'	34.17'	S58°14'45"W	30.53'
RWC7	237.50'	23.17'	N14°25'19"E	23.16'
RWC8	21.00'	25.42'	N17°27'59"W	23.90'
RWC9	173.00'	104.06'	S69°22'52"E	102.50'
RWC10	327.00'	299.91'	S60°20'15"E	289.51'
RWC11	50.00'	82.90'	S81°33'38"E	73.73'
RWC12	943.86'	182.96'	N45°23'17"E	182.67'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	955.00'	438.90'	S37°42'22"W	435.05'
C2	7955.00'	198.86'	S51°35'17"W	198.85'

RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
RWL1	N36°47'57"W	2.70'
RWL2	N34°03'45"W	107.78'
RWL3	N31°51'03"W	77.99'
RWL4	N78°22'22"W	55.00'
RWL5	N37°51'01"E	54.50'
RWL6	S34°03'45"E	127.84'
RWL7	S39°48'38"E	185.76'
RWL8	N31°38'59"E	43.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°08'09"E	45.00'
L2	S50°52'19"W	93.97'

WOOLRIDGE DEVELOPMENT LC
#5500 WOOLRIDGE ROAD
GPIN: 716-680-0205-00000
D.B. 12396, PG. 41

WOOLRIDGE DEVELOPMENT LC
#5500 WOOLRIDGE ROAD
GPIN: 716-680-0205-00000
D.B. 12396, PG. 41

SPRING CREEK BAPTIST CHURCH
#5200 WOOLRIDGE ROAD
GPIN: 716-680-9477-00000
D.B. 9438, PG. 399

THE LANDING AT SWIFT CREEK
SECTION 2
P.B. 228, PG. 74-79

BETHANN M. MANWARD
#5020 WOOLRIDGE ROAD
GPIN: 717-681-6408-00000
D.B. 6188, PG. 44

CATHERINE P. WALKER
#5100 WOOLRIDGE ROAD
GPIN: 717-680-5198-00000
D.B. 9686, PG. 946

STEPHEN M. BLOOM
#5110 WOOLRIDGE ROAD
GPIN: 717-680-4785-00000
D.B. 10447, PG. 470

TEMP. CONSTRUCTION EASEMENT
D.B. 11391, PG. 965
S.H.P.B. 25, PG. 470-473

VARIABLE WIDTH
VERIZON EASEMENT
D.B. 11460, PG. 400

SLOPE EASEMENT FOR VDOT MAINTENANCE
D.B. 11391, PG. 978
S.H.P.B. 25, PGS. 483-489

VARIABLE WIDTH
VERIZON EASEMENT
D.B. 11460, PG. 400

VARIABLE WIDTH
V.E.P.Co. EASEMENT
D.B. 11378, PG. 627

DRAINAGE EASEMENT FOR
VDOT MAINTENANCE
D.B. 11391, PG. 960
S.H.P.B. 25, PGS. 465-469

TRAFFIC CONTROL EASEMENT
D.B. 11391, PG. 982

VARIABLE WIDTH
VERIZON EASEMENT
D.B. 11460, PG. 400

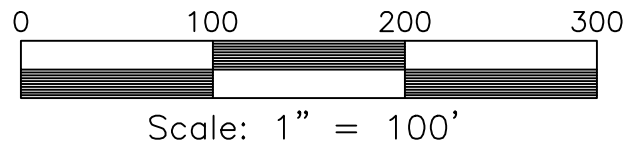
R/W PER
D.B. 3702, PG. 932

N:3,680,414.25
E:11,717,483.83

**WOOLRIDGE ROAD
(UNDER CONSTRUCTION)**
STATE ROUTE 668
(VARIABLE WIDTH PUBLIC R/W)
D.B. 402, PG. 523; D.B. 1989, PG. 1795;
D.B. 2025, PG. 417; D.B. 11010, PG. 331;
D.B. 11391, PG. 970

NOTE: THIS PLAT WAS COMPILED FROM DEEDS/PLATS OF RECORD WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. NCS-846802-CH12, DATED FEBRUARY 21, 2019. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN.

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



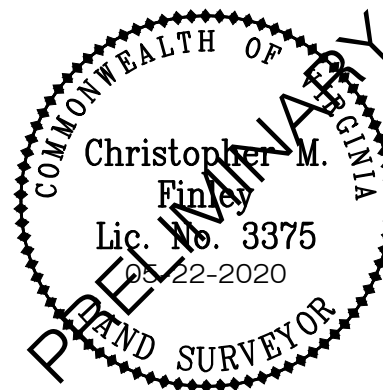
CO. PLAN #19PR0243
CO. PROJ #19-0140

COMPILED PLAT SHOWING
1.665 ACRES OF LAND BEING A PORTION OF
GPIN: 716-680-0205-00000 TO BE DEDICATED
TO THE COUNTY OF CHESTERFIELD

MATOACA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

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

DATE: 05-22-2020
SCALE: 1" = 100'
JOB: 54150159.00
DRAWN BY: WRL
CHECKED BY: CMF
SHEET 1 OF 1





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.2.

Subject:

Acceptance of Parcels of Land Along Lucks Lane for Lucks Garden Trail, Dogwood Grove Drive and Woodlet Meadow Lane from The Grove at Lucks Lane LLC

Board Action Requested:

Accept the conveyance of 2 parcels of land containing a total of 2.061 acres along Lucks Lane for Lucks Garden Trail, Dogwood Grove Drive and Woodlet Meadow Lane from The Grove at Lucks Lane LLC and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of 2 parcels of land containing a total of 2.061 acres along Lucks Lane for Lucks Garden Trail, Dogwood Grove Drive and Woodlet Meadow Lane from The Grove at Lucks Lane LLC. This conveyance is for the development of The Grove at Lucks Lane and has been reviewed by the site plan team.

Approval is recommended.

Attachments:

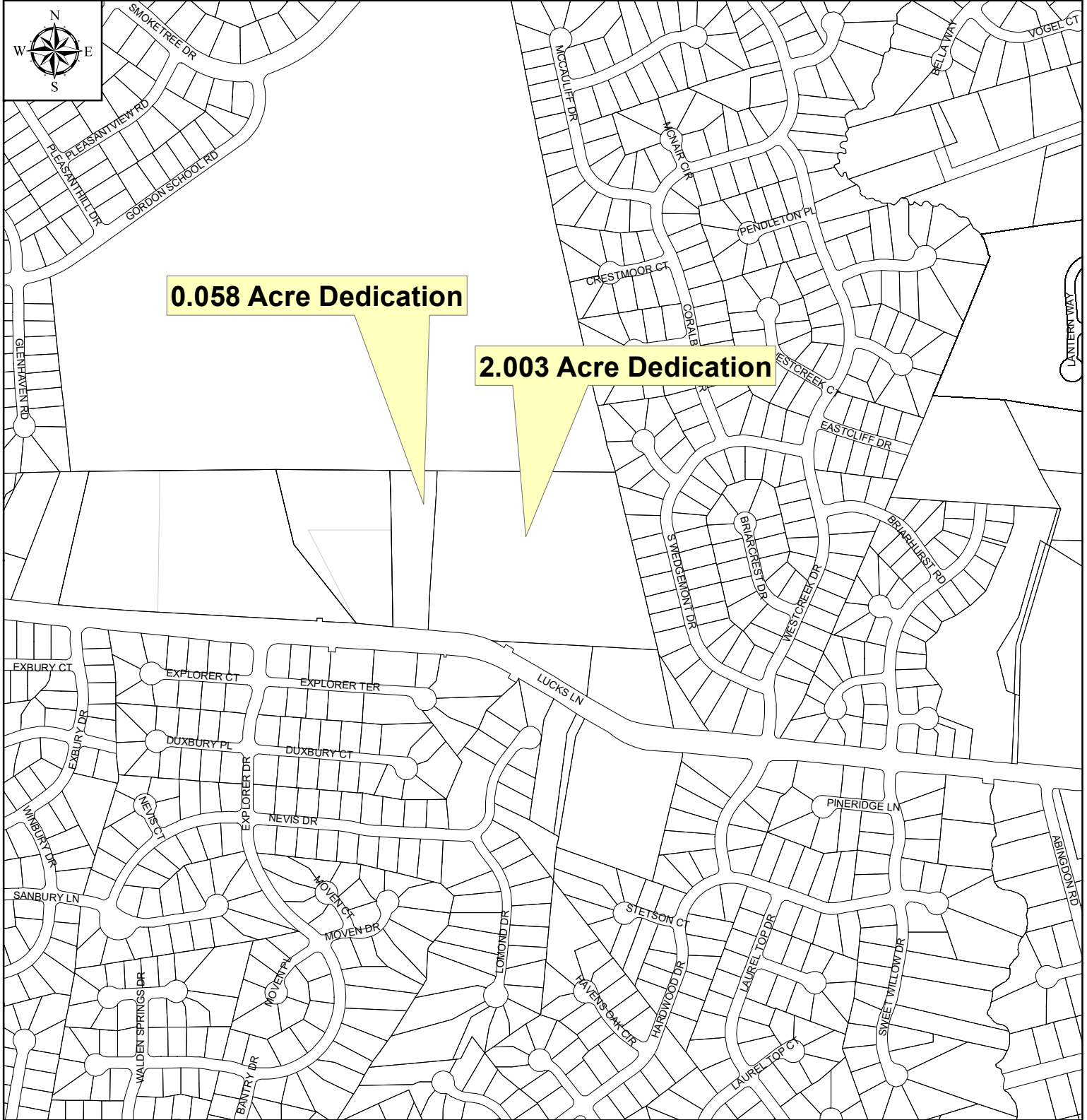
1. The Grove at Lucks Lane Dedication Sketch
2. The Grove at Lucks Lane Dedication Plat 1
3. The Grove at Lucks Lane Dedication Plat 2

Preparer: Dean Sasek, Real Property Manager

Approved By:



Board of Supervisors Meeting - May 27, 2020
Acceptance of Parcels of Land Along Lucks Lane for Lucks Garden Trail, Dogwood
Grove Drive and Woodlet Meadow Lane from The Grove at Lucks Lane LLC.

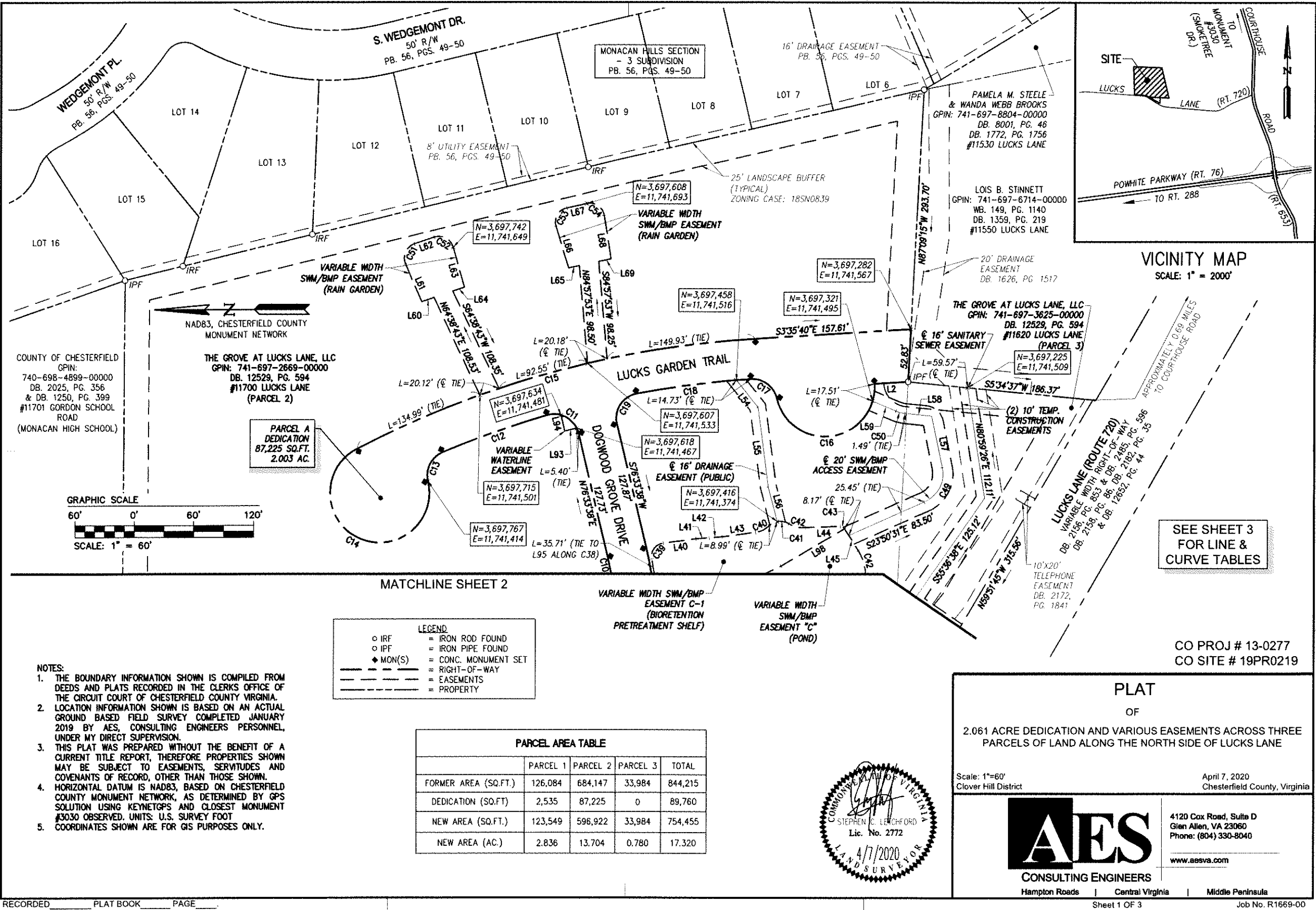


Chesterfield County
Real Property Office

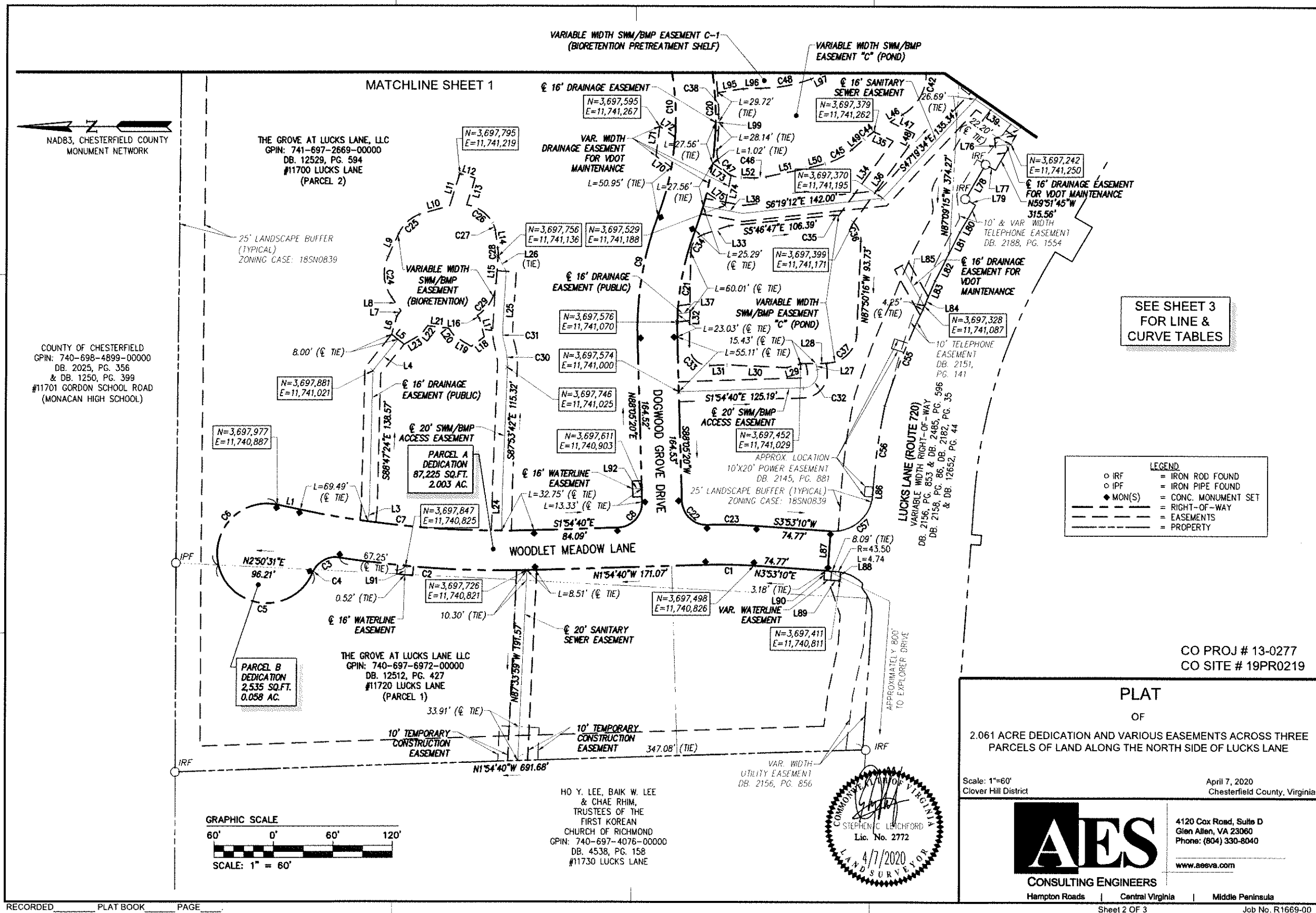


1 inch = 600 feet





S:\C05081669 - Grove At Lucks Lane\02 - Survey and Design Services\Survey\Plan\BOW Dedication\B 1669 BOW Dedication\Plat Sur.dwg, Sheet 1, 4/7/2020 10:08:33 AM, 18x24, 1:1



S:\08581669 - Grove At Lucks Lane\00 - Survey and Design Services\Survey\Parcels\ROW Dedication\Plat\Std.dwg, Sheet 2, 4/10/2020 10:09:26 AM, 1669-00



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.3.

Subject:

Acceptance of Parcels of Land Along Woods Edge Road from the John Watts Roberts Revocable Trust Dated March 14, 2012; Claremont Associates, LLC; and Swarthmore College

Board Action Requested:

Accept the conveyance of 3 parcels of land containing a total of 1.163 acres along Woods Edge Road from the John Watts Roberts Revocable Trust Dated March 14, 2012; Claremont Associates, LLC; and Swarthmore College and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of 3 parcels of land containing a total of 1.163 acres along Woods Edge Road from the John Watts Roberts Revocable Trust Dated March 14, 2012; Claremont Associates, LLC; and Swarthmore College. This conveyance is for the development of Carvana and has been reviewed by the site plan team.

Approval is recommended.

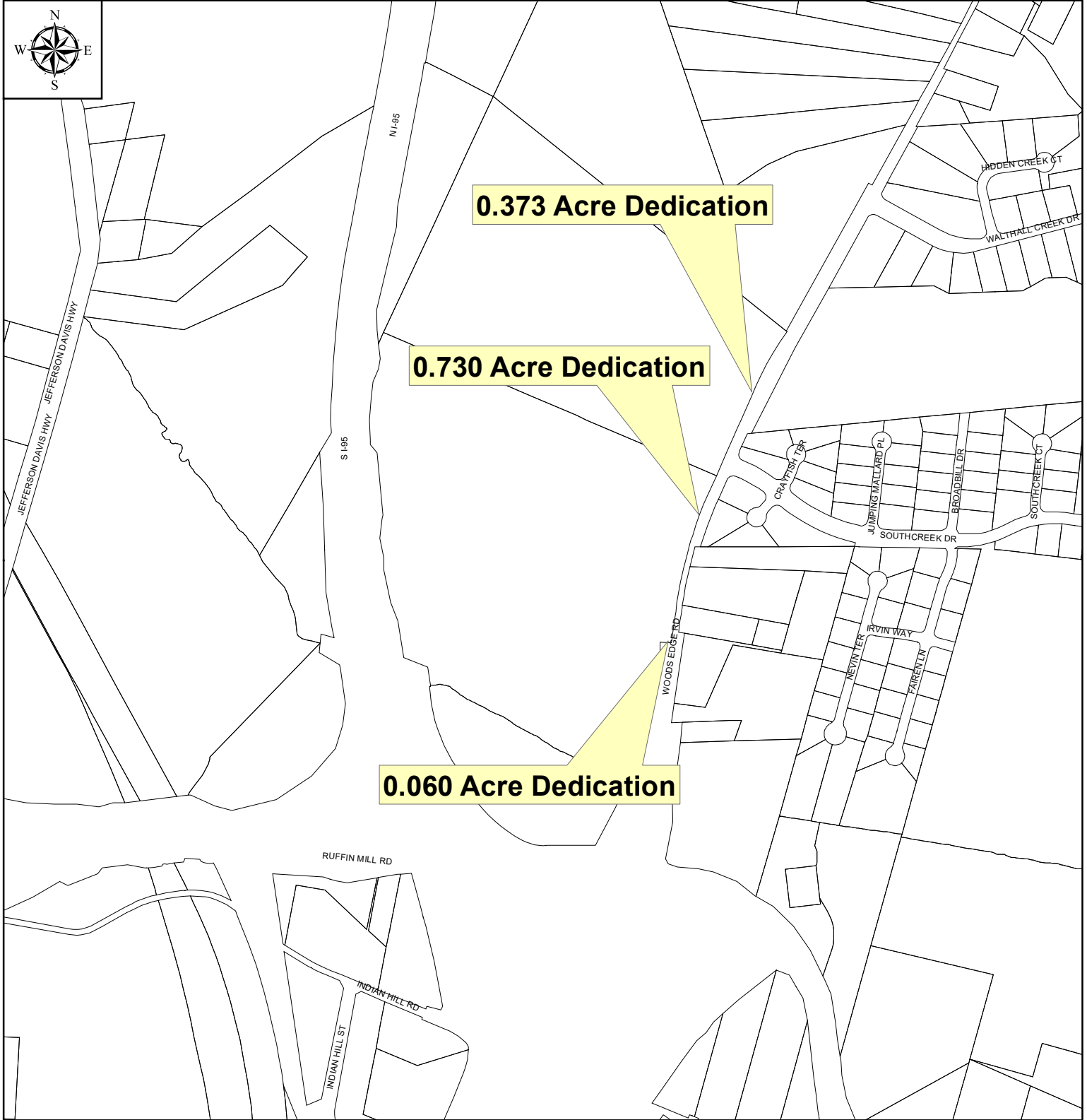
Attachments:

1. John Roberts Et Als Dedication Sketch
2. John Roberts Et Als Dedication Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

Board of Supervisors Meeting - May 27, 2020
Acceptance of Parcels of Land Along Woods Edge Road from the John Watts
Roberts Revocable Trust Dated March 14, 2012; Claremont Associates, LLC;
and Swarthmore College



Chesterfield County
Real Property Office

DutyJ 04-13-2020

1 inch = 700 feet



Y:\901143447-WOODSEGE_ESMTDWG\43447-ROW-ROBERTS-TRUST-PARCELS.dwg | Plotted on 3/25/2020 11:42 AM | by Robert Sidam

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	500.00'	46.47"	23.25'	5°19'29"	S26°23'23"W	46.45'
C2	2007.53'	529.65'	266.37'	15°06'59"	S16°10'09"W	528.12'
C3	2044.53'	539.41'	271.28'	15°06'59"	N16°10'09"E	537.85'
C4	5728.87'	436.57'	218.39'	4°21'59"	N26°37'15"E	436.47'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°30'46"E	15.21'
L2	N81°51'23"W	35.46'
L3	S8°08'37"W	133.44'

DEDICATION AREA TABLE:
GPIN: 803-641-5123-00000
AREA A: 31,803 SQ. FT. OR 0.730 ACRE
AREA B: 2,614 SQ. FT. OR 0.060 ACRE

TOTAL: 34,417 SQ. FT. OR 0.790 ACRE

GPIN: 803-642-5764-00000
AREA C: 16,263 SQ. FT. OR 0.373 ACRE

OVERALL AREA: 50,680 SQ. FT. OR 1.163 ACRES



Notes:

1.) OWNER OF RECORD:
JOHN WATTS ROBERTS
REVOCABLE TRUST, CLAREMONT ASSOCIATES, LLC, &
SWARTHMORE COLLEGE
14820 WOODS EDGE ROAD
GPIN: 803-642-5764-00000
DB 11012, PG 711
DB 11012, PG 702
DB 1826, PG 627
DB 1826, PG 636
WB 486, PG 342

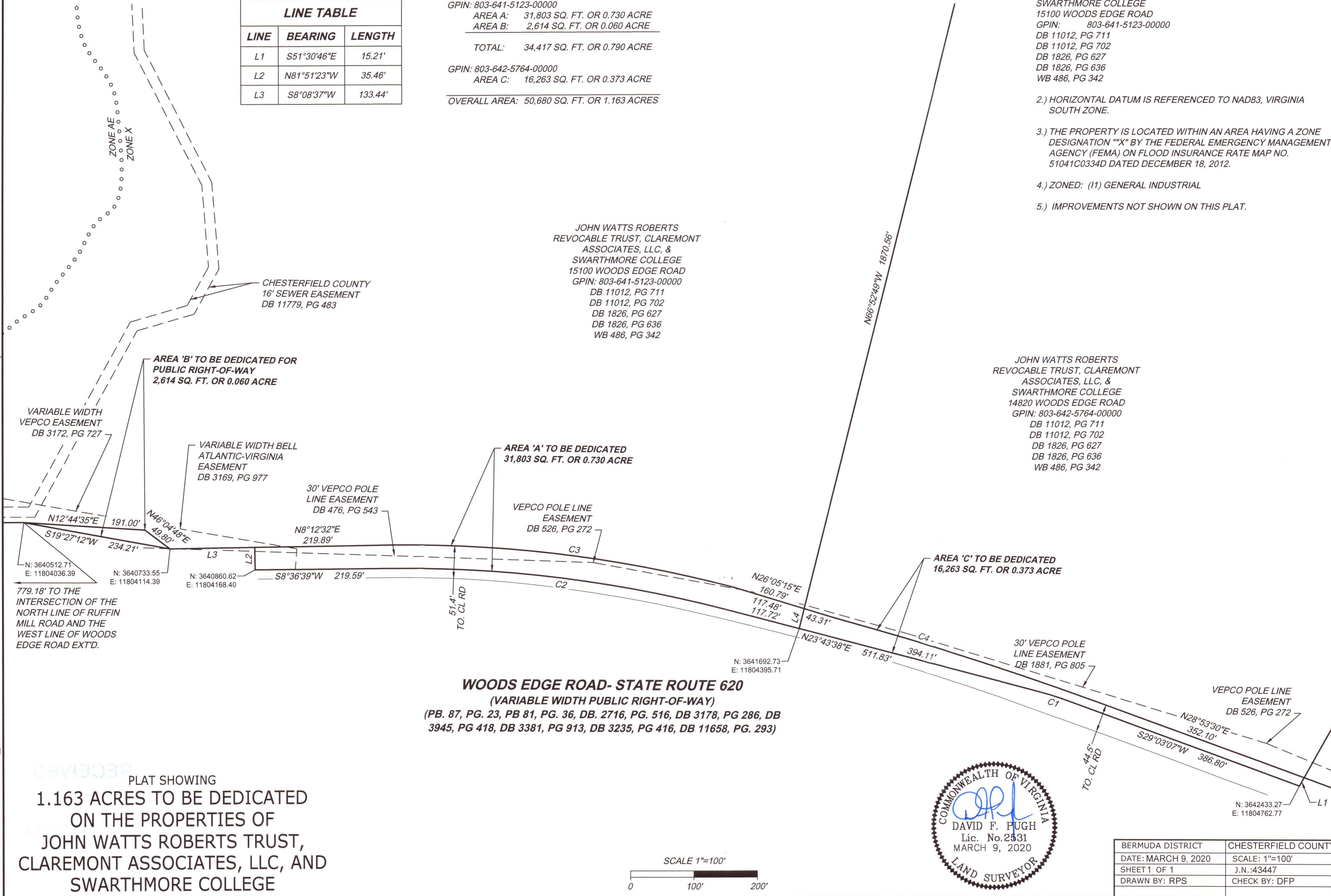
JOHN WATTS ROBERTS
REVOCABLE TRUST, CLAREMONT ASSOCIATES, LLC, &
SWARTHMORE COLLEGE
15100 WOODS EDGE ROAD
GPIN: 803-641-5123-00000
DB 11012, PG 711
DB 11012, PG 702
DB 1826, PG 627
DB 1826, PG 636
WB 486, PG 342

2.) HORIZONTAL DATUM IS REFERENCED TO NAD83, VIRGINIA SOUTH ZONE.

3.) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ""X"" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 51041C0334D DATED DECEMBER 18, 2012.

4.) ZONED: (I1) GENERAL INDUSTRIAL

5.) IMPROVEMENTS NOT SHOWN ON THIS PLAT.



RECEIVED
PLAT SHOWING
1.163 ACRES TO BE DEDICATED
ON THE PROPERTIES OF
JOHN WATTS ROBERTS TRUST,
CLAREMONT ASSOCIATES, LLC, AND
SWARTHMORE COLLEGE



BERMUDA DISTRICT	CHESTERFIELD COUNTY
DATE: MARCH 9, 2020	SCALE: 1"=100'
SHEET 1 OF 1	J.N.:43447
DRAWN BY: RPS	CHECK BY: DFP



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.4.

Subject:

Acceptance of Parcels of Land Along Woods Edge Road from Swarthmore College

Board Action Requested:

Accept the conveyance of 2 parcels of land containing a total of 0.370 acres along Woods Edge Road from Swarthmore College and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of 2 parcels of land containing a total of 0.370 acres along Woods Edge Road from Swarthmore College. This conveyance is for the development of Carvana and has been reviewed by the site plan team.

Approval is recommended.

Attachments:

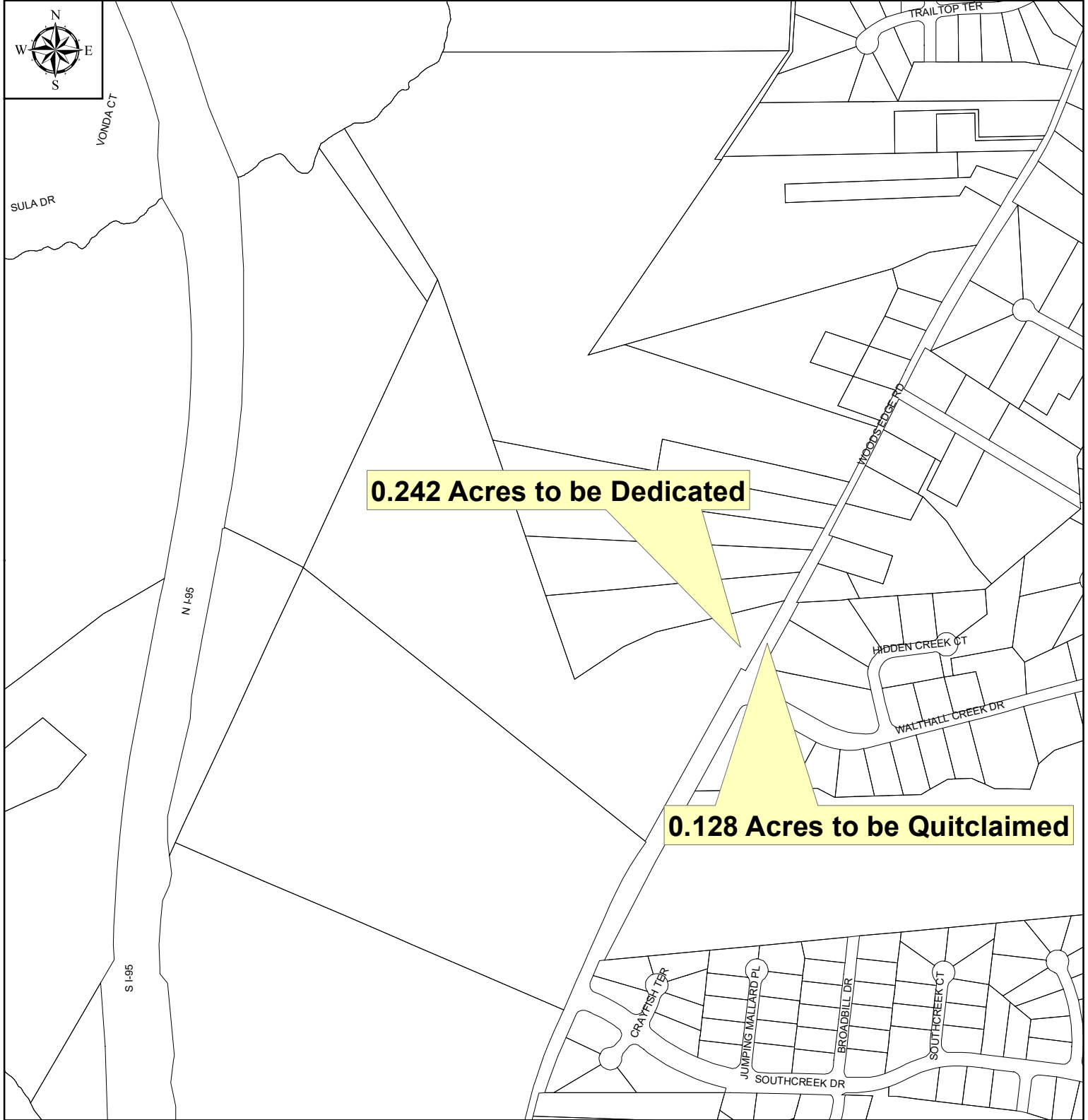
1. Swarthmore College Dedication Sketch
2. Swarthmore College Dedication Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:



Board of Supervisors Meeting - May 27, 2020
Acceptance of Parcels of Land Along Woods Edge Road from Swarthmore College

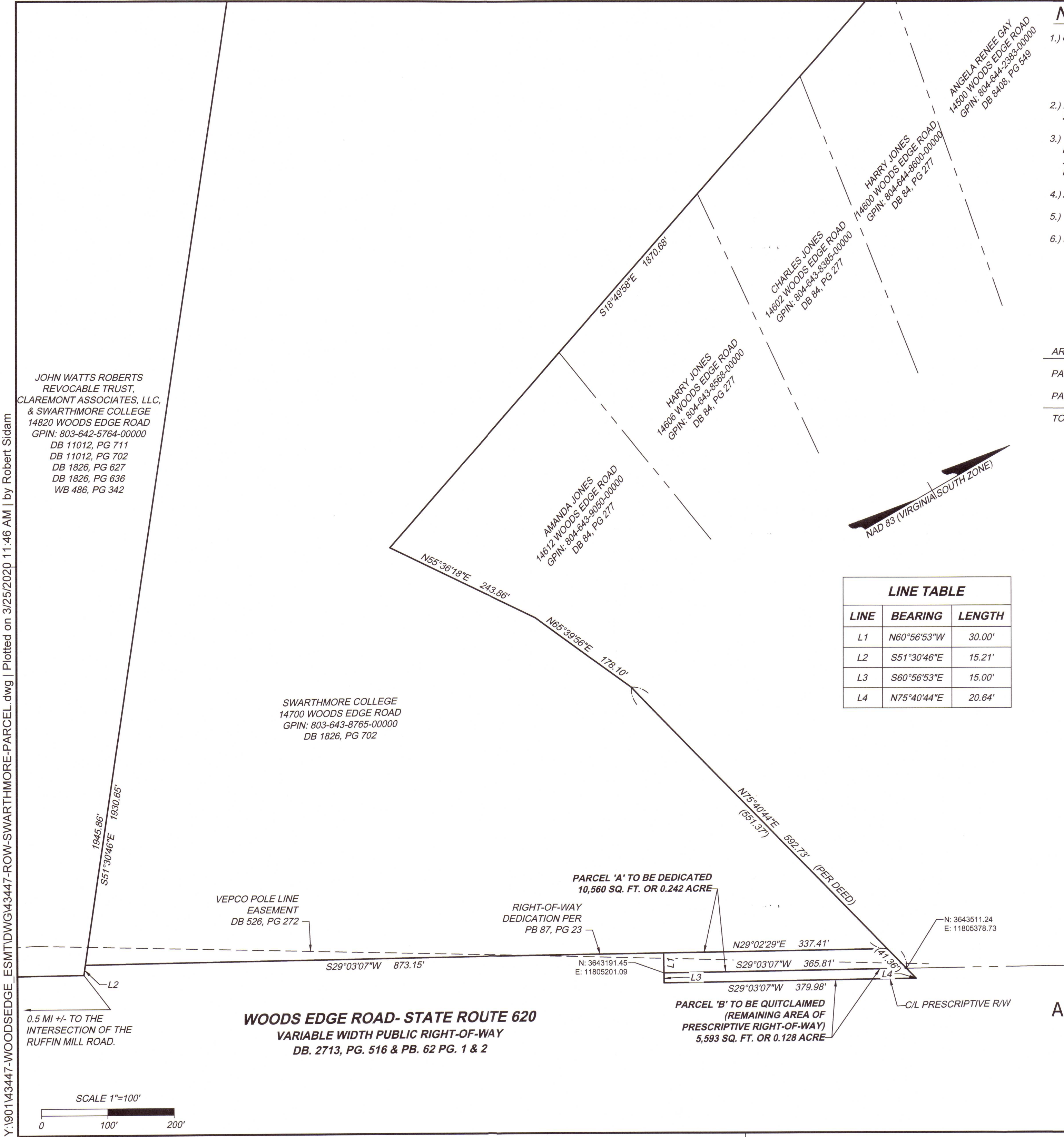


Chesterfield County
Real Property Office



JOHN WATTS ROBERTS
REVOCABLE TRUST,
CLAREMONT ASSOCIATES, LLC,
& SWARTHMORE COLLEGE
14820 WOODS EDGE ROAD
GPIN: 803-642-5764-00000
DB 11012, PG 711
DB 11012, PG 702
DB 1826, PG 627
DB 1826, PG 636
WB 486, PG 342

Y:\901143447-WOODSEGE ESMT\DWG\43447-ROW-SWARTHMORE-PARCEL.dwg | Plotted on 3/25/2020 11:46 AM | by Robert Sidam



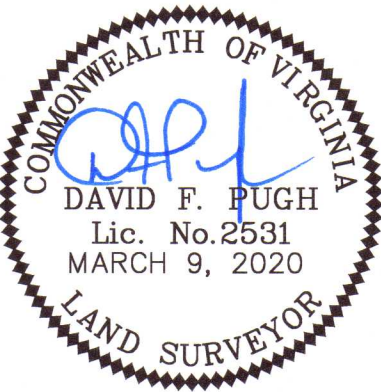
Notes:

- 1.) OWNER OF RECORD:
SWARTHMORE COLLEGE
14700 WOODS EDGE ROAD
GPIN: 803-643-8765-00000
DB 1826, PG 702
- 2.) HORIZONTAL DATUM IS REFERENCED TO NAD83, VIRGINIA SOUTH ZONE.
- 3.) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 51041C0334D DATED DECEMBER 18, 2012.
- 4.) ZONED: (I2) GENERAL INDUSTRIAL
- 5.) IMPROVEMENTS NOT SHOWN ON THIS PLAT.
- 6.) DISTANCES IN PARENTHESES ARE EASEMENT TIES.

AREA TABULATION:

PARCEL 'A' -	10,560 SQ. FT. OR 0.242 ACRE
PARCEL 'B' -	5,593 SQ. FT. OR 0.128 ACRE
TOTAL CONVEYANCE - 16,153 SQ. FT. OR 0.370 ACRE	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°56'53"W	30.00'
L2	S51°30'46"E	15.21'
L3	S60°56'53"E	15.00'
L4	N75°40'44"E	20.64'



PLAT SHOWING
0.242 ACRES TO BE DEDICATED
AND 0.128 ACRES TO BE QUITCLAIMED
ON THE PROPERTY OF
SWARTHMORE COLLEGE

BERMUDA DISTRICT	CHESTERFIELD COUNTY
DATE: MARCH 9, 2020	SCALE: 1"=100'
SHEET 1 OF 1	J.N.:43447
DRAWN BY: RPS	CHECK BY: LMT



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.5.

Subject:

Approval of the Purchase of Land Along Reams Road for the Reams Road Elementary School Replacement Project

Board Action Requested:

Approval of the purchase of three parcels of land, together totaling 0.683 acres, along Reams Road for \$23,574.00, from Morris Wayne Cordle, also known as Morris W. Cordle.

Summary of Information:

Staff requests the Board of Supervisors approve the purchase of three parcels of land, together totaling 0.683 acres, along Reams Road for \$23,574.00 from Morris Wayne Cordle, also known as Morris W. Cordle. This right of way is needed for road improvements required for the construction of the Reams Road Elementary School Replacement. This request has been reviewed by the site plan team and schools.

Approval is recommended.

Attachments:

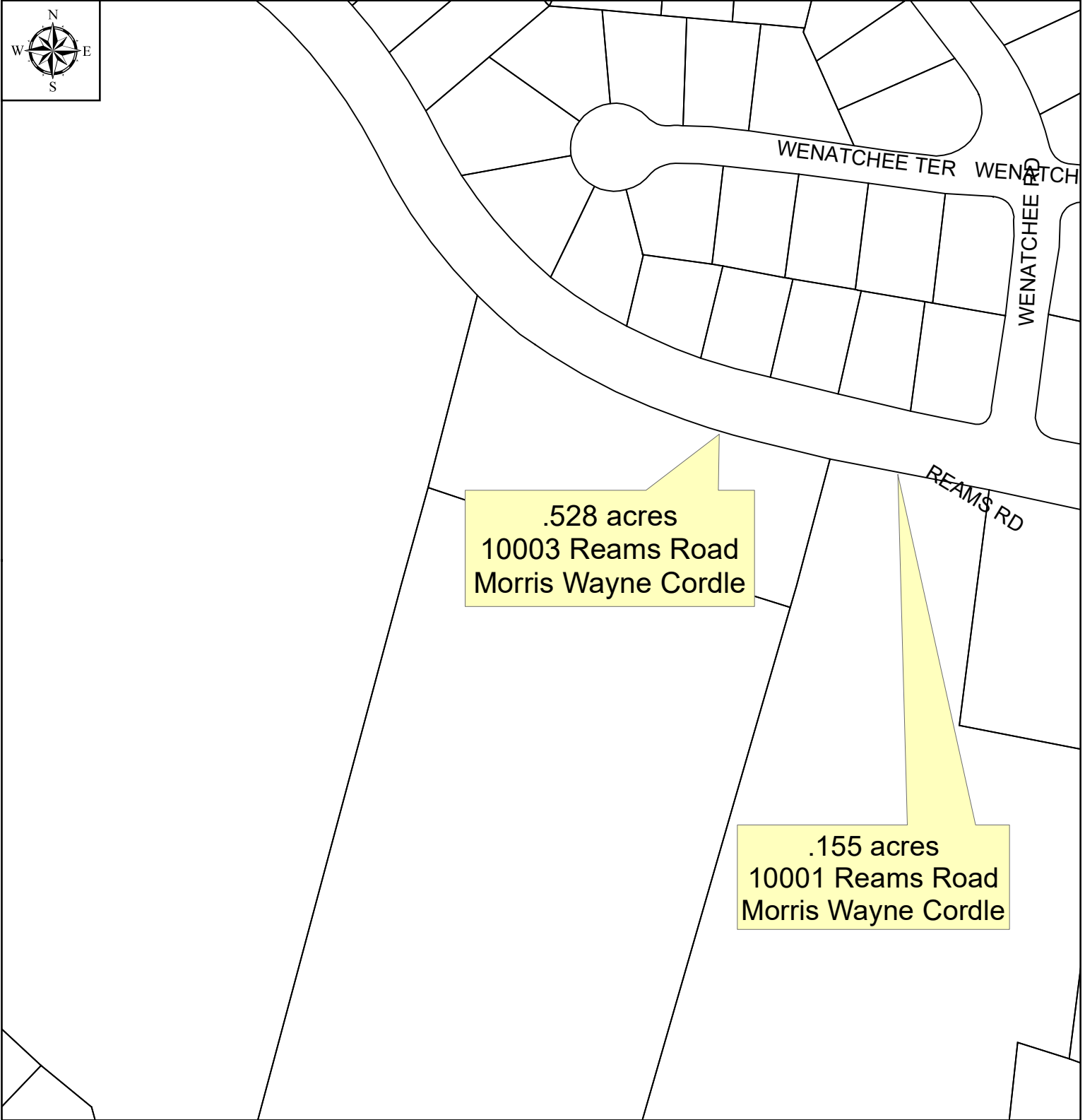
1. Cordle-Reams Road Vicinity Sketch
2. Cordle-Reams Road Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:



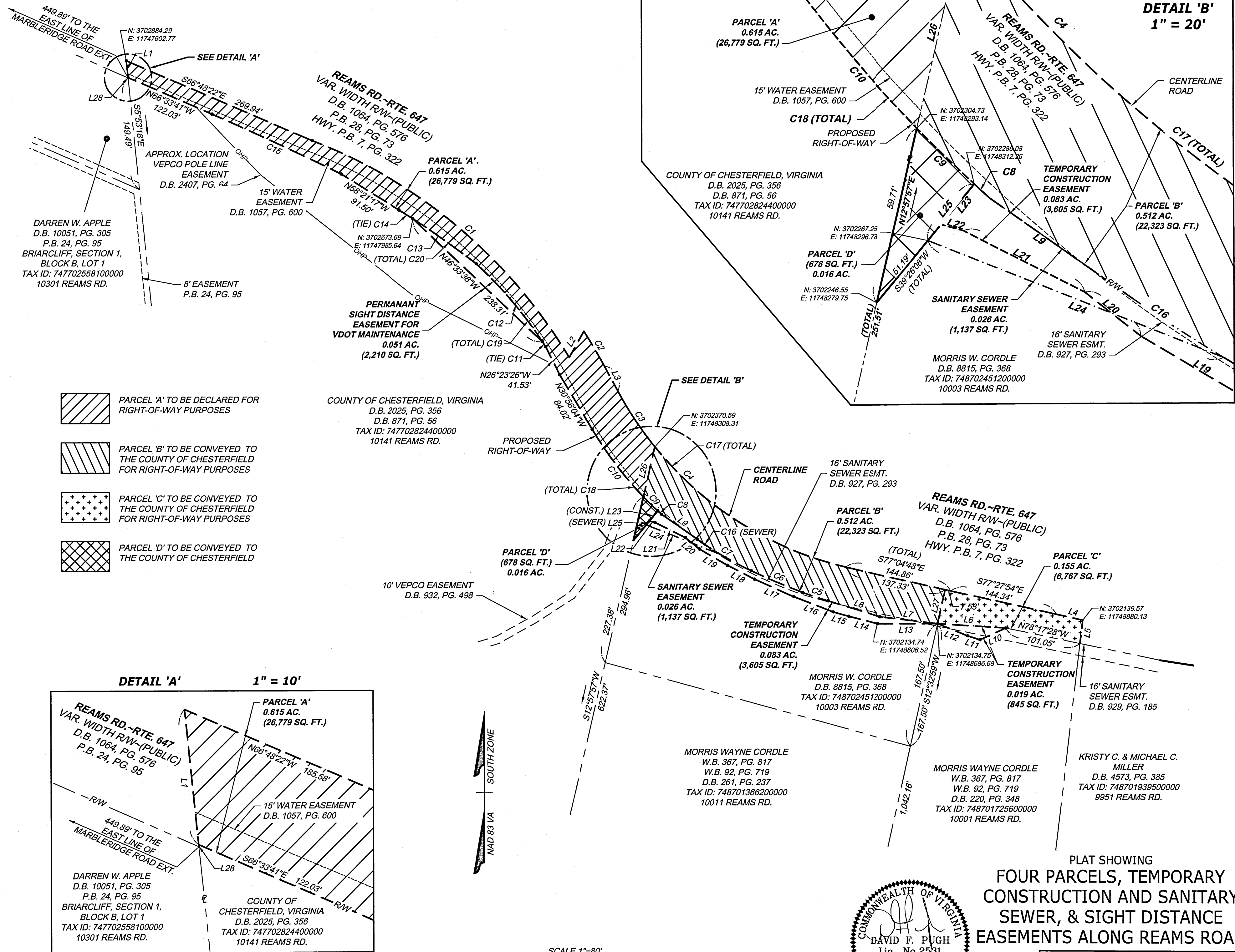
Board of Supervisors Meeting - May 27, 2020
APPROVAL OF THE PURCHASE OF LAND ALONG REAMS ROAD FROM
MORRIS WAYNE CORDLE FOR THE REAMS ROAD
ELEMENTARY SCHOOL REPLACEMENT PROJECT



Chesterfield County
Real Property Office



Y:\190140988-Reams_ES\DWG\40988V-XPROAD_4-3-19.dwg | Plotted on 4/12/2019 9:09 AM | by Kenneth Roberson

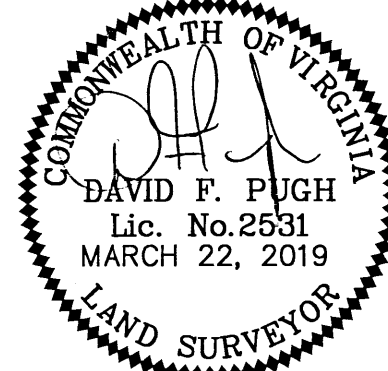


THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

TIMMONS GROUP



CLOVER HILL DISTRICT	Chesterfield County, VA
DATE: FEBRUARY 6, 2019	SCALE: 1"=80'
SHEET 1 OF 2	J.N.:40988
DRAWN BY: K.L.R.	CHECK BY: D.F.P.
REVISED: 3-22-19	



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.6.

Subject:

Acceptance of a Parcel of Land Along Harpers Mill Parkway from J. Mark Sowers and Deborah K. Sowers

Board Action Requested:

Accept the conveyance of a parcel of land containing 0.005 acres along Harpers Mill Parkway from J. Mark Sowers and Deborah K. Sowers and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of a parcel of land containing 0.005 acres along Harpers Mill Parkway from J. Mark Sowers and Deborah K. Sowers. This conveyance is for the development of Copper Grove Section 1 subdivision and has been reviewed by Planning, Environmental Engineering and Transportation Departments.

Approval is recommended.

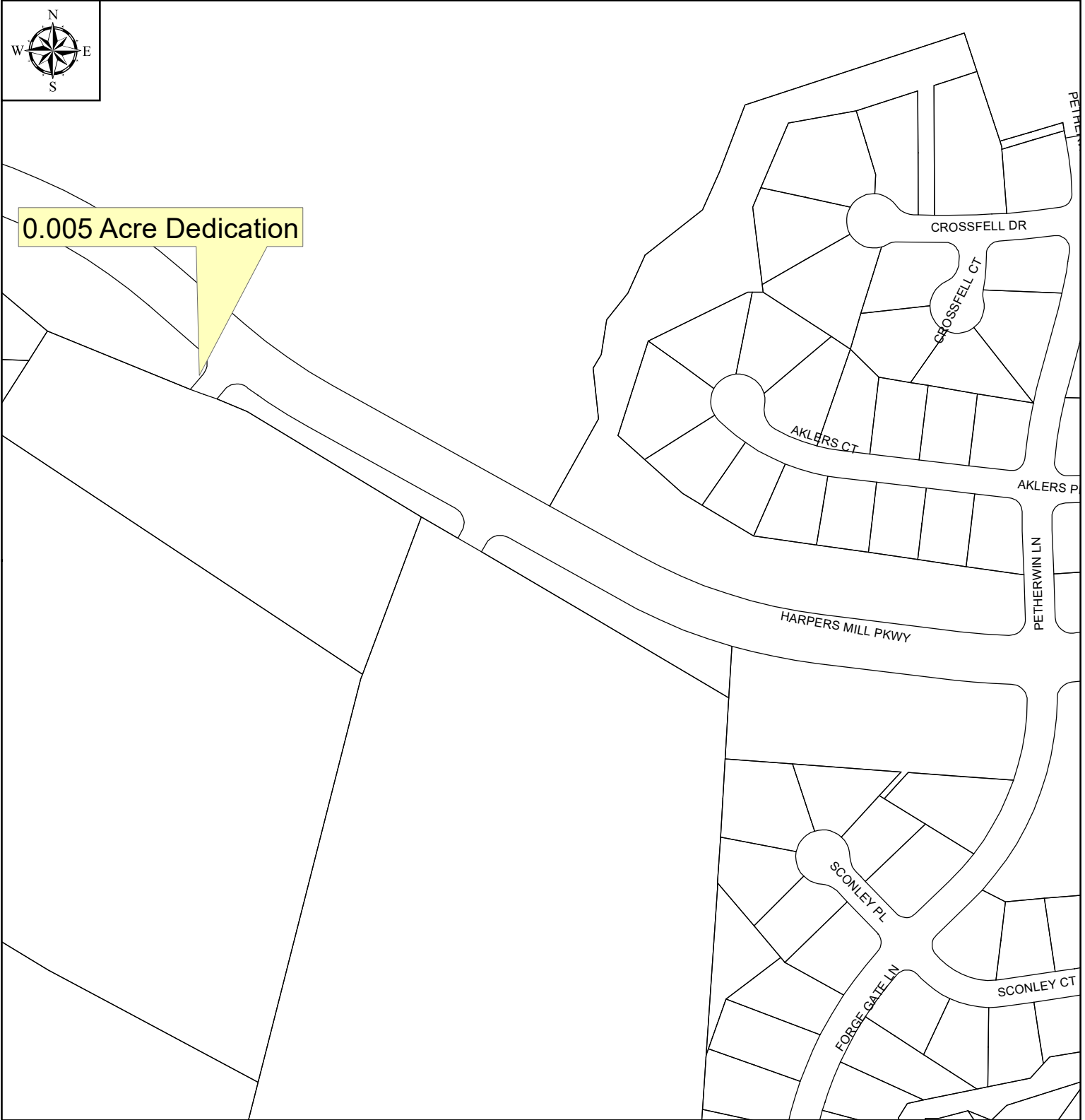
Attachments:

1. J Mark Sowers and Deborah K Sowers Dedication Sketch
2. J Mark Sowers and Deborah K Sowers Dedication Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

Board of Supervisors Meeting - May 27, 2020
Acceptance of a Parcel of Land Along Harpers Mill Parkway
from J. Mark Sowers and Deborah K. Sowers



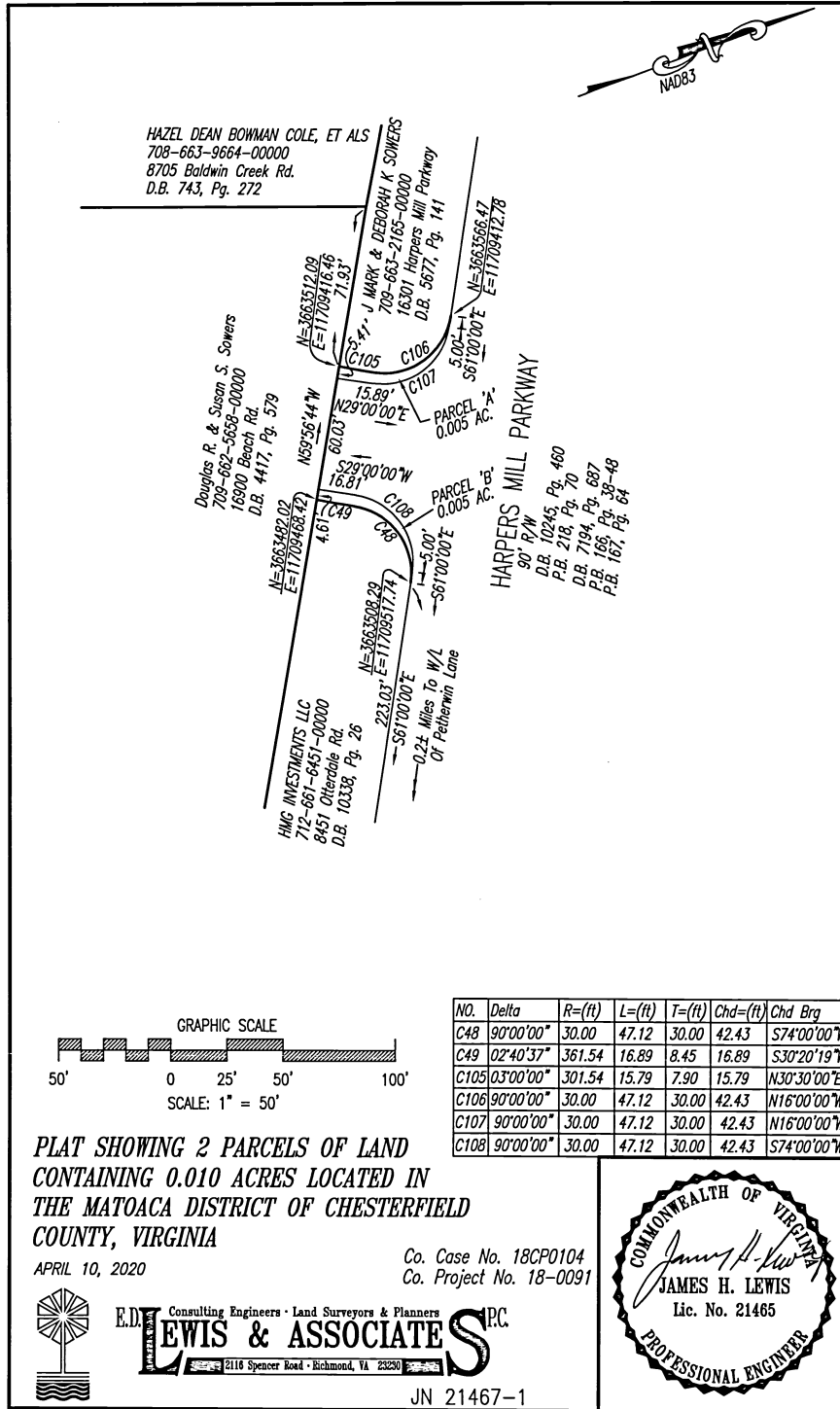
Chesterfield County
Real Property Office



1 inch = 250 feet



F:\DWG\51467\Section-1\21467\PLATS\21467-1 Kaper Rd Widen Plat.dwg, Model, 4/10/2020 9:04:59 AM, Jim SHARP MX-M3050 PCL6





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.7.

Subject:

Acceptance of Four Parcels of Land Along Harpers Mill Parkway from Douglas R. Sowers and Susan S. Sowers

Board Action Requested:

Accept the conveyance of four parcels of land containing a total of 3.045 acres along Harpers Mill Parkway from Douglas R. Sowers and Susan S. Sowers and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of four parcels of land containing a total of 3.045 acres along Harpers Mill Parkway from Douglas R. Sowers and Susan S. Sowers. This conveyance is for the development of Copper Grove Section 1 and has been reviewed by Planning, Environmental Engineering and Transportation Departments.

Approval is recommended.

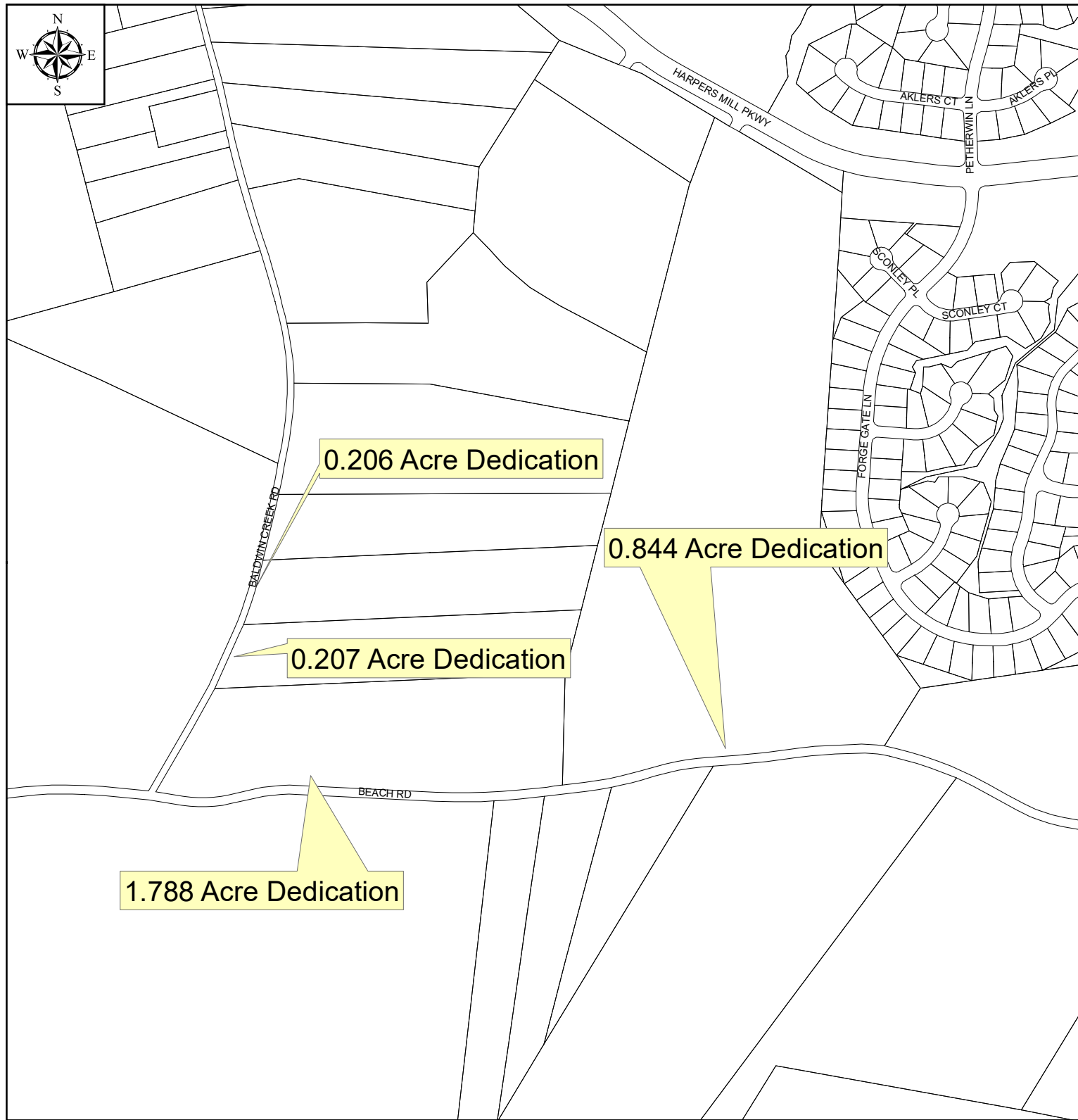
Attachments:

1. Douglas R Sowers and Susan S Sowers Dedication Sketch
2. Douglas R. Sowers and Susan Sowers Dedication Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

Board of Supervisors Meeting - May 27, 2020
Acceptance of Four Parcels of Land Along Harpers
Mill Parkway from Douglas R. Sowers and Susan S. Sowers

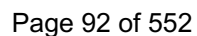


Chesterfield County
Real Property Office



1 inch = 600 feet







**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.a.8.

Subject:

Acceptance of a Parcel of Land Along Harpers Mill Parkway from HMG Investments LLC

Board Action Requested:

Accept the conveyance of a parcel of land containing 0.005 acres along Harpers Mill Parkway from HMG Investments LLC and authorize the County Administrator to execute the deed.

Summary of Information:

Staff requests that the Board of Supervisors accept the conveyance of a parcel of land containing 0.005 acres along Harpers Mill Parkway from HMG Investments LLC. This conveyance is for the development of Copper Grove Section 1 and has been reviewed by Planning, Environmental Engineering and Transportation Departments.

Approval is recommended.

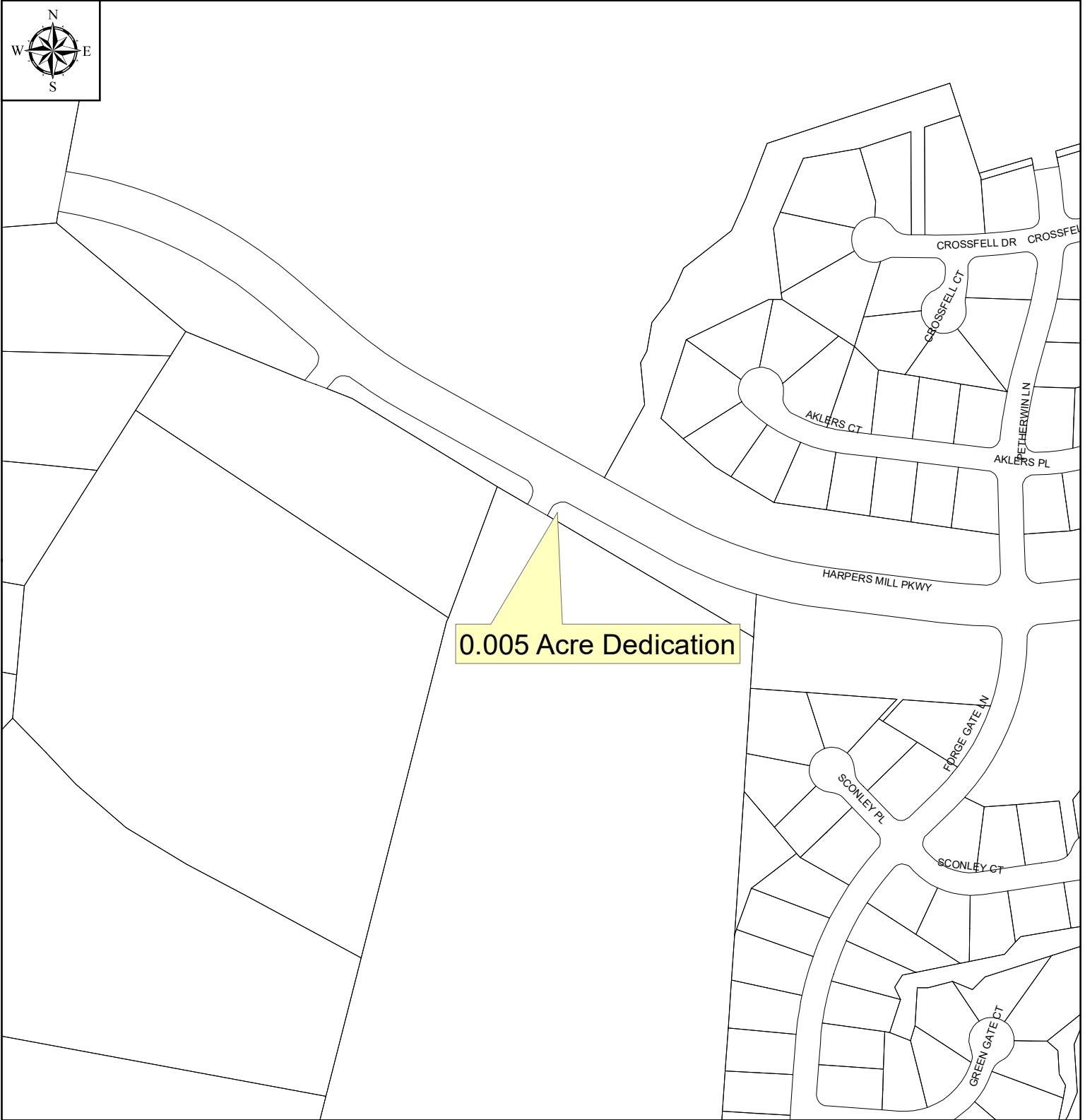
Attachments:

1. HMG Investments LLC Dedication Sketch
2. HMG Investment LLC Dedication Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

Board of Supervisors Meeting - May 27, 2020
Acceptance of a Parcel of Land Along Harpers
Mill Parkway from HMG Investments LLC

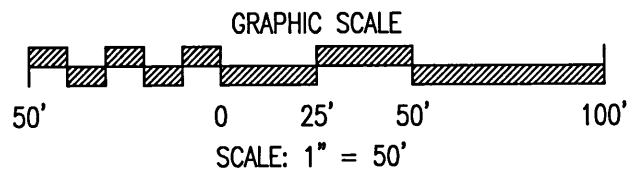
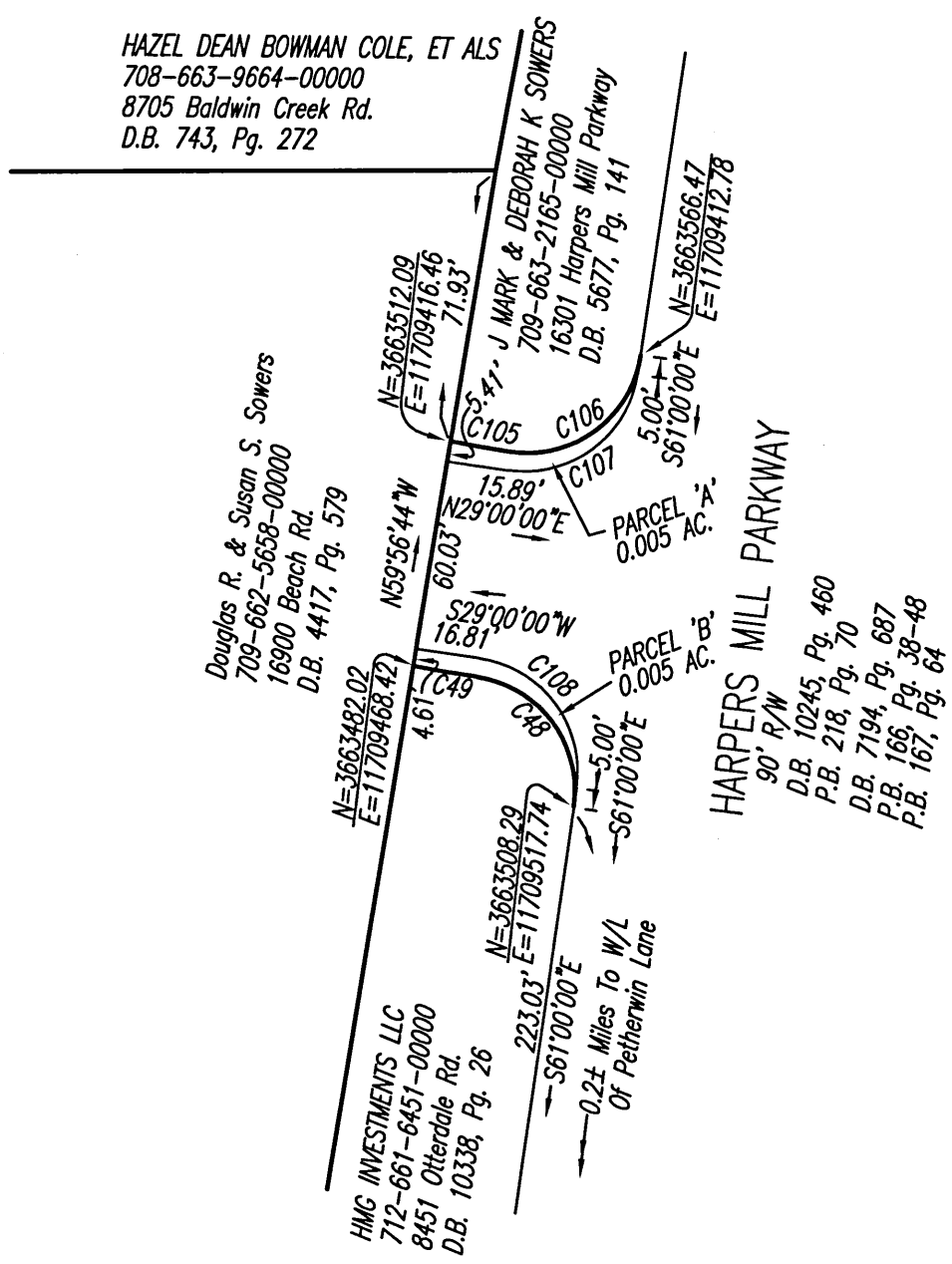


Chesterfield County
Real Property Office



1 inch = 300 feet



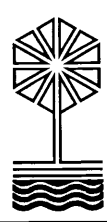


NO.	Delta	R=(ft)	L=(ft)	T=(ft)	Chd=(ft)	Chd Brg
C48	90°00'00"	30.00	47.12	30.00	42.43	S74°00'00"W
C49	02°40'37"	361.54	16.89	8.45	16.89	S30°20'19"W
C105	03°00'00"	301.54	15.79	7.90	15.79	N30°30'00"E
C106	90°00'00"	30.00	47.12	30.00	42.43	N16°00'00"W
C107	90°00'00"	30.00	47.12	30.00	42.43	N16°00'00"W
C108	90°00'00"	30.00	47.12	30.00	42.43	S74°00'00"W

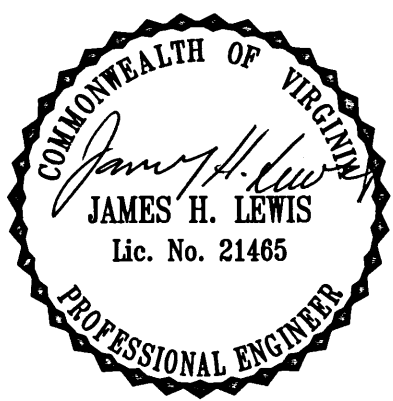
PLAT SHOWING 2 PARCELS OF LAND
CONTAINING 0.010 ACRES LOCATED IN
THE MATOACA DISTRICT OF CHESTERFIELD
COUNTY, VIRGINIA

APRIL 10, 2020

Co. Case No. 18CP0104
Co. Project No. 18-0091



E.D. Consulting Engineers · Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road · Richmond, VA 23230



JN 21467-1



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.b.1.

Subject:

Designation of a Temporary Construction Easement and Conveyance of a VDOT Utility Easement to the Commonwealth of Virginia for the McRae Road and Rockaway Road Pedestrian Improvements Project

Board Action Requested:

Designation of a temporary construction easement and conveyance of a VDOT utility easement to the Commonwealth of Virginia for the McRae Road and Rockaway Road Pedestrian Improvements Project.

Summary of Information:

In order to construct the McRae Road and Rockaway Road Pedestrian Improvements Project, it is necessary that a temporary construction easement be designated across county property and that a VDOT utility easement be conveyed to the Commonwealth of Virginia. This request has been reviewed by county staff.

Approval is recommended.

Attachments:

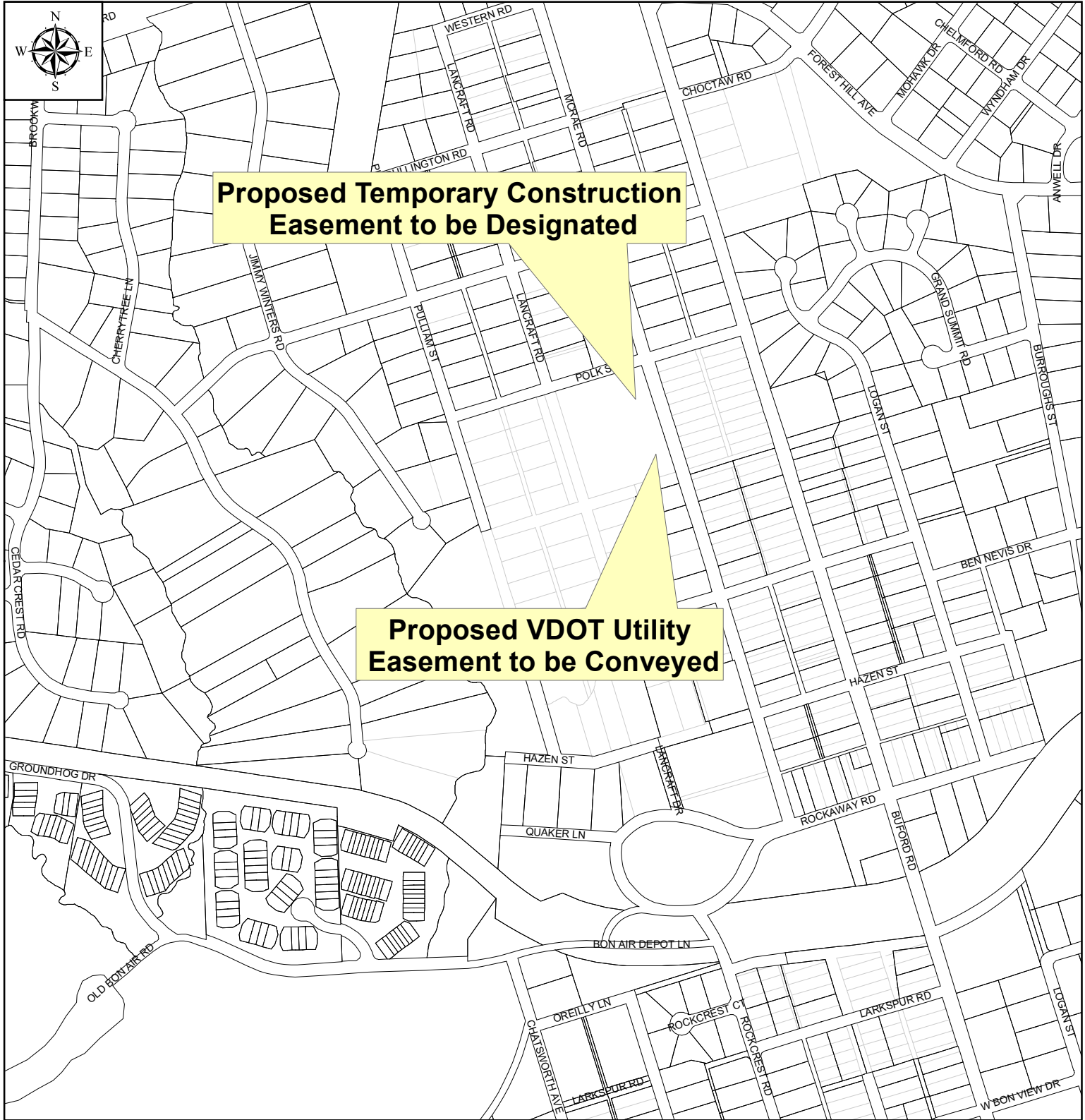
1. Mcrae Sidewalk Designation Sketch
2. Mcrae Sidewalk Designation Plat 1
3. Mcrae Sidewalk Designation Plat 2

Preparer: Dean Sasek, Real Property Manager

Approved By:

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

Board of Supervisors Meeting -May 27, 2020
Designation of a Temporary Construction Easement and Conveyance of a VDOT
Utility Easement to the Commonwealth of Virginia for the McRae Road and
Rockaway Road Pedestrian Improvements Project



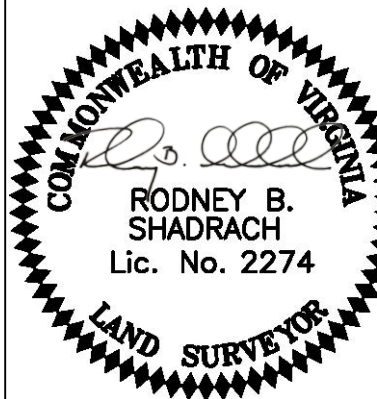
Chesterfield County
Real Property Office



1 inch = 600 feet



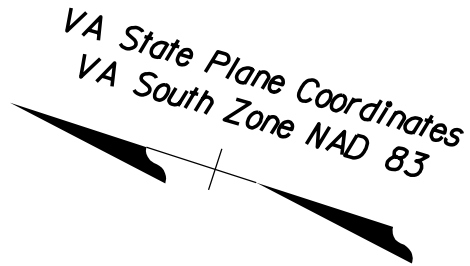
PROJECT MANAGER _CHessa FAULKNER_ (804) 748-1037
SURVEYED BY, DATE _SHADRACH & ASSOCIATES, LLC_ (804) 379-9300
DESIGN BY _BUMMEL, KLEPPER & KAHL, LLP_ (804) 782-1903
SUBSURFACE UTILITY BY, DATE _CARDNO_ (757) 227-3882



4-06-20
Shadrach and Associates, LLC
Richmond, Virginia
LAND SURVEYOR

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
RI - 4/06/20	VA.	1703	1703-020-R84 C-501, RW-201	5RW

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



MBERLY CLAIRE BLEVINS
DB 11368 PG 980
DB 10870 PG 43
0.44 AC.
PARCEL ID*755718074700000

**TIMOTHY A. WOOD
DONNA L. WOOD**
DB 10999 PG 936
0.44 AC.
PARCEL ID*755718103600000
#2431

STEVEN L. LOWRY
DB 7413 PG 894
0.44 AC.
PARCEL ID*755718132700000
#2423

**WILBUR G. FARNSWORTH, JR.
JULIE E. FARNSWORTH**
DB 2237 PG 1891
0.44 AC.
PARCEL ID*755718161800000
#2415

**ROBIN S. WILSON
PETER S. MAMUNES**
DB 5038 PG 334
0.44 AC.
PARCEL ID*755718190800000
#2407

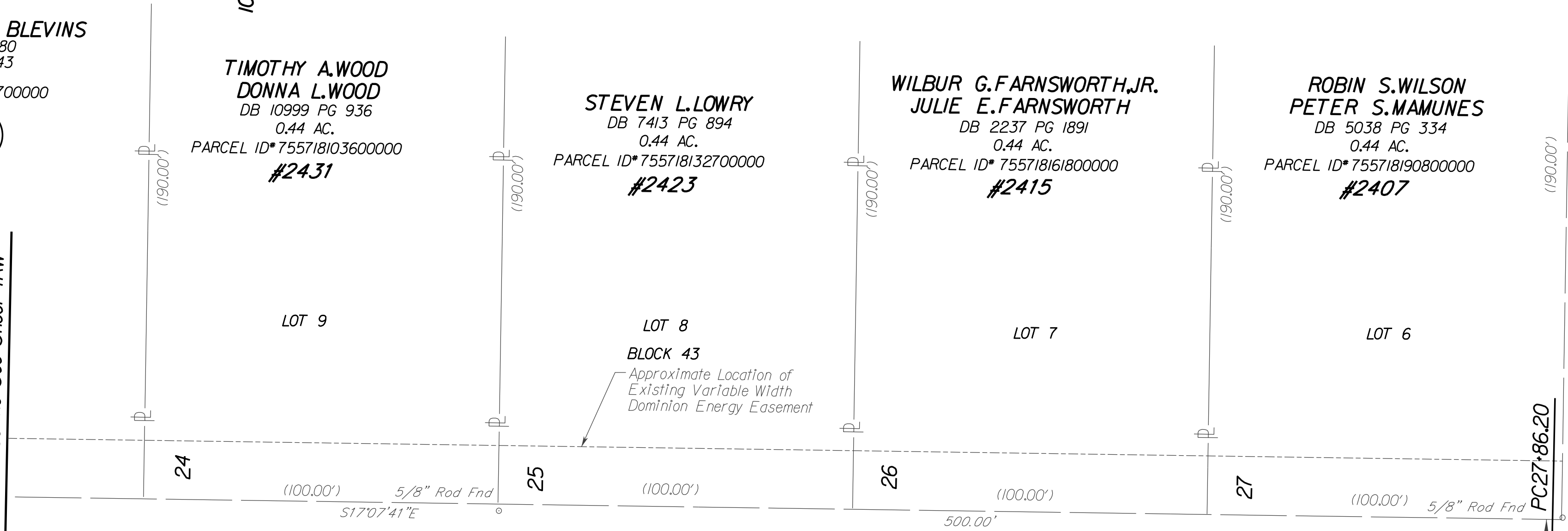
TRUSTEES, STONY POINT REFORMED PRESBYTERIAN
DB 1282 PG 212
DB 1951 PG 846
DB 2200 PG 609
470 AC.
PARCEL ID*755717397600000
**#2330
(Buiford Rd.)**
009

Curve MCRA_9
PI = 26+50.54
DELTA = 0° 55' 22.08" (LT)
D = 0° 43' 02"
T = 64.34'
L = 128.69'
R = 7,990.00'
PC = 27+86.20
PT = 29+14.88

LOT 1-10
BLOCK 33

003
#2439
LOT 10

Match Line Sta. 23+50.00 McRae Road Constr. Baseline See Sheet 4RW



004
**C. LEE PRICE
ELIZABETH P. PRICE**
DB 2139 PG 572
0.55 AC.
PARCEL ID*754718833700000
#2438
LOT 4 PART 5

Notes:

- This Right-of-Way Sheet is Based Upon a Field Run Perimeter Survey of the Existing and Proposed R/W Limits. All Other Adjoining/Departing Boundary Lines Shown are Compiled From Various Sources; Found Field Monumentation, Metes and Bounds Description and Recorded Plots. The Adjoining Lines Do Not Represent a Field Run Survey of the Adjoining Properties and are a Best Fit Based on Compiled Data. All Areas Shown for R/W Takes and Easements are Approximate Only. See Right-of-Way Sheet 1B.
- All of the Properties Physical Improvements are not Shown Hereon.
- This Plan Sheet was Prepared With the Benefit of a Title Report and May Not Show All Easements Which May Affect the Property Shown Hereon.
- No Designation or Location of Subsurface Utilities were Performed During Preparation of This Plan Sheet.
- This Survey Datum is Based on VDOT Project #1703-020-R84, C-501, RW-201 UPC #108647.
- No Cemetery Sites Were Observed on the Subject Properties. This Does Not Preclude Their Existence.
- I Hereby Certify That This Plan Sheet is Correct to the Best of My Knowledge and Belief, and This Plan Sheet Complies With The Minimum Standards and Procedures as Established By The Virginia Department Of Transportation's Location and Design Division.
- Coordinate Values Shown Hereon Are State Plane Coordinates.
- All Monumentation to be Set Within 6 Months of the Completion of Construction.

**JENNIFER A. ACCARDO
DWIGHT W. SWANSON**
DB 11358 PG 228
0.55 AC.
PARCEL ID*754718872500000
#2426

**NORMAN L. NEGAARD
GAIL L. NEGAARD**
DB 889 PG 391
0.44 AC.
PARCEL ID*754718891500000
#2418

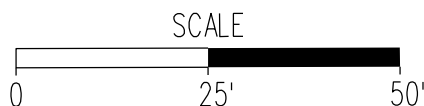
**BRIAN G. BATTERSON &
MARY K. BATTERSON**
DB 12145 PG 30
WB 457 PG 244
0.65 AC.
PARCEL ID*754718970600000
#2406

Parcel Number	Prop. R/W Take (Ac. or SF)	Proposed Permanent Easement (Ac. or SF)	Proposed VDOT Utility Esmt. (Ac. or SF)	Proposed TCE / TCEE (Ac. or SF)
003		151 SF		945 SF
004	130 SF			692 SF
005				625 SF
006			356 SF	500 SF
007				750 SF
008			961 SF	6,978 SF
009				935 SF

COUNTY OF CHESTERFIELD
(BON AIR ELEMENTARY)
DB 174 PG 46
DB 410 PG 495
DB 662 PG 314
DB 597 PG 94
DB 672 PG 335
19.8 AC.
PARCEL ID*754717813200000
**#8701
(Polk St.)**
008

Legend:

- 0.00' ± 00.00' - Proposed Permanent R/W
- 0.00' ± 00.00' - Proposed Permanent Easements
- 0.00' ± 00.00' - Proposed Temporary Construction Easements
- 0.00' ± 00.00' - Proposed Joint Use Easements
- - Proposed Rm-2 Monument To Be Set



CO. PROJ. # 16-0305

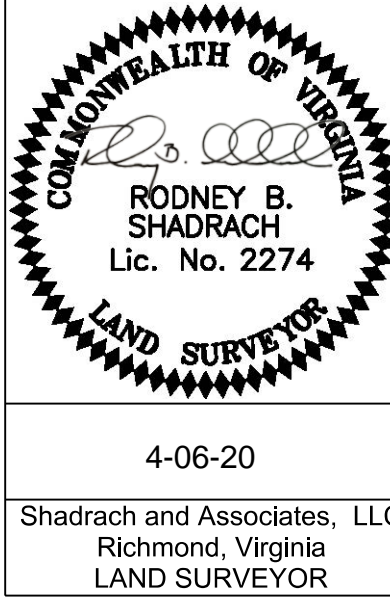
PROJECT
1703-020-R84

SHEET NO.
5RW

PROJECT MANAGER _CHESSE FAULKNER_ (804) 748-1037
SURVEYED BY, DATE _SHADRACH & ASSOCIATES, LLC_ (804) 379-9300
DESIGN BY _BUMMEL, KLEPPER & KAHL, LLP_ (804) 782-1903
SUBSURFACE UTILITY BY, DATE _CARDNO_ (757) 227-3882

BON AIR KNOLLS
PB 4 PG 138-141
PB 3 PG 50-51

Curve MCRA_12
PI = 32+05.85
DELTA = 0° 35' 33.38" (RT)
D = 0° 34' 21"
T = 51.77'
L = 103.53'
R = 10,010.00'
PC = 31+54.08
PT = 32+57.62



REVISED	STATE	ROUTE	STATE	PROJECT	SHEET NO.
RI - 4/06/20	VA.	1703		1703-020-R84 C-501, RW-201	6RW

DESIGN FEATURES RELATING TO CONSTRUCTION
OR TO REGULATION AND CONTROL OF TRAFFIC
MAY BE SUBJECT TO CHANGE AS DEEMED
NECESSARY BY THE DEPARTMENT

4-06-20
Shadrach and Associates, LLC
Richmond, Virginia
LAND SURVEYOR

STUART B. PAYNE
LAURA E. WERT
DB 5384 PG 65
0.68 AC.
PARCEL ID* 755717471600000

#2215

LOTS 13 & 15

Match Line Sta. 37+00.00 McRae Road Constr. Baseline See Sheet 7RW

THOMAS R. CHAFFE
DB 8909 PG 205
1.10 AC.
PARCEL ID* 755717211000000
#2214

LOTS 2 & 3 PARTS 7 & 8

Legend:

- 0.00' -00.00' Proposed Permanent R/W
0.00' -00.00' Proposed Permanent Easements
0.00' -00.00' Proposed Temporary Construction Easements
0.00' -00.00' Proposed Joint Use Easements
○ Proposed Rm-2 Monument To Be Set

SCALE
0 25' 50'

CO. PROJ. * 16-0305

PROJECT
1703-020-R84

SHEET NO.
6RW

Match Line Sta. 30+00.00 McRae Road Constr. Baseline See Sheet 5RW

TRUSTEES, STONY POINT REFORMED PRESBYTERIAN CHURCH

DB 1282 PG 212

470 AC.

PARCEL ID* 755717397600000

#2330
(Buford Rd.)

LOT 1-10

BLOCK 33

Approximate Location of
Existing Variable Width
Dominion Energy Easement

- IRF / IPF Existing Property Marker
Existing Property Line
Existing R/W Line
Construction Baseline

Var. Width Sewer Easement
D.B. 811/4 PG. 130

N 17°03'01" W 525.00' (file)

McRae Road Constr. B

N 37°17'23.331
E 117°55'329.322

S 16°59'37" E

(500.00')

15' Water Easement
D.B. 1057 PG. 700

499.79'

PC 31+54.08

S 17°07'50" E 100.23'

5/8" Rod Fnd (100.00')

5/8" Rod Fnd (100.00')

S 16°53'32" E 99.98'

1" Rod Fnd (100.00')

33.74' -01.98'

33.69' -88.73'

38.69' -88.72'

38.74' -01.96'

(200.00')

018

Match Line Sta. 37+00.00 McRae Road Constr. Baseline See Sheet 7RW

WENDY GAYLE PATTERSON

DB 12619 PG 955

0.46 AC.

PARCEL ID* 755717163500000

#2230

LOT 5

SARAH M. & BRUNO WELSH WOODFORD

DB 12551 PG 343

0.46 AC.

PARCEL ID* 755717172500000

#2220

LOT 4

BLOCK 22

THOMAS R. CHAFFE

DB 8909 PG 205

1.10 AC.

PARCEL ID* 755717211000000

#2214

LOTS 2 & 3 PARTS 7 & 8

Legend:

0.00' -00.00' Proposed Permanent R/W

0.00' -00.00' Proposed Permanent Easements

0.00' -00.00' Proposed Temporary Construction Easements

0.00' -00.00' Proposed Joint Use Easements

○ Proposed Rm-2 Monument To Be Set

SCALE

0 25' 50'

CO. PROJ. * 16-0305

PROJECT

1703-020-R84

SHEET NO.

6RW

Notes:

- This Right-of-Way Sheet is Based Upon a Field Run Perimeter Survey of the Existing and Proposed R/W Limits. All Other Adjoining/Departing Boundary Lines Shown are Compiled From Various Sources: Found Field Monumentation, Metes and Bounds Description and Recorded Plats. The Adjoining Lines Do Not Represent a Field Run Survey of the Adjoining Properties and are a Best Fit Based on Compiled Data. All Areas Shown for R/W Takes and Easements are Approximate Only. See Right-of-Way Sheet 1B.
- All of the Properties Physical Improvements are not Shown Hereon.
- This Plan Sheet was Prepared With the Benefit of a Title Report and May Not Show All Easements Which May Affect the Property Shown Hereon.
- No Designation or Location of Subsurface Utilities were Performed During Preparation of This Plan Sheet.
- This Survey Datum is Based on VDOT Project #1703-020-R84, C-501, RW-201 UPC #108647.
- No Cemetery Sites Were Observed on the Subject Properties. This Does Not Preclude Their Existence.
- I Hereby Certify That This Plan Sheet is Correct to the Best of My Knowledge and Belief, and This Plan Sheet Complies With The Minimum Standards and Procedures as Established By The Virginia Department Of Transportation's Location and Design Division.
- Coordinate Values Shown Hereon Are State Plane Coordinates.
- All Monumentation to be Set Within 6 Months of the Completion of Construction.

COUNTY OF CHESTERFIELD

(BON AIR ELEMENTARY)

DB 174 PG 46

DB 410 PG 495

DB 662 PG 314

DB 597 PG 94

DB 672 PG 335

19.8 AC.

PARCEL ID* 754717813200000

#8701

(Polk St.)

Parcel Number	Prop. R/W Take (Ac. or SF)	Proposed Permanent Easement (Ac. or SF)	Proposed VDOT Utility Esmt. (Ac. or SF)	Proposed TCE / TCEE (Ac. or SF)	Proposed Acquisition Area (Ac. or SF)
008			961 SF	6,978 SF	
009				935 SF	
010	13,271 SF				11,416 SF
011				935 SF	
018				66 SF	



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.c.1.

Subject:

Request to Quitclaim Portions of a 16' Water Easement Across the Property of Woodlands Real Estate, LLC

Board Action Requested:

Authorize the Chair of the Board of Supervisors and the County Administrator to execute a quitclaim deed to vacate portions of a 16' water easement across the property of Woodlands Real Estate, LLC

Summary of Information:

Woodlands Real Estate, LLC has requested the vacation of portions of a 16' water easement across its property as shown on the attached plat. This request has been reviewed by utilities department and is needed for the development of Pet Paradise.

Approval is recommended.

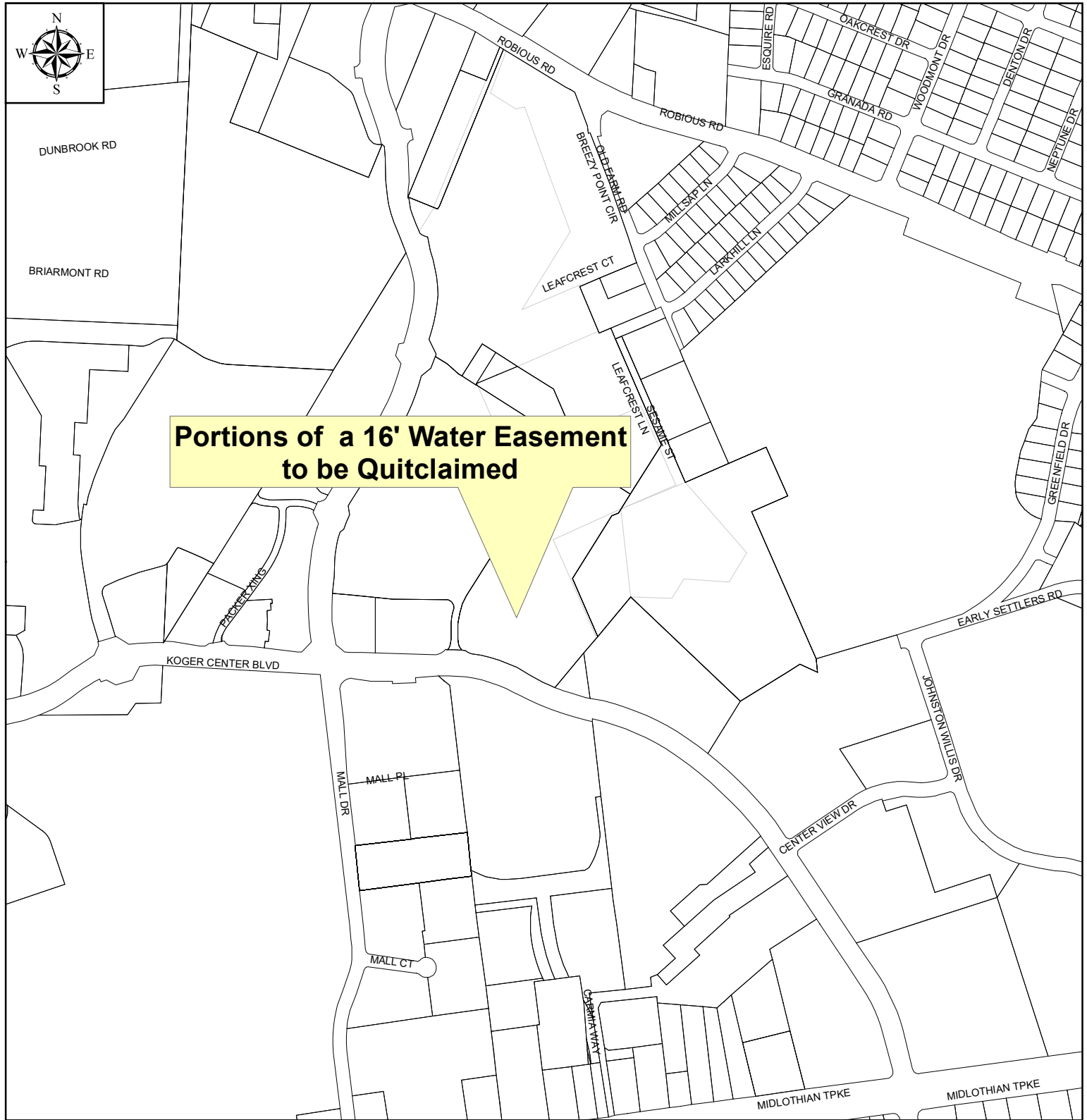
Attachments:

1. Woodlands Real Estate Quitclaim Sketch
2. Woodlands Real Estate Quitclaim Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

Board of Supervisors Meeting - May 27, 2020
Request to Quitclaim Portions of a 16' Water Easement
Across the Property of Woodlands Real Estate, LLC

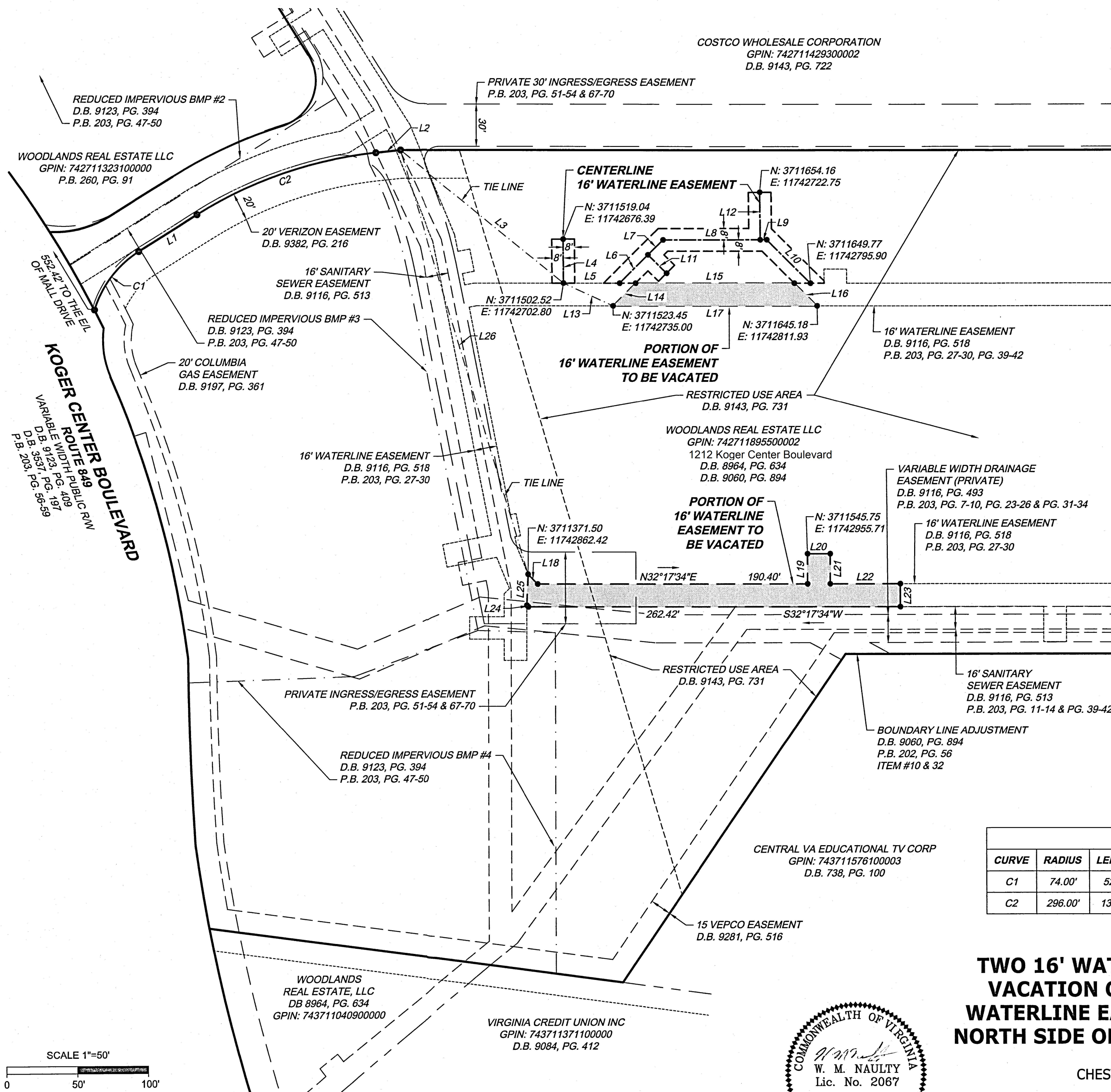


Chesterfield County
Real Property Office



1 inch = 600 feet

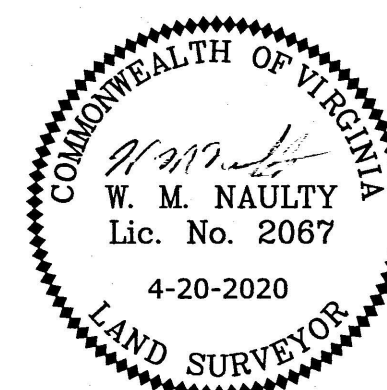




LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°00'07"E	48.71'
L2	N26°04'32"E	17.63'
L3	N71°32'16"E	148.79'
L4	N57°58'25"W	31.15'
L5	N32°20'48"E	39.58'
L6	N12°42'26"W	28.40'
L7	N12°42'26"W	15.00'
L8	N32°17'34"E	68.73'
L9	N32°17'34"E	4.52'
L10	N77°17'34"E	43.40'
L11	N77°17'34"E	18.43'
L12	N57°58'25"W	33.50'
L13	N56°58'24"E	38.41'
L14	N12°42'26"W	22.63'
L15	N32°17'34"E	112.00'
L16	N77°17'34"E	22.63'
L17	S32°17'34"W	144.00'
L18	N77°17'34"E	9.52'
L19	N57°42'26"W	20.97'
L20	N32°17'34"E	16.00'
L21	S57°42'26"E	20.97'
L22	N32°17'34"E	49.40'
L23	S57°42'26"E	16.00'
L24	S77°17'34"W	1.48'
L25	N55°13'43"W	21.71'
L26	S74°24'47"E	312.24'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	74.00'	52.98'	27.68'	41°01'18"	N20°30'32"W	51.86'
C2	296.00'	134.70'	68.54'	26°04'25"	N13°02'20"E	133.54'

PLAT SHOWING
**TWO 16' WATERLINE EASEMENTS & THE
 VACATION OF A PORTION OF TWO 16'
 WATERLINE EASEMENTS LOCATED ON THE
 NORTH SIDE OF KOGER CENTER BOULEVARD**
 MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA



Based on graphic determination this property is in Zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. flood insurance rate map, community panel #51041C0040D dated December 18, 2012.

This plat was prepared with the aid of Title Commitment File No. VA252464 from Old Republic National Commercial Title Services dated September 24, 2019

Utilities Project: #19-0258
 County Site Plan: #20PR0167

REVISED: April 20, 2020	SCALE: 1"=50'
DATE: April 13, 2020	J.N.:44369-903
SHEET 1 OF 1	CHECK BY: W.M. Naulty
DRAWN BY: J Livingston	

THIS DRAWING PREPARED AT THE
 TIMMONS GROUP, INC.
 4701 Quince Way, Suite 300, Prince George, VA 22875
 TEL 804.541.6600 FAX 804.458.1511 www.timmons.com

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Site Development Residential Infrastructure Technology

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**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.2.c.2.

Subject:

Request to Quitclaim Portions of a Drainage Easement (Private)

Board Action Requested:

Authorize the Chair of the Board of Supervisors and the County Administrator to execute a quitclaim deed to vacate portions of a drainage easement (private) across the property of Terraforge Ventures, LLC, a Delaware limited liability company.

Summary of Information:

Terraforge Ventures, LLC, a Delaware limited liability company has requested the vacation of portions of a drainage easement (private) across its property as shown on the attached plat. This request has been reviewed by Environmental Engineering and is needed for the development of Silverleaf, Section G.

Approval is recommended.

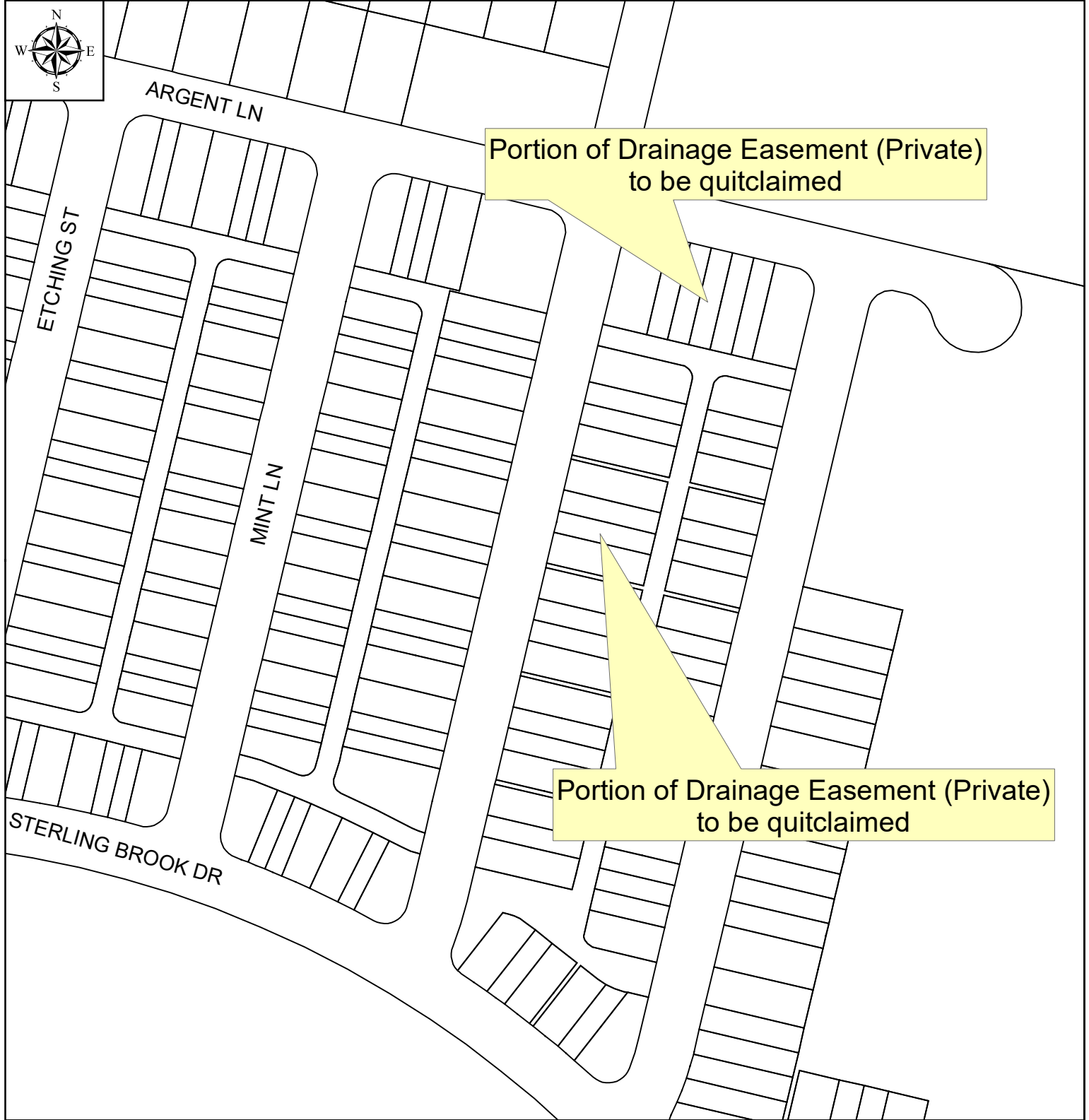
Attachments:

1. Terraforge Ventures, LLC Quitclaim Vicinity Sketch
2. Terraforge Ventures, LLC Quitclaim Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

Board of Supervisors Meeting - May 27, 2020
Request to Quitclaim Portions of a Drainage Easement (Private)



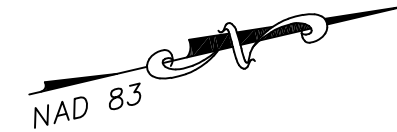
Chesterfield County
Real Property Office



LINE	BEARING	DISTANCE
L1	N76°46'51"W	16.00'
L2	S76°46'32"E	16.00'
L3	N76°46'32"W	16.00'
L4	S76°46'32"E	16.00'
L5	N76°46'32"W	16.00'
L6	S76°46'32"E	16.00'
L7	N13°13'28"E	18.14'
L8	N75°05'55"E	13.52'
L9	S13°13'28"W	16.00'
L10	S75°05'55"W	18.06'

LINE	BEARING	DISTANCE
L11	N13°13'28"E	16.00'
L12	N13°13'28"E	16.00'
L13	S13°13'28"W	16.00'
L14	S13°13'28"W	16.00'

SILVERLEAF SECTION E
P.B. 267, PG. 90-94



- ① EXISTING 24' PRIVATE ALLEY EASEMENT D.B. 12435, PG. 770
- ② EXISTING VAR. WIDTH DRAINAGE EASEMENT(PRIVATE) D.B. 12435, PG. 155

OLD GUILD ROAD
63' R/W
P.B. 267, PG. 90-94

N: 3676140.07
E: 11786130.52

STERLING BROOK DRIVE
61' R/W
P.B. 270, PG. 12-16
P.B. 267, PG. 90-94

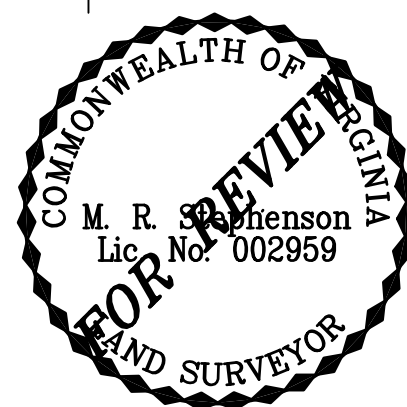
N: 3675476.95
E: 11786053.27

N: 3676034.25
E: 11786184.24

ARGENT LANE
53' R/W
P.B. 270, PG. 12-16
P.B. 267, PG. 90-94

OLD VERMEIL STREET
63' R/W
P.B. 270, PG. 12-16

SILVERLEAF SECTION I
P.B. 274, PG. 3-7



- ① EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B. 12435, PG. 155 (3,553 SQ. FT.)
- ② EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B. 12435, PG. 155 (1,712 SQ. FT.)
- ③ EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B. 12435, PG. 155 (3,382 SQ. FT.)
- ④ EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B. 12435, PG. 155 (2,916 SQ. FT.)

PLAT SHOWING FOUR 16' DRAINAGE EASEMENTS (PRIVATE) ACROSS LOTS 1-19 AND LOTS 47-53 SILVERLEAF, SECTION G TO BE QUIT CLAIMED

DALE DISTRICT
CHESTERFIELD COUNTY, VIRGINIA



1703 North Parham Road, Suite 202
Henrico, Virginia 23229
(804) 740-9200 (804) 740-7338 Fax
www.kbjwgroup.com
DATE: 08-19-2019 SCALE: 1" = 50'
CHKD BY: DRAWN BY: MRS
JOB NO:04600-220_PR_DRAIN_VAC.DWG



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.3.

Subject:

Confirmation of Approval of Process for Electronic Public Meetings

Board Action Requested:

Staff requests the Board confirm its approval of the process for electronic meetings established by Staff pursuant to the Continuity of County Government Ordinance.

Summary of Information:

On March 25, 2020, the Board of Supervisors adopted a Continuity of County Government Ordinance which authorized its meetings to be held through electronic communication means. With the Board's approval, County Staff has established procedures and a process that allow public access to the Board's agenda and its meetings, along with the opportunity to comment on all matters requiring a public hearing, that is consistent with the need to protect the public health, safety and welfare with respect to the virus. The current process allows citizens who wish to provide input on any and all of the public hearing items before the Board to submit comments online via an online form. Citizens without internet access may call in comments and leave a message at a number published on the County's website. The public hearing comment form is available beginning the Thursday prior to each scheduled Board meeting. For zoning public hearings the Staff Report, the staff presentation of the case, and the zoning applicant's presentation, if applicable, are available to view prior to submitting a comment. At that end of each day up to the day before the Board meeting, the clerk posts all public hearing comments received that day for the public to view. All comments received are distributed to the Board and posted online for the public to view in advance of the meeting and are made a part of the Board's official public record. Staff requests that the Board confirm its approval of this process.

Attachments:

None

Preparer: Jeff Mincks, County Attorney

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.4.

Subject:

Subordination Agreement with Plantation Pipe Line Company and the Virginia Department of Transportation

Board Action Requested:

Authorize the County Administrator to execute subordination agreements with Plantation Pipe Line Company and the Virginia Department of Transportation, in substantially the form attached and acceptable to the County Attorney, for state acceptance of roads with Plantation's pipeline encroachments.

Summary of Information:

Plantation Pipe Line Company and the Virginia Department of Transportation have negotiated a subordination agreement that will allow Plantation's pipelines to remain in roads to be accepted into the secondary system of state highways. The county is a party to the agreement because the right of way is dedicated to the county.

Approval is recommended.

Attachments:

1. Plantation Pipe Line Subordination Agreement

Preparer: Dean Sasek, Real Property Manager

Approved By:



Subordination of Rights Agreement

(For new public roads intended for maintenance by the Department of Transportation)

THIS AGREEMENT, made and entered among Plantation Pipe Line Company a Delaware limited liability company (hereinafter "GRANTOR"), the County of Chesterfield, Virginia, a political subdivision of the Commonwealth of Virginia, and the Commonwealth of Virginia, Department of Transportation (each individually hereinafter a "GRANTEE" and collectively "GRANTEES"), and is effective _____;

WITNESSETH:

WHEREAS, GRANTOR has permitted, for the benefit of the traveling public, a motor vehicle road and associated road right of way, inclusive of other ancillary public use facilities (sidewalks, etc...), all hereinafter called "Roadway," to cross and coexist with a right of way easement GRANTOR holds for constructing, maintaining, operating, altering, repairing, inspecting, protecting, removing, and replacing certain pipeline(s) for the purpose of transporting oil, gas, crude, condensate or any other hydrocarbon substances that can be transported by pipeline including cathodic protection that it operates; said easement having been granted to GRANTOR by agreement dated October 12, 1964, from William Henry Avery & Louise Boyd Avery and Amended June 3, 1985, recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 1710 at Page 198, hereinafter "Easement"; and

WHEREAS, GRANTOR and GRANTEES mutually recognize the needs of the other, their respective roles, and find it desirable to cooperate in the shared use of the land in a manner that ensures the rights of GRANTOR and the traveling public are adequately protected and public safety is assured;

NOW THEREFORE, for and in consideration of the sum of one dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, and subject to the terms, conditions and reservations set forth hereinafter, GRANTOR, hereby agrees that it's rights under the Easement shall be subordinate to the surface transportation rights of the citizens of the Commonwealth to use the Roadway, represented by GRANTEES or such other public road officials as may have jurisdictional authority over the Roadway to the extent the Roadway, including guardrails and associated drainage facilities, co-exists with the GRANTOR's Easement, more particularly defined as that part of the Easement crossing or encroaching within the right of way of proposed Amberdale Drive, situated in Amberleigh Subdivision, in Chesterfield County, Virginia and shown on a plat by Jeffery A. Bridges dated March 5, 2020, a copy of which is attached hereto.

Subject to the terms and conditions hereof, the GRANTOR reserves unto itself, its successors, and assigns all of the rights and privileges established under the Easement.

The subordination herein granted shall become effective at such time as GRANTOR and GRANTEES have accepted and executed this document and the Virginia Department of Transportation has issued a remain in place Land Use Permit to GRANTOR for its facilities, it being mutually agreed that the issuance thereof shall be subject to the following provisions and conditions which shall be deemed incorporated therein and which shall be covenants running with the land under the terms of this instrument:

1. GRANTOR'S facilities within the area defined above may continue to occupy the Roadway in their existing condition and location, free of charge.
2. GRANTOR hereby agrees:
 - a. To notify the Department or entity having jurisdiction over the Roadway of its work events prior to their initiation, except as may be required under emergency situations, and to obtain

appropriate prior authorization (e.g., a VDOT issued Land Use Permit) addressing the work to be performed within the public transportation right of way authorized by a VDOT issued Land Use Permit or such other permission or document required by an entity other than the Department having jurisdiction over said Roadway and, in the event of emergency situations, to obtain said authorization as soon as possible.

- b. That GRANTOR shall at all times indemnify and save harmless GRANTEES, their employees, agents, and officers (or the same representing such other entity having jurisdiction over the Roadway) from any responsibility, damage or liability whatsoever arising from GRANTOR'S maintenance, construction and use of its facilities within the Roadway; provided, however, that GRANTOR reserves the right to cut the pavement of the proposed street for the purpose of exercising its easement rights, including, but without being limited to, maintenance and repair of the existing pipelines or the construction of additional pipelines, at such time and in such manner as GRANTOR in its sole discretion may deem necessary or desirable for the proper operation of the pipeline(s). GRANTOR shall backfill and restore and repave any such excavation to normal grade.
3. In the event that either GRANTEE requests relocation, alteration or modification of GRANTOR's facilities within the Roadway, such GRANTEE shall bear the total nonbetterment cost of such relocation, alteration or modification; and each GRANTEE specifically waives any right or provision to the contrary contained in the standard form utility permit or otherwise. For purposes of this agreement, "Nonbetterment Costs" is defined as the total cost of relocating, altering or modifying facilities with capacity and maximum pressure design characteristics comparable to those design characteristics of the facilities existing at the time of this agreement. In the event a GRANTEE requires such relocation, alteration and/or modification and GRANTOR wishes to replace the facilities at that time with upgraded facilities of greater design characteristics, GRANTOR shall pay such incremental costs as are attributable to the upgrade of facilities beyond the Nonbetterment Costs.
4. GRANTEE, or a subsequent governmental entity having jurisdiction over the Roadway, is to have and hold the Roadway property described herein with the benefit of the subordination herein granted for so long as said property is maintained and used as a public street or highway open to the travelling public, but upon abandonment of said Roadway, all rights, privileges, interests and easements of GRANTOR in and to the Roadway property established under the aforesaid Easement filed in the Circuit Court Clerk's Office shall revert and restore to GRANTOR, its successors and assigns, free from such subordination of GRANTOR's rights and the subordination herein granted shall automatically terminate and become null and void without the necessity of any further action or writing; and, in such event, GRANTEES shall, upon being requested in writing to do so by GRANTOR, its successors and assigns, promptly execute and deliver to GRANTOR, free of charge, an appropriate document, in suitable form for recording in the aforesaid Clerk's Office, which confirms the termination, surrender and release of the subordination herein granted.
5. In the event of a conflict or inconsistency between the terms and conditions of this instrument and those contained in any permit, authorization or other document issued or executed by the parties hereto, their successors and assigns, with respect to GRANTOR's facilities located in the Roadway or work thereon, the terms and conditions of this instrument shall govern.
6. This instrument shall be binding upon and accrue to the benefit of GRANTOR and GRANTEES, and each of their respective successors and assigns.

IN WITNESS WHEREOF, GRANTOR causes its name to be assigned hereto by its appropriate officer, all after due authorization, to become effective as of the date accepted and signed by duly authorized representative of GRANTOR and GRANTEEES.

GRANTOR: Plantation Pipe Line Company
a Delaware limited liability company

By: _____

Title: _____

STATE OF _____, CITY/COUNTY OF _____, to wit:

(Name) _____, acknowledged the foregoing

instrument before me this _____ day of _____, _____.

NOTARY PUBLIC Notary registration number

My commission expires: _____

GRANTEE: County of Chesterfield, Virginia

ACCEPTED _____
Deputy County Administrator

COMMONWEALTH OF VIRGINIA, COUNTY OF CHESTERFIELD, to wit:

(Name) _____, Deputy County Administrator,
acknowledged the foregoing instrument before me this _____ day of _____,
_____.

NOTARY PUBLIC Notary registration number

My commission expires: _____

APPROVED AS TO FORM:

SENIOR DEPUTY COUNTY ATTORNEY

GRANTEE: Commonwealth of Virginia, Department of Transportation

ACCEPTED _____
(VDOT Commissioner, Maintenance Division
Administrator, or Authorized Official)

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF _____, to wit:

(Name) _____, acknowledged the foregoing
instrument before me this _____ day of _____, _____.

NOTARY PUBLIC Notary registration number
My commission expires: _____



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.5.

Subject:

Set a Public Hearing to Consider the Abandonment of Portions of Omo Road, State Road 739

Board Action Requested:

Adopt the attached resolution to set a public hearing; post and publish notices; and notify the Commissioner of State Highways of the County's intention to consider the abandonment of portions of Omo Road, State Route 739, from the Secondary System of State Highways.

Summary of Information:

SVN Motleys has requested the abandonment and vacation of portions of Omo Road, State Route 739, for future development. The Board of Supervisors is requested to adopt the attached resolution to set a public hearing for July 22, 2020; to post and publish notices; and notify the Commissioner of State Highways of the County's intention to consider the abandonment of portions of Omo Road, State Route 739, shown on the attached map from the Secondary System of State Highways. Upon certification of no necessity by the Commissioner of State Highways the Board will be requested to vacate the right of way.

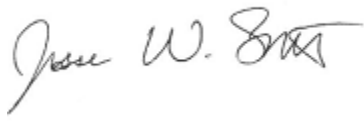
Approval is recommended.

Attachments:

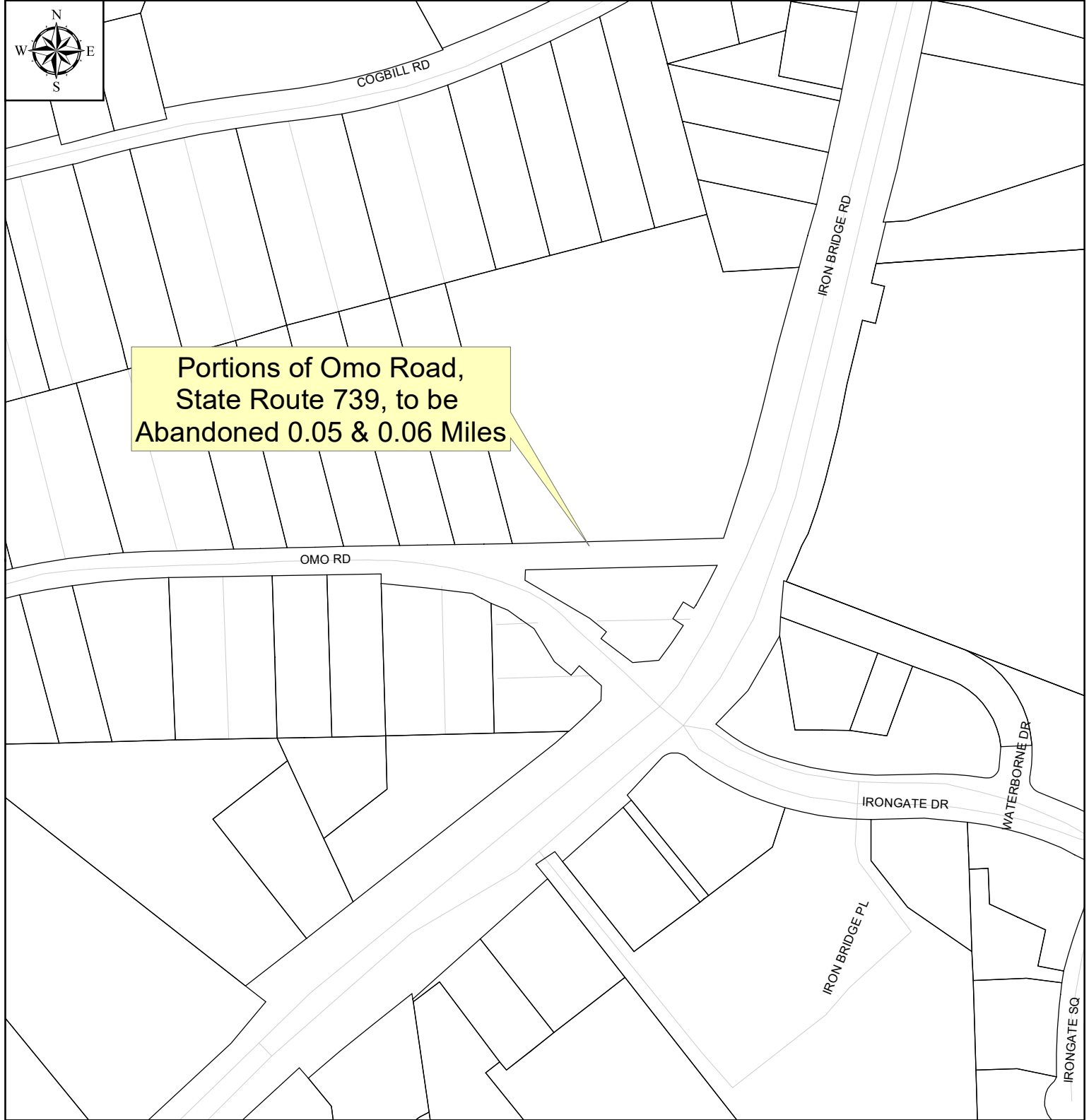
1. Omo Road Abandonment Sketch
2. Omo Road Abandonment Node Map
3. Omo Road Abandonment Resolution

Preparer: Dean Sasek, Real Property Manager

Approved By:



Board of Supervisors Meeting - May 27, 2020
Set a Public Hearing to Consider the Abandonment of
Portions of Omo Road, State Route 739



Chesterfield County
Real Property Office

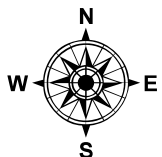
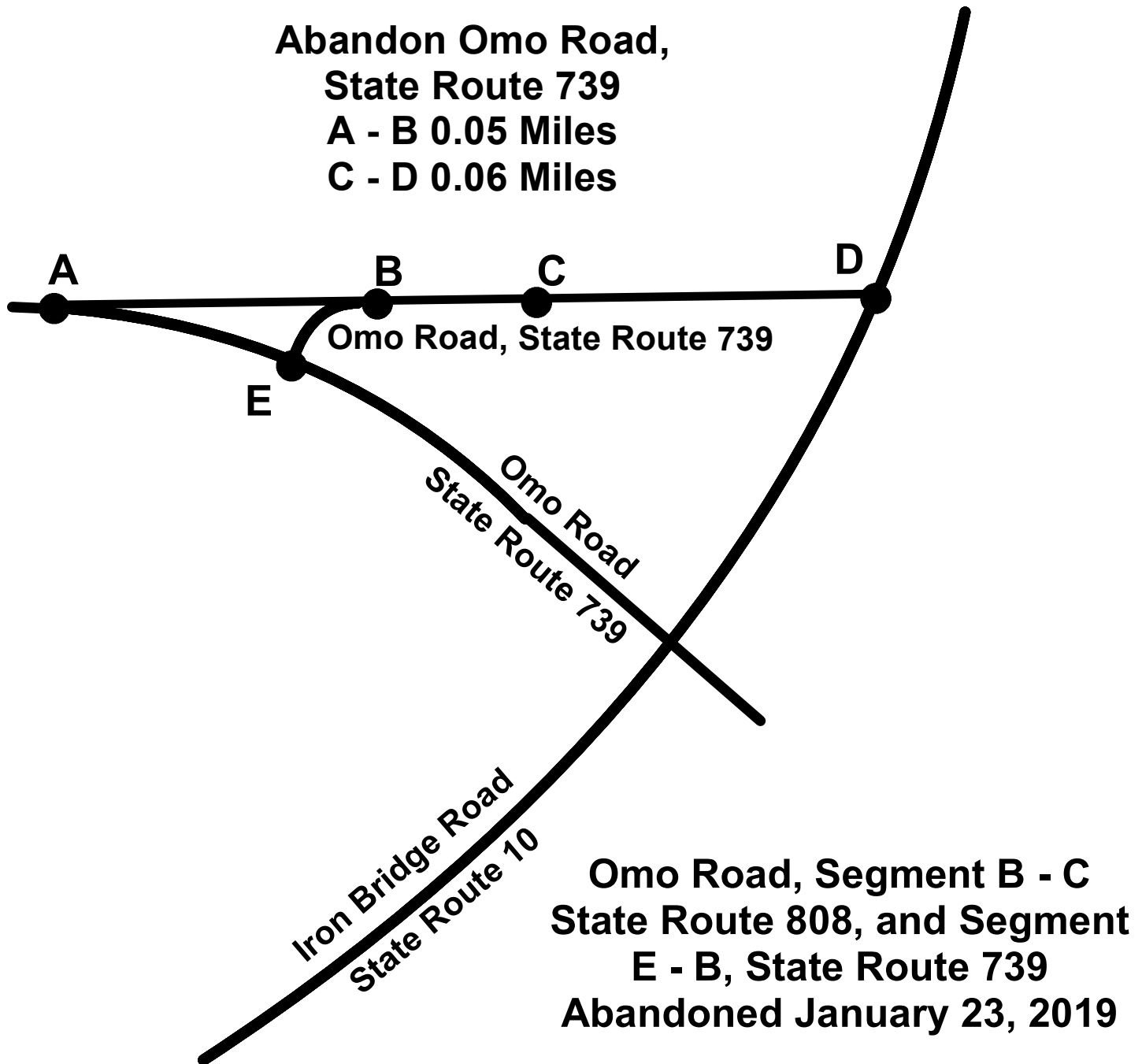


1 inch = 250 feet



Mark T. Motley, Et Als
Changes in the Secondary System of State Highways;
Omo Road, State Route 739,
Chesterfield County, Virginia

**Abandon Omo Road,
State Route 739
A - B 0.05 Miles
C - D 0.06 Miles**



Chesterfield County Real Property Office

May 7, 2020

1 inch = 125 feet



CHESTERFIELD COUNTY: At a regular meeting of the Board of Supervisors, held in the Public Meeting Room at the Chesterfield Administration Building on May 27, 2020, at 6:00 p.m.

RESOLUTION

Resolution of Chesterfield County's intention to consider a Resolution and Order to abandon portions of Omo Road, State Route 739.

Pursuant to Section 33.3-909 of the Code of Virginia, 1950, as amended, be it resolved that the Chesterfield County Board of Supervisors hereby gives notice that at a public hearing to be held on July 22, 2020, it will consider a Resolution and Order to abandon portions of Omo Road, State Route 739, a distance of 0.05 miles and 0.06 miles, since they serve no public necessity and are no longer needed as part of the Secondary System of State Highways.

Accordingly, the Clerk of the Board shall send a copy of this Resolution to the Commissioner of Highways. The clerk shall further cause to be published and posted the required notices of the Board's intention to abandon portions of Omo Road, State Route 739.

Certified By:

Sara Hall
Clerk to the Board of Supervisors



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.6.

Subject:

Award of Construction Contract for Project #ADMN20000267, Route 360/Spring Run Road Intersection Improvements

Board Action Requested:

The Board of Supervisors is requested to authorize the Director of Procurement, upon concurrence from VDOT, to award the construction contract to Curtis Contracting, Incorporated in the amount of \$1,957,846.01; and execute all necessary change orders, up to the full amount budgeted, for the Route 360/Spring Run Road Intersection Improvement project.

Summary of Information:

This project involves adding turn lanes to the Route 360/Spring Run Road intersection: dual left- turn lanes on Route 360, westbound to Spring Run Road; right-turn lane on Route 360, westbound to Temie Lee Parkway; dual right-turn lanes on Spring Run Road, northbound to Route 360 which will improve the operational efficiency of the intersection.

The county received a total of four bids ranging from \$1,957,846 to \$2,188,368. Staff has evaluated the bids and recommends award of the contract. Funds for the project are available in the current VDOT Six-Year Improvement Program and Secondary Six-Year Plan.

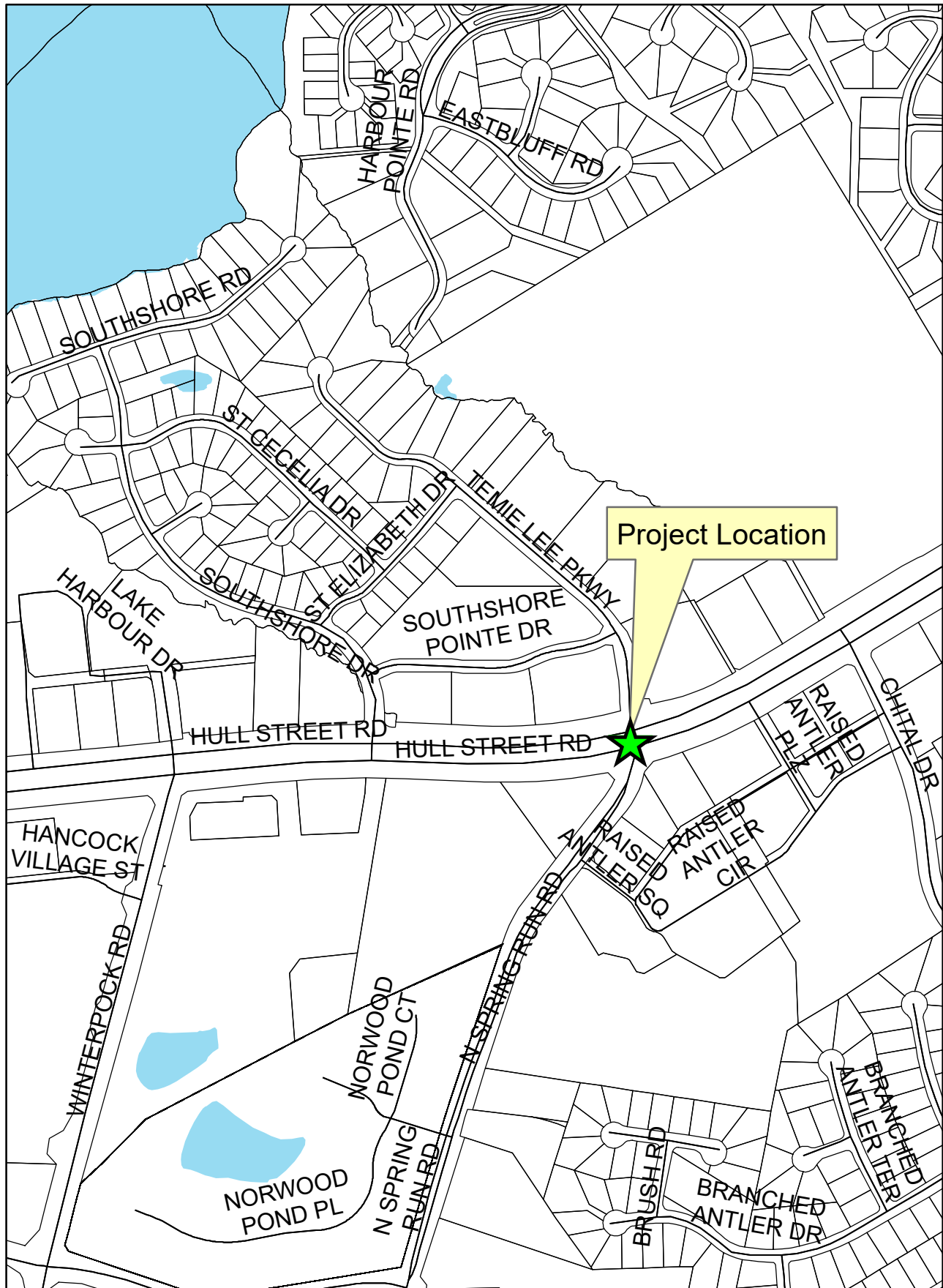
Attachments:

1. Location

Preparer: Brent Epps, Director of Transportation

Approved By:

Route 360/Spring Run Road Intersection Improvements





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.7.

Subject:

Award of Construction Contract for the Proctors Creek Wastewater Treatment Plant Secondary Clarifiers 5 Through 8 Mechanism Replacement

Board Action Requested:

The Board of Supervisors is requested to authorize the Director of Procurement to award the construction contract to Southwood Building Systems, Inc. in the amount of \$3,323,358 and execute all necessary change orders up to the full amount budgeted for the Proctors Creek Wastewater Treatment Plant Secondary Clarifiers 5 Through 8 Mechanism Replacement project.

Summary of Information:

This project consists of the replacement of the mechanisms for secondary clarifiers five through eight and piping improvements to the return activated sludge pump station number 2. Staff received a total of four responsive base bids ranging from \$3,060,900 to \$4,360,000. The county's engineering consultant, Hazen and Sawyer, has evaluated the bids and recommends award of the contract to the lowest responsive and responsible bidder. The Utilities Department elects to include Alternate Bid Adder Number 1 Grout Repair in the amount of \$262,458 in the award for a total award of \$3,323,358. Funds for the project are available in the current CIP.

Attachments:

None

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

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.8.

Subject:

Code Amendment Relative to Computer Controlled Variable Message Electronic (EMC) Sign Resolution Standards (20PJ0113)

Board Action Requested:

Set June 24, 2020 for public hearing on attached code amendment.

Summary of Information:

Following a public hearing, the Planning Commission by unanimous vote forwarded a recommendation of approval on the attached code amendment. The amendment, among other things, establishes a resolution (pixel pitch) standard for Computer Controlled Variable Message Electronic (EMC) signs. Staff, through evaluation of other local ordinances and industry standards, has recommended standards to require that high resolution EMC signs be utilized. In addition, the term fixed message electronic signs has been redefined to apply to designate as signs having numeric character display only and includes revised standards regarding use and display of such signs.

Attachments:

1. Ordinance Amendment to 19.1-53 19.1-277 and 19.1-570 re Electronic Signs

Preparer: Andrew Gillies, Director of Planning

Approved By:

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD,
1997, AS AMENDED, BY AMENDING AND REENACTING SECTIONS 19.1-53, 19.1-277
& 19.1-570 OF THE ZONING ORDINANCE RELATIVE TO STANDARDS FOR
COMPUTER CONTROLLED VARIABLE MESSAGE ELECTRONIC (EMC) SIGN
RESOLUTION, CHANGEABLE COPY SIGNS AND ENTERTAINMENT, RECREATIONAL
AND ATHLETIC FACILITY SIGNS

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

(1) That Sections 19.1-53, 19.1-277 & 19.1-570 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted, to read as follows:

Chapter 19.1

ZONING

OOO

Sec. 19.1-53. Restricted Uses Listed as “R” or “RS”.

Those uses listed as “R” or “RS” in Table 19.1-52.A. shall be permitted in the respective zoning districts provided that the restrictions as outlined below are met. If the restrictions cannot be met, the use may be allowed in the respective zoning district through either a Conditional Use or Special Exception.

OOO

Sign, changeable copy

R-88, R-40, R-25, R-15, R-12, R-9, R-7, R-C Districts

R-TH, R-MF Districts

MH District

A District

O-1, O-2 Districts

C-1, C-2, C-3, C-4, C-5 Districts

I-1, I-2, I-3 Districts:

- a. Except as stated herein, sign complies with Article IV. Division 6.;
- b. Sign is not located on A, MH, R, R-TH or R-MF property unless the property is occupied by a church, place of worship, public park or school or the sign serves as the residential community entrance sign at the primary entrance into a development having community open space and recreational facilities;
- c. Sign is not incorporated into a nonconforming sign;
- d. In projects with outparcels, signs are spaced 30 feet apart;
- e. Changeable copy is integrated into a permitted freestanding sign per 19.1-276.B.;
- f. Except for an outdoor advertising sign which is governed by Sec. 19.1-279, changeable copy ~~is incorporated~~ shall be designed as an integral component of ~~into~~ a monument sign compatible with the architectural style of the principal building which it serves provided that if the principal building does not conform to the architectural standards

- of the Design District in which located, the director of planning may approve a monument sign that has an alternative architectural style. For a permitted outdoor advertising sign, changeable copy is incorporated into sign structure meeting sign design requirements of Sec. 19.1-279;
- g. Changeable copy for outdoor advertising sign which is governed by Sec. 19.1-279 shall be limited to computer controlled variable message electronic sign (EMC);
 - h. ~~Except for an outdoor advertising sign which is governed by Sec. 19.1-279, or where the only changeable copy is computer controlled variable message electronic sign (EMC),~~ a permitted freestanding sign area may be increased by 25 percent for the purpose of including manual ~~or fixed message electronic~~ changeable copy, provided the area by which the sign is increased is used solely for such changeable copy. The area of manual changeable ~~copy or fixed message electronic copy~~ is limited to one-half or less of the total area of the sign face;
 - ~~h.i. Fixed message electronic display shall be limited to one-third of permitted sign face and shall default to blank copy if there is a malfunction in the device; and~~
 - i.j. For an outdoor advertising sign which is governed by Sec. 19.1-279, or where the only changeable copy is computer controlled variable message electronic sign (EMC) copy, the area of changeable copy may include entire sign face.

Sign, computer controlled variable message electronic sign (EMC):

R-88, R-40, R-25, R-15, R-12, R-9, R-7, R-C Districts

R-TH, R-MF Districts

MH-2, MH-3 Districts

A District

O-1, O-2 Districts

C-1, C-2, C-3, C-4, C-5 Districts

I-1, I-2, I-3 Districts:

- a. Sign complies with restrictions of changeable copy sign and outdoor advertising sign as applicable;
- b. Sign is not incorporated into a nonconforming sign or a sign containing manual copy;
- c. Except for a permitted outdoor advertising sign, sign is not located in Belmont Turner Area Central, Bon Air Special Design District, Chester Area Central, Midlothian Area West or Route 10 Area North as shown on the zoning map;
- d. Excluding copy that includes only current time of day or outdoor temperature, ~~Interval~~ of copy change for a permitted EMC sign is limited as follows:
 - 5 minutes for property located in A, MH, R, R-TH, R-MF districts, if such sign is the freestanding sign for property occupied by a church, place of worship, public park or school. Any other EMC located in A, MH, R, R-TH, R-MF districts shall only be permitted by conditional use and may be subject to more restrictive standards than this section;
 - 1 minute for property located outside of a mixed-use or nonresidential community in O, C and I districts or an outparcel within such a community;

- 10 seconds for mixed-use or nonresidential community sign; or
- 10 seconds for outdoor advertising sign;
- e. Excluding copy that includes only current time of day, date or outdoor temperature, cCopy changes simultaneously;
- f. Copy does not move, or give the illusion of movement, such as, blink, scroll, flash, spin, fly in/out, scintillate or similar effects; however, copy may fade as transition to next copy;
- g. Copy is limited to a still image or lines of text;
- h. Excluding outdoor advertising signs greater than 200 square feet (s/f) in area, displays shall be high resolution having no larger than 12 mm pixel pitch. Outdoor advertising signs greater than 200 s/f and less than 400 s/f shall have a maximum pixel pitch of 16 mm. Outdoor advertising signs greater than 400 s/f shall have a maximum pixel pitch of 20 mm;
- ~~g.~~
- ~~h.~~i. Sign defaults to blank copy if there is a malfunction in device;
- ~~i.~~j. Sign does not display coordinated messages which are intended to be continued on opposite sign face, other signs on-site or signs off-site;
- ~~j.~~k. A photocell or other device is used that automatically adjusts brightness according to ambient conditions; and
- ~~k.~~l. Brightness does not exceed 0.3 foot candles above ambient light as measured at a distance in feet that is the square root of the sign area in square feet multiplied by 100
(Distance from Sign= $\sqrt{\text{Sign Area (Sq. ft)} \times 100}$).

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Sec. 19.1-277. Additional Signs.

The signs in this section shall be in addition to other signs permitted by this division.

1. **Freestanding Sign at Entrances to Projects in O, C and I Districts.** 2 on-site signs, each not to exceed 4 square feet and a height of 5 feet, shall be permitted at each road entrance to a project. Signs shall be limited to 2 colors, one for lettering and one for background. Lighting shall be limited to internal means.
2. **Freestanding Signs at Entrances to Establishments O, C and I Districts Located Outside a Nonresidential Community that Share Access to a Road.** Where 2 establishments are required by the transportation department to share access to a road, each establishment shall be allowed 1 sign, either on- or off-site, along the shared access. Each sign shall not exceed 4 square feet and a height of 5 feet.
3. **Freestanding Off-site Signs for Specific Public and Semi-Public Places.** Assembly uses exceeding 10,000 gross floor area, hospitals on greater than 25 acres, transit uses, or other public uses without a direct entrance to a major arterial road shall be permitted

1 off-site sign. If the signs are located on a major arterial road, 2 signs shall be permitted on opposite sides of such road. Signs shall not exceed 7 square feet and a height of 7 feet.

4. **Drive-through Facility Stacking Lane Signs.** Adjacent to each stacking lane, 2 signs shall be permitted provided they are not legible from off site. Signs shall be limited to 6 feet in height. In Special Design Districts, the cumulative area of all such signs shall not exceed 24 square feet, and in all other areas 45 square feet. Computer controlled variable message electronic (EMC) copy may be incorporated where, in addition to the standards of this subsection, such copy is not be visible from roads.
5. **Establishments Accommodating Orders from Parking Spaces or Fueling Stations.** 1 sign, not to exceed 4 square feet, shall be permitted adjacent to each space or station. The sign shall be attached to columns supporting a canopy. The color of the sign box shall match the color of the column on which the sign is mounted.
6. **Fuel Dispenser Mounted Signs.** 8 square feet of signage, attached to, or immediately above, each fuel dispenser shall be permitted. Signs shall not be internally illuminated.
- ~~6.7.~~ **Entertainment, Recreational or Athletic Facility Signs.** Signs interior to an entertainment, recreational or athletic facility that have copy visible only within such facility shall not count towards the number or area of signage permitted for such facility elsewhere in this division. Where a sign has copy visible from off-site it shall count towards the facility permitted signage and be subject to all applicable regulations of this division.

Sec. 19.1-570. Definitions.

For the purposes of this chapter, the following words and phrases shall have the following meanings:

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Pixel pitch. The distance between individual pixels for computer controlled variable message electronic (EMC) signs. The smaller the pixel pitch the higher the resolution of such sign.

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Sign, changeable copy: Sign upon which copy can be changed or altered, ~~except for scoreboards.~~
Changeable copy signs include the following:

- Manual: Sign with copy that can be changed or altered by manual means.
- Electrical: Sign with copy that can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Electrical signs include the following:

Fixed message electronic. Sign with copy ~~that has been~~designed or preprogrammed to solely provide static monochromatic numeric display. ~~preprogrammed to include only time, temperature, and date, and does not operate in a flashing, traveling or rolling fashion.~~ For the purposes of this definition the following symbols that indicate the unit of the numbers displayed are permitted: \$ for dollar, % for percent, ¢ for cent and ° for degree.

Computer controlled variable message electronic (EMC). Sign with copy that can be changed or altered by means of computer-driven electronic impulses, excluding fixed message electronic signs.

OOO

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

1928:116648.1



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.9.

Subject:

Code Amendment Relative to Computer Controlled Variable Message Electronic (EMC) Sign and Communication Tower Zoning Fees (20PJ0116)

Board Action Requested:

Set June 24, 2020 for public hearing on attached code amendment.

Summary of Information:

Following a public hearing the Planning Commission by unanimous vote forwarded a recommendation of approval on the attached code amendment. The recent change to allow Computer Controlled Variable Message Electronic (EMC) signs as a restricted use has addressed the primary uses of such signs. The amendment would make zoning fees related to the use the same as other similar zoning applications where exceptions are requested to ordinance restrictions. In addition, recent changes in state code has resulted in a need to amend fees related to Communication Tower fees.

The revised Conditional Use or Conditional Use Planned Development fee for EMC application would change from \$ 2,100.00 plus \$ 100.00 per acre in excess of one acre to \$ 1,400.00 plus \$ 70.00 per acre in excess of one acre. For Communication Tower Conditional Use, Conditional Use Planned Development or Substantial Accord the application fee would change from \$7,500.00 plus \$ 100.00 per acre in excess of one acre to \$ 4,000.00, with no acreage fee.

Attachments:

1. Ordinance Amendment 19.1-41 re Controlled Variable Message Electronic Sign and Communication Tower Zoning Fees

Preparer: Andrew Gillies, Director of Planning

Approved By:

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD,
1997, AS AMENDED, BY AMENDING AND REENACTING SECTION 19.1-41 OF THE
ZONING ORDINANCE RELATIVE TO CONTROLLED VARIABLE MESSAGE
ELECTRONIC (EMC) SIGN AND COMMUNICATION TOWER ZONING FEES

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

(1) That Section 19.1-41 of the Code of the County of Chesterfield, 1997, as amended, is amended and re-enacted, to read as follows:

Chapter 19.1

ZONING
OOO

Sec. 19.1-41. Fees.

The fees shown in Tables 19.1-41.A., B. and C. shall be submitted in conjunction with the specified application or request, provided, however, fees for a single application shall not exceed \$75,000. Fees shall be waived for any County department or agency excluding the Chesterfield County Airport, Utilities Department and Public Schools.

Except where otherwise stated, each application shall be limited to either a single lot, a combination of lots provided the lots are contiguous to each other, or any combination of lots which were the subject of the same condition of a zoning approval.

Acreage fees shall be prorated on any portion in excess of each whole acre.

Table 19.1-41. A. Planning Commission and Board of Supervisors Application Fees

Application Type		Fee (in dollars)
Rezoning		1400 plus 70 per acre in excess of 1 acre ^{[1][2]}
Conditional Use or Conditional Use Planned Development^[3]	Communication Tower	4000 7500 plus 100 per acre in excess of 1 acre ^[2]
	Computer Controlled Variable Message Electronic (EMC) Sign	2100 plus 100 per acre in excess of 1 acre
	Landfill, Quarry, Mine or Borrow Pit	7500 plus 100 per acre in excess of 1 acre ^[2]
	Adult Business	7500 plus 100 per acre in excess of 1 acre ^[2]
	Use Incidental to Principal Dwelling to include Family Day Care Home	300 ^[2]
	Recreational Facility and Grounds Primarily Serving Surrounding Residential Community	300 ^[2]
	All Others	1400 plus 70 per acre in excess of 1 acre ^{[1][2]}
Substantial Accord	Communication Tower	4000 7500 plus 100 per acre in excess of 1 acre ^[2]
	All Others	1400 plus 70 per acre in excess of 1 acre ^[2]
Manufactured Home Permit		200
Resource Protection Area Exception	Single Family Dwelling or Accessory Use to Single Family Dwelling	300
	All Others	2300
Amend Conditions of Previously Approved Application^[3]	Use Incidental to Principal Dwelling to include Family Day Care Home or Resource Protection Area Single Family Dwelling	300 ^[2]
	Recreational Facility and Grounds Primarily Serving Surrounding Residential Community	300 ^[2]
	Manufactured Home Permit	200
	All Others	2000 for first 2 conditions plus 1000 for each condition thereafter (includes condition of textual statement) ^{[1][2]}
Deferral Request by Applicant of Planning Commission or Board of Supervisors' Public Hearing/Meeting^[3]		1000 for first deferral plus 2000 for each deferral thereafter ^[1]

Notes for Table 19.1-41.A.

- [1] For any office, commercial or industrial use within an enterprise zone, enterprise subzone or technology zone as designated by the county code, an application fee shall not be required provided the director of planning determines that the request is in compliance with the comprehensive plan.
- [2] One application may be made for any combination of the requests footnoted as [2]. The fee for any combination of these requests shall not be cumulative; rather the fee shall be based upon the category having the highest fee.
- [3] If a use does not conform to the zoning district in which located, a business license was issued for the use, and the holder of the license has operated continuously in the same location for at least 15 years and paid all local taxes for the use, the holder of the business license shall be exempt from the fee when applying for approval to permit the use.

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

1928:116650.1



CHESTERFIELD COUNTY BOARD OF SUPERVISORS AGENDA

Meeting Date: May 27, 2020

Item Number: 8.B.10.

Subject:

Amendment to FY2019/FY2020 Community Development Block Grant and HOME Investment Partnerships Grant Annual Action Plan to incorporate CDBG-CV funding/Appropriation of Funds

Board Action Requested:

Adopt the PY2019/FY2020 Community Development Block Grant and HOME Investment Partnerships Grant Plan with changes as approved and amend the appropriations to include the Community Development Block Grant - Coronavirus (CDBG-CV) funding of \$861,295.

Summary of Information:

The Chesterfield County Consolidated Plan outlines the funding strategy for the Community Development Block Grant (CDBG), and HOME Investment Partnership program for a five (5)-year period. The Annual Action Plan provides details for each year within the five (5) -year Consolidated Plan and outlines the implementation of annual funding. Each plan is developed through public input, analyses, and planning. The County's Citizen Participation Plan describes the efforts Chesterfield County will take to encourage residents to participate in developing these plans. It also provides requirements for public process when a "substantial amendment" to the Annual Action Plan is proposed. The following changes constitute a substantial amendment and require public notice as described in the citizen participation plan:

- Increases or decreases by or 50% change in the amount allocated to a category of funding
- A significant change to an activity's proposed purpose, scope, location or beneficiaries or persons served
- Funding of a new activity not previously described in the Action Plan.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, was signed, providing \$5 billion for CDBG to rapidly respond to COVID-19 and the economic and housing impacts caused by this unprecedented crisis. Chesterfield County will receive \$861,295 in Community Development Block Grant – Coronavirus (CDBG–CV) funding.

The 2020-24 Consolidated Plan and PY20/FY21 Annual Action Plan (HUD and the County operate on different yearly schedules) have not been submitted and approved by HUD at this date and therefore cannot be amended to accommodate and allocate CDBG-CV funding. As such, HUD advised all grantees, including Chesterfield County, that the easiest path to complete the process to accept CDBG-CV funding is to amend their previously reviewed and approved PY19/FY20 Annual Action Plan.

The Annual Action Plan was adopted on Wednesday, April 10, 2019 and amended on Wednesday, May 22nd, 2019. As approved by the Board of Supervisors, the PY19/FY20 Action Plan budgeted \$1,410,339 in total CDBG spending and \$538,650 in total HOME spending.

The U.S. Department of Housing and Urban Development (HUD) allocated \$861,295 in CDBG-CV funds to Chesterfield County for activities that will prepare, prevent and respond to the coronavirus. The County published a Notice of Funding Availability Request for Proposals (RFP) to solicit proposals relative to this additional funding. As stated in the RFP, the County's program priorities for the CDBG-CV funding include affordable housing/shelter, health related and food related programs and services, and business and employment retention for essential business. The CARES Act eliminates the CDBG regulatory 15% cap on the amount of a jurisdiction's grant (and any program income) that is obligated in a program year for "public services." Public services include services targeted toward the elderly population, as well as individuals experiencing homelessness, and services related to employment, crime prevention, childcare, health, drug abuse, education, fair housing counseling, and energy conservation.

This substantial amendment involves the use of the CDBG-CV funding allocated by HUD to Chesterfield in FY 2020. An amendment to the plan requires advertisement for public comment; as such, public notice has been advertised. Given the need to expedite actions, the U.S. Department of Housing and Urban Development (HUD) has waived the typical (30) day public comment period and reduced the time period to no less than five (5)

days.

County staff proposes to split the additional funding allocations as shown below in Table A:

Table A:		
Agency	Use of Funds	Proposed Award
YMCA	YMCA's Camp Hope and Summer Day Camp Programs	\$30,000.00
Better Housing Coalition	Rental Assistance Program	\$150,000.00
Partnership for Housing Affordability	Financial analysis of shopping centers impacted by the pandemic	\$40,000.00
Homeward	Non-Congregate Shelter Program	\$30,000.00
Housing Opportunities Made Equal (HOME)	Foreclosure Prevention Program	\$50,000.00
Center for Healthy Hearts	Satellite Support Site	\$40,000.00
Colonial Heights Alliance for Social Ministry (CCHASM)	Crisis Support Fund	\$65,000.00
Local Initiatives Support Corporation (LISC)	Chesterfield Business Recovery Fund (CBRF)	\$250,000.00
Central Virginia Legal Aid Society	Civil Justice COVID-19 Relief Program	\$46,000.00
Health Brigade	Integrated Care for Vulnerable Chesterfield Residents amidst COVID-19	\$56,000.00
Chesterfield Food Bank	Food on the Move Program	\$61,000.00
	Program Administration	\$43,295.00
	Total:	\$861,295.00

Attachments:

1. Chesterfield CDBG-CV Funding Award Letter

Preparer: Jessica Russo, Real Estate and Housing Coordinator
Daniel Cohen, Director
Karen Bailey, Prin. Budget Analyst

Approved By:





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

April 2, 2020

The Honorable Leslie Haley
Chair, Board of Supervisors of Chesterfield County
9901 Lori Road
Chesterfield, VA 23832

Dear Chair, Board of Supervisors Haley:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department is immediately allocating \$2 billion based on the fiscal year 2020 CDBG formula. The remaining \$3 billion shall be allocated based on needs using best available data, in the following tranches: \$1 billion shall be allocated to States and insular areas within 45 days of enactment of the Cares Act, and \$2 billion shall be distributed to states and local governments at the discretion of the Secretary. Up to \$10 million will be set aside for technical assistance. Given the immediate needs faced by our communities, the Department has announced the first allocation of funds. Your jurisdiction's allocation is \$861,295.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the Secretary to grant waivers and alternative requirements of statutes and regulations the Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative requirements can be granted when necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to coronavirus.

The Department is developing a notice that will further describes the CARES Act's provisions, a Quick Guide to the CARES Act flexibilities and other provisions, and other resources to enable swift implementation of CDBG-CV grants. As these become available, they will be

posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and requirements that each grantee have adequate procedures to prevent the duplication of benefits. HUD will provide guidance and technical assistance on DOB and regarding prevention of fraud, waste, and abuse and documenting the impact of this program for beneficiaries.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Gibbs', with a stylized, cursive script.

John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.11.

Subject:

Acceptance of State Roads

Board Action Requested:

Adoption of resolutions for the referenced state roads acceptances.

Summary of Information:

Dale District: Watermark Section F

Matoaca District: Aston Oaks at Magnolia Green Section 1

Harpers Mill Northeast Section 4

Harpers Mill Northeast Section 6

Harper's Mill Southeast Section 1

Harper's Mill Southwest Section 2

Pine Valley at Magnolia Green Section 2

Midlothian District: Winterfield Park Section 2

Winterfield Park Section 3

Attachments:

1. 2020-05-27 Dale - Watermark Section F
2. 2020-05-27 Matoaca - Aston Oaks at Magnolia Green Section 1
3. 2020-05-27 Matoaca - Harpers Mill Northeast Section 4
4. 2020-05-27 Matoaca - Harpers Mill Northeast Section 6
5. 2020-05-27 Matoaca - Harper's Mill Southeast Section 1
6. 2020-05-27 Matoaca - Harper's Mill Southwest Section 2
7. 2020-05-27 Matoaca - Pine Valley at Magnolia Green Section 2
8. 2020-05-27 Midlothian - Winterfield Park Section 2
9. 2020-05-27 Midlothian - Winterfield Park Section 3

Preparer: Scott Smedley, Director of Environmental Engineering

Approved By:



TO: Board of Supervisors

FROM: Department of Environmental Engineering

SUBJECT: State Road Acceptance - Watermark Section F

DISTRICT: Dale

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Alabaster Ln Hawkswood Way
Greyhaven Dr Swanhaven Dr

Vicinity Map: Watermark Section F



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

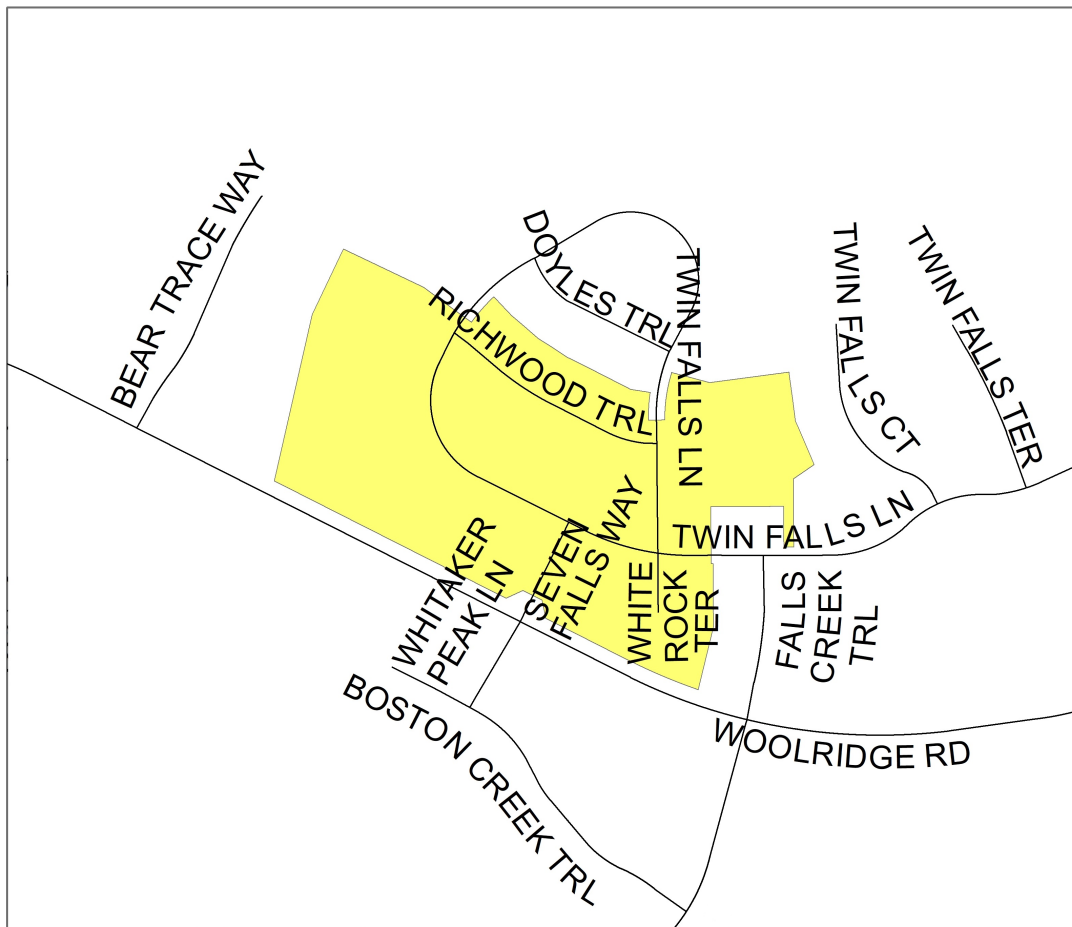
SUBJECT: State Road Acceptance - Aston Oaks at Magnolia Green Section 1

DISTRICT: Matoaca

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Richwood Trl Twin Falls Ln
Seven Falls Way White Rock Ter

Vicinity Map: Aston Oaks at Magnolia Green Section 1



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

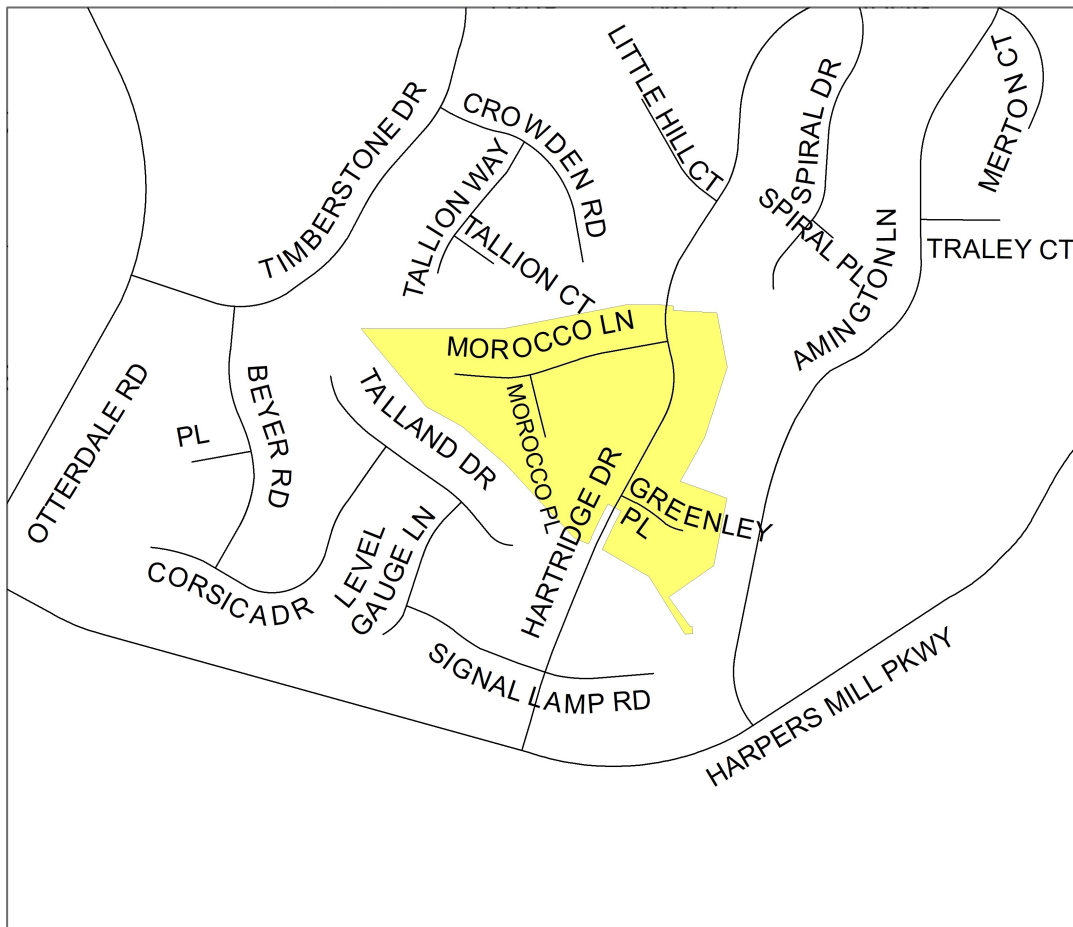
SUBJECT: State Road Acceptance - Harpers Mill Northeast Section 4

DISTRICT: Matoaca

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Greenley Pl Morocco Ln
Hartridge Dr Morocco Pl

Vicinity Map: Harpers Mill Northeast Section 4



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

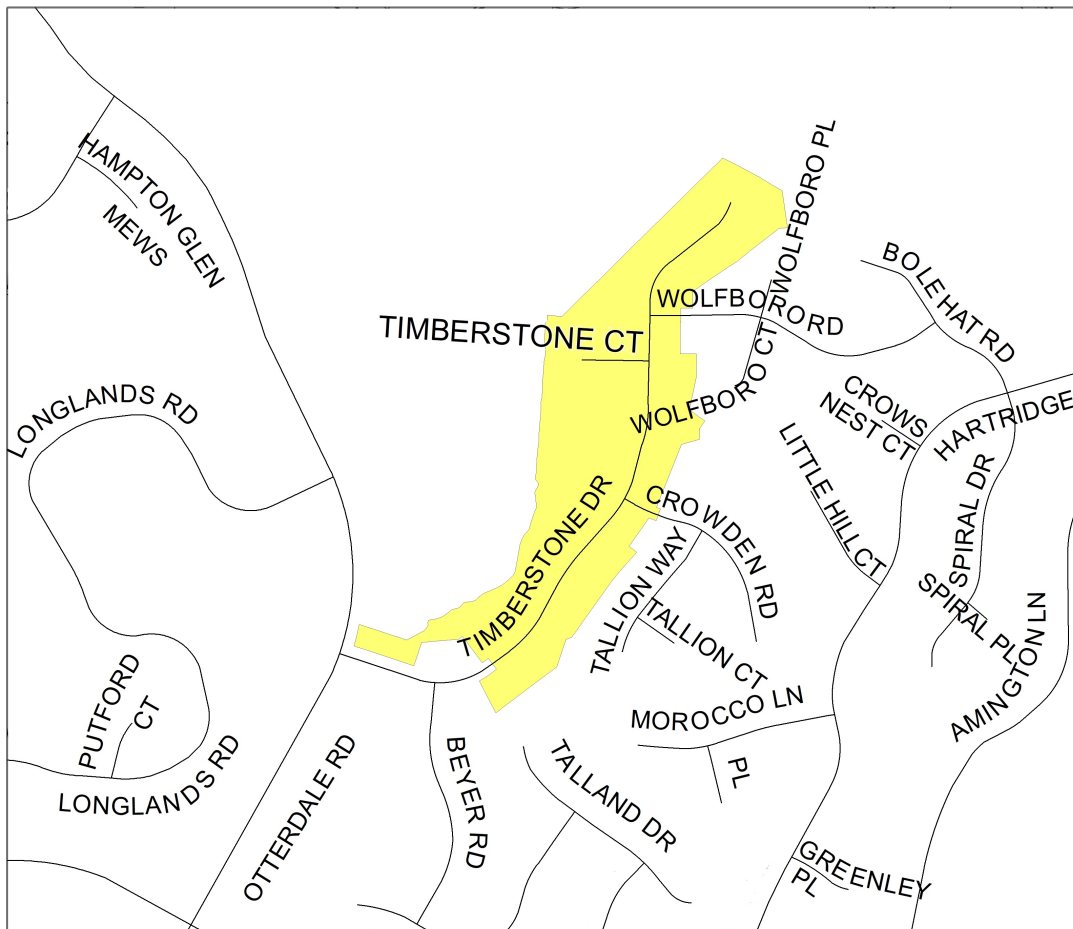
SUBJECT: State Road Acceptance - Harpers Mill Northeast Section 6

DISTRICT: Matoaca

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Crowden Rd Timberstone Dr
Timberstone Ct Wolfboro Rd

Vicinity Map: Harpers Mill Northeast Section 6



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

SUBJECT: State Road Acceptance - Harper's Mill Southeast Section 1

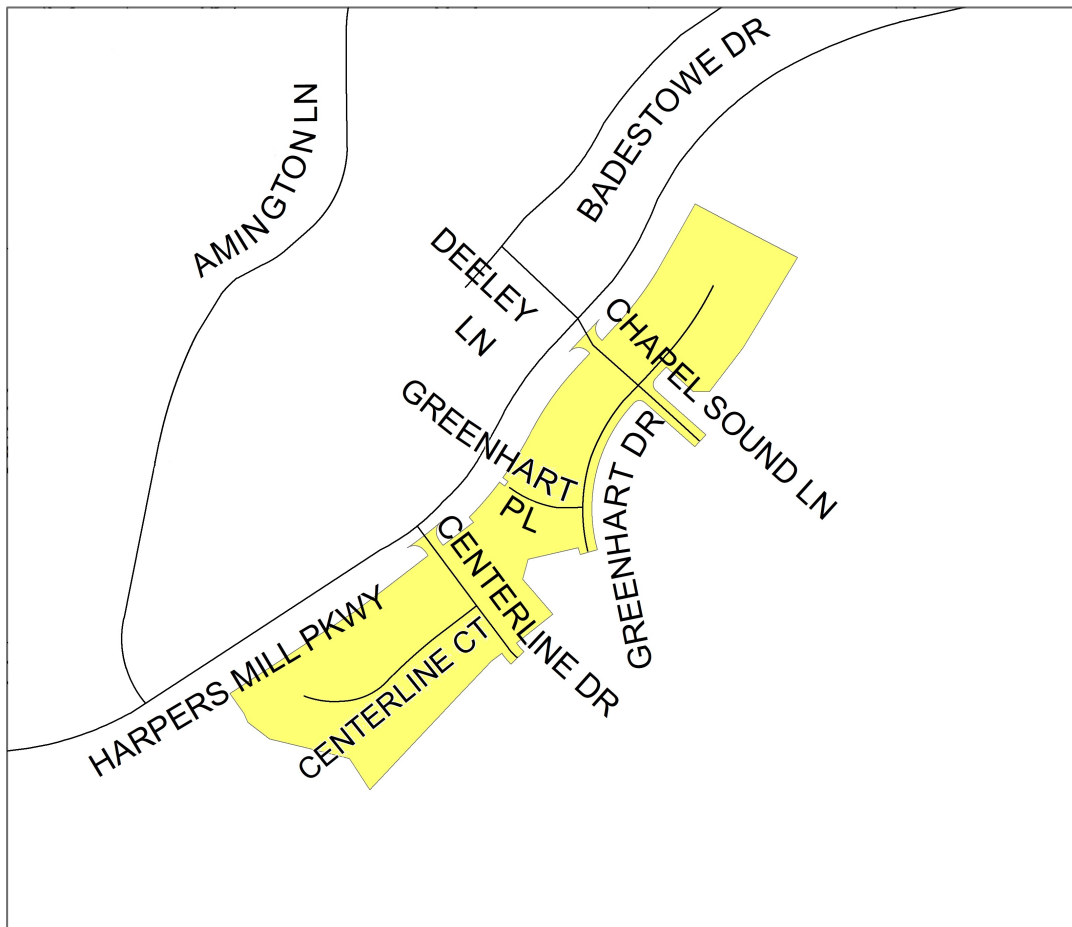
DISTRICT: Matoaca

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION:

Centerline Ct	Greenhart Dr
Centerline Dr	Greenhart Pl
Chapel Sound Ln	

Vicinity Map: Harper's Mill Southeast Section 1



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

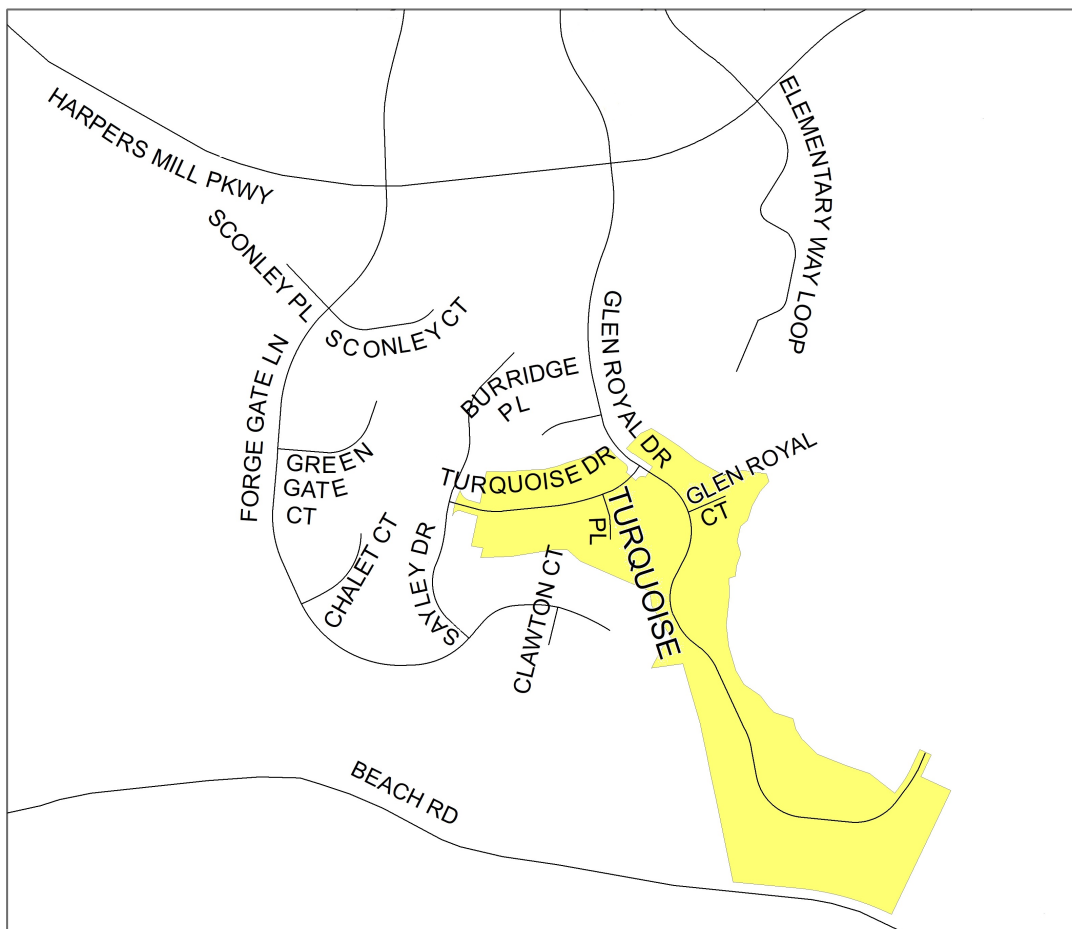
SUBJECT: State Road Acceptance - Harper's Mill Southwest Section 2

DISTRICT: Matoaca

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Glen Royal Ct Turquoise Dr
Glen Royal Dr Turquoise Pl

Vicinity Map: Harper's Mill Southwest Section 2



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

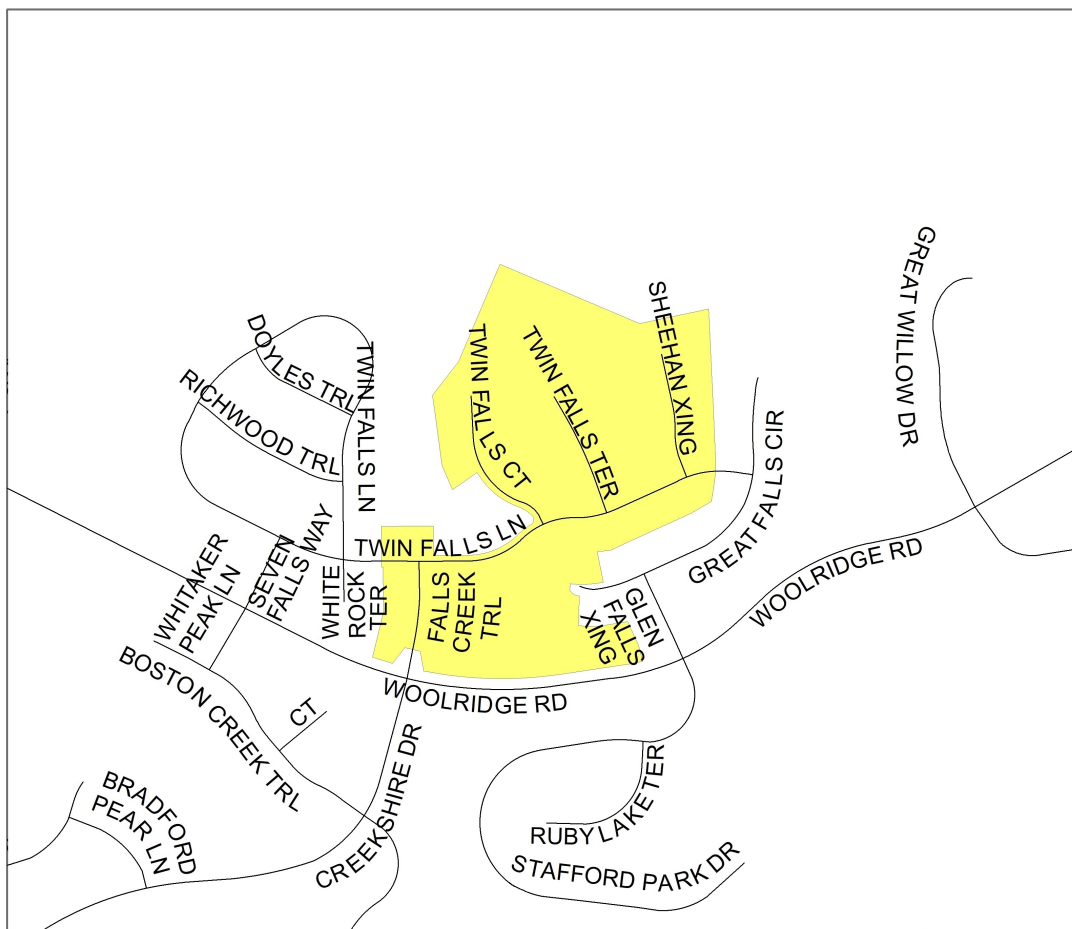
SUBJECT: State Road Acceptance - Pine Valley at Magnolia Green Section 2

DISTRICT: Matoaca

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Falls Creek Trl Twin Falls Ct
Sheehan Xing Twin Falls Ln
Twin Falls Ter

Vicinity Map: Pine Valley at Magnolia Green Section 2



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

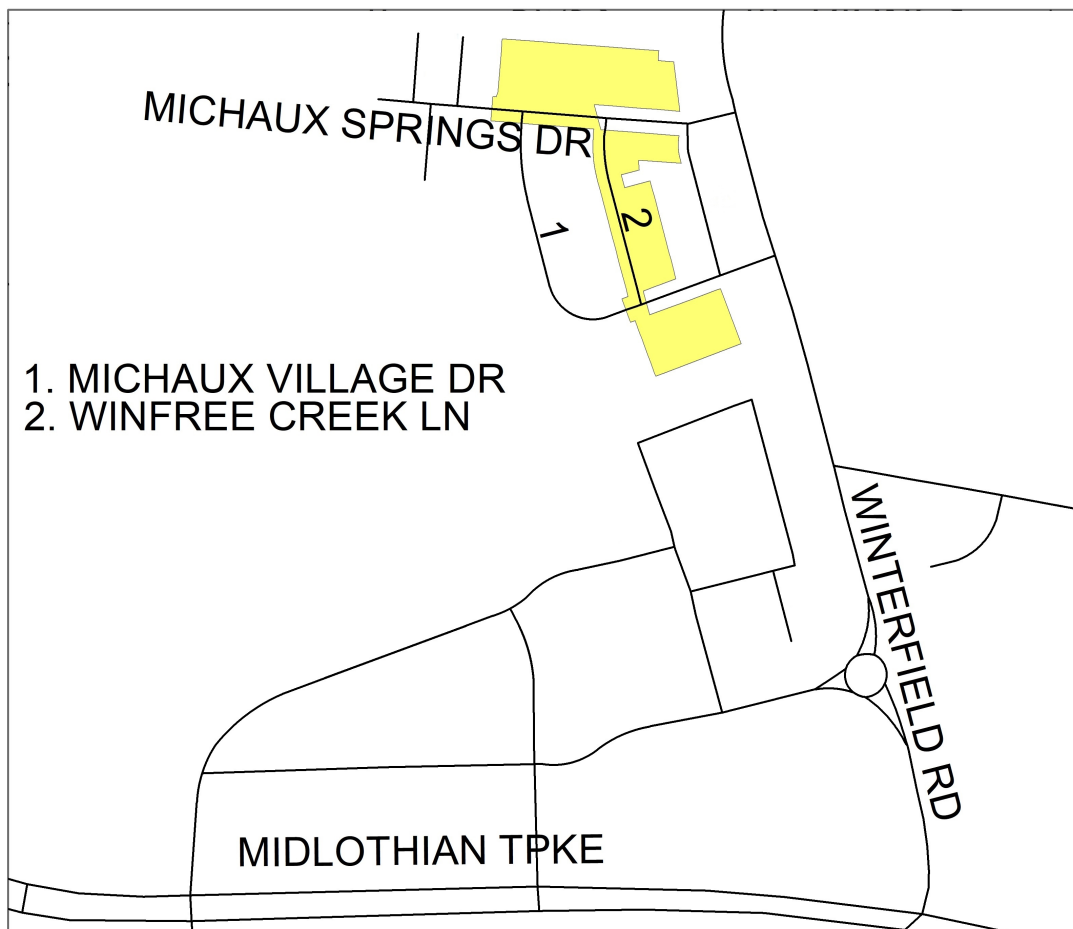
SUBJECT: State Road Acceptance - Winterfield Park Section 2

DISTRICT: Midlothian

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Michaux Spring Dr
Michaux Village Dr
Winfree Creek Ln

Vicinity Map: Winterfield Park Section 2



Produced By Chesterfield County GIS

TO: Board of Supervisors

FROM: Department of Environmental Engineering

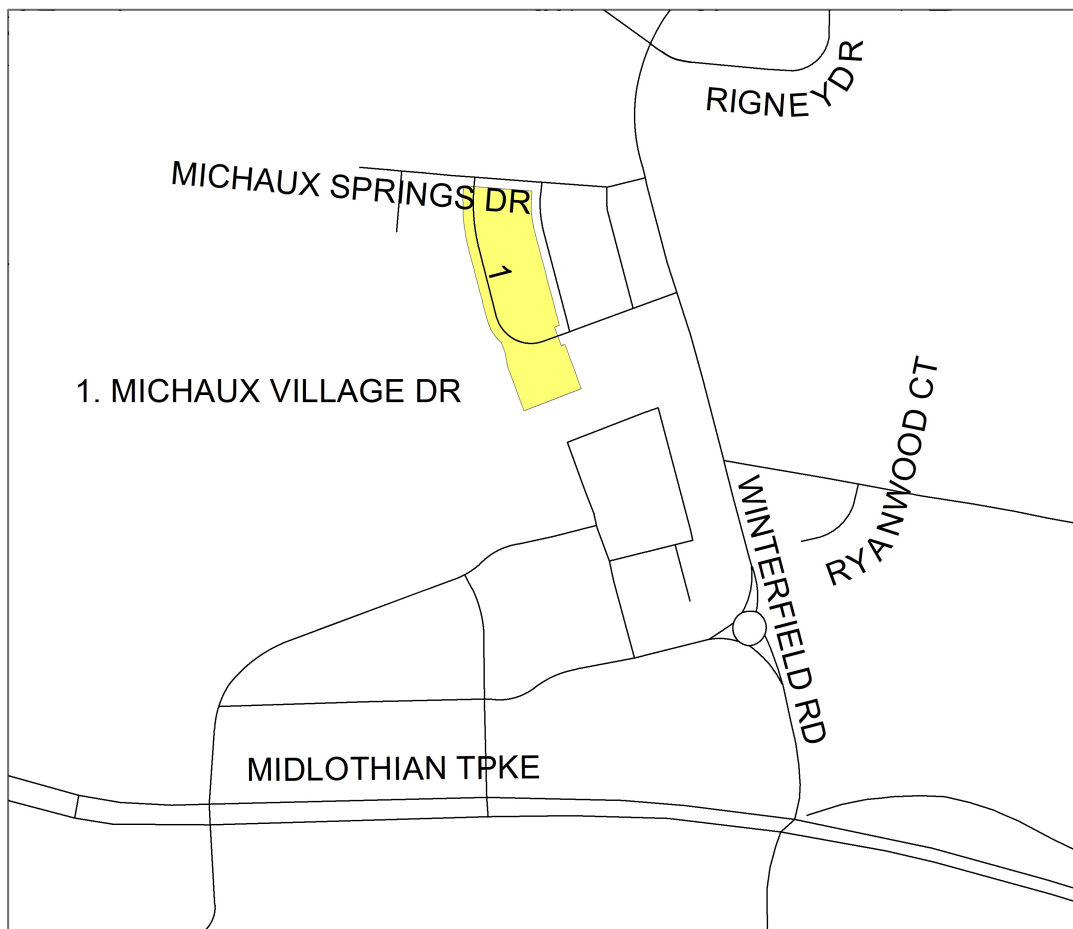
SUBJECT: State Road Acceptance - Winterfield Park Section 3

DISTRICT: Midlothian

MEETING DATE: May 27, 2020

ROADS FOR CONSIDERATION: Michaux Village Dr

Vicinity Map: Winterfield Park Section 3



Produced By Chesterfield County GIS



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.12.

Subject:

Approval of Marketing/Consulting Services Contract for Revitalization of Jefferson Davis Highway Corridor

Board Action Requested:

The Board of Supervisors is requested to authorize the Procurement Director to award a marketing and consulting services contract to Shanna K., LLC in the amount of \$120,000 with reimbursable expenses capped at \$5,000.

Summary of Information:

The contract will provide marketing and consulting services for revitalization along the Jefferson Davis Highway Corridor, through community engagement, outreach, and organization-building. This contract will specifically include marketing for services available under the recently awarded Lead-Based Paint Hazard Control grant.

After review of the proposals, presentations, and negotiations, the evaluation committee unanimously recommends award of the above referenced contract to Shanna K., LLC. Shanna K., LLC has the experience, the initiative, and the capability to interact and communicate with the diverse group of people along the Jefferson Davis Highway Corridor. Their community engagement, outreach, and organization-building skills effectively meet the needs of the County and they have offered competitive pricing.

The evaluation committee agrees that Shanna K., LLC has clearly demonstrated the knowledge, experience, qualifications, and ability to provide the required services for Marketing/Consulting Services for Revitalization of the Jefferson Davis Highway Corridor and is hereby recommended for award of this RFP.

Funds for this contract are available through the Lead-Based Paint Hazard Control grant.

Attachments:

None

Preparer: Daniel Cohen, Director

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.13.

Subject:

Approval of Change Order Number One for Altairis Technology Partners Consulting Contract

Board Action Requested:

The Board of Supervisors is requested to authorize the Director of Procurement to execute Change Order Number 1 to amend the consulting contract with Altairis Technology Partners to extend the duration of the contract and include additional scope of work in the amount of \$2,133,449.

Summary of Information:

This consulting contract dated 01/08/2014 was to provide full-service consulting services to the County for the duration of the procurement, design, implementation, and cut-over to the new P25 Motorola Radio Communications System, with an anticipated end date of September 2020. The duration of the overall replacement project has now been extended, with an anticipated cut-over and close out of the project in July 2022. This necessitates the need to extend the consulting contract as well, in order to match the overall project. Added scope from the original contract includes consultation services on the design and review of 6 new tower sites and equipment, FCC licensing review and physical on-site quality control at the construction sites. It has been understood since 2016 that a change order in the amount of \$587,721 would at some point be required due to the realization at that time of a longer proposed Motorola schedule and the new towers. These were not included in the original Altairis contract because it was an "estimation" designed to mirror what they anticipated the radio replacement contract and schedule might be. Those details were not finalized until the Motorola contract was finalized in 2016, and at that time it became clearer what the actual consulting requirements would be with the corresponding adjustment in cost.

Aside from the known amount described above, the additional extension of certain aspects of the Motorola timeline, especially the DETAILED DESIGN REVIEW phase, has resulted in a total aggregate increase in the amount of work effort on behalf of the consultant to match that extension. That makes up the majority of the remaining amount in this change order request. There is adequate contingency balance within the current appropriation to cover the contract change.

The need to extend consulting services is a regional issue. In 2019, the City of Richmond extended their contract for an additional cost just under \$1 million (Richmond's system has fewer sites than Chesterfield and a less complicated design due to no system "core"), and Henrico just executed a change order in the amount of \$1.786 million to extend theirs.

Attachments:

None

Preparer: Jeffrey Katz, Chief of Police

Approved By:

A handwritten signature in black ink, appearing to be 'JK', is written above a horizontal line.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.14.

Subject:

Modified Land Use Regulation During COVID-19 Emergency

Board Action Requested:

Approve County's modified land use regulation program during the COVID-19 emergency.

Summary of Information:

On March 12, 2020, the Governor of Virginia declared a state of emergency in Virginia in response to the novel coronavirus COVID-19 ("virus"). The Governor's declaration acknowledged the existence of a disaster under Virginia Code § 44-146.16 arising from the public health threat presented by a communicable disease. On March 13, 2020, pursuant to Va. Code § 44-146.21, the County's Director of Emergency Management also declared the existence of a County-wide emergency and disaster due to the virus.

On March 25, 2020, the Board of Supervisors adopted on an emergency basis a Continuity of Government Ordinance pursuant to Va. Code § 15.2-1413 that provides for continuity of County government during a declared disaster. The ordinance provides flexibility to respond to the challenges and disruptions caused by the virus and allows the County to function during the disaster as may be required to protect the health, safety, and general welfare of the public. The ordinance specifically authorizes the Board to modify County programs and functions during the disaster as necessary to address problems arising out of the disaster. One of the major problems caused by the pandemic disaster has been the closing of businesses in the County. Promoting business in the County is one of the essential functions of government. On April 22, 2020, the ordinance was readopted by the Board after a public hearing.

On May 8, 2020, the Governor issued Executive Order No. 61 which provides for a "Phase One Easing of Certain Temporary Restrictions" due to the virus. Among other things, the Order establishes criteria for partial reopening of restaurants for "outdoor dining" and also sets forth reopening criteria for certain other businesses.

To support reopening of County restaurants and other businesses pursuant to the Governor's Orders and any other guidance issued by the Commonwealth, staff requests that the Board of Supervisors, by adoption of this Agenda Item, declare and confirm, that during the pendency of the Continuity of Government Ordinance, it is the Board's policy that the County Administrator implement criteria by which restaurants and other businesses may reopen consistent with the Governor's Order. Further, during this period, it would also be the Board's policy that the County Administrator and County code enforcement staff forbear enforcement of land use regulations that might interfere with businesses reopening in accordance with Executive Order No. 61, subject to such criteria as the County Administrator deems appropriate, so long as the health, safety and welfare of the public is not jeopardized.

Attachments:

None

Preparer: Jeff Mincks, County Attorney

Approved By:





**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.15.

Subject:

Approval of Amended MOU with Dominion Relating to Transportation Plan in the Vicinity of the Chesterfield Power Station

Board Action Requested:

Approve the amended MOU with Dominion.

Summary of Information:

The 2019 General Assembly passed two bills (HB2786 and SB1355) which require Dominion to move all of its coal combustion residuals (“coal ash” or “CCR”) from its existing coal ash storage ponds. The removal and transport of Dominion’s CCR could take decades to complete. Accordingly, the County and Dominion began work on a Memorandum of Understanding (“MOU”) between the two parties to develop a structure for completing and implementing a new transportation plan that provides new access roads and paths to County facilities and relocates facilities to more accessible locations. On August 28, 2019, the Board approved the MOU.

The MOU provides that the parties need to develop a transportation plan which would have been finalized by March 31, 2020. The County has completed all of its work on the plan and is awaiting finalization of the plan by Dominion. Due to a number of factors, including the COVID-19 pandemic, Dominion’s finalization of the plan has been delayed and Dominion has requested that the completion date be extended until September 1, 2020. Staff believes that this is a reasonable request and asks the Board approve amendment of the MOU to extend the completion date of the transportation plan to September 1, 2020.

Attachments:

None

Preparer: Jeff Mincks, County Attorney

Approved By:



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.16.

Subject:

Approval of FY2021 Budget Amendments

Board Action Requested:

Amend the County operating budget and Schools' operating, Grants, and Food Services budgets as detailed in the attachments

Summary of Information:

County Operating Budget Impacts:

Since the Board of Supervisors approved the FY21 budget on April 22, 2020, the County has received information that overall revenue assumptions will decrease by an additional \$1.8 million; of this total, state revenues changes comprise \$1.6 million. This figure is minimal due to the County's longstanding conservative approach to budgeting state revenue. Other revenue amendments incorporate adjustments to various areas to more accurately reflect insights gained from data reviewed since passage of the budget on April 22, 2020.

In addition to revising revenue projections to reflect the latest information available, these amendments also reposition funds to set aside \$500,000 for unforeseen needs that may arise in FY21 as a result of the COVID-19 public health emergency, including the potential restoration of impacted services. While the County is preparing for receipt of approximately \$31 million in CARES Act grants to assist with these efforts, the funding has restrictions that limit use to specific categories. A local COVID-19 contingency fund will provide flexibility to allow the County to address unforeseen needs that arise throughout FY21 for which CARES Act funding is not a permissible use.

To accommodate both the revenue decreases as well as the additional funding needed to create the COVID-19 contingency fund, included herein are amendments to reduce expenditures by \$2.3 million, as follows:

- \$1.0 million – reduce personnel costs (namely holding additional vacancies)
- \$0.5 million – reduce replacement vehicle expenditures in the county lease program
- \$0.4 million – eliminate remaining operating and CIP contingencies
- \$0.3 million – further reduce healthcare renewal assumption to five percent
- \$0.2 million – reduce and/or eliminate contributions to select partner agencies

Schools Operating Budget Impacts:

On April 22, 2020, the Board of Supervisors approved a FY21 county budget that included a \$2.9 million reduction in the local transfer to Schools. This \$2.9 million reduction was part of the overall \$50 million

decrease from the originally proposed FY21 budget to reflect the economic impacts of the COVID-19 pandemic. Despite this decrease, the local transfer to Schools for FY21 remains \$9.6 million higher than that which was provided in FY20.

The \$2.9 million decrease in the local transfer was the only change to the Schools' budget approved on April 22nd, as state impacts were not yet known. Accordingly, this item is requesting Board action on amendments needed as a result of information gained since the April 22nd budget passage.

On May 12, 2020, the School Board approved expenditure and revenue amendments to its FY21 operating budget to accommodate a total estimated decrease of \$23.3 million. Since \$2.9 million of the total \$23.3 million in estimated revenue declines was already included in the FY21 Adopted Budget, this item therefore requests Board adoption of the following additional revenue impacts to the Schools operating fund:

- \$8.0 million – reduced state aid for compensation, counselors, ESL, Pre-K, and At-Risk
- \$7.0 million – CCPS-forecasted ten percent reduction in state sales tax
- \$4.8 million – technical adjustment to Comprehensive Services Act funding
- \$0.5 million – reduced collection in various local fees

Also at its May 12, 2020 meeting, the School Board adopted changes to its planned expenditures to accommodate the revenue adjustments. The adopted reductions generally align with similar strategies taken on the County side and include such actions as eliminating the merit salary increase, reducing healthcare costs, and implementing a one-year reduction in risk management fees. Note that, like the County, Schools did not reduce its commitment to funding major maintenance projects. Detailed breakdowns of Schools' reduction actions are attached and a high-level summary follows:

- \$12.7 million – defer discretionary spending (exs: salary adjustment, school-based funding allocation)
- \$4.6 million – reflect elimination of expenses from state budget (exs: counselors, ESL)
- \$3.3 million – reduce base expenditures (exs: defer bus replacement, reduce central support)
- \$2.8 million -- reduce non-discretionary (exs: differentiated staffing, lower healthcare costs)

Finally, this item also requests Board approval of an amendment to increase Schools' nongeneral Grant Fund and Food Services program by \$4.2 million. The largest component of this change is the allocation of \$5.6 million in the Schools' Grant Fund to reflect receipt and expenditure of CARES Act funding targeted for educational support. This action appropriates the full amount to the Schools' Grant Fund for future delineation by the School Board in accordance with federal funding restrictions. Additional amendments to these nongeneral funds incorporate a \$1.6 million decrease to reflect reduced use of unassigned fund balance and elimination of transfers that are included in the FY21 Adopted Budget.

In summary, the actions before the Board of Supervisors to amend Schools' Budget in light of information received since the April 22, 2020 FY21 Budget Adoption, are:

1. \$20.3 million decrease in revenues and expenditures to Schools operating fund to reflect changes in state revenues; and
2. \$4.2 million increase to Schools' Grant and Food Services funds to appropriate CARES Act funding and reflect changes to funding strategies.

Language Changes to the Appropriations Resolution:

This item includes amendments to the following Appropriations Resolution sections:

- Section 7: Authorizes the County Administrator to transfer among appropriation categories and/or appropriate funds and assignments of fund balance in any amount for other retirement expenses.
- Section 9: Technical amendments to strike outdated language related to year-end assignments for the vehicle registration fee and Stormwater Fund.

Attachments:

- Sources and Uses- County Operating Budget Amendments
- Sources and Uses- Schools Operating Budget Amendments
- Appropriation Resolution- amended sections only

Attachments:

1. County Sources and Uses for May 27 BOS
2. Schools ATTACHMENT A - Superintendent's Proposed Amended Operating Budget
3. Schools ATTACHMENT B - Superintendent's Proposed Amended Budget by Category
4. Schools ATTACHMENT C - Superintendent's Proposed Amended FY2021 Grants and Federal Food Services Funds Budget
5. Schools ATTACHMENT D - Superintendent's Proposed Amended FY2021 Total Operating Budget with Grants, ARGS
6. Schools ATTACHMENT E - Priorities for Fund Balance Carry Forward
7. Schools ATTACHMENT F - 2021-25 CIP Financial Summary (Revised)
8. Schools PRESENTATION - FY2021 Budget - Proposed Amendments
9. FY21 Adopted Appropriations Resolution with May 27 Amendments

Preparer: Andrea Peeks, Director of Budget and Management

Approved By:



General Fund Amendments to the County FY21 Budget for Consideration May 27, 2020

ADJUSTMENTS TO REVENUES		
	<u>State Revenues:</u>	<u>FY21</u>
	Grantor's Tax	(1,306,900)
	Commonwealth's Attorney	(150,000)
	Juvenile Detention Fund	(95,000)
	Library	(5,100)
	Subtotal State Revenue	(1,557,000)
	<u>Other Revenues</u>	
	Reflect Reimbursement Adjustment	569,000
	Reflect additional revenue from increase in court fee from \$10 to \$20	400,000
Misc. revenue reductions (personal property, penalty on personal property, motor vehicle registration fee, machinery and tools)		(1,200,000)
	Change in Henricus support	(44,500)
	Subtotal Other Revenue	(275,500)
	Total Revenue Adjustments	(1,832,500)

ADJUSTMENTS TO EXPENDITURES		
	Full-time Vacancies/Retirements (positions held open)	(950,300)
	Reduce budget for second half of GF Fleet/Permanent Lease holiday	(532,400)
	Reduce healthcare assumption from 6% to 5%	(284,800)
	Eliminate remaining contingency	(250,000)
	Eliminate CIP contingency	(159,000)
	Reduce contribution to Richmond Regional Tourism (RRT)	(56,000)
	Reduce contribution to Greater Richmond Partnership (GRP)	(50,000)
	Reduce contribution to Petersburg Area Regional Tourism (PART)	(50,000)
	Reposition funds to establish a COVID-19 contingency fund	500,000
	Total Expenditure Adjustments	(1,832,500)

School Board Adopted FY 21 Operating Budget

Chesterfield County Public Schools

Superintendent's Proposed Amended 05/12/2020

School Revenue			
	Adopted FY2021	FY2021	
	Plan	REVISED Plan	Notes
Beginning Balance	\$1,750,000	\$1,750,000	Rollover from Prior Year Budget; Pre-negotiated with County
Local Sources	\$8,592,500	\$8,137,500	Revenues from fees and rents; Projected reduction in fee collections
County Transfer	\$319,493,700	\$311,704,300	Includes Interest, Prior Year Savings and Reserves
State Education Funding	\$324,656,544	\$316,622,985	Reflects updated state budget (removes Comp, Counselors, ESL, Pre-K, and At-Risk)
State Sales Tax	\$70,318,810	\$63,286,929	Projecting 10% YOY reduction of original projection
Medicaid Reimbursement	\$1,800,000	\$1,800,000	Revenues from School Division Medicaid Reimbursement
Federal	\$360,000	\$360,000	Revenues outside of Title Grants to support ROTC
TOTAL REVENUE	\$726,971,554	\$703,661,714	
School Expenditures			
	Adopted FY2021	FY2021	
<i>Baseline/Incorporated Initiatives Increases</i>	Plan	REVISED Plan	
Prior Year Total	\$677,378,300	\$677,378,300	Prior year (FY 20) adjusted base budget
Bus Replacement		-\$1,000,000	Deferred to FY 22
Legal Services		-\$155,000	Extra legal fees due to the recent volume
Supplements & Operational Expense		-\$700,000	Duplicate costs; moratorium on new equipment; excess in unused supplements
Risk Management		-\$451,200	Reduced to County expected costs
Centralized Support		-\$955,977	Restricted non-Title II and non-essential travel; Reduction of 8 FTEs from Central Office Administration
Adjusted Base Budget		\$674,116,123	
<u>Non-Discretionary Expenditures</u>			
Student Growth	\$7,868,112	\$7,868,112	FY21:1235 Students = 112 FTEs, weighted
VRS Employer Rate Change, Group Life & Hybrid Disability	\$3,372,177	\$3,372,177	1% increase from General Assembly; 5% hybrid disability
Healthcare Increase	\$2,405,988	\$1,603,992	FY 21: 3% increase (Reduced from 4.5% to be in line with County projection)
Increase in custodial contract	\$118,030	\$118,030	1% contractual increase once service resumes
Transfer to Grants Fund	\$200,000	\$200,000	Required local match to grants
Utilities costs	\$246,800	\$246,800	Projected increase in utilities expense

School Board Adopted FY 21 Operating Budget

Chesterfield County Public Schools

Superintendent's Proposed Amended 05/12/2020

Additional SRP Contribution	\$500,000	\$500,000	Required additional contribution to County
Debt Service	\$2,264,380	\$2,264,380	Required additional contribution to County; potential adjustment for new debt
SOQ Required Staffing: ITRT (Instructional Designers)	\$1,624,519	\$1,624,519	FY 21 = 19 FTEs
SOQ Required Staffing: Counselors	\$1,617,462	\$0	No longer in State Budget; Supported by Federal Stimulus
SOQ Required Staffing: General Ed K-3 Class Size Reduction	\$1,763,025	\$1,763,025	FY 21 = 25 FTEs
SOQ Guidelines: Special Education	\$2,468,235	\$2,468,235	FY 21 = 35 FTEs
Local Maintenance of Effort (Future SOQ): ESL	\$2,950,542	\$0	No longer in State Budget; Supported by Federal Stimulus
Local Maintenance of Staff: Special Education	\$1,480,941	\$1,480,941	FY 21 = 40 FTEs (savings from 50 IA FTEs reduction); net 21 FTEs needed
Local Maintenance of Staff: Administration (School based)	\$631,230	\$420,820	FY 21 = 6 FTEs; Reduced to 4
Differentiated Staffing Pool	\$1,480,941	\$0	Deferred to FY 22
Pay-as you-go-MM (Operating to Capital)	\$1,500,000	\$1,500,000	Increase by \$500K per year
Children's Services Act	\$300,000	\$300,000	To meet expected funding levels
Dominion Youth Services	\$131,000	\$131,000	To meet expected funding levels
CODE RVA Additional Class	\$228,850	\$228,850	To meet expected funding levels; Last of four class cohorts added
Regional schools tuition increase	\$130,752	\$130,752	To meet expected funding levels
Transportation: Special Transportation	\$826,437	\$826,437	Support students with disabilities
Transportation: Overtime	\$406,000	\$406,000	Reduced and offset by salary savings from vacancies
Transportation: Fuel & Vehicle Maintenance	\$330,688	\$78,818	Reduced to County expected costs; Adjusted for projected reduction in fuel expense
Television Engineering Services	\$12,703	\$12,703	Required for school board meetings
Operational Expense for HR Fingerprinting & Licensure	\$25,288	\$0	Differed to other operating budgets for funding
Preventative Maintenance Plan	\$2,000,000	\$2,000,000	Reduced from \$6.3M
TOTAL Non-Discretionary Requirements	\$36,884,100	\$29,545,591	
<u>Discretionary Expenditures</u>			
Return to Learning "Re-Boot" Session	\$0	\$0	Supported by Federal Stimulus (CARES Act - Fund 82 Grants)
School-base Funding Allocation	\$3,391,719	\$0	Increase to base allocation plus weighted formula for risk factors; Deferred
Salary Adjustments - All Staff	\$8,400,000	\$0	FY 21 = 2%; less bus drivers; Deferred
Target: Bus Driver Compensation	\$846,435	\$0	Additional \$0.75 per hour for transportation employees; Deferred
K-2 Literacy Diagnostic Tool	\$51,000	\$0	Consistent diagnostic for early literacy; Deferred

	School Board Adopted FY 21 Operating Budget		
	Chesterfield County Public Schools		
	Superintendent's Proposed Amended 05/12/2020		
	Musical Instrument Replacement	\$20,000	\$0 Continuation of previous five year plan; Deferred
	Total Discretionary Requirements	\$12,709,154	\$0
	Total Non-Discretionary Requirements	\$36,884,100	\$29,545,591
	Total Discretionary Expenditures	\$12,709,154	\$0
	TOTAL OPERATING BUDGET	\$726,971,554	\$703,661,714
	Budget Deficit/Surplus	\$0	\$0

School Board Adopted FY 21 Operating Budget

Chesterfield County Public Schools

Superintendent's Proposed Amended 05/12/2020

Category	Category Description	FY 17	FY 18	FY 19	FY 20	FY 21	Percentage
61	INSTRUCTION	420,932,314	445,254,066	457,051,606	473,489,339	493,451,775	70.13%
62	ADMIN/ATTENDANCE & HEALTH	21,164,011	19,535,840	19,989,142	22,785,470	21,579,493	3.07%
63	PUPIL TRANSPORTATION	34,702,582	32,177,802	39,425,268	37,216,876	40,756,733	5.79%
64	OPERATION & MAINTENANCE	54,433,191	50,246,196	56,932,631	66,985,508	70,616,834	10.04%
68	TECHNOLOGY - SCHOOLS	16,732,635	20,151,417	20,948,749	16,442,307	18,333,701	2.61%
99	DEBT SERVICE	59,920,806	49,458,618	51,215,250	56,658,800	58,923,179	8.37%
Grand Total		607,885,540	616,823,940	645,562,645	673,578,300	703,661,715	

Superintendent's Proposed FY 21 Grants and Federal Food Services Funds Budget

Chesterfield County Public Schools

Superintendent's Proposed Amended 05/12/2020

Grants Fund Summary

Revenue by Source	FY 20 Adopted	FY 21 Approved	FY 21 REVISED	Dollar Change	Percent Change	
Federal	25,618,800	25,624,200	30,880,800	5,256,600	20.51%	[1]
State	4,339,900	4,173,800	4,173,800	0	0.00%	[2]
Local	1,120,200	1,136,500	1,136,500	0	0.00%	[3]
Transfer	774,200	789,700	789,700	0	0.00%	[4]
Total Revenue	31,853,100	31,724,200	36,980,800	5,256,600	16.50%	

Expenditures by Category	FY 20 Adopted	FY 21 Approved	FY 21 REVISED	Dollar Change	Percent Change	
Instructional	29,246,500	28,828,700	34,085,300	5,256,600	18.23%	
Administration /Health & Attendance	477,000	479,800	479,800	0	0.00%	
Pupil Transportation	40,000	140,000	140,000	0	0.00%	
Operations & Maintenance	62,500	312,500	312,500	0	0.00%	
Technology	2,027,100	1,963,200	1,963,200	0	0.00%	
Total Expenditures	31,853,100	31,724,200	36,980,800	5,256,600	16.57%	

Federal Food Services Fund

Revenue by Source	FY 20 Adopted	FY 21 Approved	FY 21 REVISED	Dollar Change	Percent Change	
Federal	16,295,000	16,571,800	16,571,800	0	0.00%	[1]
State	575,000	1,040,800	1,040,800	0	0.00%	[2]
Local	11,871,500	9,880,800	9,880,800	0	0.00%	[3]
Use of Reserves	89,400	2,222,900	1,208,500	-1,014,400	-45.63%	
Total Revenues	28,830,900	29,716,300	28,701,900	-1,014,400	-3.41%	

Expenditures by Category	FY 20 Adopted	FY 21 Approved	FY 21 REVISED	Dollar Change	Percent Change	
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Food Services	27,953,700	28,366,300	28,254,004	-112,296	-0.40%	
Technology-Schools	877,200	1,350,000	447,896	-902,104	-66.82%	
Total Expenditures	28,830,900	29,716,300	28,701,900	-1,014,400	-3.41%	
[1] Federal Grants	Amount					
21ST CENTURY LEARNING	1,352,500					
BASIC ADULT EDU	415,000					
DIRECT PROGRAM HEADST	1,462,200					
METRO EDUC RESEARCH	15,000					
MISC	350,000					
TITLE I GRANT LOCAL ED	6,722,000					
TITLE II A	1,140,000					
TITLE III LEP	430,000					
TITLE VI B PRESCHOOL	225,000					
TITLE VI B SP EDU	12,100,500					
TRANSPORTATION SAFETY	57,000					
T-VII RR HOMELESS	140,000					
VOC EDU CARL PERKINS	670,000					
TITLE VI STUDENT SUPPORT	500,000					
JUVENILE JUSTICE	25,000					
USDA FOOD	20,000					
Total Federal	25,624,200					
[2] State Grants	Amount					
ETTRK COLLEGE PARTNRSHP LB	50,000					
GENERAL ADULT EDU SECOND	30,000					
GOV TECH INITIATIVE	1,636,000					
HOSP CLINIC DETENT HOME	1,165,800					
JOBS FOR VA GRADUATE	50,000					

MENTOR TEACHER PROGRAM	31,600					
NEW TEACHER RECRUIT STEM	30,000					
POSITIVE BEHAVIOR INTERV	35,900					
PROJ GRADUATION REGIONAL	37,500					
RACING TO GED EXPANSION	50,000					
STATE CAREER SWITCHER	8,000					
STATE ISAEP	50,000					
STATE MISC	175,000					
STEM COMPETITION TEAM	25,000					
STEM LEARNING THROUGH ARTS	65,000					
MIDDL SCHOOL TEACHER CORPS	10,000					
YEAR-ROUND SCHOOL PROGRAMS	474,000					
STATE SCH SECURITY EQUIP	250,000					
Total State	4,173,800					
[3] Local	Amount					
DONATIONS AND CONTRIB	537,050					
INCTY INDIRECT COST RECOVERY	452,800					
REIMBURSEMENT OTHER, SCHOOLS	51,650					
TUITION PRIVATE SOURCES	95,000					
Total Local	1,136,500					
[4]Transfer	Amount					
TFR FROM SCH OPERATIONS FUND	727,200					
TRF FROM SCH CP FUND	62,500					
Total Transfers	789,700					
Food Services						
[1] Federal	Amount					
CASH LIEU USDA COMMOD	1,500,000					

SCH BREAKFAST 10.553	3,376,800					
SCH LUNCH 10.555	11,000,000					
SCHOOL FS FFV PROGRAM	50,000					
SCHOOL SFSP MEALS	265,000					
USDA FOOD	380,000					
Total Federal	16,571,800					
[2] State	Amount					
SCH BREAKFAST	450,800					
SCH FOOD SVCS	240,000					
STATE MISC	350,000					
Total State	1,040,800					
[3] Local	Amount					
A LA CARTE SALES	3,450,000					
ADULT LUNCH SALES	110,000					
INTEREST BANK DEPOSITS	320,800					
OTHER CAFETERIA IDT RECEIPTS	3,000					
OTHER CAFETERIA RECEIPTS	7,500					
OTHER MISC REVS	4,500					
PUPILS TYPE A BREAKFAST	510,000					
PUPILS TYPE A LUNCHES	5,190,000					
REFUNDS	165,000					
VENDING SVC SALES	120,000					
Total Local	9,880,800					

Superintendent's Proposed FY 21 Total Operating Budget with Grants, ARGS

Chesterfield County Public Schools

Superintendent's Proposed Amended 05/12/2020

Fund	FY 20 Adopted	FY 21 Approved	FY 21 Revised	Dollar Change	Percent Change	FY 21 FTE
Operating	672,229,880	726,971,554	703,661,714	-23,309,840	-3.21%	7,580.7
Grants	31,853,100	31,724,200	36,980,800	5,256,600	16.57%	408.1
Food Service	28,830,900	29,716,300	28,701,900	-1,014,400	-3.41%	544.0
Total CCPS	732,913,880	788,412,054	769,344,414	-19,067,640	-2.42%	8,532.8
Appomattox Regional Governors School (ARGS)	3,935,400	4,243,656	4,275,000	31,344	0.80%	
Grand Total (incl. ARGS)	736,849,280	792,655,710	773,619,414	-19,036,296	-2.58%	

Attachment A - Priorities for Fund Balance Carry Forward (Post Accruals)		
	Instruction: Differentiated Staffing - Block A (21 FTEs)	\$1,475,271
	Instruction: Differentiated School Based Funding	\$3,391,719
	One-Time Bonus for Staff - 2%	\$8,400,000
	Student Services: Nurses - 1 per school (15 FTEs)	\$1,173,765
	Transportation: GPS and T/A Routing Tablets for Buses	\$750,000
	Technology: Annual Subscription GPS and T/A Routing Tablets for Buses	\$150,000
	Transportation: 5 Channel Radio System	\$127,265
	Transportation: Communications Package	\$150,000
	Technology: 1 Grade Level of Chromebooks - 4th Grade	\$2,193,600
	Technology: 1 Grade Level of Chromebooks - 3th Grade	\$2,193,600
	Technology: 1 Grade Level of Chromebooks - 2nd Grade	\$2,193,600
	Technology: 1 Grade Level of Chromebooks - 1st Grade	\$2,193,600
	Technology: 1 Grade Level of Chromebooks - Kindergarten	\$2,193,600
	Technology: 25,000 Mobile Hot Spots	\$2,175,000
	Technology: Annual Subscription for Mobile Hotspots	\$6,000,000
	Technology: 8 FTEs Technology Support	\$866,008
	Operations: Mobile Classrooms for Growth	\$4,100,000
	Instruction: Secondary Science Tables/Science PPE	\$413,169
	CSE Contract Extension to 11 Months	\$556,462
	Preventive Maintenance	\$4,300,000
	Operations: Playground Replacement and Repairs	\$1,200,000
	Technology: Partial replacement of high school projectors	\$140,000
	Business & Finance: Student Activity Fund Software	\$55,559
		\$46,392,218

Chesterfield County Public Schools
2021-2025 CIP Financial Summary REVISED

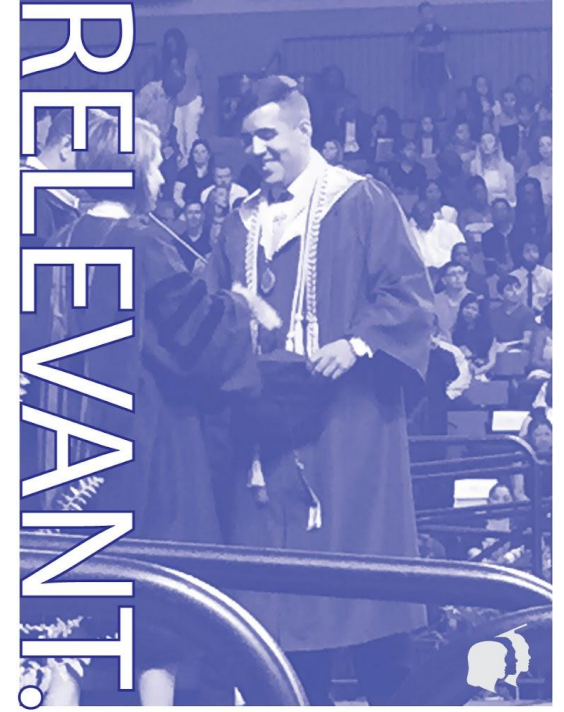
Sources								Targeted for Potential 2021 Bond
		FY21	FY22	FY23	FY24	FY25	Total FY21-25	
CIP Reserve Transfer (Other-Pay as you go)		9,219,100	9,719,100	10,219,100	10,719,100	11,219,100	51,095,500	
Debt Financing-GO Bonds			5,184,114	13,184,114	98,380,114	115,188,114	231,936,456	X
VPSA Bonds		23,950,000	8,650,000				32,600,000	
School Nutrition			875,000				875,000	
Total Sources		33,169,100	24,428,214	23,403,214	109,099,214	126,407,214	316,506,956	
Uses								
	Target Completion	FY21	FY22	FY23	FY24	FY25	Total FY 21-25	
New Build (relief and growth)								
360 W Elementary School (Magnolia Green Area)	Fall 2022	23,950,000	8,650,000				32,600,000	
Middle School (Matoaca/Dale - Central)	Fall 2024			2,000,000	23,483,000	41,617,000	67,100,000	X
Middle School (Clover Hill/Matoaca - 360 South)	Fall 2024			2,000,000	23,483,000	41,617,000	67,100,000	X
New Elementary School (Matoaca/Midlothian - 360W)	Fall 2026					2,000,000	2,000,000	X
Subtotal of New Build		23,950,000	8,650,000	4,000,000	46,966,000	85,234,000	168,800,000	
Replace: Renovate, Refurbish								
Rebuild AM Davis ES (FCI)	Fall 2024			2,000,000	23,115,000	11,385,000	36,500,000	X
Rebuild Bensley ES (FCI)	Fall 2024			2,000,000	23,115,000	11,385,000	36,500,000	X
Rebuild Grange Hall ES	Fall 2026					2,000,000	2,000,000	X
Rebuild Falling Creek MS	Fall 2027							X
Rebuild Midlothian MS	Fall 2027							X
Total Replace, Renovate, Refurbish		-	-	4,000,000	46,230,000	24,770,000	75,000,000	
Major Maintenance	Ongoing		5,184,114	5,184,114	5,184,114	5,184,114	20,736,456	
MM transfer from Operating	Ongoing	8,867,500	9,367,500	9,867,500	10,367,500	10,867,500	49,337,500	
Security Enhancements	Ongoing	351,600	351,600	351,600	351,600	351,600	1,758,000	
Total Major Maintenance		9,219,100	14,903,214	15,403,214	15,903,214	16,403,214	71,831,956	
School Nutrition			875,000				875,000	
Grand Total		33,169,100	24,428,214	23,403,214	109,099,214	126,407,214	316,506,956	
Note: Magnolia Green is not on the 2013 or Potential 2021 referendums								



INNOVATIVE.



ENGAGING.



RELEVANT.

FY2021 Budget - Proposed Amendments



Chesterfield County Public Schools

Dr. Mervin B. Daugherty, Superintendent
Dr. Thomas W. Taylor, Deputy Superintendent
Robert Meister, Chief Finance Officer
Presented to the School Board * May 5, 2020



Amended Budget

Reduced Expenditures to Budgets in FY2020 & FY2021

- Impact of COVID-19 on Revenue
- Federal Stimulus and Other Support
- Reductions to the Base Budget
- Reductions in Non-Discretionary Expenditures
- Deferred Discretionary Expenditures



Responding to COVID-19 Revenue Update

Impact on Revenue - FY2020

- Rest-of-year sales tax revenue uncertain (Project \$20M total in budget March-June)
- State Lottery revenue expected to be lower (State likely to offset)
- Remaining County appropriations on hold (\$6M)

Measures to reduce spending - FY2020

- Furloughed temporary and substitute personnel
- Freeze hiring for all non-essential roles
- Suspended 3rd-party custodial services
- Eliminated Overtime
- Fuel and Utilities savings
- Restricted operational expenses - Ex. events, travel



Responding to COVID-19 Revenue Update

- School Board adopted FY2021 Operating Budget: \$726,971,554
- Superintendent's Proposed Revision for FY2021: \$703,661,714
 - Proposed **\$23.3M** reduction in Adopted FY2021 operating budget
 - Still an increase of nearly \$26 million over FY2020 operating budget

FY2021 Approved	726,971,554	
Local	(\$455,000)	Reduced Fee collection
County	(7,789,400)	County transfer (\$2.9) and Comp Serv (\$4.8)
State	(7,916,046)	Removes Comp, Counselors, ESL, Pre-K, At Risk
State Sales Tax	(7,031,881)	CCPS-forecasted reduction
FY2021 Revised	\$703,661,714	



FY2021 Revenue Update

- Local Government reduced revenue based on revised projections
- VDOE Calc Tool released on 4/29/20 - NO CHANGE to Sales Tax Revenue Projection
- State Funding excludes items in previous budget
 - Compensation Supplement (\$5.0M)
 - School Counselors (\$1.0M)
 - At-Risk and At-Risk 3 and 4 year olds (\$0.9M)
 - VA Preschool Initiative (\$0.5M)
 - Community Funds / Meal Expansion (\$0.5)
- Sales Tax - No New State Forecast Yet!
 - Planned reduction of \$7M (10%)
 - County budget based on a forecast of 26% reduction



Federal Aid

- **CARES Act: K-12 ESEA**

- Title I “rules”-based appropriation of \$5.2M
- Focused on three areas:
 - Support “Return to Learn” Activities
 - One-time costs for ongoing operations
 - Augment areas not supported in the Amended State Budget:
22 Counselors; 42 ESL Teachers

- **Other Aid**

- Potential Emergency State Aid
- Other CARES Act funding (e.g. Round 2, SERV)
- FEMA



Uncertainty: Revenue Changes

- Superintendent's Proposed Amendment is based on projections not hard numbers.
- Supplemental Budget Amendment action by the School Board will be needed if State Sales Tax or Lottery revenue forecasts change.
 - Future consideration of potential additions or reductions based on changes in forecasts.
 - Caveat: Budget is approximately 80% personnel.



Budget Reductions - Base Budget

- Reductions to Base spend - (\$3.3M)
 - Defer a portion of bus replacement (\$1.000M)
 - Centralized Support (\$956k)
 - Operational expense and supplements (\$700k)
 - Risk Management (\$451k)
 - Legal Services (\$155k)



Budget Reductions - Non-Discretionary

- Non-Discretionary reductions (\$2.8M)
 - Differentiated Staffing (\$1.481M)
 - Lower Healthcare costs (\$802K)
 - Lower Admin - school based (\$210K)
 - Lower Transportation fuel / maintenance (\$252K)
 - Reduced HR operations costs (\$25K)
- Removed from State Budget (\$4.6M)
 - May fund through CARES Act Revenue (Fund 82 - Grants)
 - Counselors (\$1.617M)
 - ESL (\$2.951M)



Budget Reductions - Discretionary

- **Defer Discretionary Spending (\$12.7M)**
 - ALL discretionary items have been removed / deferred
 - School-based Funding allocation (\$3.392M)
 - Salary adjustment - All staff (\$8.400M)
 - Targeted Bus Driver Comp (\$846K)
 - K-2 Literacy Diagnostic tool (\$51K)
 - Musical Instrument replacement (\$20K)



FY2021 REVISED Budget - By Category

School Board Adopted FY2021 Operating Budget

Chesterfield County Public Schools

Superintendent's Proposed Amended 05/12/2020

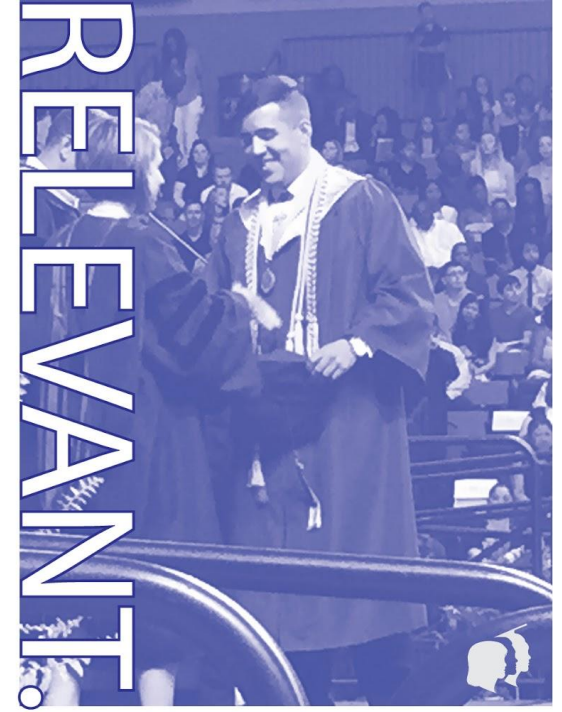
Category	Category Description	FY 17	FY 18	FY 19	FY 20	FY 21	Percentage
61	INSTRUCTION	420,932,314	445,254,066	457,051,606	473,489,339	493,451,775	70.13%
62	ADMIN/ATTENDANCE & HEALTH	21,164,011	19,535,840	19,989,142	22,785,470	21,579,493	3.07%
63	PUPIL TRANSPORTATION	34,702,582	32,177,802	39,425,268	37,216,876	40,756,733	5.79%
64	OPERATION & MAINTENANCE	54,433,191	50,246,196	56,932,631	66,985,508	70,616,834	10.04%
68	TECHNOLOGY - SCHOOLS	16,732,635	20,151,417	20,948,749	16,442,307	18,333,701	2.61%
99	DEBT SERVICE	59,920,806	49,458,618	51,215,250	56,658,800	58,923,179	8.37%
Grand Total		607,885,540	616,823,940	645,562,645	673,578,300	703,661,715	



Amended Budget

Reduced Expenditures to Budgets in FY2020 & FY2021

- Impact of COVID-19 on Revenue
- Federal Stimulus and Other Support
- Reductions to the Base Budget
- Reductions in Non-Discretionary Expenditures
- Deferred Discretionary Expenditures



FY2021 Budget - Proposed Amendments



Chesterfield County Public Schools

Dr. Mervin B. Daugherty, Superintendent
Dr. Thomas W. Taylor, Deputy Superintendent
Robert Meister, Chief Finance Officer
Presented to the School Board * May 5, 2020

FY2021 Appropriations Resolution

RESOLUTION TO APPROPRIATE DESIGNATED FUNDS AND ACCOUNTS FROM DESIGNATED ESTIMATED REVENUES FOR FY2021 FOR THE OPERATING BUDGETS AND THE CAPITAL IMPROVEMENT PROGRAM FOR THE COUNTY OF CHESTERFIELD, VIRGINIA

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Chesterfield:

That for the fiscal year beginning on the first day of July 2020 and ending on the thirtieth day of June 2021, the following sections shall be adopted:

Sec. 1 The following designated funds and accounts shall be appropriated from the designated estimated revenues for operations and to provide a capital improvement program for the County. It is the intent of the Board of Supervisors that general property taxes levied on January 1, 2020, and due December 5, 2020, be appropriated for FY2021. These appropriations will be made with revenues projected with a \$.95 real estate tax rate for calendar year 2020.

General Fund

FY2021 Adopted

Estimated Revenue:

Local Sources

General Property Taxes	\$483,639,100 <u>\$482,639,100</u>
Other Local Taxes	\$107,926,900 <u>107,726,900</u>
Licenses, Permits, & Fees	\$7,310,500
Fines, Forfeitures & Uses of Money & Property	\$4,450,700
Service Charges	\$15,184,200 <u>15,584,200</u>
Miscellaneous and Recovered Costs	\$3,671,200 <u>4,195,700</u>

Other Agencies

State and Federal	84,497,200 <u>82,940,200</u>
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Other Financing Sources

Use of Restricted, Committed, or Assigned Fund	
Balance	14,310,900
Transfer from County Grants Fund	2,351,000
Transfer from Mental Health, Support Services	334,800

Total Revenues

~~\$723,676,500~~ \$721,844,000

Appropriations:

General Government	\$60,817,900 <u>59,763,800</u>
Administration of Justice	10,393,000 <u>10,369,700</u>
Public Safety	186,910,700 <u>186,595,300</u>
Public Works	20,609,400 <u>20,466,900</u>
Health & Welfare	35,966,400 <u>35,901,700</u>
Parks, Recreation, Cultural	20,661,800 <u>20,549,900</u>
Community Development	17,381,500 <u>17,169,800</u>
Debt Service	28,329,100
Operating Transfers	342,197,700 <u>342,197,800</u>
Assignments	409,000 <u>500,000</u>
Total General Fund	\$723,676,500 <u>\$721,844,000</u>

Comprehensive Services Fund

Estimated Revenue:

Reimbursement, Colonial Heights	\$555,300
State Aid, Comprehensive Services	10,507,200

FY2021 Budget
Appropriations Resolution

Transfer from Schools	4,843,200
Transfer from General Fund	1,816,900
Use of Unrestricted Net Assets	2,500,000
Total Revenues and Funding Sources	\$20,222,600

<i>Appropriations:</i>	Operating Expenses	17,722,600
	Addition to Unrestricted Net Assets	2,500,000
	Total Appropriations	\$20,222,600

School Operating Fund

<i>Estimated Revenue:</i>	Local Sources	\$23,823,000	<u>\$19,154,800</u>
	State	401,989,900	<u>386,924,500</u>
	Federal	42,556,000	<u>48,156,000</u>
	Transfer from School Operating		789,700
	Transfer from School Food Service		630,000 <u>0</u>
	Use of Reserve		2,222,900 <u>0</u>
	Transfer from General Fund:		
	Local Taxes	292,642,600	<u>291,417,600</u>
	<u>Interest Earnings</u>		<u>1,225,000</u>
	Prior Year Revenue		7,061,700
	Total General Fund		299,704,300
	Use of Assigned Fund Balance	1,750,000	<u>2,958,500</u>
	Total Revenues and Funding Sources	\$773,465,800	<u>\$757,687,800</u>

<i>Appropriations:</i>	Instruction	\$524,265,300	<u>\$514,130,500</u>
	Administration, Attendance & Health	23,117,800	<u>22,059,300</u>
	Pupil Transportation	43,430,800	<u>40,896,700</u>
	Operations & Maintenance	62,307,200	<u>61,710,200</u>
	Technology	22,086,100	<u>20,744,800</u>
	Debt Service		58,923,200
	Food Service	27,491,300	<u>28,254,000</u>
	Transfer to and/or Assignment for School Capital Projects	10,094,100	<u>9,219,100</u>
	Unassigned Fund Balance, 6/30/2019		1,750,000
	Total Appropriations	\$773,465,800	<u>\$757,687,800</u>

Schools - Appomattox Regional Governor's School Fund

<i>Estimated Revenue:</i>	Local Sources	\$2,983,000	<u>\$2,948,100</u>
	State	1,260,700	<u>1,326,900</u>
	Total Revenues and Funding Sources	\$4,243,700	<u>\$4,275,000</u>

<i>Appropriations</i>	Education	\$4,243,700	<u>\$4,275,000</u>
	Total Appropriations	\$4,243,700	<u>\$4,275,000</u>

County Grants Fund

<i>Estimated Revenue:</i>	Other Governments	\$15,049,500	<u>\$15,002,500</u>
	Transfer from General Fund		1,175,000

FY2021 Budget
Appropriations Resolution

Transfer from Mental Health Special Revenue Funds	383,100
Total Revenues and Funding Sources	\$16,607,600 \$16,560,600

<i>Appropriations:</i>	Adult and Juvenile Drug Courts	\$1,019,400
	Child Advocacy Center	295,800
	Community Development Block Grant/HOME	2,067,500
	Domestic Violence Prosecutor	92,200
	Domestic Violence Victim Advocate (V-STOP)	61,900
	Mental Health Support Services Grants	2,883,100
	Fire and EMS Revenue Recovery	7,980,100
	Police Grants	72,300
	Technology Trust Fund	350,000 303,000
	USDA Grant - Juvenile Detention Home	67,100
	Victim/Witness Assistance	842,000
	Virginia Juvenile Community Crime Control Act (VJCCA)	876,200
	Total Appropriations	\$16,607,600 \$16,560,600

County CIP Fund

<i>Estimated Revenue:</i>	Transfer from General Fund	\$14,141,700
	Debt Financing	0
	Transfer from Cash Proffers	2,360,300
	State Funds	12,400,000
	Total Revenues	\$28,902,000

<i>Appropriations:</i>	County Capital Projects	\$27,721,800
	Transfer to Capital Projects from Cash Proffers	1,180,200
	Transfer to School Capital Projects Funds	
	Total County CIP Funds	\$28,902,000

Note: An additional \$5,031,200 in county project savings is already appropriated in the capital project fund that will be reallocated for new projects.

Schools CIP Fund

<i>Estimated Revenue:</i>	Bond Proceeds/ Other Debt Financing	\$29,134,100 \$23,950,000
	Transfer from School Food Service	875,000 0
	Transfer from School Reserve for Future Capital Projects	9,219,100
	Total Revenue and Transfers	\$39,228,200 \$33,169,100

<i>Appropriations:</i>	School Capital Projects	\$39,228,200 \$33,169,100
	Total Appropriations	\$39,228,200 \$33,169,100

Fleet Management and Radio Shop

FY2021 Budget**Appropriations Resolution**

<i>Estimated Revenue:</i>	Fleet Management Charges	\$19,257,400	<u>\$18,190,700</u>
	Use of Reserves		8,000,000
	Radio Shop Charges		1,931,500
	Total Revenue and Funding Sources	\$29,188,900	<u>\$28,122,200</u>

<i>Appropriations:</i>	Fleet Management Operations	\$23,257,400	<u>\$22,190,700</u>
	Transfer to Capital Projects		\$1,931,500
	Radio Shop Operations		\$4,000,000
	Total Appropriations	\$29,188,900	<u>\$28,122,200</u>

Risk Management Fund

<i>Estimated Revenue:</i>	Operating Revenues	\$8,787,300	<u>\$8,726,500</u>
	Use of Unrestricted Net Assets	1,112,200	<u>1,130,700</u>
	Total Revenue	\$9,899,500	<u>\$9,857,200</u>

<i>Appropriations:</i>	Risk Management Operations	\$9,899,500	<u>\$9,857,200</u>
	Total Appropriations	\$9,899,500	<u>\$9,857,200</u>

Healthcare Fund

<i>Estimated Revenue:</i>	Employee Contributions	\$33,268,500
	Employer Contributions	105,355,700
	Total Revenue	\$138,624,200

<i>Appropriations:</i>	Operating Expenditures	\$138,624,200
	Total Appropriations	\$138,624,200

Airport Fund

<i>Estimated Revenue:</i>	Operating Revenue	\$883,700
	Transfer From General Fund	462,900
	State/Federal	0
	Total Revenue	\$1,346,600

<i>Appropriations:</i>	Airport Operations and Capital Projects	\$1,346,600
	Total Appropriations	\$1,346,600

Utilities Funds

<i>Estimated Revenue:</i>	Service Charges	\$104,468,900
	Capital Cost Recovery Charges	20,604,000
	Other	10,872,900
	Total Revenue	\$135,945,800

<i>Appropriations:</i>	Operations	\$68,781,100
	Debt Service	6,994,700
	Transfer to Capital Projects Fund	38,790,000
	Addition to Unrestricted Net Assets	21,380,000
	Total Appropriations	\$135,945,800

Utilities Capital Project Funds

<i>Estimated Revenue:</i>	Transfer from Improvement/Replacement Fund	\$38,790,000
	Total Revenue	\$38,790,000

<i>Appropriations:</i>	Capital Projects	\$38,790,000
	Total Appropriations	\$38,790,000

Stormwater Utility Fund

<i>Estimated Revenue:</i>	Operating Revenue	\$250,000
	Total Revenue	\$250,000

<i>Appropriations:</i>	Operating Expenses	\$250,000
	Total Appropriations	\$250,000

Mental Health Support Services

<i>Estimated Revenue:</i>	State	\$4,882,300
	Federal	889,500
	Other Revenue	25,821,200
	Transfer from GF	12,976,200
	Reserves	1,064,000
	Total Revenue	\$45,633,200

<i>Appropriations:</i>	Operating Expenses	\$43,851,300
	Transfer to County Capital Projects	\$1,064,000
	Transfer to General Fund	334,800
	Transfer to Grants	383,100
	Total Appropriations	\$45,633,200

Sec. 2 Subsequent to the appropriations outlined in section 1, the Board of Supervisors may make additional appropriations if there is an unencumbered and unappropriated sum sufficient to appropriate.

Sec. 3 The County Administrator may increase appropriations for non-budgeted revenue that may occur during the fiscal year as follows: insurance recoveries of any amount received for damage to any County property, including vehicles, for which County funds have been expended; refunds or reimbursements, in any amount, made to the County for which the County has expended funds directly related to that refund or reimbursement; and other revenue not to exceed \$50,000.

Budget Change Requests are required when transferring funds between appropriation categories and capital projects, when appropriating revenue and expenditures, or when using a reserve. Approval levels below the County Administrator's \$50,000 threshold are delegated at the following increments: \$0-10,000 Budget and Management Analyst, \$10,001-20,000 Budget and Management Director, \$20,001-50,000 County Administrator. Any budget change request above \$50,000 will be taken to the Board of Supervisors for approval.

Sec. 4 The County Administrator – in concert with the Board of Supervisors – may make available the general fund transfer to schools and make appropriations in the school operating fund, contingent upon availability of funds and other

circumstances, based on the following schedule: \$4 million on December 15, \$4 million on February 15, and \$4 million on May 15.

Sec. 5 The County Administrator may, as provided herein, authorize the transfer of any unencumbered balance or portion thereof from one classification of expenditure to another within the same department or appropriation category. Unless otherwise provided below, the County Administrator may transfer up to \$50,000 from the unencumbered appropriated balance and prior year end carry forward assignments from one appropriation category (including assigned fund balance) to another appropriation category or between capital projects. No more than one transfer may be made for the same item unless the total amount to be transferred for the item does not exceed \$50,000.

The School Board or School Superintendent may make revenue and expenditure transfers among school appropriations categories or between capital projects during the fiscal year with approval delegated, in aggregate, in the following increments: \$0-50,000 Superintendent, \$50,001-499,999 School Board, \$500,000+ Board of Supervisors.

Sec. 6 The County Administrator may approve transfers among County and Utility funds to enable the capital projects or grants to be accounted for correctly as long as funding sources are consistent and total appropriation is not increased. The County Administrator is authorized to reallocate funding sources for capital projects, cash proffers, and debt service payments. Upon completion of a capital project or grant program, staff is authorized to close out the project and transfer any remaining balances to the original funding source and appropriate outside revenue up to the amount received. Savings in projects initiated as part of a major maintenance program are authorized to be transferred by staff to the corresponding major maintenance account for future improvements and staff is authorized to transfer remaining balances from completed projects within the same CIP category to enable future reallocation. Staff is authorized to reprogram Community Development Block Grant funds by closing program cost centers and transferring funding to newly approved programs based on adoption by the Board of Supervisors. If outside contributions or external revenues do not materialize at the level budgeted, staff may reduce revenue and expenditure appropriations to the level received.

The School Superintendent is authorized to reallocate funding sources for capital projects as long as funding sources are consistent and total appropriation is not increased. Upon completion of a capital project or grant program, staff is authorized to close out the project and transfer any remaining balances to the original funding source or the Reserve for Future Projects. Savings in projects initiated as part of a major maintenance or food services program are authorized to be transferred to the corresponding major maintenance or food services account for future improvements. If outside contributions or external revenues do not materialize at the level budgeted, staff may reduce revenue and expenditure appropriations to the level received.

Sec. 7 The County Administrator is authorized to transfer among appropriation categories and/or appropriate funds and assignments of fund balance in any amount for supplemental retirement, or other retirement expenses, Workers' Compensation, healthcare, career development plans, part-time salaries, and other compensation-related costs, as well as for transfers to departments to cover expenses as needed due to impacts of the COVID-19 public health emergency, energy/fuel costs, and funds received from asset forfeitures for allowable expenditures. Within the healthcare fund, the County Administrator is authorized to appropriate use of reserves, interest earnings, and additional employee or employer contributions in any amount to pay claims, deductibles, settlements, and any costs associated with healthcare.

Sec. 8 All outstanding encumbrances, both operating and capital, in all County funds up to \$150 million, at June 30, 2020 shall be an amendment to the adopted budget and shall be reappropriated to the next fiscal year to the same department for which they were assigned in the previous year. At the close of the fiscal year, all unassigned appropriations lapse for budget items other than: those contained in life-to-date funds, budgeted transfers to life-to-date funds; other use of restricted, committed, or assigned fund balances; District Improvement Funds; asset forfeiture funds; grant funds; construction assignments; assignments for County and School reserves for future capital improvements; donations received for specific purposes; tax revenues received for special assessment districts and interest earnings thereon; Fire and Emergency Medical Services apparatus and equipment funding; Police Department funding for replacement vehicles; Sheriff Department funding for replacement vehicles and equipment; General Services vehicle and equipment funding; Parks and Recreation vehicle and equipment funding; Economic Development incentive funds; and refunds for off-site and oversized water and wastewater facilities.

- Sec. 9 Any funds specifically budgeted to add to an assignment of fund balance shall be automatically assigned during the year end audit process. All excess revenues and unspent appropriations in the telecommunications program are authorized to be automatically assigned for future telecommunications upgrades. All excess revenues in the BPOL program are authorized to be reserved for future transportation or economic development initiatives. ~~All revenues from the increased vehicle registration fee received in excess of those budgeted for the state revenue sharing program shall be authorized to be reserved for future transportation improvements.~~ Any revenues received from the sale of real property to satisfy delinquent taxes are authorized to be reserved at year end. ~~Staff is authorized to transfer and appropriate up to \$937,000 from results at year end into the Stormwater Fund for TMDL related expenses.~~ All excess transient occupancy taxes and VDOT reimbursements received in the General Fund are authorized to be reserved at the end of each fiscal year. All Utilities Department Rate Stabilization Reserve funds are authorized to be reserved at the end of each fiscal year. All funds generated from real estate taxes as a result of the Summit development shall be authorized to be reserved for transportation improvements within the traffic shed in which the development is located, or any traffic shed which would provide relief to that shed. All funds generated from real estate taxes as a result of the Carvana development shall be authorized to be reserved for transportation improvements within the traffic shed in which the development is located, or any traffic shed which would provide relief to that shed.
- Sec. 10 The County Administrator is authorized to make expenditures from Trust & Agency Funds for the specified reasons for which the funds were established. In no case shall the expenditure exceed the available balance in the fund.
- Sec. 11 In accordance with the requirements set forth in Section 58.1-3524(C)(2) and Section 58.1-3912(E) of the Code of Virginia, as amended by Chapter 1 of the Acts of Assembly (2004 Special Session 1) and as set forth in Item 503.E (Personal Property Tax Relief Program) of Chapter 951 of the 2005 Acts of Assembly, any qualifying vehicle situated within the County, shall receive personal property tax relief in the following manner:
- Personal use vehicles valued at \$1,000 or less will be eligible for 100% tax relief;
 - Personal use vehicles valued at \$1,001 to \$20,000 will be eligible for 49% tax relief;
 - Personal use vehicles valued at \$20,001 or more shall receive 49% tax relief on the first \$20,000 of value;
 - All other vehicles which do not meet the definition of "qualifying" (business use vehicles, farm use vehicles, motor homes, etc.) will not be eligible for any form of tax relief under this program. Pursuant to authority conferred in Item 503.D of the 2005 State Appropriations Act, the County Treasurer shall issue a supplemental personal property tax bill in the amount of 100 percent of tax due without regard to any former entitlement to state PPTRA relief, plus applicable penalties and interest, to any taxpayer whose taxes with respect to a qualifying vehicle for tax year 2005 or any prior tax year remain unpaid on September 1, 2006, or such date as state funds for reimbursement of the state share of such bill have become unavailable, whichever occurs first.
 - Penalty and interest with respect to bills issued pursuant to this section shall be computed on the entire amount of tax owed. Interest shall be computed at the rate provided in Section 9-51 of the County code from the original due date of the tax.
- Sec. 12 The County Administrator is authorized to assign position numbers from the Board approved unallocated pool to a specific department as long as there is sufficient funding appropriated to cover the personnel costs. No new full-time position numbers can be created without Board of Supervisor approval.
- Sec. 13 The County Administrator, on behalf of the Board of Supervisors, will ensure that the payment amounts for defined benefit pension plans for each liability is funded and paid annually. The County Administrator is authorized to withhold and adjust general fund contributions to other funds to make pension plan payments for the respective funds if not paid on the policy established timeline as applicable.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 8.B.17.

Subject:

Set Public Hearing Date to Consider Amending County Code Section 9-132 to Increase the \$10 Courthouse Security Fee to \$20

Board Action Requested:

The Board of Supervisors is requested to set a public hearing for June 27 to consider amending Section 9-132 of the County Code.

Summary of Information:

Pursuant to State law, the County imposes a fee of \$10 as part of the costs in each criminal or traffic case in district or circuit court in which the defendant is convicted of a violation of any statute or ordinance. The assessment is collected by the Clerk of the Court in which the case is heard, remitted to the Treasurer, and appropriated to the Sheriff's department. According to § 53.1-120, Code of Virginia, this assessment must be used solely for the funding of courthouse security personnel, and, if requested by the Sheriff, equipment and other personal property used in connection with courthouse security.

As a result of the 2020 General Assembly Session, an amendment to state law authorizes the County to increase the fee from \$10 to \$20 effective July 1, 2020. As the existing \$10 fee generates approximately \$400,000 annually, it is estimated that the increase of the fee to \$20 will double the annual fee revenue to approximately \$800,000. New revenues would be used for courthouse security or other purposes in accordance with applicable state law.

Amendments to the FY21 Budget being considered for adoption at this same Board meeting amend appropriation to reflect this increase in fee revenue in anticipation of final Board approval of this amendment at the June 27, 2020 meeting of the Board of Supervisors.

Attachments:

1. Ordinance amendment 9-132

Preparer: Andrea Peeks, Director of Budget and Management

Approved By:



AN ORDINANCE TO AMEND THE CODE OF THE COUNTY
OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING
AND RE-ENACTING SECTION 9-132 RELATING TO THE COLLECTION
OF FEES FOR COURTHOUSE SECURITY

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

(1) *That Section 9-132 of the Code of the County of Chesterfield, 1997, as amended, is amended and re-enacted to read as follows:*

Sec. 9-132. – Collection of processing fees for persons admitted to jail following conviction and fees for courthouse security.

(a) (1) In addition to any other fees prescribed by law, a \$25.00 processing fee is hereby imposed on every individual admitted to the county or regional jail following conviction in a district or circuit court.

(2) This processing fee shall be ordered as a part of court costs collected by the clerk, deposited into the account of the county treasurer, and shall be appropriated to the sheriff to defray the costs of processing arrested persons into the jail.

(b) (1) In addition to any other fees prescribed by law, a fee of ~~\$10.00~~ \$20.00 is hereby imposed in each criminal and traffic case in which the defendant is convicted of a violation of any statute or ordinance. The clerks of the district and circuit courts shall charge and collect this fee as a part of the fees taxed as costs.

(2) After collection by the clerk of the court in which the case is heard, the fee shall be remitted to the county treasurer and held by the county treasurer to be appropriated by the board of supervisors to the sheriff's office for funding courthouse security personnel, and, if requested by the sheriff, equipment and other personal property used in connection with courthouse security.

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

0637:117280.1

CASE NUMBER: 19SN0612
APPLICANT: Randolph's Pond LLC



CHESTERFIELD COUNTY, VIRGINIA
MIDLOTHIAN DISTRICT

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Hearing:

MAY 27, 2020

BOS Time Remaining:

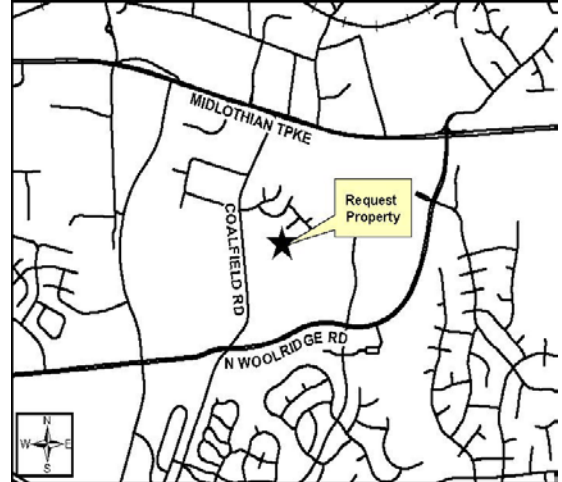
365 DAYS

Applicant's Agent:

Andy Scherzer (Balzer & Associates)

Planning Department Case Manager:

Darla Orr and Andy Gillies



20.7 Acres – 301 Coalfield Road
Randolph Pond

REQUEST

Rezoning from Agricultural (A) to Residential Townhouse (R-TH) with Conditional Use Planned Development to permit exceptions to ordinance requirements.

Notes:

- A. Conditions may be imposed, or the property owner may proffer conditions.
- B. Proffered conditions, Textual Statement and exhibits are located in Attachments 1 - 4.

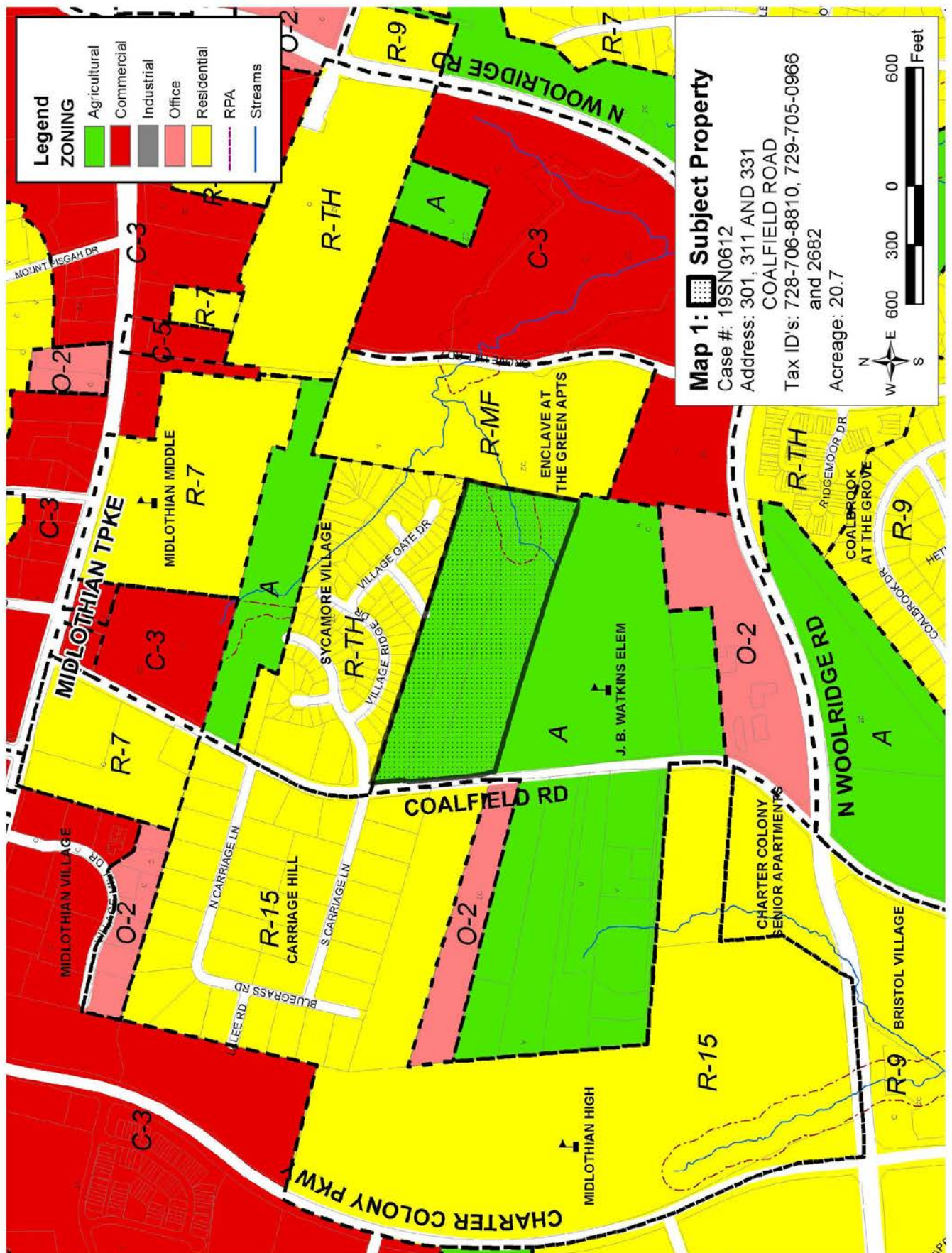
SUMMARY

The request property is located within the Midlothian Village Core, part of the Midlothian Community Special Area Plan, adopted in December 2019. A maximum of 131 dwelling units (12 cluster-style detached homes and 119 townhomes) are planned, yielding a density of approximately 6.32 units per acre. The development, Randolph Pond, is proposed with a frequency of interconnected roads, alleys serving units fronting Coalfield Road and within the core of the development; pedestrian scale streetscapes with on-street parking and street trees; buildings with shallow setbacks adjacent to sidewalks; programmable open space; and road and pedestrian interconnectivity with existing and anticipated area school, park and residential uses. (Exhibit A - Conceptual Plan – Attachment 3). Exceptions to ordinance standards, discussed in detail on page 5, are requested to accommodate the proposed design.

Proffered conditions provide quality design and architectural standards (summarized on page 6) that should enhance the larger mixed-use Midlothian Village core.

The applicant has offered cash payments and/or road improvements to address the development's traffic impact. Optional off-site road improvements include construction of a left turn lane along Coalfield Road at the middle J.B. Watkins Elementary School access, re-establishing sidewalk along Coalfield Road for the J.B. Watkins Elementary School frontage, or at the option of the Transportation Department, other road and sidewalk improvements not yet identified.

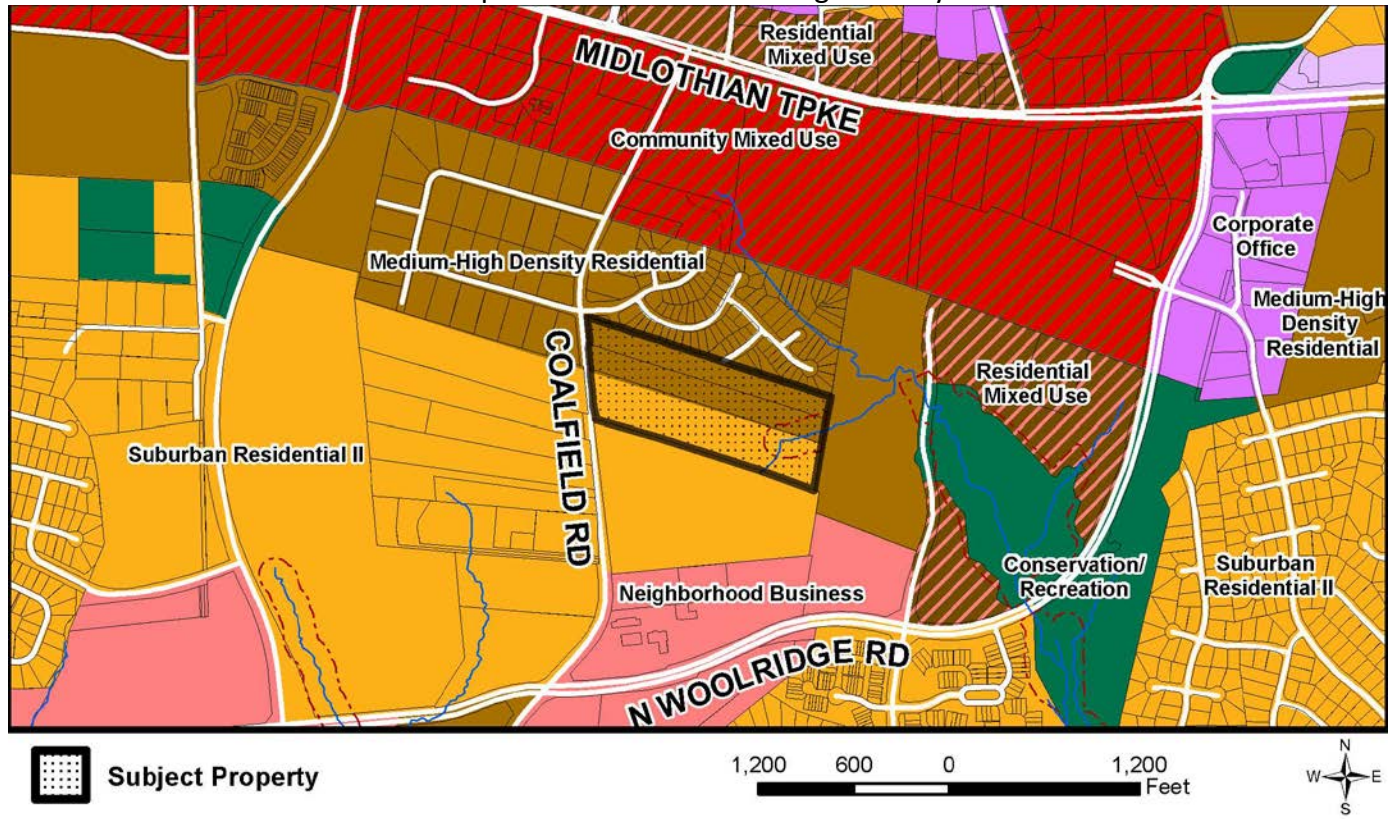
RECOMMENDATION	
PLANNING COMMISSION	APPROVAL
STAFF	<p>PLANNING – APPROVAL</p> <ul style="list-style-type: none"> Proposed zoning and land use offer residential density within the density range suggested by the Midlothian Community Special Area Plan Quality design and architecture offered by the applicant should provide for a development that should enhance the larger mixed-use Midlothian Village Core Flexibility in typical zoning standards accommodates the high-quality, urban design standards, suggested by the Plan <p>TRANSPORTATION – APPROVAL</p> <p>The development’s traffic impact will be addressed by providing cash payments and/or road improvements.</p>



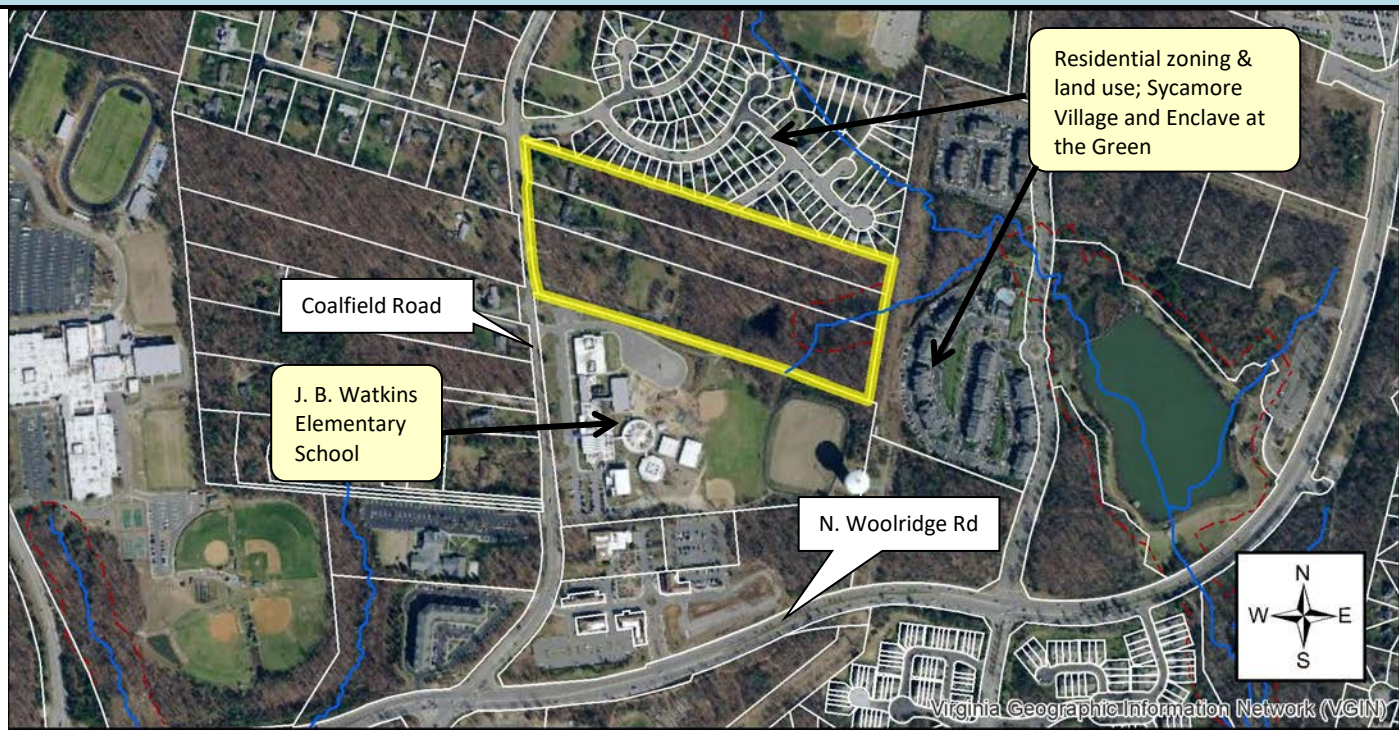
Comprehensive Plan – Midlothian Community Special Area Plan

Classification: MEDIUM-HIGH DENSITY RESIDENTIAL AND SUBURBAN RESIDENTIAL II

The designation suggests residential use of 2.0 to 4.0 units per acre for the Suburban Residential II area and residential use of 4.0 to 8.0 units per acre in the Medium-High Density Residential area.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Andy Gillies -- Gilliesa@chesterfield.gov

Proposal

The applicant requests to rezone the property to Residential Townhouse (R-TH) with Conditional Use Planned Development to permit a maximum of 131 dwelling units (12 cluster-style detached homes and 119 townhomes). The development, Randolph Pond, is planned to generally conform to the Conceptual Plan (Exhibit A, Attachment 3). The development is proposed with a frequency of interconnected roads; alleys serving units fronting Coalfield Road and within the core of the development; pedestrian scale streetscapes with on-street parking and street trees; buildings with shallow setbacks adjacent to sidewalks; programmable open space; and road and pedestrian interconnectivity with existing and anticipated area school, park and residential uses. While a portion of the units are planned with front loaded garages (not served by alleys), these units are outside of the development core and away from Coalfield Road and interconnected streets.

The Residential Townhome (R-TH) standards of the Zoning Ordinance accommodate a more suburban style townhome development which is not envisioned within the Midlothian Village Core, nor proposed by the applicant. Flexibility in these typical zoning standards is encouraged by the Comprehensive Plan to support innovative, creative, and higher quality design. Exceptions to ordinance requirements are proposed to accommodate the development, as outlined below and in the Textual Statement (Attachment 2):

- Reduction in minimum lots areas and widths
- Reduction in building setbacks from property lines
- Reduction in private street and buffer widths; exception to curb and gutter requirements for alleys
- Elimination of requirement for active recreational facilities
- Elimination of the requirement for setback variation in front facades of townhome units
- Allow for on-street parking to count towards required number of parking spaces
- Increase in lot coverage for development 50% to 70% and 80%

Design

High quality residential development addresses the Comprehensive Plan goals for strong and sustainable neighborhoods that are visually attractive, well-planned and well-maintained. Further, the purpose and intent of the zoning ordinance to promote the health, safety, convenience and general welfare of the public includes the creation of convenient, attractive and harmonious communities, protection against overcrowding of land, and protection of the natural environment.

The following provides an overview of design requirements offered as part of this request Proffered Conditions, Attachment 1):

- Community
 - Overall design as shown on Conceptual Plan (Exhibit A, Attachment 3)
 - Common areas designed with pedestrian crossings, hardscaped areas and other amenities to facilitate gathering, and green open space
 - Walking/bike trails within the development and construction of a portion of the county's bike and trail system east of the development
 - Streetscape design including on-street parking, sidewalks, street trees and lighting on both sides of all public roads
 - Supplemental landscaping, including foundation planting, throughout to minimize/soften building mass; sodded front yards
 - Front walk and drive treatment
 - Landscaping strip along the Northern and Southern boundary lines of the development (between the development and Sycamore Village to the north and between the development and J.B. Watkins Elementary School to the south)
 - Fence along the southern property boundary to separate the development from J.B. Watkins Elementary School campus
- Buildings
 - Architectural appearance of buildings (Exhibit B, Attachment 4); includes street level facades with relationship to sidewalks
 - Architectural variety between buildings; provides building variety along the streetscape
 - Special treatment of special focus units along side elevations (Exhibit A, Attachment 3)
 - Roof, porch and foundation treatment
 - Façade treatment – brick, stone, masonry, fiber cement siding, or engineered wood siding; dutch lap, plywood, vinyl and metal siding not permitted

As suggested by the Comprehensive Plan goals and the Zoning Ordinance, the proffered conditions of this request include quality design and architectural elements that would enhance the quality of the surrounding community.

Comprehensive Plan

The request property is an in-fill property located within the Village Core of the *Midlothian Community Special Area Plan*, a component of the County's Comprehensive Plan, and is designated as an area for residential use at densities ranging between 2.0 to 4.0 units per acre (on the portion of the property designated for Suburban Residential II use) and 4.0 to 8.0 dwellings per acre (on the portion of the property designated for Medium-High Density Residential use). The proposed development would yield a density of 6.32 units per acre, within the density range suggested by the Plan. The *Plan* was adopted by the Board of Supervisors on December 11, 2019. While the applicant's request was filed in April 2019, the applicant has worked with local leaders,

staff and citizens to develop a proposal that adheres to the *Plan* recommendations as it has evolved.

The *Plan* recognizes that the Village Core serves as the center for existing commercial development and medium-higher density residential development in Midlothian. With 61% of the existing housing stock in the *Plan* geography being single family, the *Plan* encourages a mix and variety of housing choices to accommodate a wide range of housing needs at all stages of life. Quality building elevations have been offered by the applicant which complement the architectural styles of the area, given Midlothian's historic nature and character. The *Plan* does not require any particular materials or methods of construction be utilized with respect to architectural styles but serves as a guide when considering architectural design within the Village Core and suggests various styles be supported.

The *Plan* encourages consideration be given to unique projects to enhance the Village. This development is proposed with a frequency of interconnected roads; alleys serving units fronting Coalfield Road and within the core of the development; pedestrian scale streetscapes with on-street parking and street trees; buildings with shallow setbacks adjacent to sidewalks; programmable open space; and road and pedestrian interconnectivity with existing and anticipated area school, park and residential uses.

Staff supports this request finding that the proposed zoning and land use offer residential use within the density range suggested by the *Plan*; that the quality, design and architecture offered by the applicant provide a development that will enhance the larger mixed-use Midlothian Village Core; and, allowing flexibility in typical zoning standards accommodates the quality design, as suggested by the *Plan*.

Public Facilities Plan

The *Public Facilities Plan*, an element of the Comprehensive Plan, makes recommendations regarding the provision of public facilities needed to serve existing and planned growth and includes specific facility recommendations. Relative to school facilities, the *Plan* identifies that Chesterfield County Public Schools uses a facility's program (functional) capacity to measure facility usage which accounts for the building's physical size and classroom space (the building's design capacity) plus how classroom space is utilized for educational program requirements and state/federal mandates. The *Plan* suggests that system utilization should be assessed to identify facilities that are, or are projected to be, over capacity and whether this over capacity is for a temporary or long-term period. The *Plan* suggests consideration should be given to these capacities as the threshold to trigger redistricting, building additions and/or new school development as appropriate. The County and Schools are working together on a new five-year facilities model that would more accurately forecast impacts of future development on public facilities.

The applicant anticipates construction of the proposed 131 units would be completed over approximately seven (7) years. To accommodate these units and anticipated area development, consideration should be given to public facility and infrastructure provision and investment.

BUDGET & MANAGEMENT

Staff Contact: Natalie Spillman (804-318-8767) spillmann@chesterfield.gov

County finance staff is responsible for managing the finances of the County and making recommendations to the County Administrator regarding the allocation of available resources for the provision of services and capital facilities to serve the citizens of the County. Finance staff will advise the County Administrator if changed economic circumstances require adjustments to the County's budget or capital improvement program.

COUNTY TRANSPORTATION

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

The applicant has proffered a maximum density of 131 residential units (Proffered Condition 3). Based on those number of units and applying trip generation rates for multi-family (mid-rise) units, the development could generate approximately 840 average daily trips. Traffic generated by development of the property would be initially distributed to Coalfield Road.

Coalfield Road is identified on the County's Thoroughfare Plan as a major arterial with a recommended right of way width of 90 feet. Coalfield Road is a two-lane road. In 2018, the VDOT traffic count on Coalfield Road was 4,435 vehicles per day (Level of Service 'B').

Section 19.1-231 of the County Code outlines the general requirements to meet the needs of the traffic generated by a proposed development, including acceptable levels of service. This proposed residential development would contribute to an identifiable need for transportation improvements. The applicant has offered the following:

Dedication (Proffered Condition 8): 45 feet of right-of-way along Coalfield Road.

Access (Proffered Condition 9): Limited to one (1) entrance/exit to Coalfield Road.

Optional Off-Site Road Improvements (Proffered Condition 10.c.):

- Construct a left turn lane along Coalfield Road at the middle J.B. Watkins School access.
- Re-establish sidewalk along Coalfield Road for the J.B. Watkins School frontage.

The property is within Traffic Shed 3, which encompasses the area of the county south of Midlothian Turnpike, west of Courthouse Road, north of the Powhite Parkway, and east of Otterdale Road. Several roads in this part of the county have little or no shoulders, fixed objects (trees) adjacent to the edge of the pavement and poor vertical and horizontal alignments. The traffic volume generated from this proposed development will contribute to an identifiable need for transportation facility improvements to these roads in excess of existing transportation facility capacity. Roads in this shed or which serve this shed need to be improved or widened to address safety and accommodate increased traffic, including the increased traffic from the proposed development.

An applicant may choose to address the development's impact on the county's road transportation network through dedication of property, construction of road improvements, or a cash proffer. If an applicant elects to offer cash to address the impact on the county's road

transportation network, Transportation staff has calculated the average impact of a single-family dwelling unit on the transportation network to be \$12,652; however, the Board of Supervisors has adopted a policy establishing that it would accept a maximum cash proffer of \$9,400 per dwelling unit as addressing the traffic impacts of residential development, with all of the funds to be dedicated towards improvements to the transportation network. The Policy allows the county to consider mitigating circumstances about a proposed development. In this case, the residential development allows for townhome units, which generate approximately 63% of the traffic of single-family dwelling units. Because of this, the traffic impact of the proposed development could be addressed with \$5,922 (63% of \$9,400) per dwelling unit. Mitigating the traffic impact of the proposed development could be valued at \$775,782 (\$5,922 x 131 units).

In lieu of providing cash proffer payments to mitigate traffic impacts, the applicant has proffered to construct specific off-site road improvements along Coalfield Road as noted earlier under Optional Off-Site Road Improvements. The condition requires the applicant to complete all off-site road improvements in conjunction with the initial development. The estimated cost of the off-site road improvements is \$885,000. It should be noted, however, that the actual cost to provide these improvements could be more or less than this amount. Staff supports the identified off-site road improvements. Proffered Condition 10.d. allows, at the option of the Transportation Department, a reduction in the cash proffer payment based on the cost of other road and sidewalk improvements, other than those improvements identified in Proffered Condition 10.c. Staff supports the request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

Location

Coalfield Road (Urban Collector, 4,102 ADT)

Comments:

The proposed site entrances will be subject to VDOT Access Management policy. VDOT will require the applicant to provide turn lane warrants for the proposed entrance on Coalfield Road. The proposed state maintained roads are subject to 2011 SSAR requirements. Comments will be developed during the site plan review process.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

Mission

The mission of Fire and Emergency Medical Services (EMS) is to protect life, property and the environment through a comprehensive fire and life safety program that ensures an adequate and timely response to emergencies.

Response Times

The proposed development is in the urban response zone for which Fire & EMS has a goal of responding to at least 90% of the calls for service in under seven (7) minutes. Fire and EMS is currently unable to meet that goal.

Nearby Fire/EMS Facilities

- The Midlothian Fire Station, Company Number 5
- The Forest View Volunteer Rescue Squad

Anticipated Fire & EMS Impacts/Needs

Based on an average of .199 calls per dwelling, it is estimated that this development will generate 26 annual calls for Fire/EMS services.

Additional Fire and EMS Comments

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

SCHOOLS

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

Mission

High performing, high quality public schools contribute to the quality of life and economic vitality of the County. The comprehensive plan suggests a greater focus should be placed on linking schools with communities by providing greater access, flexible designs and locations that better meet the needs of the communities in which they are located.

Capital Improvements

The School Board FY2020 adopted Capital Improvement Plan (CIP) continues to support the 2013 voter approved school revitalization program that will replace or renovate ten schools and construct one new elementary school to add capacity in the Midlothian area of the county. The ten existing facilities that are part of the revitalization program are Beulah Elementary School, Crestwood Elementary School, Enon Elementary School, Ettrick Elementary School, Harrowgate Elementary School, Matoaca Elementary School, Reams Elementary School, Manchester Middle School, Providence Middle School, and Monacan High School. A replacement Manchester Middle School is under construction on the existing school site, a replacement Harrowgate Elementary School is under construction on a new site, and a replacement Matoaca Elementary School is under construction on the site of the former Matoaca Middle School west campus building. The Beulah Elementary School, Enon Elementary School, Old Hundred Elementary School (the new elementary school in the Midlothian district), Providence Middle School, and Monacan High School projects are complete. The Matoaca Middle School wing addition at the east campus site, an additional school construction project, is complete and the school now operates as a single, unified campus. Information on the CIP and School Board approved construction projects can be found in the financial section of the CCPS Adopted Budget for FY2020.

Anticipated School Impacts

	Elementary (PK – 5)	Middle (6 – 8)	High (9 – 12)	Total ⁽¹⁾
Anticipated Student Yield by School Type	17	10	16	43
Schools Currently Serving Area	Watkins	Midlothian	Midlothian	2019-20 School Year
Current Enrollment	831	1,364	1,834	
Design Capacity ⁽²⁾	1,022	1,400	1,970	
Enrollment Percent of Design Capacity	81%	97%	93%	
Program Capacity ⁽³⁾	843	1,416	1,918	
Enrollment Percent of Program Capacity	99%	96%	96%	
Total Number of Trailers	8	1	0	
Number of Classroom Trailers	0	0	0	
Note: ⁽¹⁾ Based upon the average number of students per single-family and townhome dwelling unit for each of the school attendance zones where the proposal is located. Student Generation Factor (2017) is the actual total number of students by grade level divided by the actual total number of housing units by housing type. Updated 2019 SGFs reflecting redistricting and a new school attendance zone will be provided by County IST. ⁽²⁾ Design capacity is the maximum number of students the building can accommodate based on the Virginia Department of Education Standards of Quality and the architectural program design of the existing building including all interior and exterior renovations to date and an inventory of all available space. Design capacity does not include site-based initiatives and is thus not subject to frequent change and represents prototypical design capacity using VDOE standards. ⁽³⁾ Program capacity is the maximum number of students the building can accommodate based on the Virginia Department of Education Standards of Quality and the current school programming that may adjust the number of rooms used for core or grade-level classrooms in the overall building design capacity.				

Public Facilities Plan

Post 2020, the Public Facilities Plan recommends a new high school in the vicinity of Genito and Otterdale Roads northwest of Swift Creek Reservoir. However, at this time, a budget has not been developed for the acquisition of land or construction of this school facility as recommended in the *Plan*.

Additional School Comments

The proposal is adjacent to J.B. Watkins Elementary School. For safety and security of schools, access (such as pedestrian paths and connections) should be from the front or main entrance of the school. Any proposed road improvements or pedestrian access/connectivity in front of the school property should be in accordance with VDOT and CDOT regulations within school zones. In addition, the portion of the school property closest to this proposal may be redeveloped to a more intense school use over time.

The proposed development is accessed through Coalfield Road, which is also the main thoroughfare for access to J.B. Watkins Elementary School. This development could impact traffic and school bus operations, especially during student drop-off and pick-up times.

After review of this request, based on current total school system capacity and student enrollment, the proposed rezoning case will have an impact on schools. Over time, this case

combined with other tentative residential developments, infill developments, and approved residential zoning cases in the area may cause these schools to reach or exceed their capacity.

LIBRARIES

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

Mission

The public library system's role in the county has expanded beyond its traditional function as a resource for information and materials, and now serves as a community gathering place for educational, cultural and informational services; community support during emergencies; economic development; and revitalization activities.

Nearby Library

Midlothian

Additional Library Comments

The *Public Facilities Plan* suggests the Midlothian library should be expanded/replaced or a new facility shall be constructed in the general vicinity at or near current site. Land for expansion or replacement of this facility has not been acquired.

UTILITIES

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

Existing Water and Wastewater Systems

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	16", 8"	Yes
Wastewater	No	8"	Yes

The subject properties are located within the mandatory water and wastewater connection areas for new residential structures. The applicant has proffered use of County water and wastewater to support this development (Proffered Condition 4).

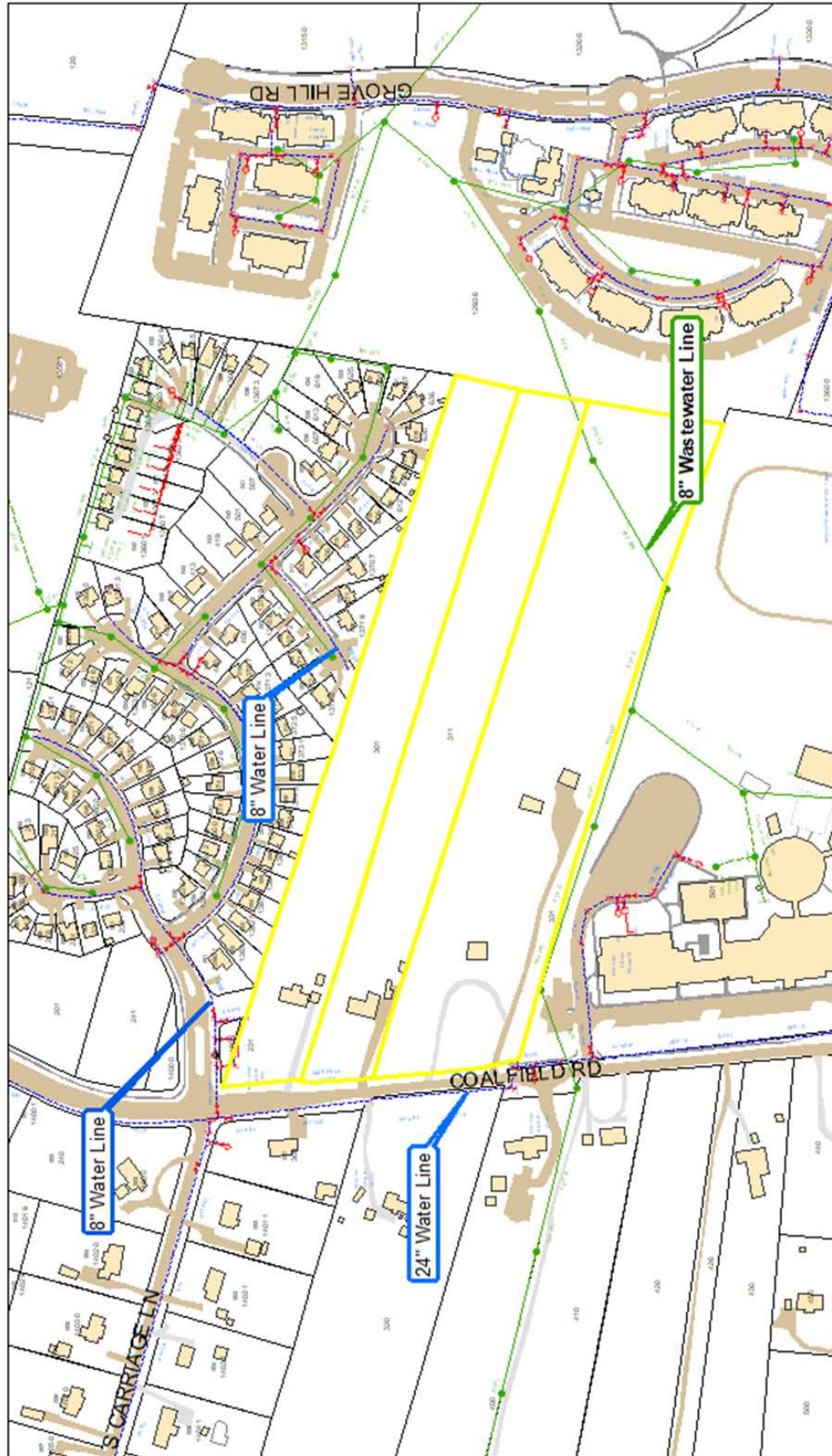
A 24" County water line is available along Coalfield Road. An 8" County water is available on both Sycamore Village Drive and Village View Drive.

An 8" County wastewater line crosses the southeast corner of the site, and along the south property line.

Due to the number of dwelling units proposed, the applicant has been advised that the on-site water distribution system will need to connect to the 24" water line and one of the 8" lines noted above, and that the subject properties lie along a pressure zone boundary.

The Utilities Department supports this case.

CHESTERFIELD COUNTY
DEPARTMENT OF UTILITIES



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By using it in any way, you are agreeing to
Release the County, its employees and
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any consequences if it proves
to be inaccurate.



Chesterfield County
Department of Utilities
19SN0612
Randolph's Pond, LLC
CRP 2/19/2010
1 inch = 300 feet



ENVIRONMENTAL ENGINEERING

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

Geography

The majority of the subject properties drains to an existing on-site pond and stream on the eastern portion of the property, then to the east through the Enclave Apartment property and into the existing pond in The Grove. All of the properties are located within the Falling Creek Watershed.

Environmental Features

A Resource Protection Area (RPA) Designation has been submitted to and confirmed by the Department of Environmental Engineering – Water Quality Section. There is RPA on the subject properties around the natural channel just downstream of the existing pond. A Water Quality Impact Assessment must be submitted to and approved by the Department of Environmental Engineering and/or the Board of Supervisors for any improvements which may encroach into any RPA.

Additionally, there may be areas of wetlands within the drainage ways located on the properties. Wetlands and/or streams shall not be impacted without approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Geotechnical Investigation

The subject properties are located along the edge of the Midlothian Mine District. Due to the unknown potential for very old mines, air shafts, and vents in the general area, the developer must submit a geotechnical report evaluating the properties for the presence of any mining features prior to construction plan and/or preliminary plat approval. The geotechnical report must, through the use of borings and other techniques, locate potential mine shafts, air vents, exploratory pits, etc. on the properties. The report must also make recommendations based on the findings as to reclamation, setbacks of buildings, roads, or other types of use needed to address any health, safety and welfare issues. The applicant has offered Proffered Condition 5 to address this impact.

Drainage

The subject properties primarily drain to the east through the Enclave Apartments and into the existing pond in The Grove. There is no floodplain recorded within the Enclave Apartment property and the existing stream for which the proposed development is draining into is located very close to the existing retaining walls on the Enclave Apartment property. Any increase in runoff from the 2, 10, and 100-year storm events may cause flooding within the apartment complex property and/or potentially impact the stability of the retaining walls. Therefore, the post-development peak discharge rates for the 2, 10, and 100-year storm events from the proposed development shall not exceed the pre-development peak discharge rates for the 2, 10, and 100-year storm events, respectively. The applicant has offered Proffered Condition 6 to address this impact.

A small portion of the subject properties may currently sheet flow into residential lots located within the Sycamore Village subdivision. Upon review of updated field topography at the time of

preliminary plat review, any drainage from the proposed development shall be designed so that runoff from buildings, sidewalks, driveways, and other impervious surfaces is directed away from these existing lots and into an adequate storm sewer system.

Stormwater Management

The development of the subject properties is subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations (VSMP) Regulations for both water quality and water quantity. Any areas of forest/open space used for stormwater quality compliance should be outside the limits of the residential lots.

CASE HISTORY

Applicant Submittals

4/18/19	Application submitted
6/7, 6/25, 6/26, 8/5, and 9/4/19	Revised proffered conditions, Textual Statement and exhibits submitted
8/1 and 10/9/19	Application amended
1/28, 2/19, 2/24, 2/28 and 3/3/20	Revised proffered conditions, Textual Statement and exhibits submitted
03/17/20	Revised Textual Statement submitted
4/13/20	Revised proffered conditions submitted

Community Meetings

7/29/19	<p>Discussion:</p> <ul style="list-style-type: none"> • Townhomes and cluster-style detached units planned • Current Midlothian Plan would support 7-14 units per acre; draft Plan would suggest 4-8 units per acre; proposal would include just over 6 units per acre • Additional traffic on area roads; access to Coalfield Road; will Coalfield Road be widened • Traffic from development may interfere with access to Watkins Elementary • VDOT's subdivision street acceptance regulations require connections of stub streets between developments • Concern with separation between higher density and single family development • Streets within Sycamore Village need repairs and are narrow • Impact on area schools; over-crowding; concern with student projection numbers • Need for more middle income to affordable housing • Safety of school children during site construction; potential noise impact to students • Additional development puts stress on fire and police departments • Suburban village area; don't support higher density development; not compatible with single family development in area • Status of revision to Midlothian Special Area Plan • Individuals have property rights to allow for development of property; real estate taxes from development will generate funding to educate students
1/29/20	<p>Discussion:</p> <ul style="list-style-type: none"> • Applicant reviewed modifications to proposal since first community meeting: 131 dwelling units; expanded open space areas; possible construction of bike and trails plan trail east of property; and adjusted conceptual plan and elevations; proposal includes 2 – 3 story townhome units; landscaped areas along the northern and southern property

	boundaries <ul style="list-style-type: none"> • Applicant demonstrated there will be over 100 on-street parking spaces
Community Meeting (Continued)	
	<ul style="list-style-type: none"> • Opposed to on-street parking on Coalfield Road; parking on Coalfield is a concern due to traffic volume; on-street parking can create safety issues; on-street parking does not encourage drivers to slow down • Additional traffic on Coalfield Road; Coalfield should be widened • Roads should be constructed with initial development • Effects of construction on existing sidewalk along Coalfield Road; VDOT works with developers to ensure safety during construction of road improvements • Need to ensure on-sight parking is adequate for development • Suburban village area; don't support higher density development; not compatible with single family development in area • Concern with units potentially becoming rental units; not likely rental given size and price of proposed homes • Support for housing variety in area • Impact on area schools; over-crowding; development will not be age restricted • Support for area trails/walkability • Issue with children crossing roads to school; consideration should be given to construction of crosswalks

Planning Commission	
4/21/2020	<p>Citizen Comments: (Due to COVI-19 procedures for CPC, public comments were received through online portal, emails, and voice messages.)</p> <p>Mr. Petroski provided summation of comments received:</p> <ul style="list-style-type: none"> • Type of fencing adjacent to Watkins Elementary School • Oppose on-street parking on Coalfield Rd • Density and school capacity • Connectivity to Sycamore Square • Open space focal point and tree preservation <p>Recommendation – APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS IN ATTACHMENT 1.</p> <p>Motion: Petroski Second: Owens AYES: Freye, Hylton, Owens, Petroski and Sloan</p>
<p>The Board of Supervisors on Wednesday May 27, 2020 beginning at 6 p.m., will consider this request.</p>	

PROFFERED CONDITIONS

May 14, 2020

Note: Both the Planning Commission and staff recommend acceptance of the following proffered conditions, as offered by the applicant.

1. Master Plan. The Textual Statement last revised July 30, 2019 shall be considered the Master Plan. (P)
2. Concept Plan Requirements. The site shall be designed as generally depicted on the Conceptual Plan last revised February 18, 2020, and attached hereto as Exhibit A. However, the exact location of buildings, drive areas and parking areas may be modified provided that the general intent of the Concept Plan is maintained with respect to location of uses, internal road network and pedestrian environment. (P)
3. Density. A maximum of twelve (12) single family and one hundred nineteen (119) townhouse dwelling units shall be permitted on the Property. (P)
4. Utilities. Public water and wastewater shall be used. (U)
5. Geotechnical Report. A geotechnical 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)

6. Environmental Engineering. The SWM/BMP will be designed to ensure the post development discharge rate from the 2/10/and 100-year storms will not exceed the pre development discharge rate. (EE)
7. Off-Site Connection. The Owner/Developer shall be responsible for the acceptance of the off-site connection to Sycamore Village Drive into the state system. (T and EE)
8. Right of Way Dedication. In conjunction with the recordation of the initial subdivision plat, forty-five (45) feet of right of way along the east side of Coalfield Road, measured from the centerline of that part of Coalfield Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
9. Access. Direct vehicular access from the Property to Coalfield Road shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)
10. Road Cash Proffers/Off-site Road Improvements.
 - a. The applicant, sub-divider, or assignee(s) shall pay \$5,922 for each dwelling unit to Chesterfield County for road improvements within the service district for the property ("Road Cash Proffer").
 - b. Each payment shall be made prior to the issuance of a building permit 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.
 - c. At the option of the applicant/sub-divider/assignee(s) and approved by the Transportation Department, if the applicant/sub-divider/assignee(s) provide the following Off-Site Road Improvements, then the Road Cash Proffer payments will no longer be required of the applicant/sub-divider/assignee(s) of the property.

Off-Site Road Improvements: In conjunction with initial development, the following road improvements shall be completed, as determined by the Transportation Department. The exact alignment, design and length of these road improvements shall be approved by the Transportation Department.

 - 1) Construction of an additional pavement along the southbound lane of Coalfield Road to provide an adequate left turn lane at the middle access to J.B. Watkins Elementary School property ("School Property", Tax Map Number 729-705-0717).

- 2) Construction of a VDOT standard sidewalk, including crosswalks, along the School Property frontage along Coalfield Road.
- 3) Relocation of the existing school sign, if impacted.
- 4) Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the road improvements identified above. In the event the developer is unable to acquire any “off-site” right-of-way that is necessary for the improvements described above, the developer may request, in writing, that the County acquire such right-of-way as a public road improvement. All cost 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.
Note: This includes all utility relocations, stormwater management, and other modifications associated with completing the road improvements.

- d. At the option of the Transportation Department, Road Cash Proffer payments may be reduced for the cost of road and sidewalk improvements, other than those improvements identified in Proffered Condition 10.c., provided by the applicant sub-divider, or assignee(s). The value of the improvements shall be approved by the Transportation Department. (T)

11. Design Elements:

a. Driveways and Walks.

i. Driveways.

1. Front-loaded driveways and private parking areas shall be brushed concrete, stamped concrete or exposed aggregate concrete.
2. Rear-loaded alleyways, driveways and private parking areas shall be brushed concrete, stamped concrete, exposed aggregate concrete, or asphalt
3. Gravel driveways shall not be permitted.

- ii. Front walks: A minimum of a 3-foot-wide concrete front walk shall be provided to the front entrance of each dwelling unit, to connect to drives, sidewalks or street.

b. Landscaping.

- i. Front Yards. Except for foundation planting beds, front, corner side and side yards shall be sodded and irrigated.
- ii. Front Foundation Planting Beds: Foundation planting is required along the entire front façade of all units and shall extend along all sides facing a street. Foundation Planting Beds shall be a minimum of three (3) feet wide from the unit foundation. Planting beds shall include medium shrubs, spaced a maximum of four (4) feet apart. The plant materials used should visually soften the unit corners and complement the architecture of the home at their mature sizes. Planting bed deviations may be approved by the Planning Department at time of plans review due to unique design circumstances.
- iii. Streetscape. Trees, planted approximately forty (40) foot on center, shall be provided along the Public Roads, except where there is a conflict with utilities, sightlines and driveway areas.
- c. Sidewalks: Sidewalks shall be provided on both sides of all public streets.
- d. Fences. Chain link fences shall not be permitted, except for the fence outlined in Proffered Condition 14.
- e. Lighting. Street scape light poles shall not exceed twenty (20) feet in height. (P)

12. Architecture and Materials

- a. Style and Form. Unless significant deviations are approved by the Planning Commission during subdivision plan review, the architectural treatment of the single family and townhouse buildings shall be generally compatible and consistent in quality to the architectural standards of the elevations as shown in Exhibit B, entitled Conceptual Elevations, dated January 2020.
- b. Dwelling on Slab. If the dwelling unit is constructed on a slab, brick or stone shall be employed around the base of the dwelling unit a minimum eight (8) inches above grade so as to give the appearance of a foundation.
- c. Materials. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiPlank, HardieShingle, and HardieTrim), or engineered wood siding (such as LP SmartSide), or other comparable material as approved by the Planning Director at time of plans review. Dutch lap, vinyl, plywood and metal siding are not permitted. Other materials may be used for trim, architectural decorations, or design elements provided they blend with the architecture of the dwelling.
- d. Repetition. Single family detached dwelling units with the same elevations, not including the same style (Craftsman, Farmhouse, etc.), and color palette may not be adjacent to each other on the same street. Townhouse dwellings units with the same elevations and color palette may not be located adjacent to or directly

across from each other on the same street. In either case, this requirement does not apply to dwellings on different streets backing up to each other.

- e. Step-down Siding: For dwelling units stepping the siding down below the first floor shall be permitted on the side and rear elevations that do not front on a street, with a maximum of two (2) steps permitted on any elevation. A minimum of 24 inches of exposed brick or stone shall be required, unless a lesser amount is approved by the Planning Department at time of plans review due to unique design circumstances.
- f. Special Focus Units. These units, as shown on Exhibit A, shall have a minimum of two (2) embellished features on the side façade. Embellished facades may include a mixing of materials, gables, dormers, entryway details, windows, shutters, or other architectural features on the exterior that provide visual interest (i.e. decorative lintels, shed roof, overhangs, arches, columns, keystones, eyebrows, etc.). These units may also utilize enhanced landscaping to reinforce the streetscape.
- g. Roof Materials: Roofing materials shall be standing seam metal or dimensional architectural shingles or better with a minimum 30-year warranty.
- h. Porches and Stoops.
 - i. Front Porches: Where elevated more than eight (8) inches, front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on 12"x12" masonry piers. Extended front porches shall be a minimum of five (5) feet deep. Space between piers under porches shall be enclosed with framed lattice panels. Where provided or required by code on elevated porches, handrails and railings shall be finished painted wood, vinyl or metal railing with vertical pickets or sawn balusters. Pickets shall be supported on top and bottom rails that span between columns.
 - ii. 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. All front steps shall be masonry to match the foundation.
- i. Garages.
 - i. Front loaded attached garages shall be permitted to extend as far forward from the front line of the main dwelling as the front line of the front porch provided that the rooflines of the porch and garage are contiguous. Where the rooflines are not contiguous, garages shall be permitted to project a maximum of two (2) feet forward of the front line of the main dwelling.

- ii. Front loaded garages shall use an upgraded garage door. An upgraded garage door is any door with a minimum of two (2) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, hinge straps or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.). Flat panel garage doors are prohibited.
- i. Heating, Ventilation and Air Conditioning (HVAC) Units and Whole House Generators. Units adjacent to public right of way shall be screened from view by landscaping or low maintenance material, as approved by the Planning Department. (P and BI)

13. Focal Point/Recreation Area.

- a. A minimum 5,000 square feet of open space shall be provided as a focal point near the entrance of the subdivision as shown on Exhibit A. Part of the focal point area shall be hardscaped and have benches and other amenities that accommodate and facilitate gatherings. The focal point shall be developed concurrent with the first phase of development.
- b. Minimum five (5) foot wide walking/bike trails shall be provided within the open space located to the rear of the property as shown on Exhibit A. Trails shall be surfaced using concrete, asphalt products, pavers or comparable surfaces, provided, however, exceptions shall be made for the construction of any such walkways or trails in areas required to address drainage issues or other adverse topographical features or environmental conditions. The exact design and location shall be approved at time of subdivision plans review.
- c. Benches, gathering and landscaped areas, and a plaque or marker that recognizes the historical nature of the area, shall also be provided as pedestrian scale amenities. Other amenities, such as, but not limited to, pocket park(s), dog park, picnic areas, community gardens, shall be permitted. Pedestrian scale amenities shall be developed concurrent with the phase of development that the amenities are intended to serve.
- d. Should a county trail easement of adequate size be recorded by the county offsite adjacent to the length of the property's eastern boundary line prior to initial subdivision plan submittal, an off-site ten (10) feet wide paved shared use path shall be constructed in the county trail easement for the length of the property's eastern boundary line, provided, however, exceptions shall be made for the construction of any such walkways or trails in areas required to address drainage issues or other adverse topographical features. In the event that a stream crossing would need to be included in the trail design and construction, subject to county and state approvals, the developer shall only be responsible for providing a culvert pipe of adequate size. The exact

design and location shall be approved at time of subdivision plans review. In the event an offsite county trail easement is not recorded by the county prior to initial subdivision plan submittal a temporary construction easement shall be provided on the subject property to allow the county to construct a trail connection to the on-site trails as required under proffered condition 13.b. above. (P)

14 . Perimeter Screening and Treatment

- a) A twenty (20) foot wide landscape strip shall be provided along the Northern and Southern property lines and shall be located adjacent to the proposed townhouse units and the adjoining property. This strip/area shall be located within recorded open space. The exact location and design shall be approved at time of subdivision review.
- b) A fence designed to be similar to the existing J.B. Watkins Elementary School BMP fencing shall be installed along the Southern property line beginning at a point generally in line with the existing BMP fencing on Tax ID 729-705-0717 and extending west to a point terminating along the side of the existing school parking lot, as generally shown on Exhibit A. The exact location and design shall be approved at time of subdivision review.

TEXTUAL STATEMENT

March 16, 2020

Rezone from Agriculture (A) to Residential Townhouse (RTH) with Conditional Use Planned Development (CUPD) to permit residential single family lots plus exceptions to townhouse bulk requirements.

- 1) Uses permitted shall be those permitted in the Residential Townhouse (R-TH) District and Residential Single Family (R) District.
 - a) General Conditions.
 - (1) *Driveways and Parking Areas.* All public roads shall have concrete curb and gutter. Alleys and driveways shall not be required to have concrete curb and gutter. Alleys widths shall be a minimum of sixteen (16) feet.
 - (2) *Common Area.* No active recreational facilities or areas shall be required: however, passive recreation shall be provided as set forth in Proffered Condition 13.
 - b) Residential Townhouse. Uses shall conform to the regulations set forth in the Residential Townhouse (R-TH) district except as set forth in below and as specified in the Proffered Conditions.
 - (1) *Lot Area & Width.* Each lot shall have an area not less than 1,400 square feet and a lot width of not less than 19 feet: except that end lots shall have a minimum area of 2,320 square feet and lot width of not less than 29 feet.
 - (2) *Percentage of Lot Coverage.* All buildings, including accessory buildings, on any lot shall not cover more than eighty percent (80%) of the lot's area. No accessory building on any lot except for a private garage shall cover more than 225 square feet.
 - (3) *Front Yard.* Minimum of ten (10) feet in depth, provided, however, second story balconies may be included within the ten (10) foot front yard depth. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line. Setbacks may be reduced to zero (0) feet on units that provide rear entry garages.
 - (4) *Side Yard.* The side yard setback for all end lots shall be five (5) feet.
 - (5) *Corner Side Yard.* The corner side yard shall be ten (10) feet,

provided, however, porches, overhangs and second story balconies may be included in the ten (10) foot corner side yard.

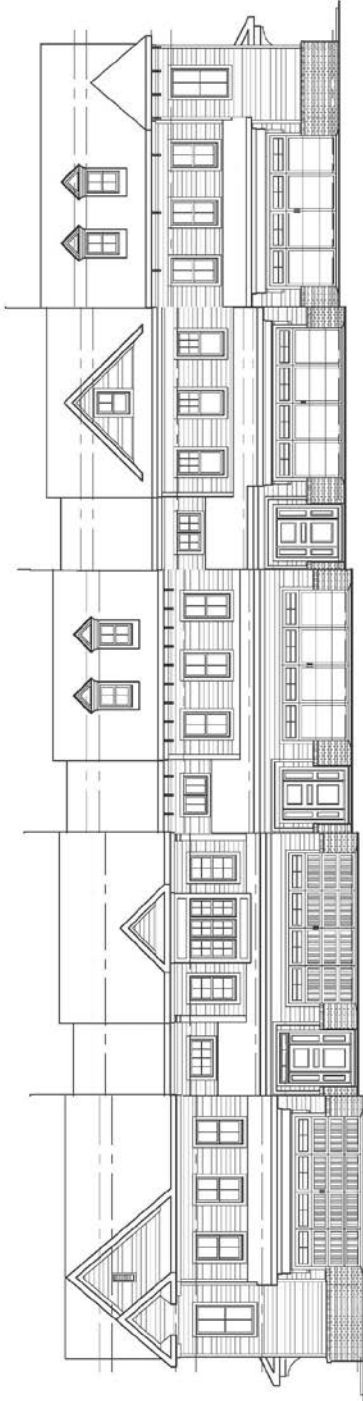
- (6) *Rear yard.* The rear yard shall be four (4) feet.
 - (7) *Group or Row Design.* There shall be no required setback variation in the front facades of the townhouse units. Visual variation shall be provided by architectural variety of facades as shown on Exhibit B.
 - (8) *Parking.* On street parking spaces shall be counted toward the requirement for common visitor parking requirements.
- c) Single Family Residential. Uses shall conform to the regulations set forth in the Single Family Residential (R) district except as set forth in below and as specified in the Proffered Conditions.
- (1) *Lot Area & Width.* Each lot shall have an area not less than 4,500 square feet and lot width of not less than 40 feet.
 - (2) *Percentage of Lot Coverage.* All buildings, including accessory buildings, on any lot shall not cover more than seventy percent (70%) of the lot's area.
 - (3) *Front Yard.* Minimum of Ten (10) feet in depth, provided, however, second story balconies may be included within the ten (10) foot front yard depth. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
 - (4) *Side Yard.* Two (2) side yards, each a minimum of three (3) feet in width.
 - (5) *Corner Side Yard.* The corner side yard shall be ten (10) feet.
 - (6) *Rear yard.* Minimum of twenty (20) feet in depth, provided, however, there shall be a minimum depth of four (4) feet for any attached garage.

EXHIBIT A – Conceptual Plan
February 18, 2020



RANDOLPH POND
CONCEPT PLAN - EXHIBIT A
Chesterfield County, Virginia - Revised February 18, 2020

EXHIBIT B – Elevations
January 2020



Main Street
HOMES

Randolph's Pond | Exhibit B
Conceptual Elevations | January 2020





DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

RECEIVED

APR 11 2019

DIRECTOR PLANNING DEPT

I, Vernon McClure, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Agent for the land use amendment on the property identified as Parcel ID Number(s):

728-706-8810

729-705-0966

729-705-2682

and am requesting Rezoning, Conditional Use Planned Development

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
FISHER L KATHLEEN TRUSTEE	311 COALFIELD RD	Title Owner
PARKS MONTFORD C JR & GEORGIA	301 COALFIELD RD	Title Owner
STUMP OLETTA N TRUSTEE	301 COALFIELD RD	Title Owner
Randolph's Pond LLC	P.O. Box 461, Midlothian, VA, 23113	Contract Purchaser

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
-------------	----------------	----------------------------------

WITNESS the following signature

Signature: _____

vernnon mcclure

STATE OF _____

Virginia

COUNTY/CITY OF _____

Chesterfield

to-wit:

This day _____

Vernon McClure

personally appeared before

me, _____

Kristen D. Keatley

, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this _____

29th

day of _____

March

, 20 19.

Notary Public

Registration No. _____

7550683

My Commision expires: _____

December 31, 2021

KRISTEN D KEATLEY
NOTARY PUBLIC
REGISTRATION # 7550683
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
12/31/21

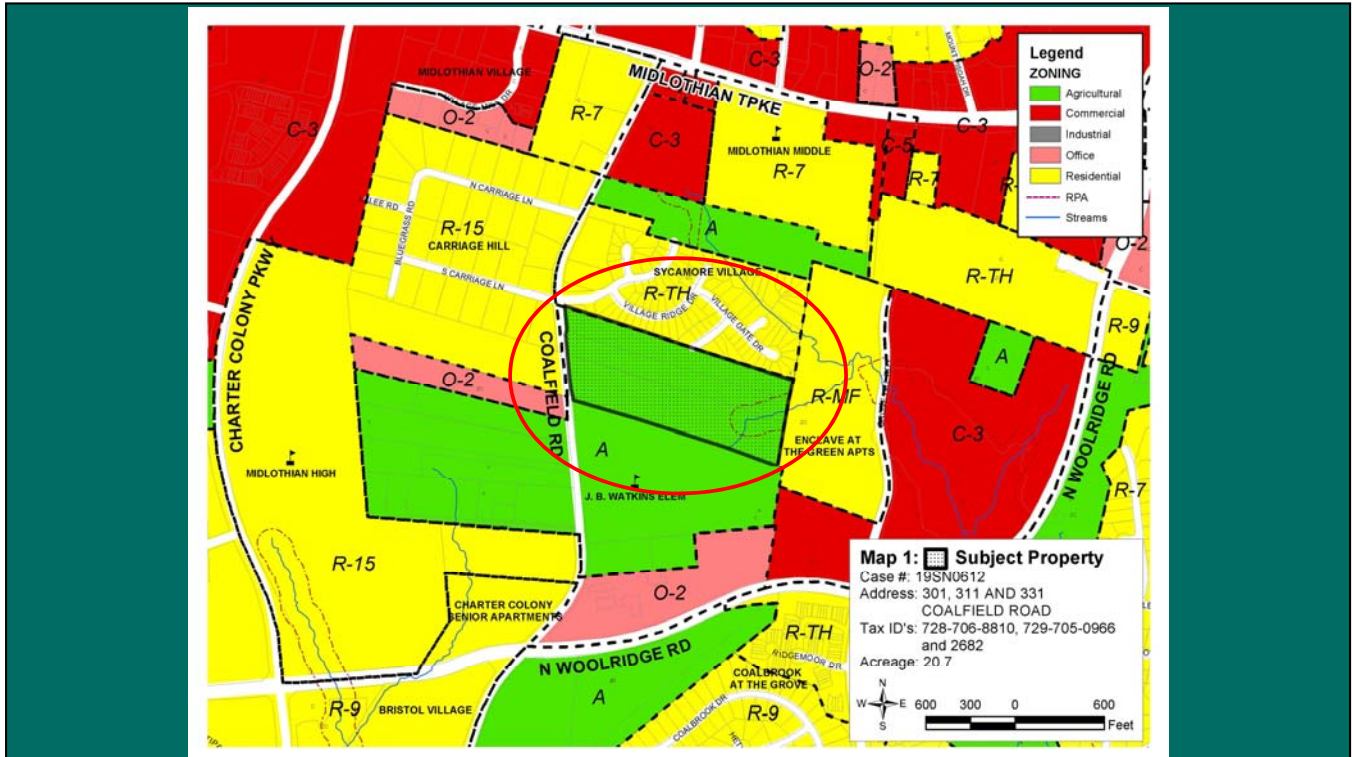
19SN0612
Midlothian
Randolph Pond LLC

Rezoning from Agricultural (A) to Residential
Townhouse (R-TH) with Conditional Use
Planned Development to permit exceptions
to ordinance requirements.

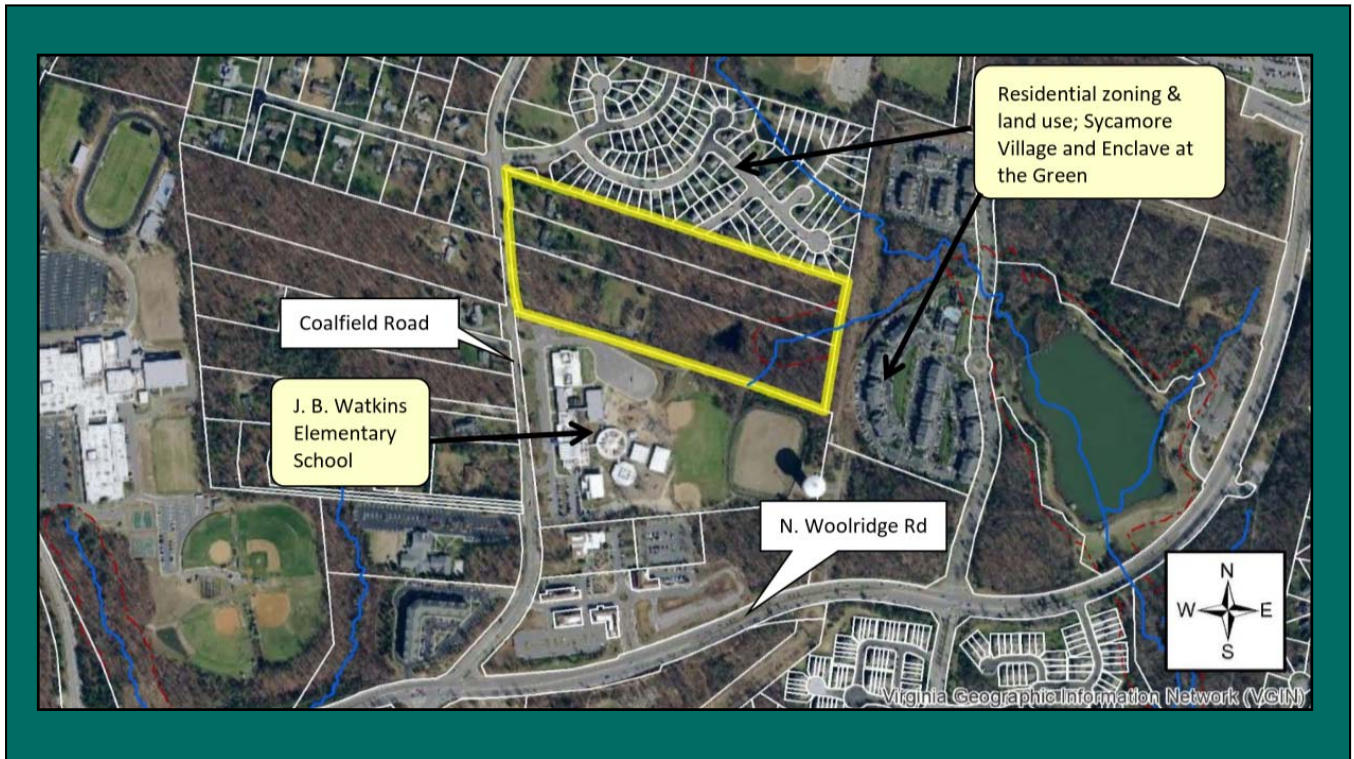
This is the staff presentation for Case 19SN0612, commonly known as Randolphs Pond LLC, and located within the Midlothian District.

This case is on the agenda for the Chesterfield Planning Commission Meeting on April 21, 2020 at 6pm.

This is a request for rezoning from an Agricultural zoning district to a Residential Townhouse zoning district with a conditional use Planned Development to permit exceptions to the zoning ordinance requirements.



The subject tract contains 20.7 acres, and is located on the east side of Coalfield Road; between J. B. Watkins Elementary School and Sycamore Village subdivision.



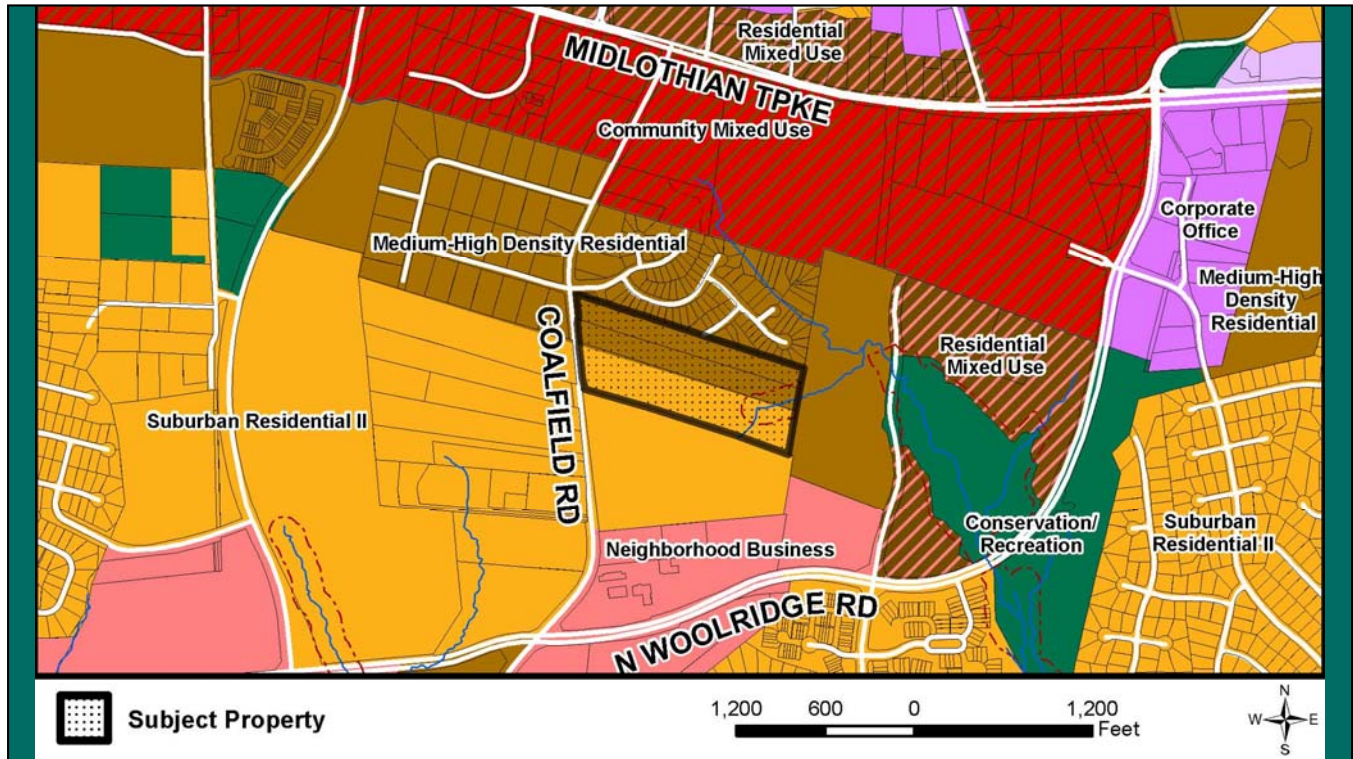
Here is an aerial showing the subject property outlined in yellow.

Overview

- 131 dwellings (12 cluster-style detached and 119 townhomes); 6.32 units per acre
- Quality site design and architecture offer development that should enhance larger mixed use village core; flexibility to accommodate urban design
- Road impacts addressed with cash payment and/or road improvements
- Complies with Midlothian Community Special Area Plan

The applicant is requesting this zoning amendment in order to develop the property as a new residential subdivision . This new subdivision, currently referred to as Randolph Pond, would contain a maximum of 131 residential dwelling units. This subdivision would be a mixture of single family detached homes and townhomes. The applicant is proposing the development to include 12 single family detached homes, and a combination of 119 front and rear loaded townhomes. The proposed density of this project would be approximately 6.32 dwelling units per acre. The applicant is proposing quality design and architecture that is consistent with the general design guidelines recommended in the new Midlothian Community Special Area Plan. The applicant is requesting the flexibility from the typical Residential Townhome zoning standards in the Zoning Ordinance in order to create a unique, more urban residential community suggested by the new Midlothian Plan

The development's traffic impact will be addressed by providing cash payments of approximately \$775,782 or by making needed road improvements in close proximity of the site as approved by the County Transportation Department.



The new Midlothian Community Special Area Plan was adopted by the Board of Supervisors on December 11, 2019. While the applicant's request was filed in April 2019, the applicant has worked with local leaders, staff and citizens to develop a proposal that adheres to the recommendations outlined in the adopted Plan.

Within the Plan, this site was designated as an area for both Medium High Density Residential and Suburban Residential 2 land uses. The Medium High Residential land use category allows for single family and townhome developments up to a density of 8 dwelling units to the acre. The Suburban Residential 2 land use category allows for single family detached and townhome developments up to 4 dwelling units to the acre. The proposed development would yield a density of 6.32 units per acre.

This site is an infill site located within the Village Core. The Midlothian Community Special Area Plan recognizes that the Village Core serves as the center for existing commercial development and also offers opportunity for unique medium density residential development. With 61% of the existing housing stock in the Midlothian Village area being single family detached housing, the Special Area Plan encourages a more comprehensive mix and variety of housing choices to accommodate a wide range of housing needs

throughout the community.

The Midlothian Community Special Area Plan also encourages special consideration be given to unique projects that enhance the Village character. With this proposed development, the applicant is proposing a unique variety of both single family and townhome styles connected to a substantial amount of common open space area with walking trails and sidewalks throughout. This proposed development will also be incorporating the use of alleys where possible, to provide better curb appeal along the local streets, and interconnectivity with existing local streets.

The quality building elevations and materials being offered by the applicant are also consistent with the general design guidelines outlined in the Special Area Plan.

For these reasons, the Staff finds this zoning request to be consistent with the new Midlothian Community Special Area Plan.



Here is the proposed Conceptual Plan.



The applicant is proposing a residential development consisting of a maximum of 131 residential dwelling units.

The 12 residential units facing Coalfield Road, shown in yellow, are proposed to be small single family detached lots. These lots will be approximately 40 feet wide and contain at least 4,500 square feet. The applicant is proposing limited on-street parking along Coalfield Road for visitors and deliveries.

The approximate 70 townhomes shown in the central portion of the site , shown in orange, will use alleyways and include rear loaded garages. The approximate 49 townhomes along the southern and eastern portion of the development, shown in a peach color, will have front loaded drives and garages.



The proposed conceptual plan contains approximately seven and a half acres of common area. A small common green area is planned near main entry of the development, and a large wooded area with a small pond is planned for the eastern portion of the community. The proposed trail through the wooded area is planned to connect to a community trail network recommended in the Midlothian Community Special Area Plan. All proposed local streets will have sidewalks, street trees, and on-street parking where possible.

The applicant is proposing a buffer strip of 20 feet along the northern boundary line of the development shared with the existing Sycamore Village subdivision. In addition, the applicant is proposing a buffer of 20 feet along the southern property boundary to separate the development from J.B. Watkins Elementary School campus. A black metal fence is also proposed between the southern property line and the school.





Although the applicant proposes three different types housing within this community, a common architectural theme will be used for all homes.

The conceptual elevations at the top of the exhibit illustrate the proposed townhomes with front loaded garages.

The conceptual elevations on the left illustrate the design of the 12 single family homes proposed along Coalfield Road.

The elevations on the right illustrate the general design of the townhomes with rear loaded garages.

Exterior materials shall include brick, stone, masonry, fiber cement siding, or engineered wood siding, or other comparable material as approved by the Planning Director at time of plans review. Dutch lap, vinyl, plywood and metal siding will not be permitted.



Special Focus Units. These units, as shown on Exhibit A, shall have a minimum of two (2) embellished features on the side façade. Embellished facades may include a mixing of materials, gables, dormers, entryway details, windows, shutters, or other architectural features on the exterior that provide visual interest (i.e. decorative lintels, shed roof, overhangs, arches, columns, keystones, eyebrows, etc.). These units may also utilize enhanced landscaping to reinforce the streetscape.



Front loaded garages shall use an upgraded garage door. An upgraded garage door is any door with a minimum of two (2) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, hinge straps or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.). Flat panel garage doors are prohibited.

Anticipated School Impact

	Elementary (PK – 5)	Middle (6 – 8)	High (9 – 12)	Total ⁽¹⁾
Anticipated Student Yield by School Type	17	10	16	43
Schools Currently Serving Area	Watkins	Midlothian	Midlothian	2019-20 School Year
Current Enrollment	831	1,364	1,834	
Design Capacity ⁽²⁾	1,022	1,400	1,970	
Enrollment Percent of Design Capacity	81%	97%	93%	
Program Capacity ⁽³⁾	843	1,416	1,918	
Enrollment Percent of Program Capacity	99%	96%	96%	
Total Number of Trailers	8	1	0	
Number of Classroom Trailers	0	0	0	

Requested Special Exceptions

- Reduction in lot areas and widths
- Reduction in building setbacks
- Reduction of private street width/design
- Reduction in buffer width
- Elimination of active recreational facilities
- Elimination of setback variation for townhomes
- Allow on street parking to count towards required parking
- Increase lot coverage for both townhomes and cluster homes

Recommend Approval

- Proposal offers a variety of residential development at a density suggested by Midlothian Community Special Area Plan
- Numerous quality proffers offered regarding design and architecture of the community
- Proposed Textual Statements provide flexibility to typical Single Family and Townhouse design standards that are appropriate to the Village Core.
- Road impacts addressed with Transportation Cash Proffers and/or off-site road improvements
- Consistent with the Midlothian Community Special Area Plan

The Planning Commission voted unanimously to recommend approval of this zoning request.

.

RANDOLPH POND

301, 311 and 331 Coalfield Road

Zoning Case 19SN0612

Board of Supervisors Presentation

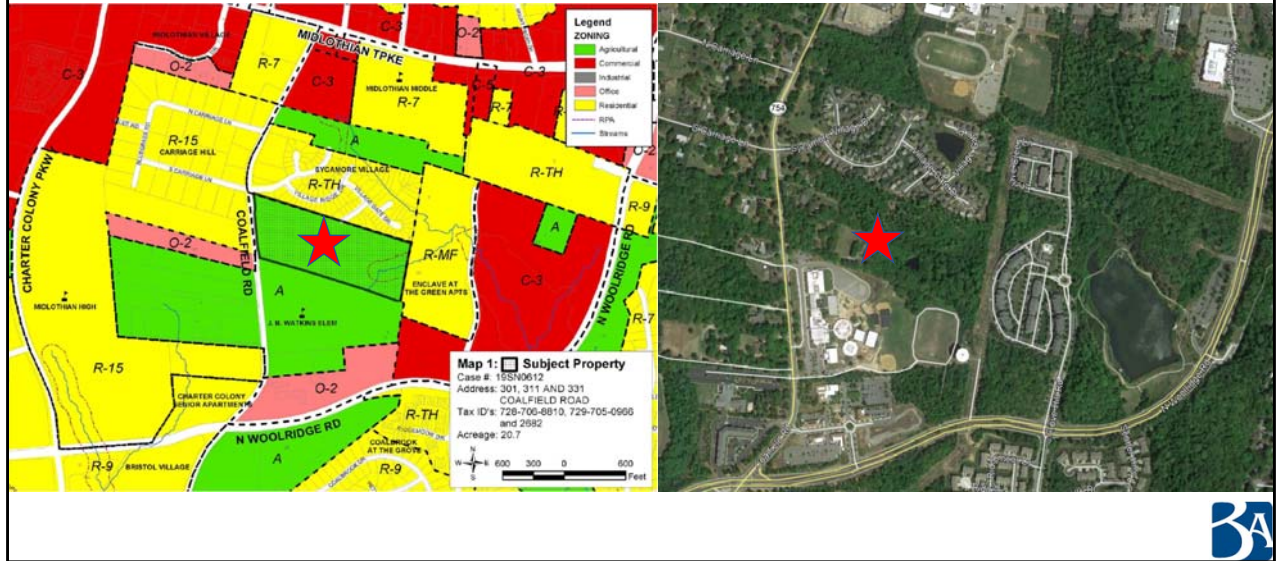
May 27, 2020

Main Street
HOMES

BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

This is a PowerPoint presentation about Zoning Case 19SN0612 Randolph Pond which will be heard by the Board of Supervisors on May 27, 2020. That evening, the Board of Supervisors will either defer the case to be heard on a later date, or they will approve or deny the case for final action. This presentation, along with the staff report provided by Chesterfield County Planning Department, will provide you with an overall summary of the proposal.

LOCATION: 301, 311 & 331 COALFIELD ROAD



This slide shows the location of the proposed development. As you can see by the maps, the proposed development is located to the north of JB Watkins Elementary School, to the south of the Sycamore Village cluster lot neighborhood zoned as R-TH (residential townhomes), and to the west of the Enclave Apartments zoned R-MF (residential multi-family). The subject parcels, as indicated by the red star, are currently zoned Agricultural. The applicant is requesting to rezone the parcels to allow for the development of a traditional mixed residential subdivision with carriage homes and townhouses. Please see next slide for the project overview.

PROJECT OVERVIEW

Requesting to rezone 20.7 acres from
Agricultural to Residential

Open space and pedestrian scale
amenities provided (focal point, trails)

12 cluster-style detached homes
fronting Coalfield Road

Protection of the RPA located in the
southeast portion of the property

119 townhouses throughout the
remainder of the development

Landscaped areas provided along the
north and south property lines



This slide outlines the key components of the proposal. We are requesting to rezone 20.7 acres to allow 12 detached carriage homes and 119 townhomes. The proposed development will have open space, pedestrian scale amenities, walking trails, will protect the resource protection area (RPA) on the property, and will provide landscaped areas along the north and south boundary lines. This mix and variety of housing choices, as well as the site design elements we have offered, represents the vision of the Midlothian Special Area Plan. The next slide shows these elements on a colored conceptual plan.



As you can see on the conceptual plan, there are 12 detached carriage homes fronting Coalfield Road in yellow and 119 townhouses throughout the remainder of the development in pink and beige. The units outlined in red and labeled with the letter K are special focus units and will have enhanced architectural features because of their location within the development. There are interconnected roads, alleys serving the majority of units, street trees and sidewalks throughout, and pedestrian scale amenities, including a focal point area at the entrance labeled with the letter E, mews parks and a pedestrian connection park labeled with letters D & F, a natural trail and overlook park labeled with letters H & I, a stormwater pond to capture drainage and runoff labeled with letter G, and landscaped areas provided along the north and south property lines labeled with letter J. We will explore each of these elements with future slides.

DENSITY

- Property is split between Medium-High Density Residential and Suburban Residential II on Midlothian Special Area Plan
- Used the average of the two designations to establish density
- Reduced number of units from 140 to 131 to comply with the Midlothian Special Area Plan that was approved in December 2019



The Midlothian Special Area Plan was adopted in December of 2019. This property is an in-fill property located within the Village Core of the Special Area Plan. The Plan designates the land for residential use at densities ranging between 2 to 4 units per acre on the portion of the property shown in orange on the map, and 4 to 8 dwellings per acre on the portion of the property shown in brown on the map. We reduced the density from the original proposal after the Midlothian Special Area Plan was adopted and are now proposing a density of 6.32 units per acre, which is in the density range suggested by the Plan.

SCHOOLS

Proposed development projected to
add 43 total students to schools

Watkins Elementary: 17 Students

Midlothian Middle: 10 Students

Midlothian High: 16 Students

Projected buildout of entire site is
2027 (kids will be phased into schools
during the next 7 years)

Project number of students per unit:
(data from Chesterfield County Schools)

JB Watkins Elementary School
0.113 students per townhouse unit
0.280 students per single family unit

Midlothian Middle School
0.070 students per townhouse unit
0.130 students per single family unit

Midlothian High School
0.110 students per townhouse unit
0.170 students per single family unit



This slide shows the anticipated school impacts using the most current numbers from the public school's system. This information can also be found in the county's staff report. Please note that the project will take at least 7 years until fully constructed, therefore the anticipated school numbers shown will be phased over time.

ENVIRONMENTAL

- Wetland Delineation completed and reviewed by Army Corps of Engineers
- Over a third of the development will be open space maintained by HOA
- Resource Protection Area Designation (RPAD) completed and reviewed by Chesterfield County Department of Environmental Engineering
- Stormwater pond on site to capture drainage and runoff
- Geotechnical Report completed and no findings of mines on property
- Will comply with ALL environmental regulations and will go through extensive review during subdivision plan process



This slide reviews the environmental studies that have been completed on the property. The wetland delineation was completed and reviewed by the Army Corps of Engineers. The Resource Protection Area Designation (RPAD) was completed and reviewed by Chesterfield County Department of Environmental Engineering. This is the area on the conceptual plan shown in green on the eastern side of the property that does not have any site improvements. A Geotechnical Report was completed and there were no findings of mines on property. Over one third of the property will be in open space, which will be maintained by the Homeowners Association. This includes the landscaped areas along the north and south boundary lines. A stormwater pond, as shown on the conceptual plan as letter G, will capture drainage and runoff for the site and will be maintained by the Chesterfield County Department of Environmental Engineering. We have to comply with all environmental regulations at the local, state and federal levels. All levels will review our plans during an extensive subdivision plan process.



This slide shows the wetlands, Resource Protection Area (RPA) and pond on the eastern portion of property. These areas will remain in open space.

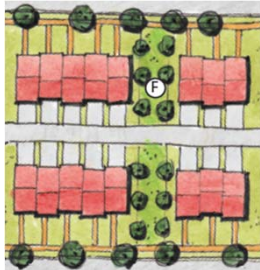
ARCHITECTURE

- Elevations proposed meet the architectural styles listed in the Midlothian Special Area Plan
- High quality materials proffered
- Mix of housing types provided: some front-loaded product, with most units being rear-loaded with alleyways and on-street parking



This slide shows a couple examples of the classic architecture proposed for this development. The builder and applicant, Main Street Homes, has been in business for over 23 years and has created local communities with quality and style. As suggested by the goals set forth in the County's Comprehensive Plan, the Midlothian Special Area Plan, and the Zoning Ordinance, we have offered proffered conditions that include quality design and architectural elements that will help enhance the larger Midlothian Village Core. All proffered conditions can be found in the county's staff report.

DESIGN ELEMENTS



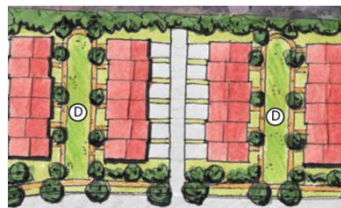
PEDESTRIAN LINEAR PARK



NATURE TRAIL SYSTEM



ENTRANCE FOCAL PARK



LINEAR PARKS

- Street trees and sidewalks provided on both sides of all internal streets
- Added entrance focal park, pedestrian connection park and linear parks to facilitate gatherings
- Nature trail within development that will later connect to larger community trail system in the Village



STREET TREES & SIDEWALKS



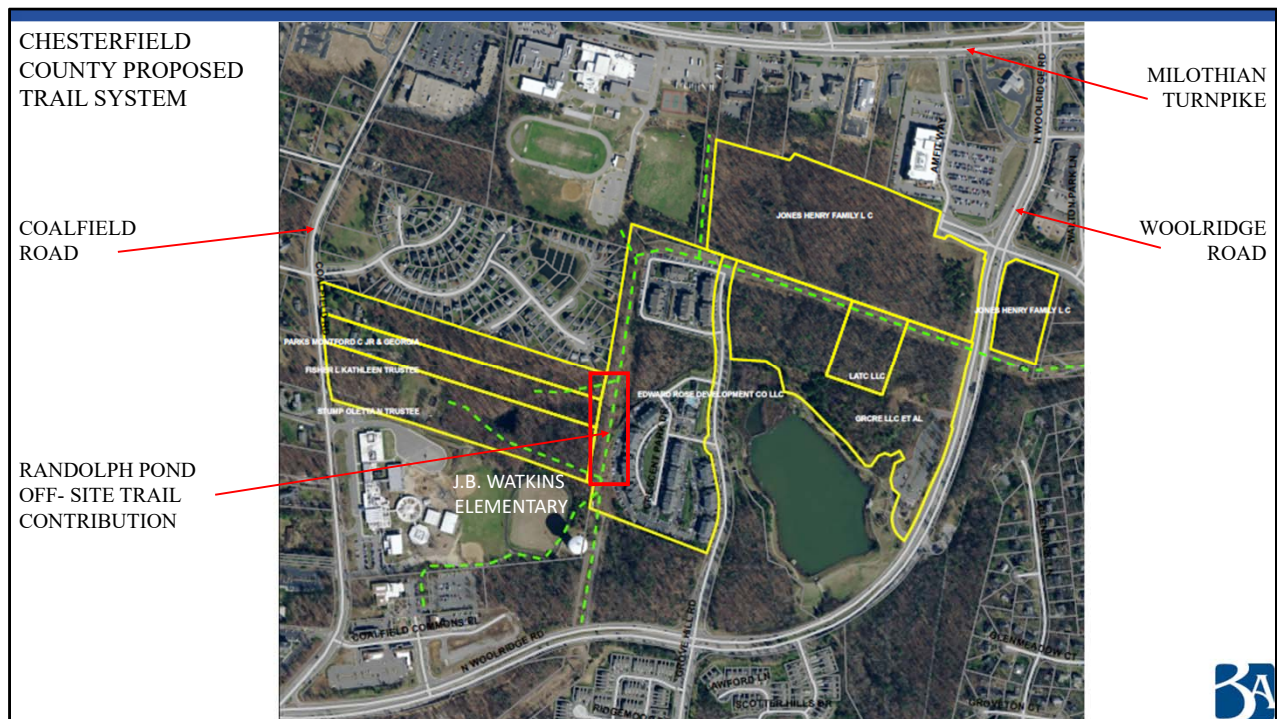
This slide provides a closer look into the different pedestrian elements provided throughout the proposed community. The development will have a sense of place with an entrance focal park to encourage outdoor gatherings, green space between units in the form of linear parks to promote connectivity, and trees and sidewalks lining internal streets and Coalfield Road. As you will read more about in the next couple of slides, we are also proposing a natural trail within the development that will also connect to a larger Midlothian area trail system.

RELATIONSHIP TO EXISTING COMMUNITY

- Providing 20' landscaped area along northern property line (adjacent to the Sycamore Village tree preservation)
- Fence & 20' landscaped area proffered along School property after discussions with Watkins Elementary Administration
- Extending trail offsite to contribute to proposed County trail system in the Village of Midlothian
- Maintaining a sidewalk & street trees along Coalfield Road for connectivity to Watkins Elementary School and the Village of Midlothian
- Creating Village streetscape with carriage homes aligning Coalfield Road



This slide talks about the proposed development's relationship to the existing community. After conversations with community residents from the existing neighborhood to the north and residents with children at the elementary school to the south, we wanted to provide appropriate transitions in the form of landscaped areas along the boundary lines. After discussing the proposal with JB Watkins Elementary School administration, we also added in a fence along the southern boundary line to connect to their existing fence behind the school. As proposed by the Midlothian Special Area Plan, we created a village streetscape along Coalfield Road with the carriage homes fronting the street, while maintaining the sidewalk and street trees along that frontage. As you will see on the next slide, we are also extending the natural trail offsite to contribute to the proposed county trail system in the Village of Midlothian.



This slide shows Chesterfield County's proposed trail system for the Village of Midlothian. We have offered to provide the trail area outlined in red that generally runs parallel to the proposed development's eastern boundary line. This is located within the overhead power easement that runs along the backside of the Enclave Apartments. We want to help provide connectivity throughout Midlothian and in the long run, we believe this trail system will help connect students to their schools and people to their overall community. We have also proposed road improvements in lieu of cash proffer payments for Watkins Elementary School to include turn lane(s), crosswalk(s), and/or sidewalk(s) subject to approval by Chesterfield Department of Transportation, the Virginia Department of Transportation, and the Chesterfield County School Division. This option will be further evaluated at the time of subdivision plan approval.

QUESTIONS?

CONTACT US AT



Office: (804) 794 - 3138



Office: (804) 794-0571

In conclusion, we believe this proposed development meets the spirit and intent of the Midlothian Special Area Plan and we look forward to creating a quality neighborhood within the Midlothian Village. Please feel free to contact the applicant, Main Street Homes at (804) 794-3138 or their representative, Balzer and Associates at (804) 794-0571 if you have any questions or comments. Stay safe and thank you for your time!

CASE NUMBER: 20SN0513
APPLICANT: Karina Fournier



CHESTERFIELD COUNTY, VIRGINIA
MATOACA DISTRICT

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Public Hearing:

May 27, 2020

BOS Time Remaining:

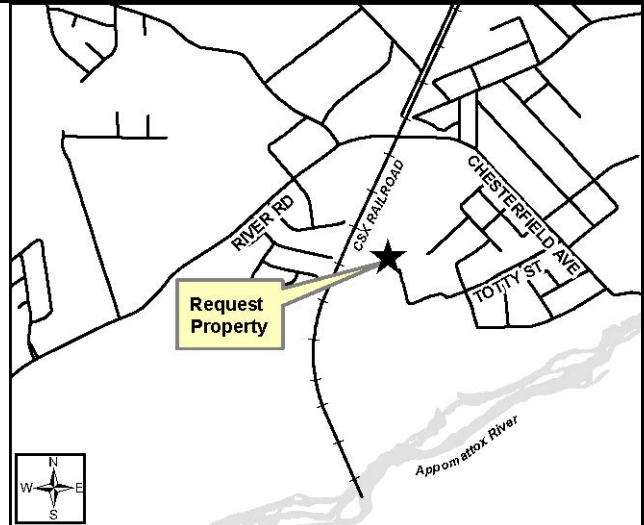
365 DAYS

Applicant's Contact:

KARINA FORNIER (860-796-3988)

Planning Department Case Manager:

JOE FEEST (748-1967)



11.1 Acres – 3910 Totty Street

REQUEST

Conditional use to permit a communications tower in a Residential (R-7) District.

Notes:

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Conditions and exhibits are located in Attachments 1 - 3.
- C. Under the Federal Telecommunications Act, localities cannot regulate cell towers on the basis of possible health or environmental effect of radio frequency emissions.
- D. The FCC requires final action on telecommunication requests within a reasonable period of time which it interprets to be 150 days from application submittal, unless additional time is agreed upon by the applicant. This application was submitted on July 30, 2019.

SUMMARY

A 199-foot tall communications tower is planned. The tower would be 190 feet tall with a 9 foot tall lightning rod. The tower would be a monopole structure with flush mount antenna.

RECOMMENDATION

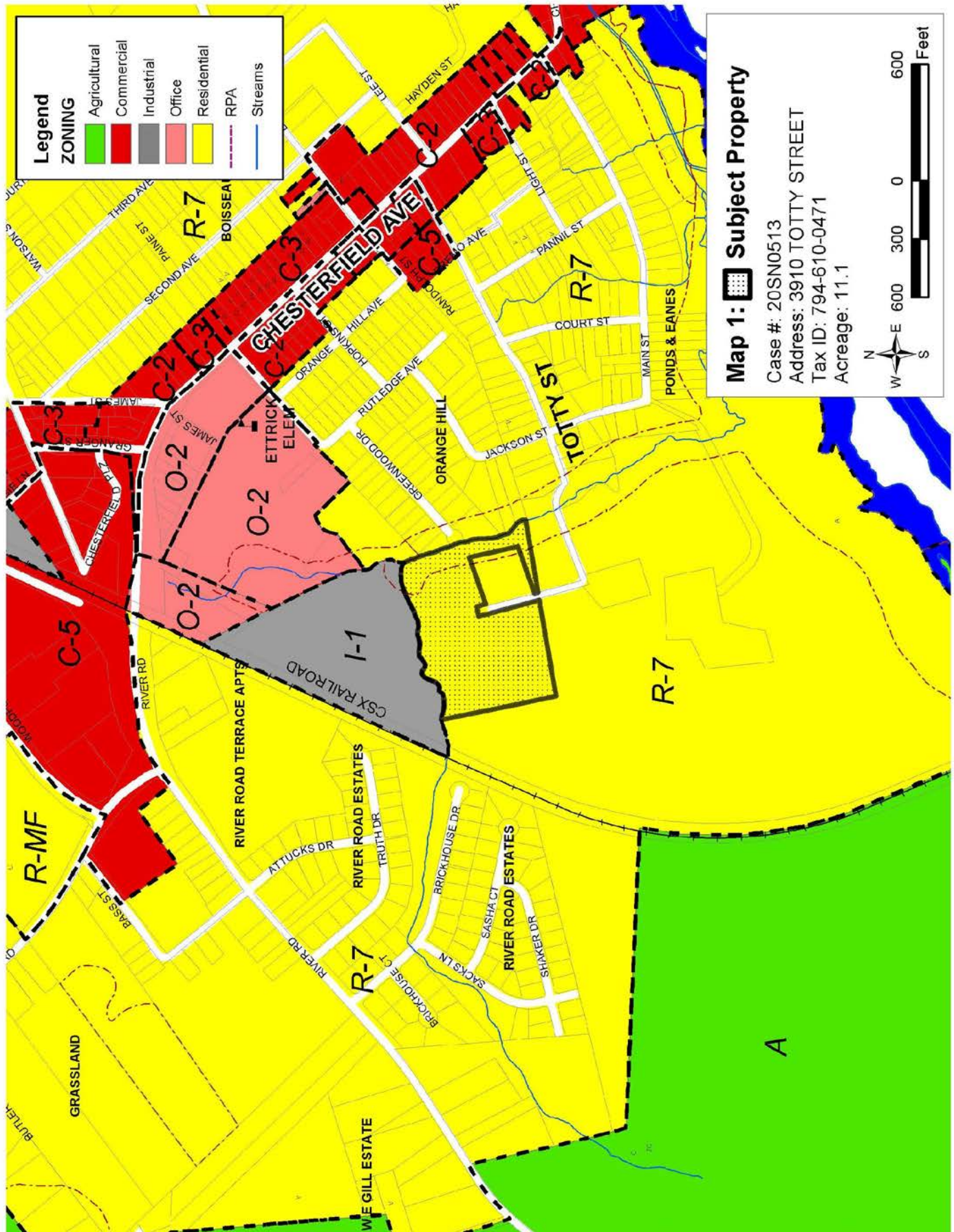
PLANNING
COMMISSION

APPROVAL

STAFF

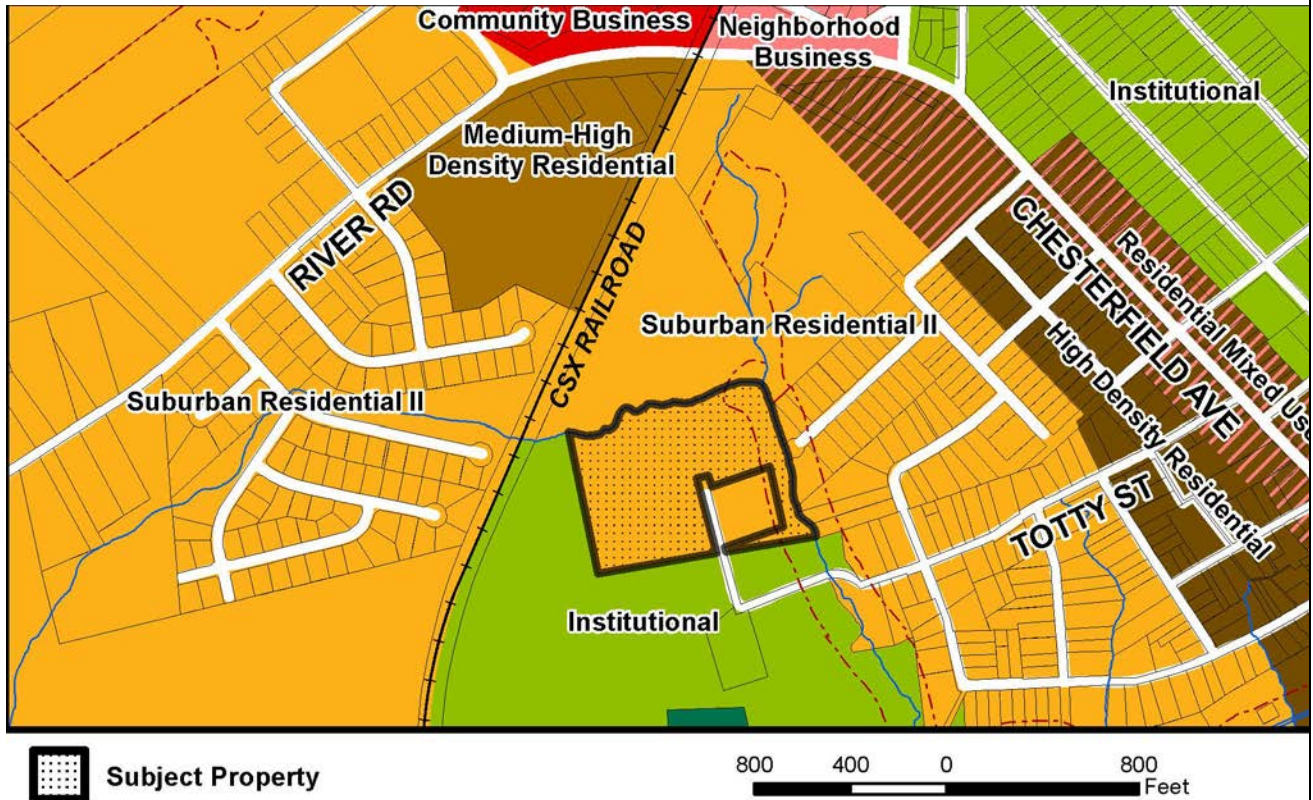
APPROVAL

- While completely minimizing the visual impact of the tower at this location is not feasible (such as with a stealth design or colocation on existing structures), the tower design with flush-mount antenna and buffer retention, as conditioned, would minimize the visual impact of the tower to the greatest degree feasible.
- While the coverage area could be met with a shorter tower, the taller structure would accommodate additional users, thereby possibly negating the need for additional tower structures in the area.

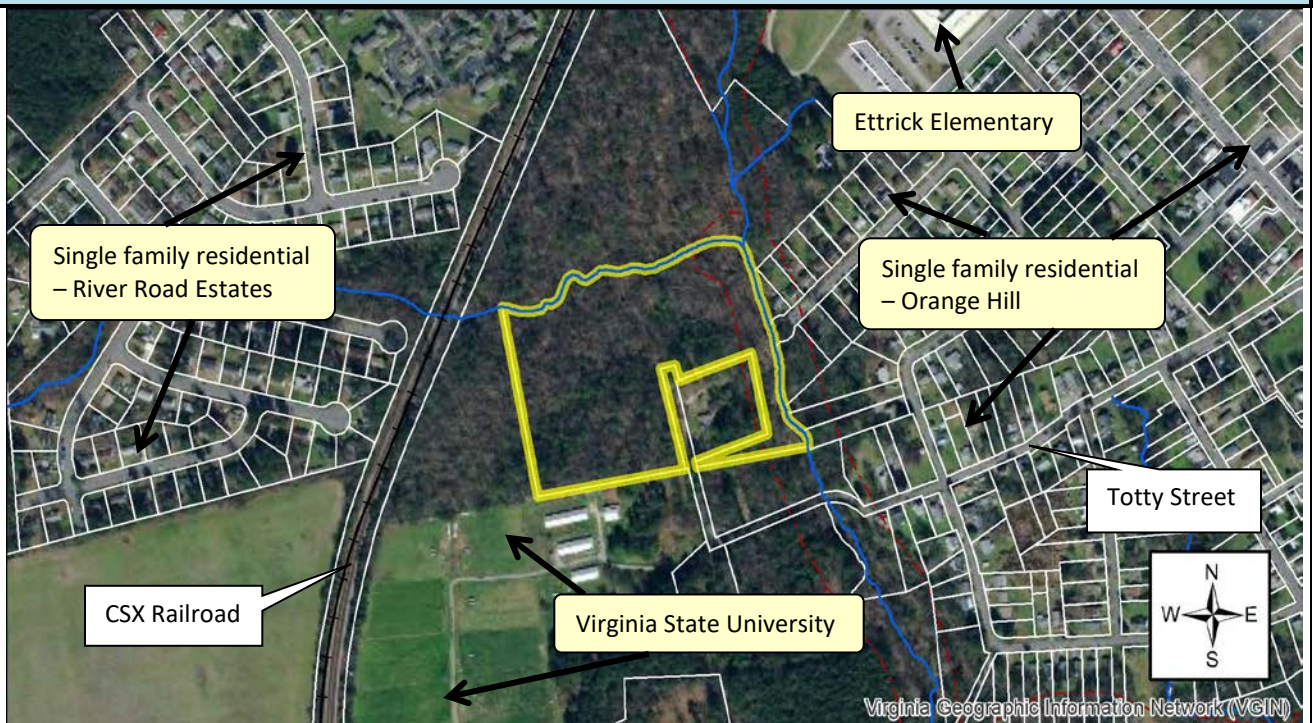


Comprehensive Plan
Classification: SUBURBAN RESIDENTIAL II

The designation suggests the property is appropriate for residential use of 2.0 to 4.0 dwelling units per acre.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Joe Feest (804-748-1967) feestj@chesterfield.gov

PROPOSAL

A 199-foot monopole tower is proposed with flush-mount antenna which would offer a sleeker, less visual design over standard sector array antenna (Exhibit B – Attachment 3). The applicant has indicated the tower is proposed to provide needed and better cell coverage for the area and would accommodate four (4) carriers which should minimize the need for additional towers in the area.

PUBLIC FACILITIES PLAN

The Public Facilities Plan, an element of the Comprehensive Plan, encourages:

- Co-location on existing telecommunications towers, or
- Architectural incorporation into existing building features

Where co-location or architectural incorporation is not feasible, in highly visible areas and in proximity to residential development, the Plan suggests that towers should be located and designed to conceal these facilities to the greatest degree feasible and minimize their visual impact. The visual presence should be minimized by:

- Locating where natural features such as topography or forested areas exist and will be maintained
- Obscuring or blocking views with other existing structures
- Using stealth designs to disguise and camouflage the appearance. When this is not feasible, the tower should be of a monopole design
- Using a neutral color
- Prohibiting lighting

TOWER SITING POLICY

The Policy establishes guidelines for design, setbacks and security. Elements of the Policy are as follows:

- Discourages sectored arrays in residential areas
- Limits size of satellite and microwave dish antennas
- Requires certification of structural integrity
- Requires setbacks from existing off-site dwellings, and public rights-of-way based on the tower height (not withstanding Ordinance setback requirements)
- Prohibits signs, except as required by state or federal guidelines
- Requires security fence to preclude trespassing
- Provides for screening of tower base and ground mounted equipment

An overview of conditions recommended by staff to mitigate the impact of the proposed tower on area properties is provided below:

General Overview	
Requirements	Details
Signage	Not permitted, unless otherwise required by applicable (federal or state) law <i>Condition 1 and Policy</i>
Security Fence	Minimum of 6 feet tall around base of tower <i>Condition 2 and Policy</i>
Buffer/Tree Removal	<ul style="list-style-type: none"> • 100-foot vegetation retention around the perimeter of tower compound • No healthy trees to be removed except as needed to accommodate access drive and tower removal <i>Condition 3 and Policy</i>
Design, Color and Lighting	<ul style="list-style-type: none"> • Color must be gray or other neutral color • Lighting not permitted • Monopole • Antenna must be flush mounted • No satellite or microwave dish over 6 feet in diameter • Cables to be located inside the pole <i>Condition 4 and Policy</i>
Screening	Ground-mounted mechanical equipment screened with a row of evergreen plantings <i>Condition 2 and 5 and Policy</i>
Height	Not exceed 199 feet <i>Condition 6</i>
Removal	Required if use ceases for more than 12 consecutive months <i>Condition 7 and Policy</i>
Location	As depicted on plans <i>Condition 8 and Exhibit A, Attachment 2</i>

The proposed tower will be visible from surrounding properties; however, the request property is over 11 acres, properties to the south are part of Virginia State University's Randolph Farm, and properties to the north are planned for county public facilities, all of which will assist in obscuring views. In addition, mature trees will be retained around the tower compound and the flush mount antenna design will assist in mitigating views of the tower. Therefore, staff supports this request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Willie Gordon (804-674-2384) willie.gordon@vdot.virginia.gov

Location

3910 Totty Street, Rte. 1115 (Urban Local, 80 ADT)

Comments:

VDOT will classify the proposed tower access as a commercial entrance. The applicant can provide trip generation for the tower facility in order to justify a reduced entrance classification during the site plan process.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Ettrick Fire Station, Company Number 12
EMS Facility	The Ettrick-Matoaca Volunteer Rescue Squad

ENVIRONMENTAL ENGINEERING

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

Geography

The subject property generally drains to the north and the east into a tributary of the Appomattox River. The entire property is located within the Appomattox River Watershed.

Environmental Features

A Resource Protection Area (RPA) Designation must be submitted to the Department of Environmental Engineering – Water Quality Section prior to the submittal of any site plans. A Water Quality Impact Assessment must be submitted to and approved by the Department of Environmental Engineering and/or the Board of Supervisors for any improvements which may encroach into the RPA.

Additionally, there are areas of wetlands within the drainageways located on the properties. Wetlands and/or streams shall not be impacted without approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Stormwater Management

The development of the subject property will be subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations (VSMP) Regulations for water quality and quantity.

COUNTY DEPARTMENT OF TRANSPORTATION

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

UTILITIES

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

This request will have minimal impact on these facilities.

CASE HISTORY

Applicant Submittals

7/30/19	Application submitted; Applicant agreed to participate in the Technical Review process and schedule case for a March 17, 2020 public hearing.
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Community Meeting

2/26/20	<p>Items Discussed:</p> <ul style="list-style-type: none"> • Additional cellular coverage needed in area; tower will include space for 4 users and improve coverage over approximately 1 mile • FAA has certified tower will not be required to be lit • Additional coverage for users needed greatly in the area including other areas along River Road • No health issues with tower; tower will operate at 1000 times below the most stringent regulations for RF exposure
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Planning Commission

3/17/20	Out of the abundance of caution due to the potential spread of the coronavirus, or COVID-19, the meeting was cancelled. Therefore, this case was deferred to the Commission's April 21, 2020 meeting. The applicant has consented to this deferral.
4/21/20	<p>Citizen Comments: No citizens spoke to this request.</p> <p>Recommendation -APPROVAL AND ACCEPTANCE OF CONDITIONS IN ATTACHMENT 1</p> <p>Motion: Dr. Hylton Second: Owens AYES: Freye, Hylton, Owens, Petroski and Sloan</p>
	Board of Supervisors on Wednesday May 27, 2020, beginning at 6 p.m., will consider this request.

CONDITIONS

Note: Both the Planning Commission and staff recommend imposition of the following conditions.

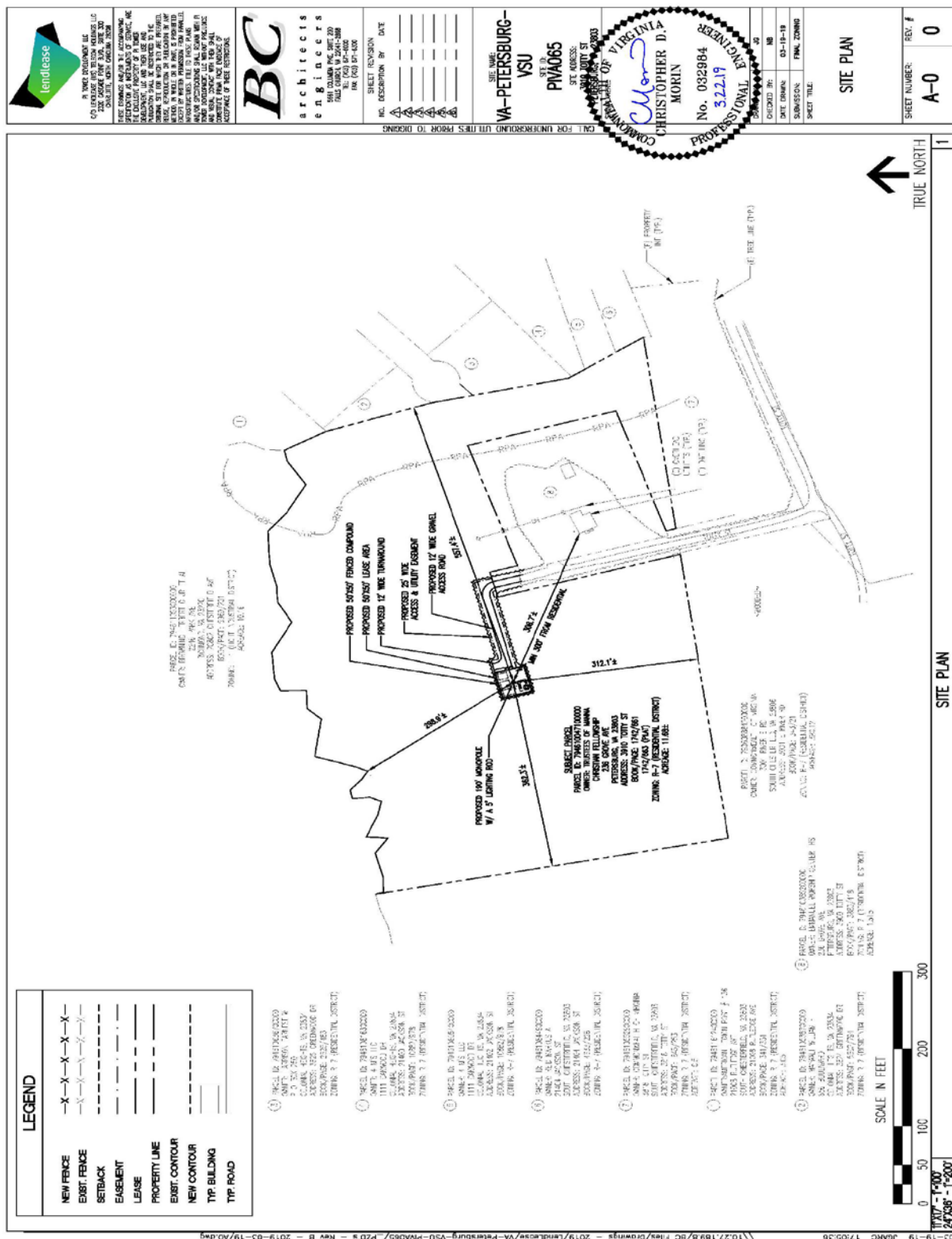
1. There shall be no signs permitted to identify this use except those required by FCC or other regulatory body. (P)
2. The base of the tower shall be enclosed by a minimum six (6) foot high fence, designed to preclude trespassing. The fence shall be placed so as to provide sufficient room between the fence and the property line to accommodate evergreen plantings having an initial height and spacing to provide screening of the base of the tower and accessory ground-mounted equipment or structures from adjacent properties. (P)
3. A 100-foot buffer shall be maintained around the perimeter of the tower compound. No trees may be removed from this buffer area except (i) to the extent such trees are dead, diseased or dying, or (ii) in connection with the construction of the access road or removal of the communication tower. (P)
4. The color, design and lighting system for the tower shall be as follows:
 - a. The tower shall be gray or other neutral color.
 - b. The tower shall not be lighted.
 - c. The tower shall be a monopole structure with flush mounted antennas.
 - d. Any satellite dish and microwave dish antennas attached to the telecommunications tower shall not exceed six (6) feet in diameter and shall be of a neutral color with no logos.
 - e. Cables shall be run within the interior of the tower to the extent technically practicable. (P)
5. Any building or mechanical equipment shall comply with the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment in O, C and I Districts. (P)

(NOTE: The Zoning Ordinance requires the screening of mechanical equipment located on the building or ground from adjacent properties and public rights of way. Screening would not be required for the tower or tower-mounted equipment.)
6. The tower (including all appurtenances) shall not exceed a height of 199 feet. (P)
7. At such time that the telecommunications tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive

months, the property owner(s) and/or cell tower owner(s) and/or lessee(s) shall dismantle and remove the tower and all associated equipment from the property. (P)

8. The tower and access road shall be sited on the property in the location shown on the plans prepared by BC Architects Engineers, entitled Site Plan VA-Petersburg-VSU, dated March 19, 2019, and attached as Exhibit A. (P)

EXHIBIT A - OVERALL SITE PLAN



RECEIVED

JUL 25 2019

DIRECTOR PLANNING DEPT



DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

I, Karina Fournier, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Applicant for the land use amendment on the property identified as Parcel ID Number(s):

794-610-0471

and am requesting Conditional Use

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
EMMANUEL WORSHIP CENTER VA	3910 TOTTY ST	Title Owner

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
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6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
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7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: 
Karina Fournier

STATE OF NC

COUNTY/CITY OF WAKE to-wit:

This day HEATHER FOURNIER personally appeared before

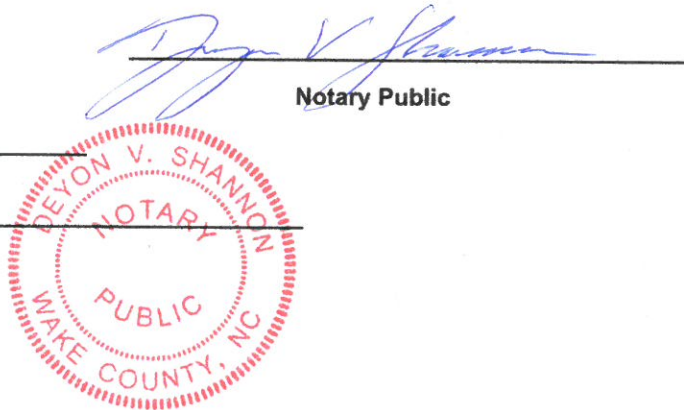
me, Deyon V Shannon, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 12 day of July, 20 19.

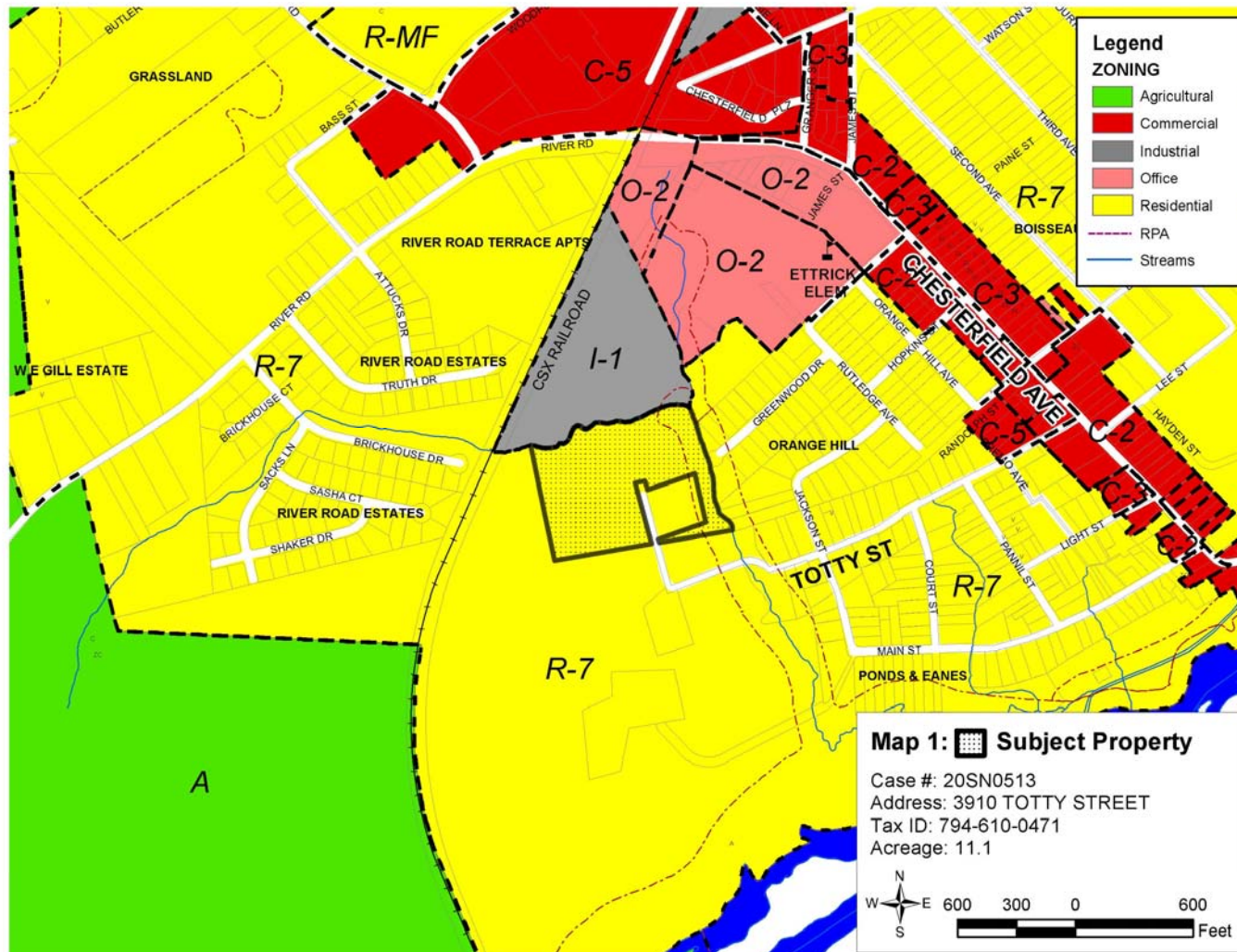
Registration No. 201834100011

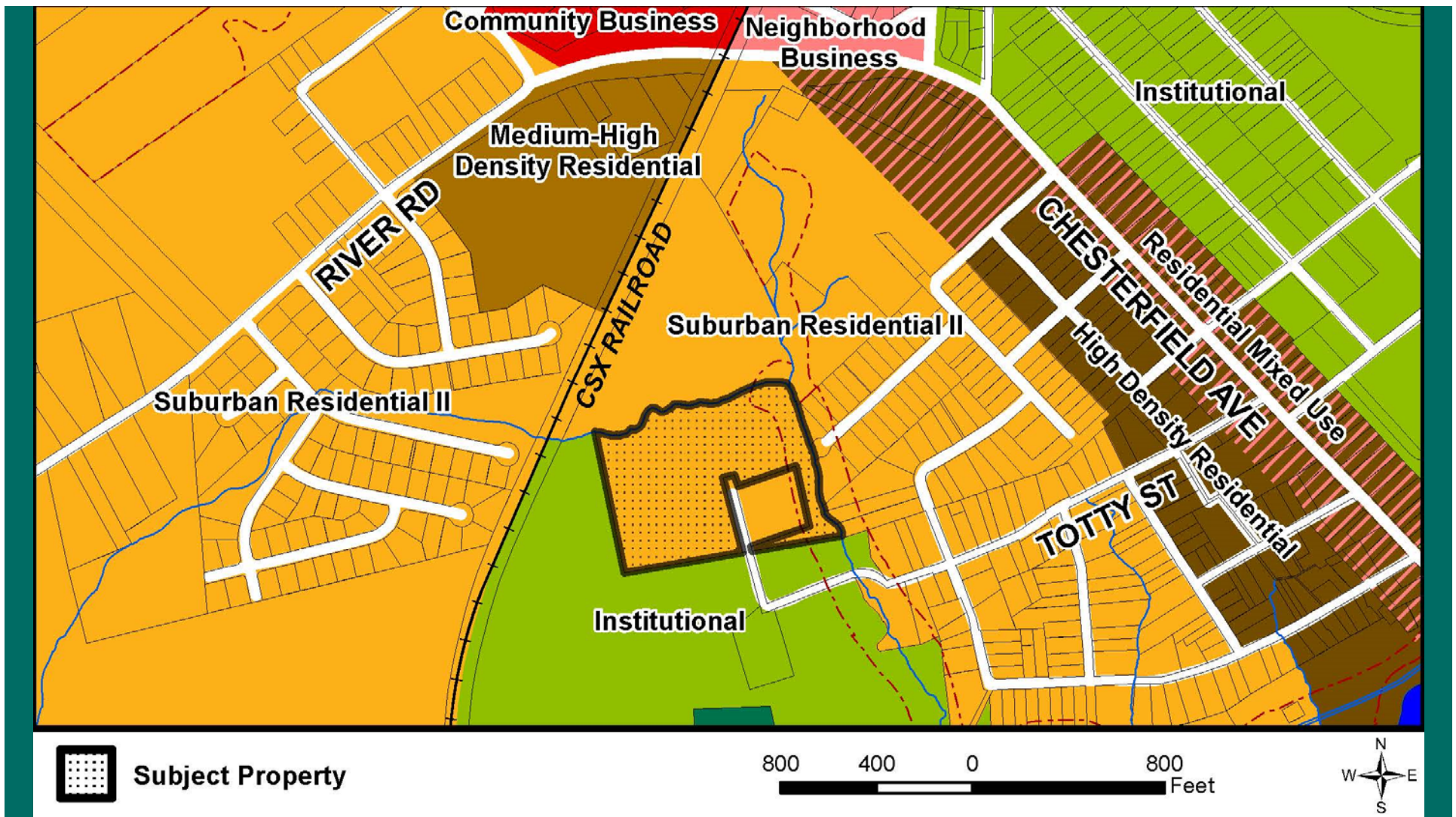
My Commision expires: 12/05/2023

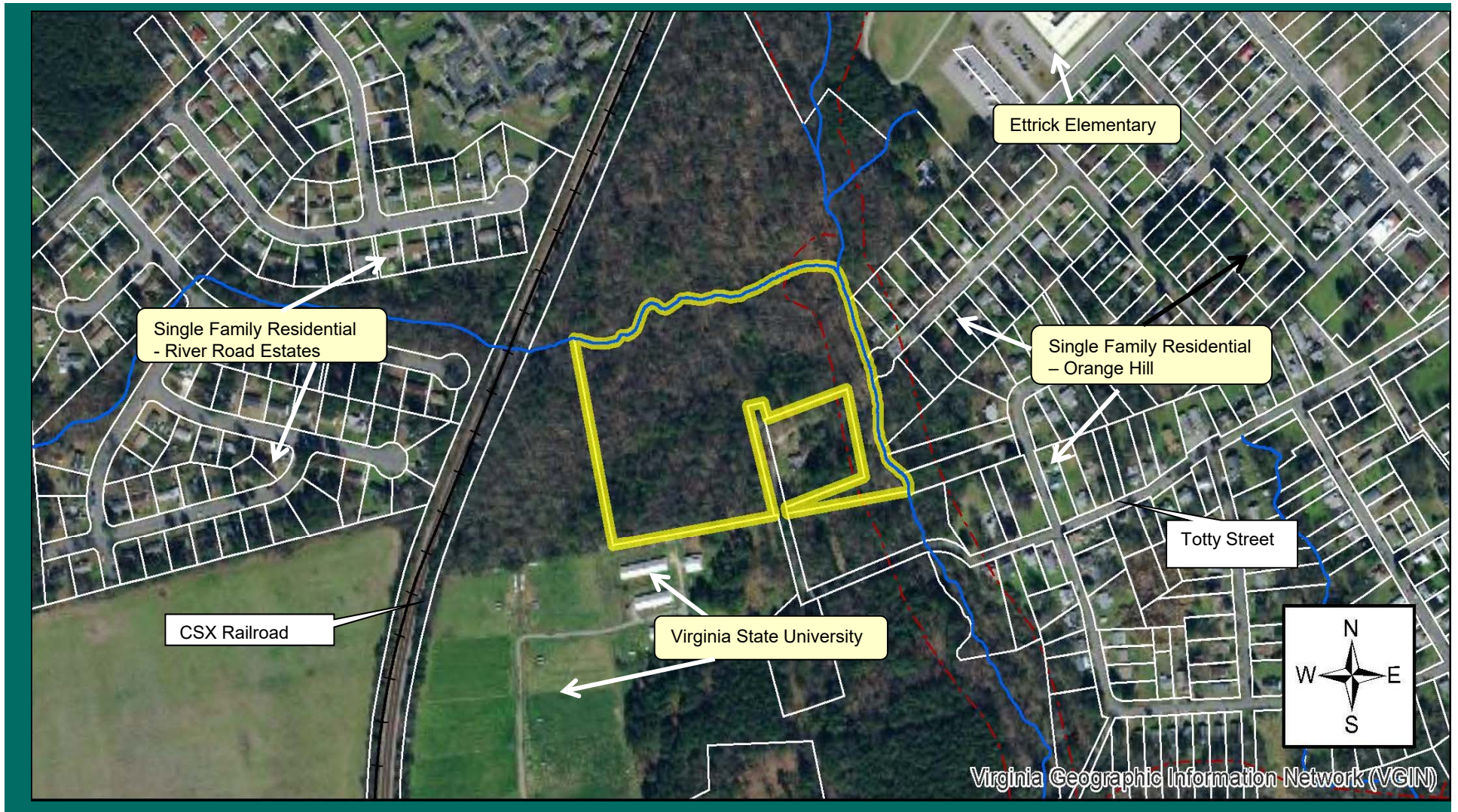


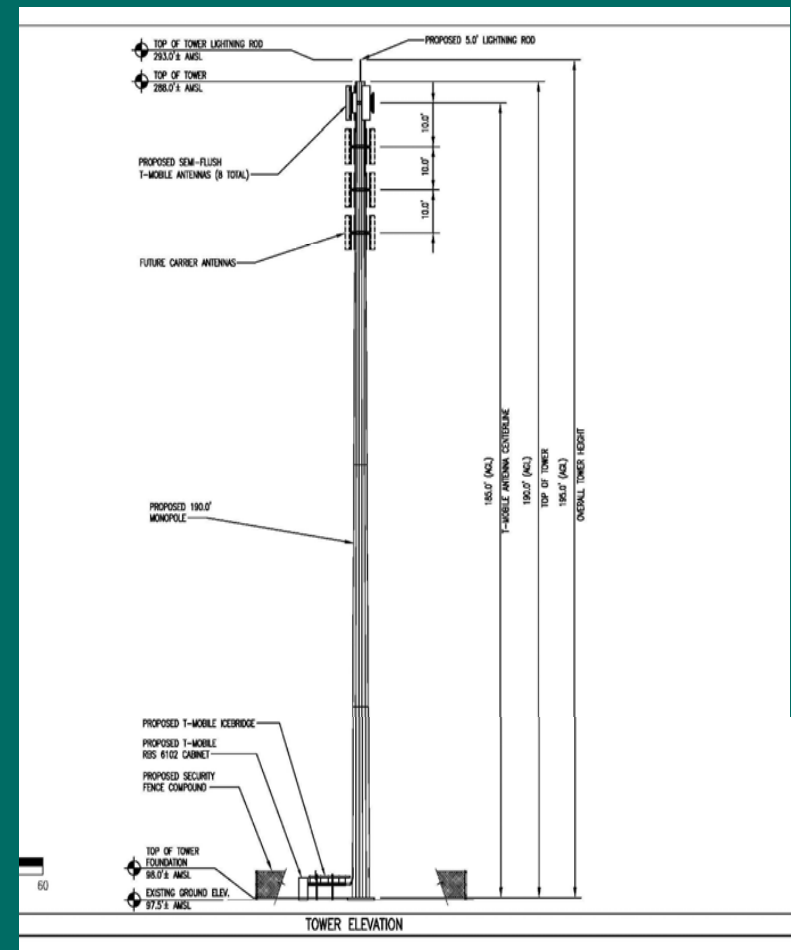
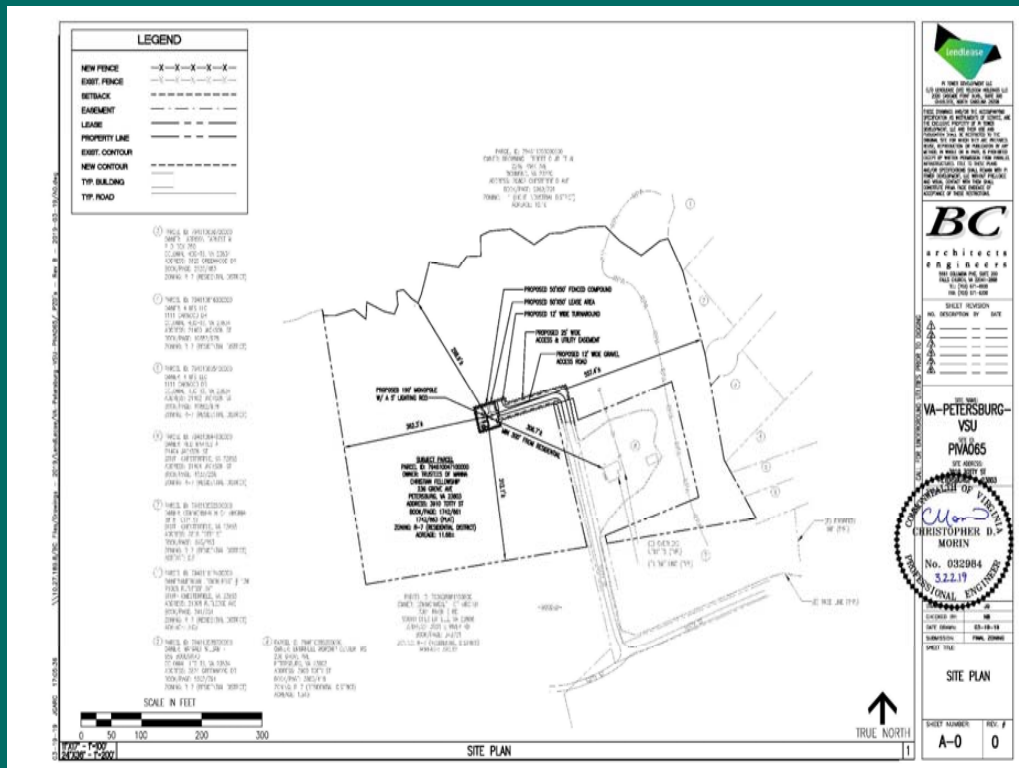
20SN0513
Matoaca
Karina Fournier

Conditional use to permit a communications
tower in a Residential (R-7) District.



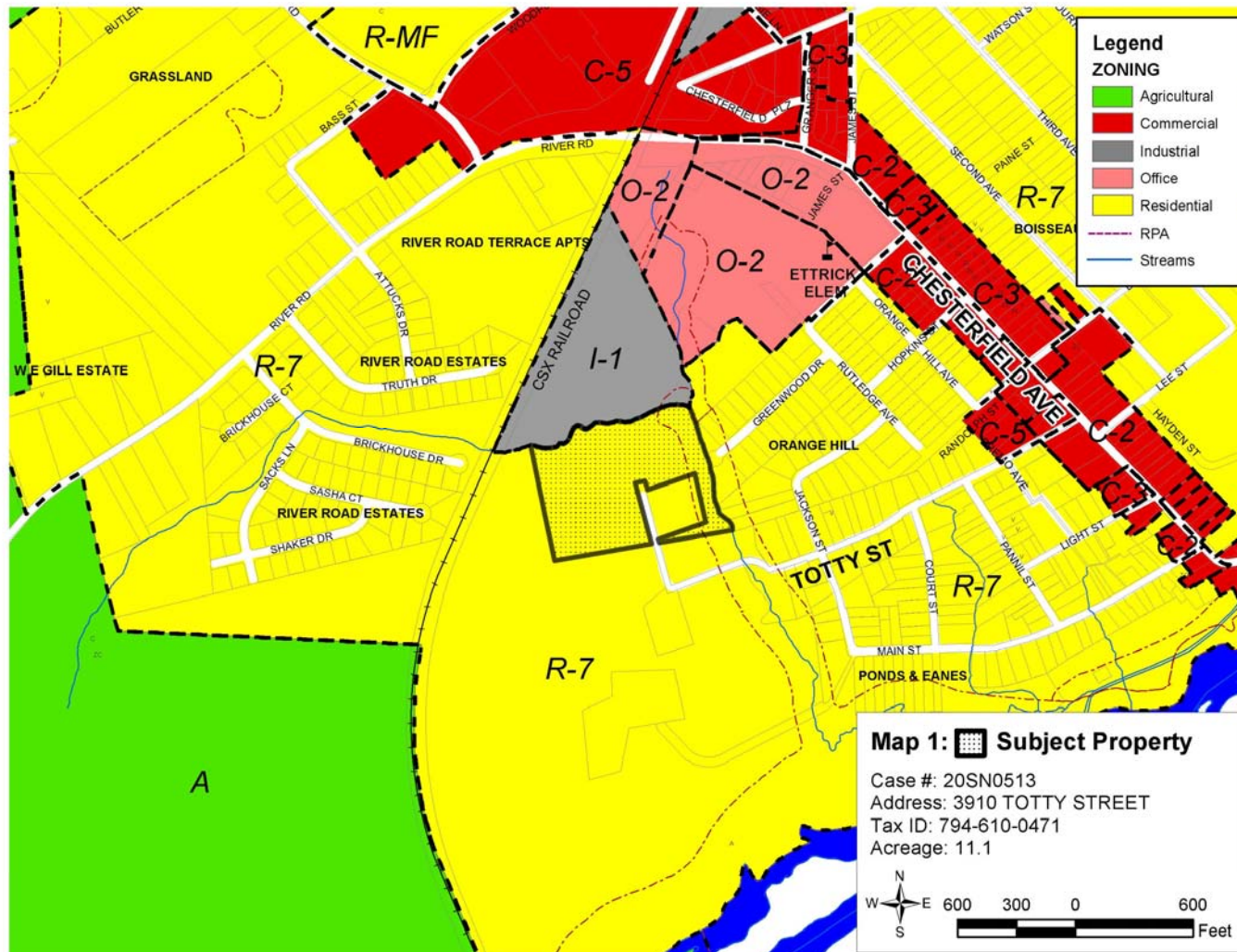






Recommend Approval

- The tower design with flush-mount antenna and buffer retention, as conditioned, would minimize the visual impact of the tower to the greatest degree feasible.
- The taller structure would accommodate additional users, thereby possibly negating the need for additional tower structures in the area.



CASE NUMBER: 20SN0534

APPLICANT: Carthan Currin



**CHESTERFIELD COUNTY, VIRGINIA
BERMUDA DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Public Hearing:

May 27, 2020

BOS Time Remaining:

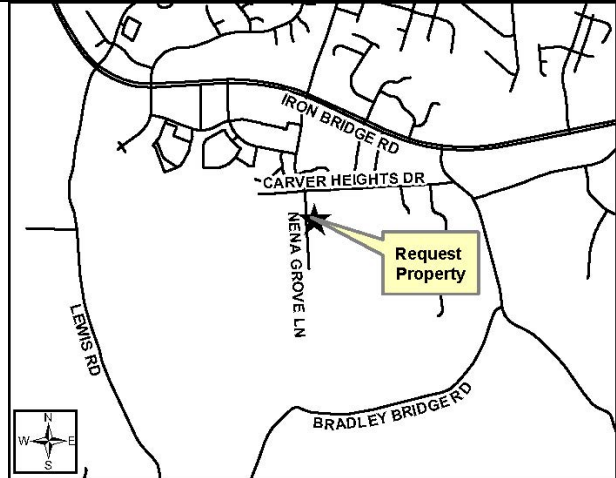
365 DAYS

Applicant's Agent:

JACK WILSON (804-425-9474)

Planning Department Case Manager:

JOE FEEST (804-748-1967)



5.1 Acres – 5801 Nena Grove Road

REQUEST

Rezoning from Agricultural (A) to General Business (C-5) to permit a landscaping contractor's office and storage yard.

Notes: A. Conditions may be imposed or the property owner may proffer conditions.

B. Proffered conditions and an exhibit are located in Attachments 1 and 2.

SUMMARY

Rezoning to General Business (C-5) is proposed to permit a landscaping contractor's shop and storage yard. The landscaping contractor is the only General Business (C-5) use permitted (Proffered Condition 1). Development will occur as generally depicted on the conceptual plan (Exhibit A, Attachment 2) with outside storage behind the proposed building and in compliance with Zoning Ordinance requirements which address standards such as setbacks, buffers, screening, and architectural treatment.

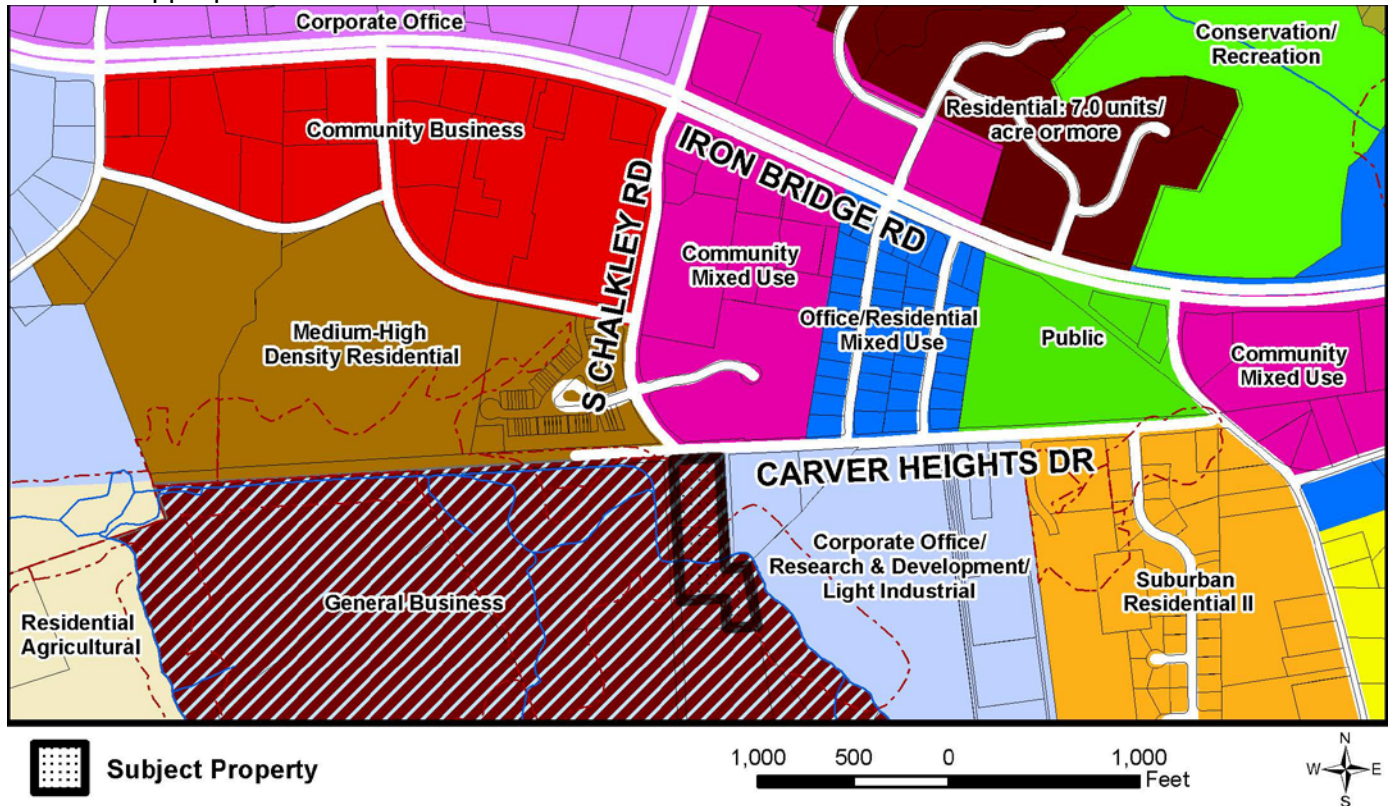
RECOMMENDATION

PLANNING COMMISSION	APPROVAL
STAFF	PLANNING - APPROVAL <ul style="list-style-type: none">• The Comprehensive Plan suggests general business use is appropriate• Development will comply with the conceptual layout and Zoning Ordinance standards designed to minimize the impact of outside storage uses TRANSPORTATION - APPROVAL

Comprehensive Plan

Classification: GENERAL BUSINESS

This designation suggests intense commercial uses which normally have outside display and storage areas, including motor vehicle related uses, contractor shops and storage yards, and light manufacturing uses, would be appropriate.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Joe Feest (804-748-1967) Feestj@chesterfield.gov

Proposal

Rezoning is proposed to General Business (C-5) with the permitted use limited to a landscaping contractor's office and storage yard (Proffered Condition 1). The Comprehensive Plan suggests general business uses are appropriate on the request property and that consideration should be given to screening and buffering to minimize impacts on surrounding properties.

The development will be designed in general conformance with the Conceptual Plan (Exhibit A, Attachment 2). Outside storage areas are planned behind the proposed office building. The overall site development, including outside storage areas, must comply with Zoning Ordinance standards for the Emerging Growth District Area which address access, landscaping, setbacks, parking, signs, buffers and screening. The purpose of the Emerging Growth District standards is to promote high quality, well-designed projects.

COUNTY TRANSPORTATION

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

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The applicant is requesting to rezone 5.1 acres to General Business (C-5) restricted to a contractor's office, shop and storage yard only (Proffered Condition 1). Based on single tenant office trip rates, the development could generate approximately 300 average daily trips (ADT). Traffic generated by development of the property would be initially distributed along Carver Heights Drive and South Chalkley Road.

Carver Heights Drive and South Chalkley Road are both identified on the County's Thoroughfare Plan as major arterials with a recommended right of way width of 90 feet. Carver Heights Drive is a two-lane road. Sections of the road are substandard, with approximately 10-foot lane widths and no usable shoulders. VDOT minimum geometric design standards recommend this road have 12-foot lane widths and 10-foot shoulders. In 2015, the traffic count on Carver Heights Drive was 1,300 vehicles per day (Level of Service "C"). South Chalkley Road various from a two-lane to a multi-lane facility between Carver Heights Drive and Iron Bridge Road (Route 10). South Chalkley Road has been widened and improved in conjunction with area developments.

Section 19.1-231 of the County Code outlines the general requirements to meet the needs of the traffic generated by a proposed development, including acceptable levels of service. The applicant has offered:

Dedication (Proffered Condition 4):

- 45 feet of right-of-way along the south side of Carver Heights Drive.

Vehicular Access (Proffered Condition 5):

- No direct vehicular access to Carver Heights Drive.

Road Improvements (Proffered Conditions 6):

- Construction of Nena Grove Lane to VDOT Urban Local standards for state acceptance from Carver Heights Drive intersection to the approved access.
- Widen/improve the south side of Carver Heights Drive to provide an eleven (11) foot wide travel lane with a four (4) foot wide paved shoulder and overlay full width of the road for the entire property frontage.

Staff supports the request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

The applicant is requesting a landscaping contractor business with outside storage of landscaping materials. VDOT has no record of the existing right-of-way that is shown to be vacated. VDOT suggest that applicant work with the county about the right-of-way. The proposed case will be subject to meet the policy for VDOT Access Management minimum spacing criteria and subject to minimum commercial entrance design standards. During the site plan review process, VDOT will require turn lane analysis and trip generations for the proposed commercial entrance. More comments may be generated during the site plan review process.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Chester Fire Station, Company Number 1
EMS Facility	The Chester Fire Station, Company Number 1

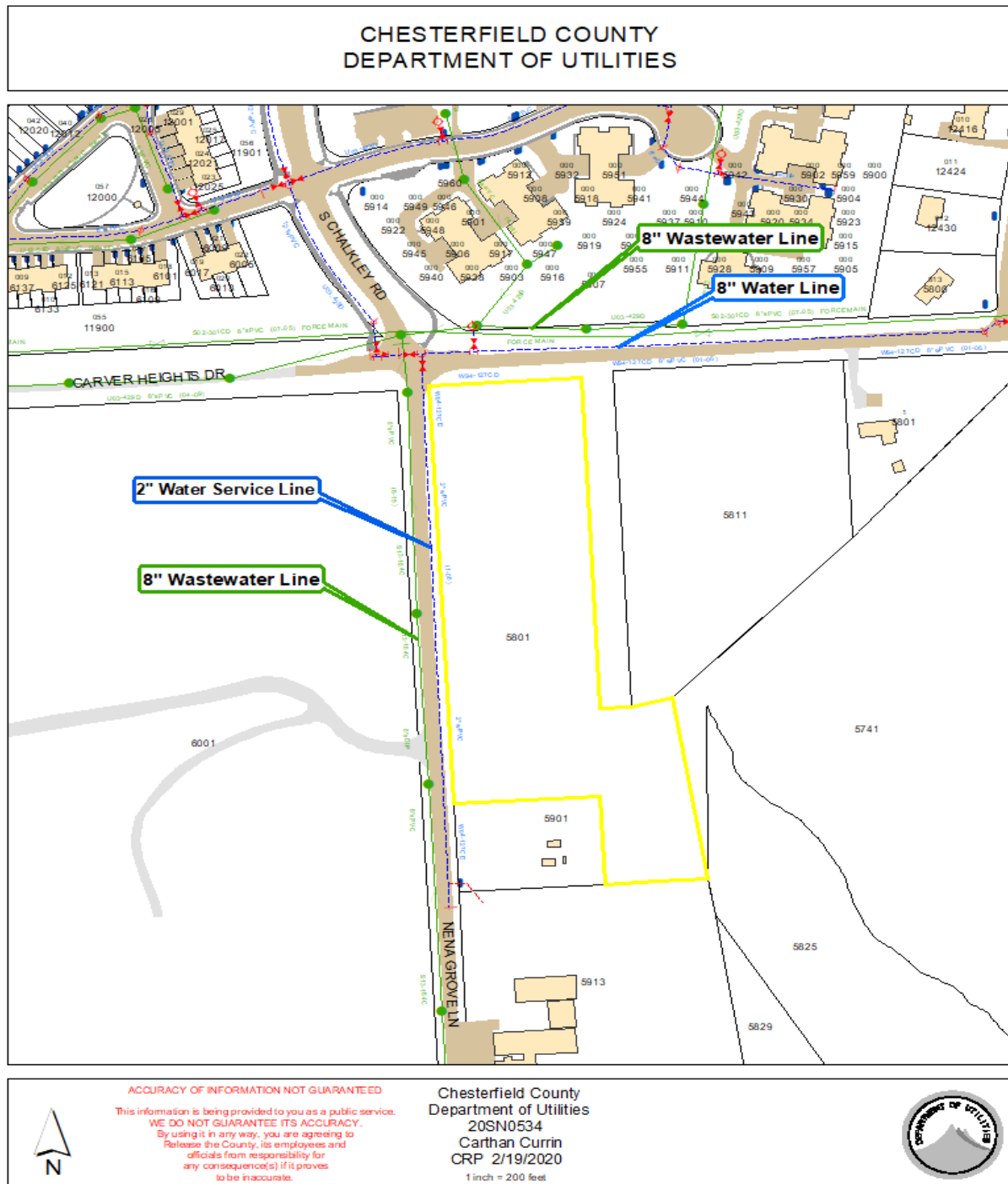
UTILITIES

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

Existing Water and Wastewater Systems

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	8", 2"	Yes
Wastewater	No	8"	Yes

The Utilities Department supports this case



ENVIRONMENTAL ENGINEERING

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

Geography

The subject property is very flat and generally drains from north to south directly into Piney Branch which transverses the southern portion of the property. Piney Branch is a tributary of Swift Creek. The entire property is located within the Lower Swift Creek Watershed.

Environmental Features

A Resource Protection Area (RPA) Designation has been submitted to and confirmed by the Department of Environmental Engineering – Water Quality Section. There is RPA on the southern portion of the property around the wetlands associated with Piney Branch. A Water Quality Impact Assessment must be submitted to and approved by the Department of Environmental Engineering and/or the Board of Supervisors for any improvements which may encroach into the RPA.

Additionally, there are areas of wetlands within the drainageways located on the property. Wetlands and/or streams shall not be impacted without approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Drainage

The subject property drains to an existing culvert under Nena Grove Lane, which is currently inadequate; thus, increased runoff from the development of the subject property will increase the potential for increased flooding of Nena Grove Lane. Therefore, the developer of the property shall either (1) provide on-site detention/retention such that 10-year post-development peak discharge rate shall not exceed the 10-year pre-development peak discharge rate, or (2) provide drainage improvements under Nena Grove Lane that provide drainage capacity which meets VDOT design criteria for local roadways. The applicant has offered Proffered Condition 3 to address the impact to the existing culvert under Nena Grove Lane.

Stormwater Management

The development of the subject property will be subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations (VSMP) Regulations for water quality and quantity.

CASE HISTORY

Applicant Submittals

9/19/19	Application submitted
1/2 and 3/10/20	Revisions to proffered conditions submitted

Community Meeting

2/10/20	Items Discussed: <ul style="list-style-type: none"> • Use limited to landscaping contractor's business only • Tires on property must be removed prior to development
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Planning Commission

3/17/20	Out of the abundance of caution due to the potential spread of the coronavirus, or COVID-19, the meeting was cancelled. Therefore, this case was deferred to the Commission's April 21, 2020 meeting. The applicant has consented to this deferral.
4/21/20	Citizen Comments: No citizens spoke to this request. Recommendation - APPROVAL AND ACCEPTANCE OF CONDITIONS IN ATTACHMENT 1 Motion: Dr. Hylton Second: Owens AYES: Freye, Hylton, Owens, Petroski and Sloan
	Board of Supervisors on Wednesday May 27, 2020, beginning at 6 p.m., will consider this request.

PROFFERED CONDITIONS

March 10, 2020

Note: Both the Planning Commission and staff recommend acceptance of the following proffered conditions, as offered by the applicant.

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

1. All C-5 uses other than a contractor's office, shop and storage yard shall be prohibited. (P)
2. Public Utilities. The Property shall use county water and county wastewater for all structures requiring domestic service. (U)
3. Storm Water Management. The developer shall either (1) provide onsite detention/retention such that 10-year post-development peak discharge rate shall not exceed the 10-year pre-development peak discharge rate, or (2) provide drainage improvements under Nena Grove Lane that provide drainage capacity which meets VDOT design criteria for local roadways. (EE)
4. Dedication. Prior to any site plan approval, or within sixty (60) days of a written request by the Transportation Department, whichever occurs first, forty-five (45) feet of right-of-way along the south side of Carver Heights Drive, measured from the centerline of that part of Carver Heights Drive immediately adjacent to the Property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
5. Access. There shall be no direct vehicular access from the Property to Carver Heights Drive. (T)
6. Road Improvements. Prior to the issuance of any certificate of occupancy on the Property, the developer shall complete the following road improvements, as determined by the Transportation Department. The exact alignment, design, and length of these road improvements shall be approved by the Transportation Department.
 - a. Construction of a two-lane road for Nena Grove Lane to VDOT Urban Local standards from the Carver Heights Drive intersection to the approved Property access, including appropriate turnaround area if required by the Virginia Department of Transportation (VDOT).
 - b. Widening/improving the south side of Carver Heights Drive to an eleven (11) foot wide travel lane, measured from the centerline of the existing pavement, with a 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 entire Property frontage.

- c. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
7. The site shall generally be developed as identified on Exhibit A, Conceptual Layout for 5801 Nena Grove Lane, prepared by Townes Site Engineering and dated May 22, 2019. Outside storage shall be limited to the area behind the building as shown on this conceptual layout. (P)

RECEIVED

SEP 17 2019

DIRECTOR PLANNING DEPT

ZONING OPINION NUMBER: 19ZO0452



DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

I, Jack R. Wilson, III, PLC, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Agent for the land use amendment on the property identified as Parcel ID Number(s):

779-651-3719

and am requesting Rezoning

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
SHOOSMITH NINA V TRUSTEE	5801 NENA GROVE LN	Title Owner
Carthan F Currin	12230 Iron Bridge Road, Suite C, Chester, VA, 23831	Contract Purchaser

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
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6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
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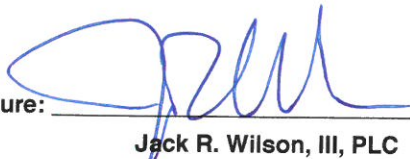
7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
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8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: 
Jack R. Wilson, III, PLC

STATE OF Virginia

COUNTY/CITY OF Chesterfield to-wit:

This day Jack R. Wilson, III personally appeared before

me, Kathleen Mcelroy, a Notary Public in and for the County and State

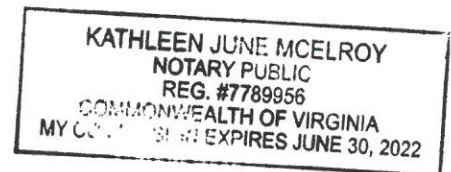
aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 16th day of September, 2019.


Notary Public

Registration No. 7789956

My Commision expires: June 30, 2022

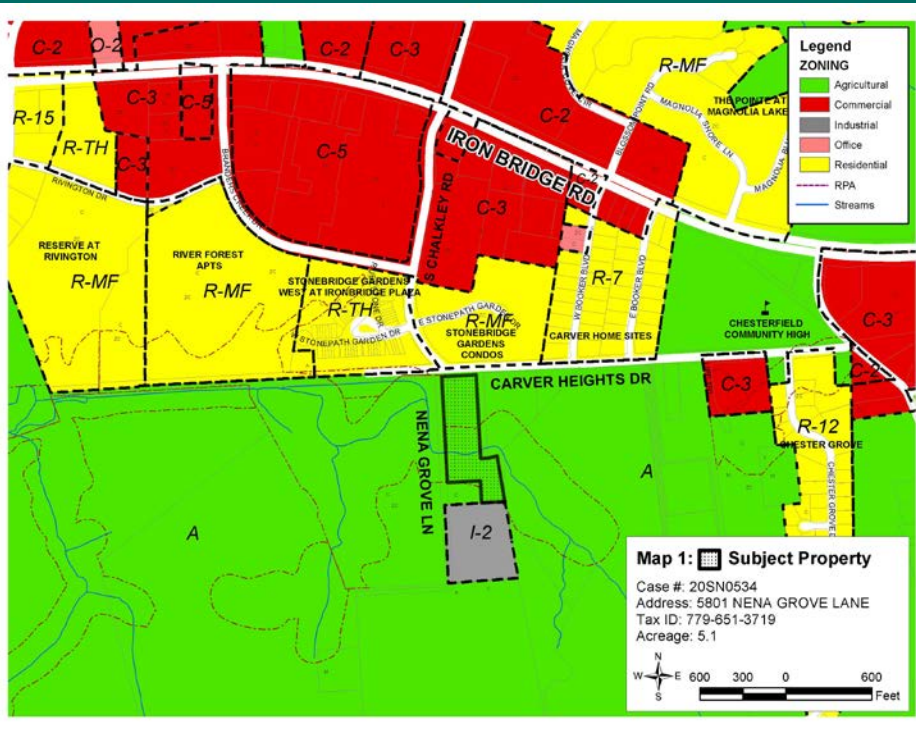




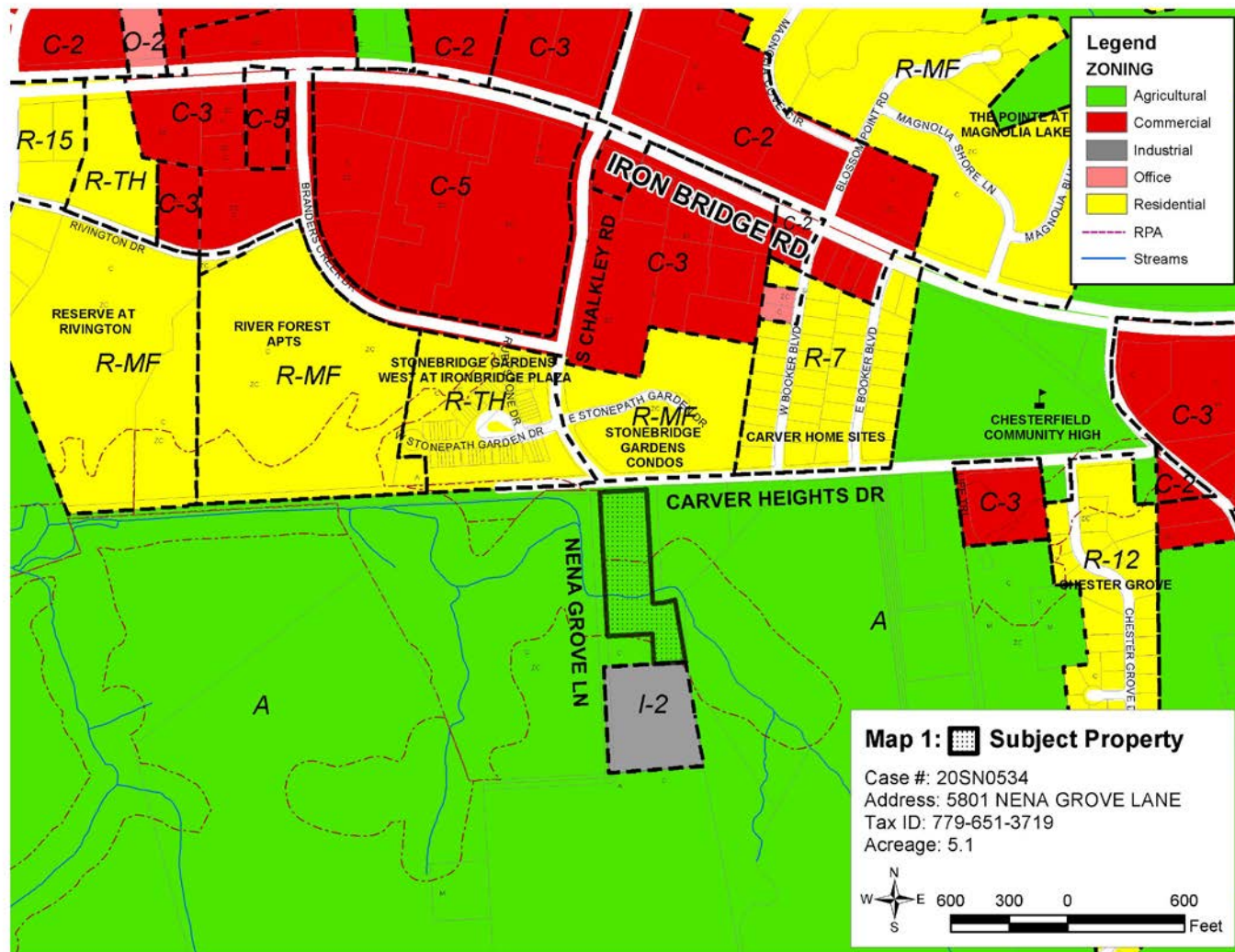
20SN0534
Bermuda
Carthan F. Currin

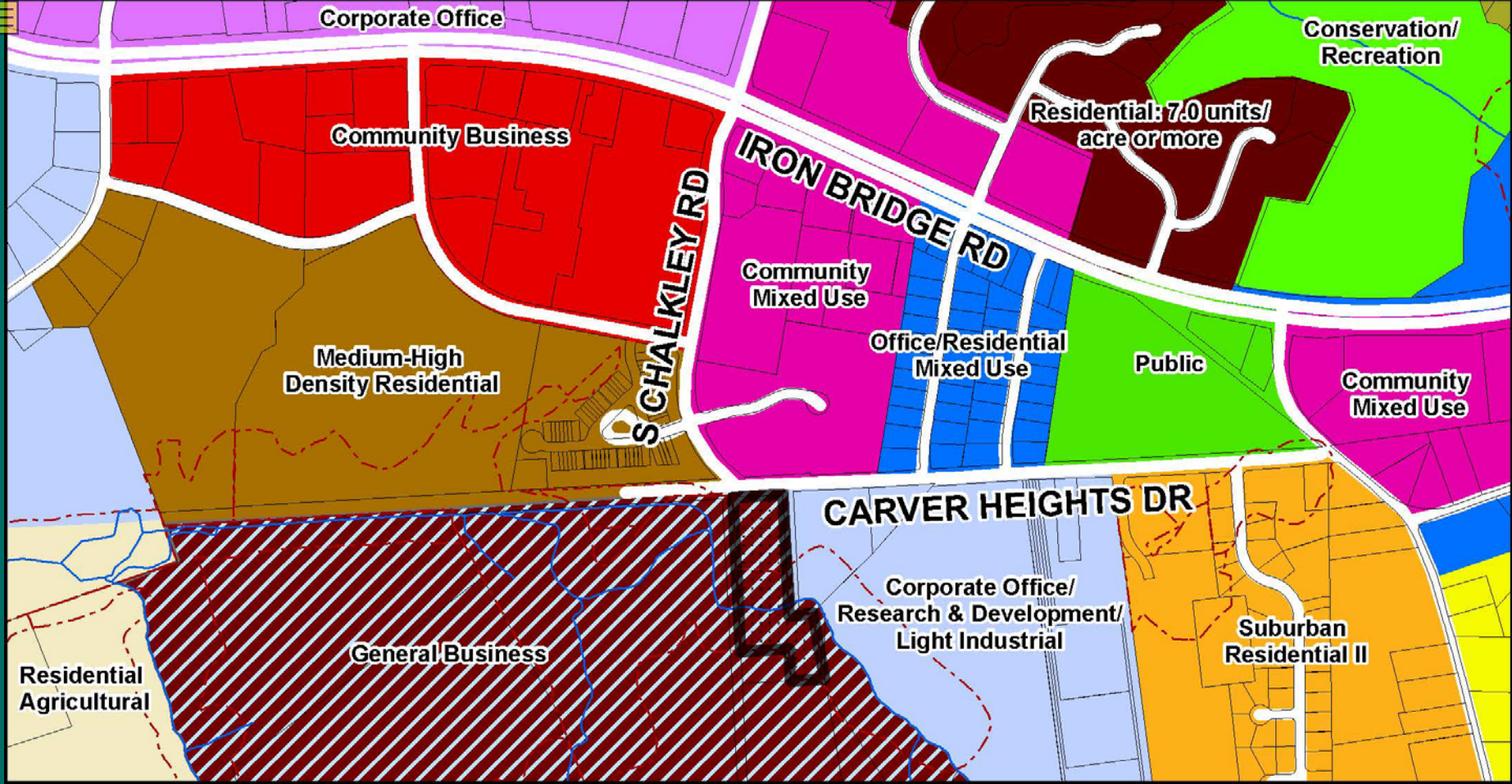
Rezoning from Agricultural (A) to General Business (C-5) to permit a landscaping contractor's office and storage yard.

20SN0534 - Overview



- Rezoning to General Business (C-5) is proposed to permit a landscaping contractor's shop and storage yard
- The landscaping contractor is the only General Business (C-5) use permitted (Proffered Condition 1)
- Proposed conditional use limited to a period of one (1) year from approval





Subject Property

1,000 500 0 1,000 Feet

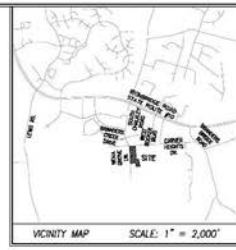


Carver Heights
Drive

Nena Grove Lane

Single and multi-
family residential –
Carver Home Sites
and Stonebridge
Garden Condos







Recommend Approval

- The Comprehensive Plan suggests general business use is appropriate
- Development will comply with Zoning Ordinance standards, and will be designed to minimize the impact of outside storage uses

CASE NUMBER: 20SN0538

APPLICANT: Jennifer Elliot



**CHESTERFIELD COUNTY, VIRGINIA
MATOACA DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Hearing:

MAY 27, 2020

BOS Time Remaining:

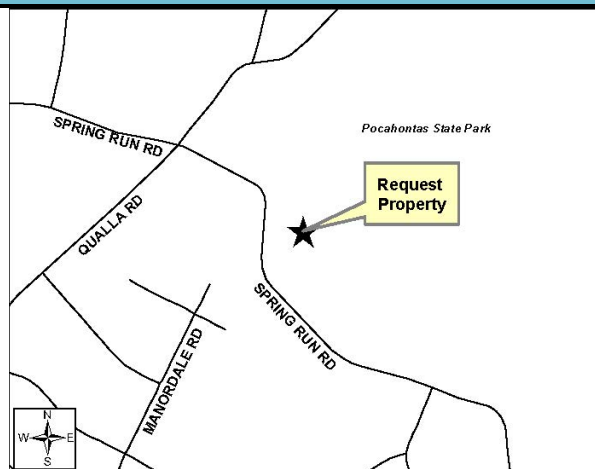
365 DAYS

Applicant's Contacts:

JENNIFER ELLIOT (434-247-1363)

Planning Department Case Manager:

TYLER WALTER (804-318-8893)



2.7 Acres – 9711 Spring Run Road

REQUEST

REQUEST I – (Setback Exception). Conditional use planned development to permit a setback exception for a second dwelling unit.

REQUEST II – (Second Dwelling). Conditional use to permit a second dwelling (separate from the principle dwelling) for use by family members.

REQUEST III – (Tourist Home). Conditional use to permit a business (tourist home) incidental to a dwelling in an Agricultural (A) District.

Notes:

- A. Conditions may be imposed, or the property owners may proffer conditions.
- B. Conditions and exhibits are located in Attachments 1-3.

SUMMARY

The applicant converted the second floor of an existing (2) two-story detached garage into a second dwelling unit and has been leasing the space as a tourist home (short term rental). The applicant seeks to continue renting the space as a short-term rental through approval of a conditional use.

Since the detached garage was constructed without meeting the required side yard setback for a second dwelling, the applicant also seeks an exception of 1.3 feet to the required (15) feet side yard setback for a dwelling.

RECOMMENDATION

PLANNING
COMMISSION

REQUEST I – (Setbacks) – **APPROVAL**
REQUEST II – (Second Dwelling) – **APPROVAL**
REQUEST III – (Tourist Home) – **DENIAL**

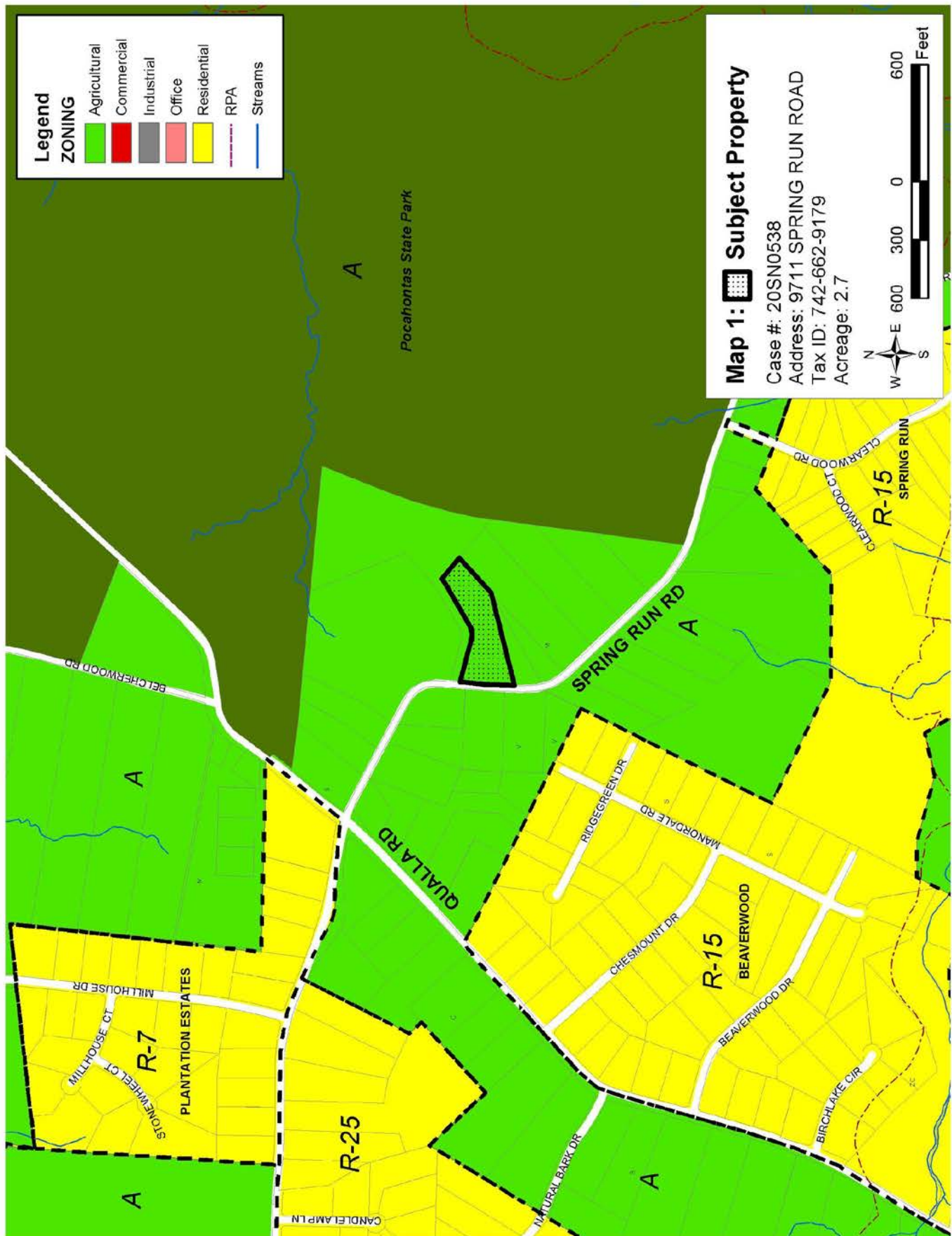
STAFF

REQUEST I – (Setbacks) – **APPROVAL**

- As conditioned, the impact of the encroachment should be minimal.

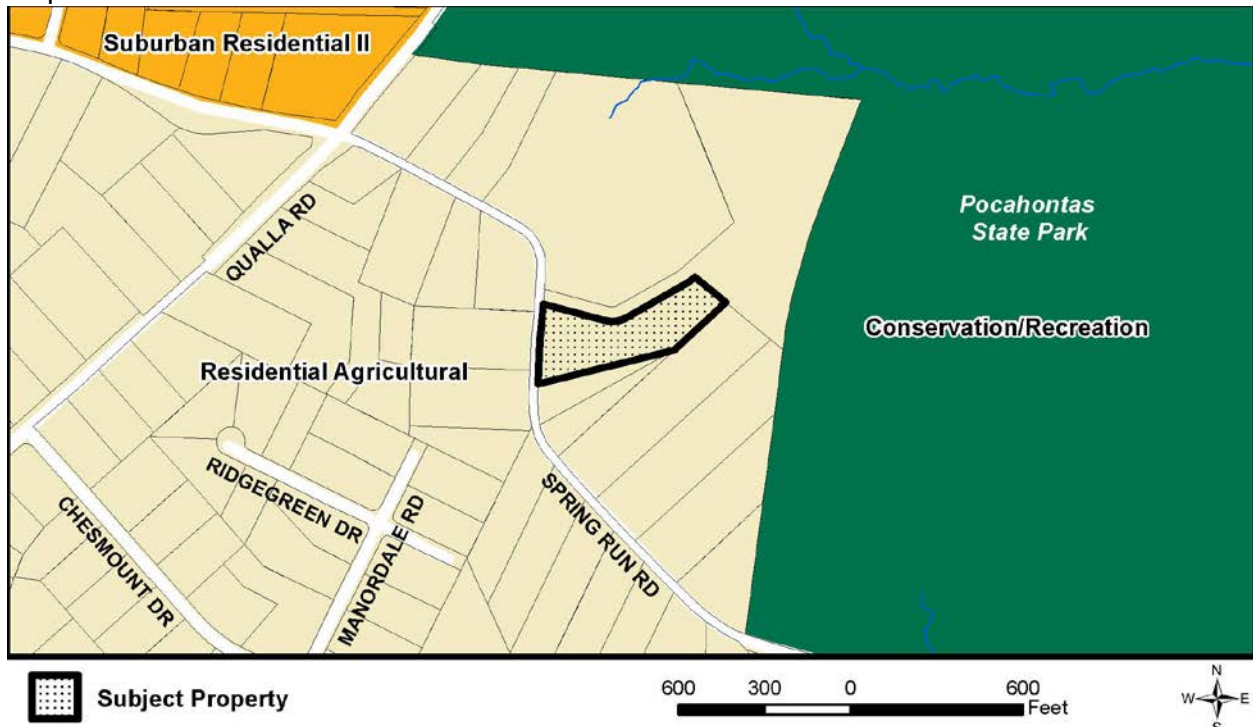
STAFF	<p><u>REQUEST II – (Second Dwelling) – APPROVAL</u></p> <ul style="list-style-type: none"> • Similar requests approved with no known adverse impacts • Conditions ensure residential character maintained <p><u>REQUEST III – (Tourist Home) – DENIAL</u></p> <ul style="list-style-type: none"> • Citizens purchased property in the area expecting to live in a single-family residential area. • Use would negatively impact the use and enjoyment of area properties for single-family residential uses as permitted by the A zoning. • Likely no conditions that would make use acceptable to neighbors. • The proposed tourist home would introduce commercial transient occupancy into an agricultural area zoned and developed for single-family use. • While the proposal limits the number of lodgers, approval would permit more than one (1) family to occupy a single-family residence at any given time. • Given the size and location of the property, there are likely no conditions that would fully mitigate the impact of the proposed tourist home on neighboring residents and properties.
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SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	<p>Request III (Tourist Home)</p> <ul style="list-style-type: none"> • Use introduces commercial transient occupancy into a single-family residential neighborhood • Approval would permit multiple families to occupy a single-family residence at any given time • Likely no conditions that would fully mitigate impact of proposed use on neighboring residents and agricultural/residential areas

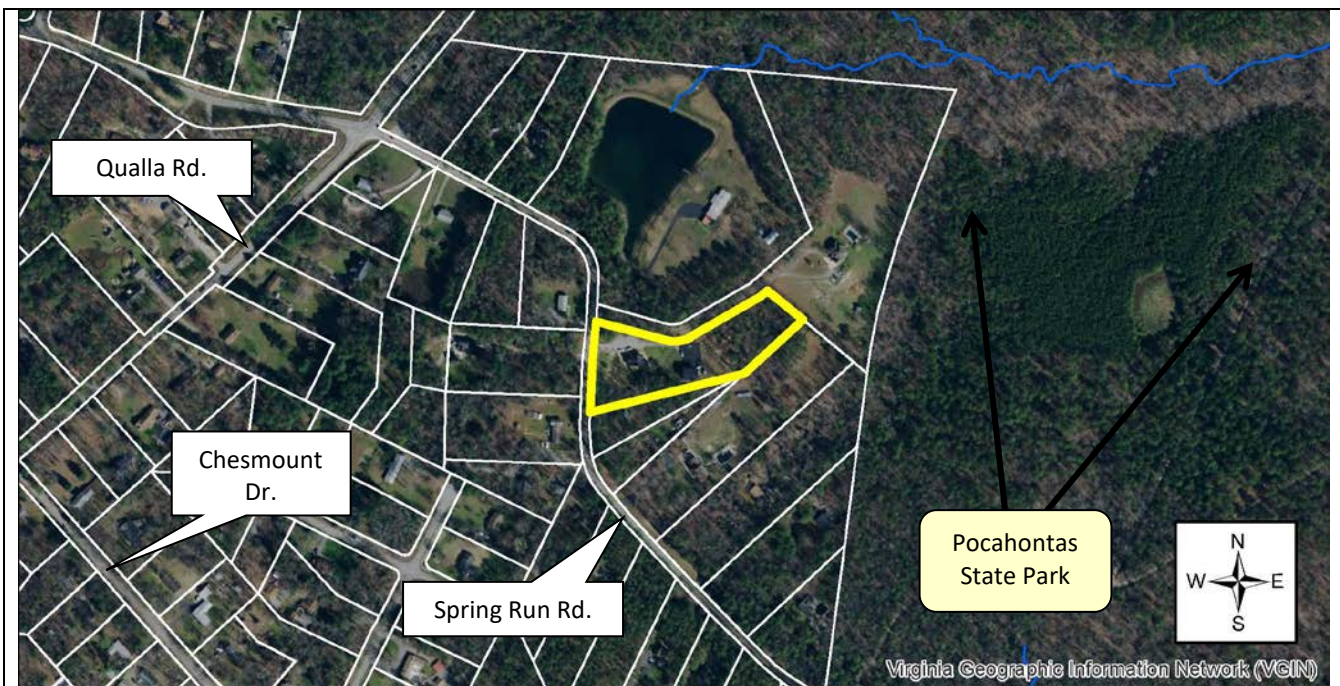


Comprehensive Plan
Classification: RESIDENTIAL AGRICULTURAL

The designation suggests the property is appropriate for residential use of a maximum of 0.5 dwelling units per acre.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Tyler Walter (804-318-8893) waltert@chesterfield.gov

Proposal

In January 2010, under previous ownership, a building permit (Permit #20100121-006) was filed to construct a detached two-story garage to be used as an accessory structure on the subject property. The permit stated that the second floor of the garage was to remain unfinished. In January 2017, the current applicant purchased the property, and completed the construction of the garage, which included approved permits for completing the installation of HVAC and plumbing. In 2018, staff received a complaint contending that there was a limousine service operating on the property. Staff investigated the complaint and found no evidence of a limousine service from the property. During the site visit, it was discovered the second floor of the detached garage had since been remodeled to contain a bathroom, a kitchen sink, and a bedroom, and that the applicant was operating a short-term rental (tourist home) within the finished space. The applicant desires to continue to use the finished second floor of the garage as a second dwelling unit for both family members and as a short-term rental (tourist home).

Request I (Setback Exception)

The applicant is requesting conditional use to permit a second dwelling unit separated from the principal dwelling. Specifically, the applicant has converted the second floor of an existing garage into a dwelling to accommodate family members (Request II) and for use as a tourist home (Request III).

Conditional use planned development approval is requested to permit conversion of the detached garage (accessory structure) to a dwelling (principal structure). Approval of the setback exception will accommodate use of the existing garage structure as a dwelling. Setback exception is requested as follows:

- Side Setback – 13.7 feet (1.3 ft. exception to the 15 ft. side yard setback) (Condition 1)

Request II (Second Dwelling)

The following provides an overview of the proposed occupancy limitations for the second dwelling:

General Overview	
Requirements	Details
Occupancy	Limited to: occupants of principal dwelling; individuals related to them by blood, marriage, adoption or guardianship; foster children; guests; and any domestic help. <i>Condition 2</i>
Record Notice of Occupancy Limitation	Deed restriction to be recorded within thirty (30) days. <i>Condition 3</i>

As conditioned, the use should not adversely affect area residential uses. In addition, second dwelling units have been approved in other residential areas on similarly situated parcels with no apparent adverse impact.

Request III (Tourist Home)

The applicants stated they have operated a tourist home incidental to the dwelling without the requisite conditional use approval. The Zoning Ordinance requires approval of a conditional use to permit this type of business to operate incidental to a dwelling in an Agricultural (A) District.

The applicant has indicated that they market and book commercial transient occupancy for a detached second dwelling on the subject property through the Airbnb website. Airbnb's website indicates their company was founded in 2008 and that they are a "trusted community marketplace for people to list, discover, and book unique accommodations around the world – online or from a mobile phone or tablet". Through the Airbnb website, the applicant offers the second dwelling for temporary lodging (ranging from one (1) night to extended stays) for compensation.

Staff has outlined conditions in an attempt to address the impacts of the business on the surrounding residential area, should the Planning Commission decide to recommend approval of Request III, Staff recommends approval with conditions 4-10 in this report.

General Overview	
Requirements	Details
Non-Transferrable	Conditional use issued to the applicants only; not transferrable <i>Condition 4</i>
Time Limitation	2 years from the date of approval <i>Condition 5</i>
Use	Tourist home business provided: <ul style="list-style-type: none"> • Use is located within second dwelling only • Does not include offering meals or alcoholic beverages for lodgers (Note: This is not intended to prohibit lodgers from preparing food or consuming alcoholic beverages. The condition confirms these services will not be part of the applicants' business operation.) • Does not permit operation of a special events business <i>Condition 6 and Exhibit A</i>
Compliance with Law	Business operation must comply with all federal, state and local laws <i>Condition 7</i>
Expansion of Use	No new exterior construction, additions or alterations permitted to accommodate use <i>Condition 9</i>

General Overview (Continued)	
Requirements	Details
Occupancy and Operations	<ul style="list-style-type: none"> • A maximum of 4 lodgers shall be permitted at any one time with maximum of 3 rental nights permitted each month • Applicants required to maintain a written log of all occupancies • Lodger check-in between 4 p.m. and 10 p.m., except in emergencies • Pet/animal boarding not permitted • Smoke detectors maintained in each bedroom • Require applicants to be on-site during times when the dwelling is occupied by lodgers <p style="text-align: right;"><i>Condition 8</i></p>
Signage	<p>No signs shall be permitted to identify the use</p> <p style="text-align: right;"><i>Condition 10</i></p>

LAND USE AND IMPACTS ON RESIDENTIAL AREA

Staff cannot support the request. The proposed business, while located in a second (separate) dwelling on the property, conflicts with the residential agricultural use suggested by the Plan. The request proposes to introduce a commercial use providing overnight accommodations for transient occupancy into an area of existing and anticipated single family residential use. Even with a limited number of lodgers being offered, approval would permit more than one family occupying a single-family residence at any given time.

Given the size and location of the request property, there are likely no conditions that would fully mitigate the impact of this use on the use and enjoyment of properties in the immediate vicinity for single-family residential purposes.

ENFORCEMENT

It should be noted that many of the proposed conditions for Request III, all designed to mitigate impacts, will be difficult for staff to monitor and enforce.

FIRE AND EMERGENCY MEDICAL SERVICES	
Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov	

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities	
Fire Station	The Winterpock Fire Station, Company Number 19
EMS Facility	The Winterpock Fire Station, Company Number 19

COUNTY TRANSPORTATION

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

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Willie Gordon (804-674-2384) willie.gordon@vdot.virginia.gov

UTILITIES

Staff Contact: C. Randy Phelps (804-796-7126) phelpsc@chesterfield.gov

ENVIRONMENTAL ENGINEERING

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

PARKS AND RECREATION

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

09/12/2019	Application submitted
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Community Meeting

02/20/2020	Meeting postponed due to inclement weather.
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03/10/2020	Issues Discussed: <ul style="list-style-type: none">• Intended uses on the property• Concerns over noise and strangers being in the vicinity of properties• History of business from home uses on the property
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Planning Commission

04/21/2020	Citizen Comments: <p>No citizens commented on this request.</p> Commission Discussion: <p>Mr. Owens noted that the applicant had purchased the property in 2015, after the garage had begun construction and was still in the building permit process. Mr. Owens felt that the setback relief and second dwelling requests were appropriate, while the tourist home was an inappropriate use for the property.</p> Recommendation – APPROVAL OF REQUESTS I (SETBACK) AND II (SECOND DWELLING) WITH ACCEPTANCE OF TO THE PROFFERED CONDITIONS 1-3 IN ATTACHMENT 1. DENIAL OF REQUEST III (TOURIST HOME) WITH REJECTION OF CONDITIONS 4-10 IN ATTACHMENT 1. <p>Motion: Owens Second: Petroski AYES: Freye, Sloan, Hylton, Owens and Petroski</p>
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The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:00 p.m., will consider this request.

CONDITIONS

Note: Both the Planning Commission and staff recommend acceptance of the conditions only as specified in Request I and Request II. Planning Commission and staff did not recommend approval and acceptance of conditions in Request III.

Request I (Setback Exception)

1. Setback Exception. The setback exception (1.3 ft. exception to the 15 ft. side yard setback) is limited to the existing two-story garage, in its location depicted on Exhibit A. (P)

Request II (Second Dwelling)

2. Occupancy Limitations. Occupancy of the second (detached) dwelling unit shall be limited to: the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, foster children, guests and any domestic servants. (P)
3. Deed Restriction. For the purpose of providing record notice, within thirty (30) days of approval of this request, a deed restriction shall be recorded setting forth the limitation in Condition 2. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)

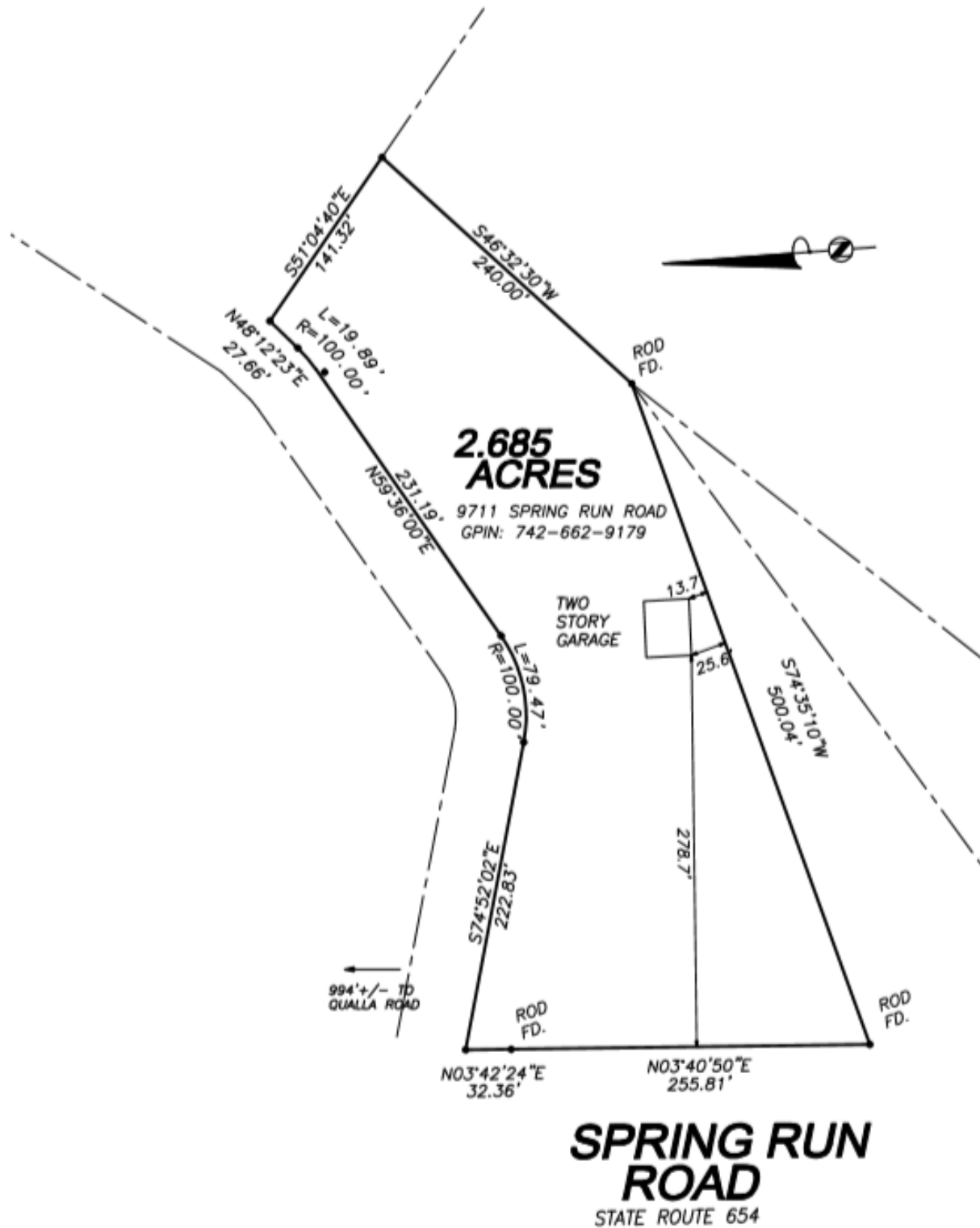
Request III (Tourist Home)

4. Non-Transferable Ownership. This conditional use shall be granted to Jennifer R. Elliot and Timothy B. Elliot, exclusively, and shall not be transferable nor run with the land. (P)
5. Time Limitation. The conditional use shall be granted for a period of two (2) years from the date of approval and may be renewed upon satisfactory reapplication and demonstration that the tourist home has not proved a detriment to adjacent properties or the surrounding area in general. (P)
6. Uses. This conditional use shall be limited to the operation of a business (tourist home) within the second dwelling, as shown as "Two Story Garage" on Exhibit A. Prior to use as a tourist home, the second dwelling shall not be occupied by any person(s) permitted in Condition 2. This business shall not include offering meals or alcoholic beverages for lodgers and shall not permit operation of a special events business for lodgers or others. (P)
7. Compliance with Laws. The tourist home business shall be operated in compliance with all applicable federal, state and local laws. (P)
8. Operation & Occupancy. The operation of use and occupancy shall be as follows:
 - a. Except as may be required in emergency situations, lodger check-in shall be between the hours of 4 p.m. and 10 p.m.
 - b. Pet/animal boarding shall not be permitted.
 - c. A working smoke detector shall be provided and maintained in each bedroom.
 - d. Occupancy: Occupancy shall be limited to a maximum of four (4) lodgers at any one (1) time. Occupancy shall be limited to a maximum of three (3) rental nights

per calendar month. The applicants shall maintain a written log of all occupancies which shall include all lodgers' names, dates and durations of occupancies and total lodging fees collected. Such written log shall be made available to the County upon request.

- e. Area and Supervision. The applicants shall be on-site during times when the dwelling is occupied by lodgers to supervise guests and manage operations. (P)
9. Expansion of Use. There shall be no exterior additions or alterations to the existing second dwelling structure to accommodate this use. (P)
10. Signage. There shall be no signs permitted to identify the tourist home business. (P)

EXHIBIT A: SITE PLAN





DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

RECEIVED

SEP 20 2019

DIRECTOR PLANNING DEPT

I, Jennifer Elliot, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Applicant for the land use amendment on the property identified as Parcel ID Number(s):

742-662-9179

and am requesting Conditional Use, Conditional Use Planned Development

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
ELLIOTT TIMOTHY B & JENNIFER R	9711 Spring Run Rd, Chesterfield, VA, 23832	Title Owner
Wells Fargo Mortgage	9711 Spring Run Rd, Chesterfield, VA, 23832	Noteholder

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

Wells Fargo Mortgage

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

Wells Fargo Mortgage

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
-------------	----------------	----------------------------------

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
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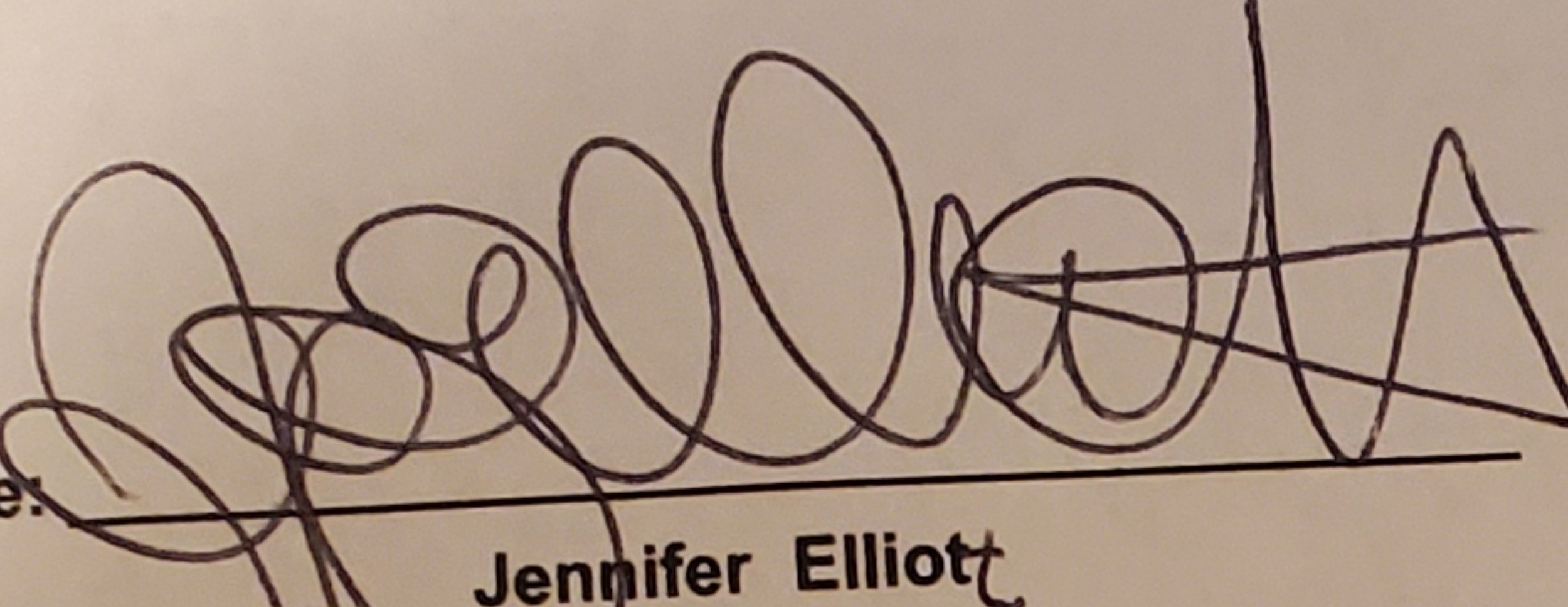
7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: 
Jennifer Elliott

STATE OF VIRGINIA

COUNTY/CITY OF Chesterfield to-wit:

This day Jennifer Elliott personally appeared before

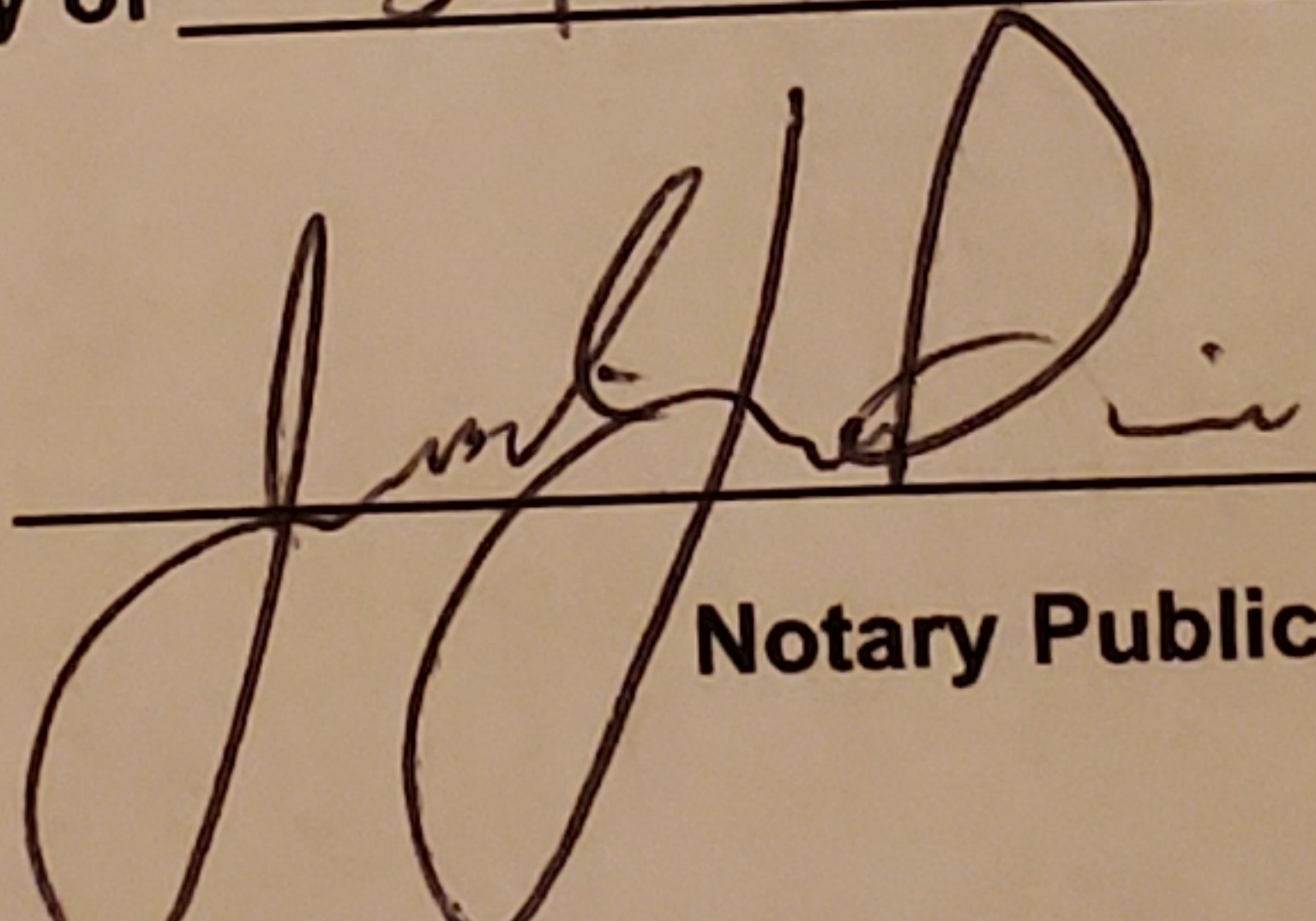
me, Julien Jean-Pierre, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 20th day of September, 2019.

Registration No. 7826408

My Commision expires: Feb. 28, 2023


Notary Public

JULIEN A JEAN-PIERRE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 28, 2023
COMMISSION # 7826408

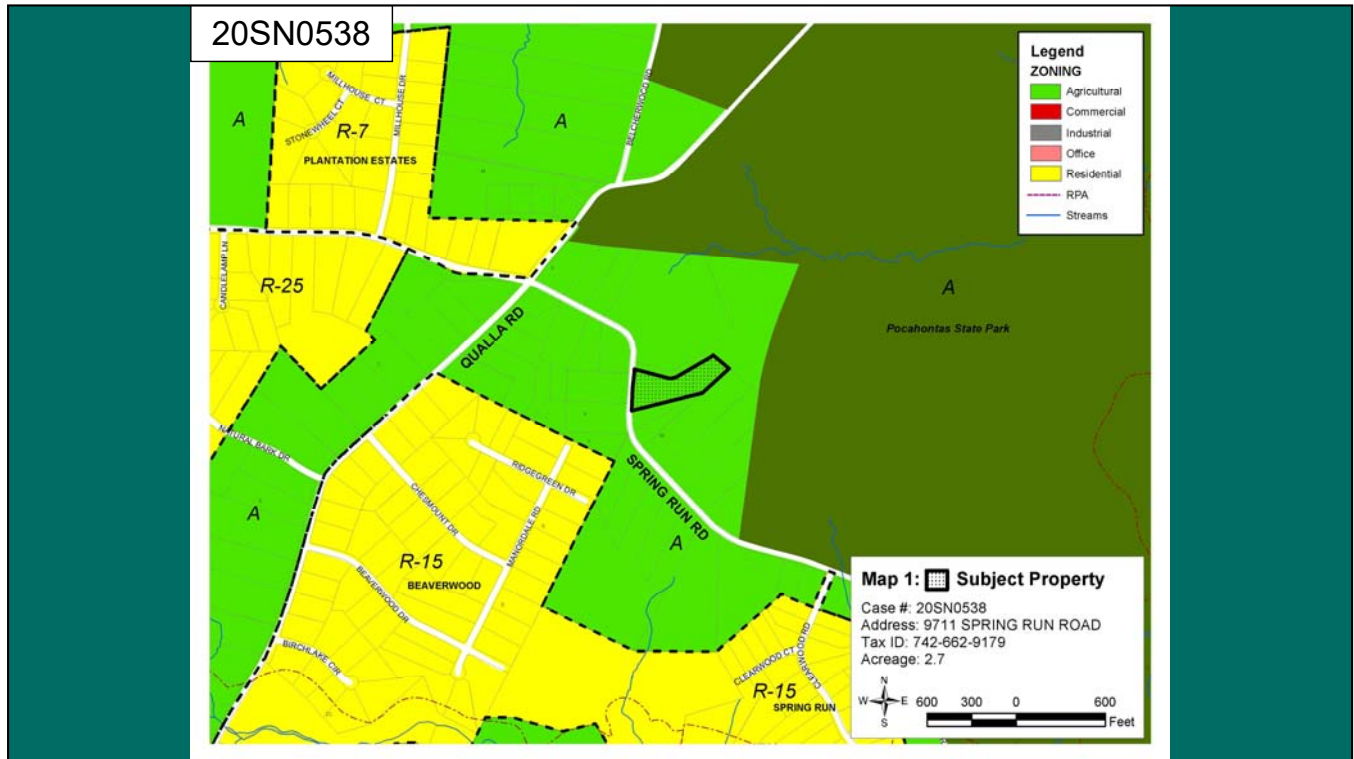
20SN0538 Matoaca Jennifer Elliot

REQUEST I – (Setback Exception). Conditional use planned development to permit a setback exception for a second dwelling unit.

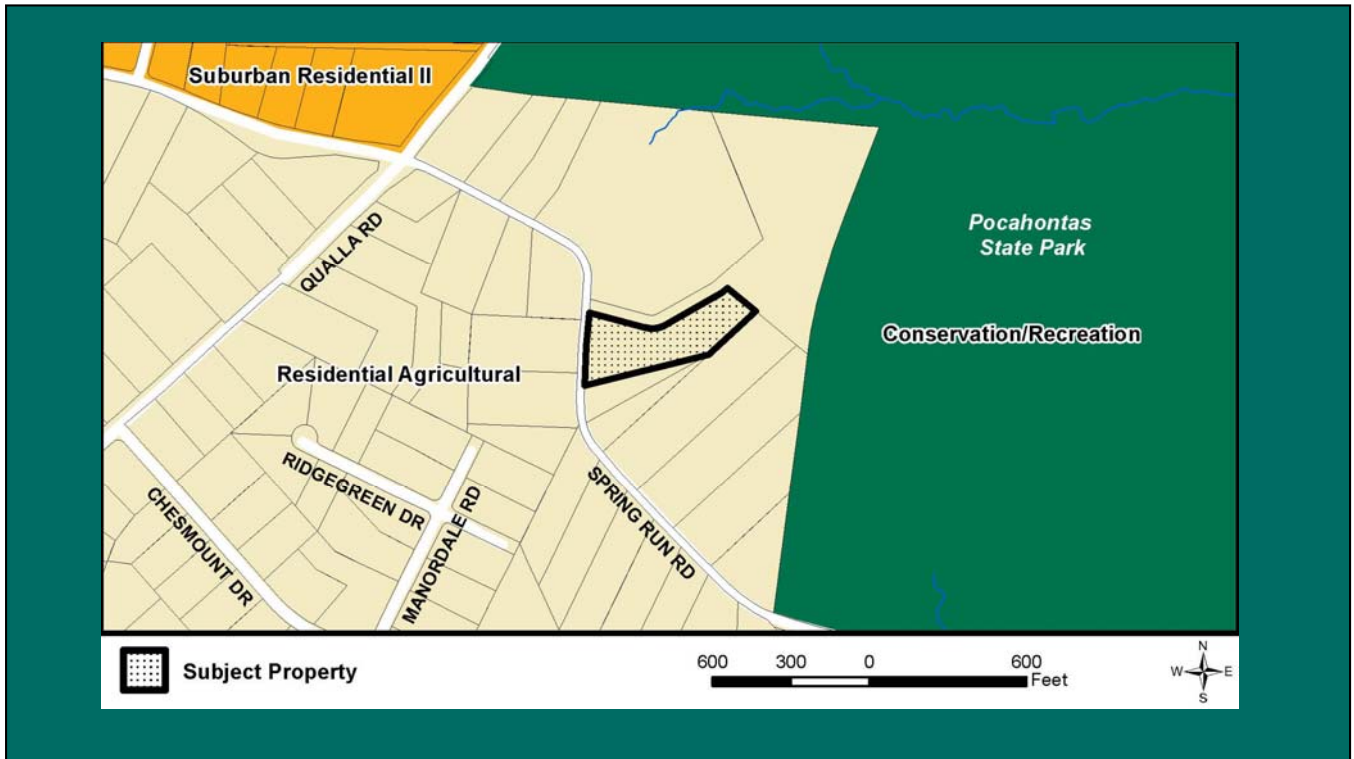
REQUEST II – (Second Dwelling). Conditional use to permit a second dwelling (separate from the principle dwelling) for use by family members.

REQUEST III – (Tourist Home). Conditional use to permit a business (tourist home) incidental to a dwelling in an Agricultural (A) District.

Good evening Madam Chair, Members of the Board, Dr. Casey. Case 20SN0538 is a rezoning case in the Matoaca district by Ms. Jennifer Elliot. There are three requests on this rezoning. The first request is a CUPD to permit a setback exception for a second dwelling unit. The second request is a conditional use to permit that same second dwelling unit (separate from the principle dwelling) for use by family members. The third request is a conditional use is to permit a tourist home of the same dwelling unit.



The subject property is located on Agriculturally-zoned property at 9711 Spring Run Road, near the intersection of Spring Run Road and Qualla Road.



The Comprehensive Plan suggests that the property is appropriate for Residential Agricultural uses. This designation suggests the property is appropriate for residential use of a maximum of 0.5 dwelling units per acre. The applicant is seeking to have two dwelling units on 2.7 acres.



This is a photo of the subject property's principle dwelling taken in February 2020.



This is a photo of the garage the applicant has constructed. This building is where the CUPD for the setback relief, CU for second dwelling, and CU for tourist home are all being proposed.

In 2010, under previous ownership, a building permit was filed to build a detached two-story garage to be used as an accessory structure. The permit stated that the second floor of the garage was to remain unfinished. The applicant, and current property owner, purchased the property in 2017. The applicant completed construction of the garage and closed the building permit last summer.

In 2018, staff received a complaint contending that there was a limousine service operating on the property. Staff investigated the complaint and found no evidence of a limousine service from the property. During the site visit, it was discovered the second floor of the detached garage had been remodeled to contain a bathroom, a kitchen sink, and a bedroom, and that the applicant was operating a short-term rental (tourist home) within the finished space. The applicant desires to continue to use the finished second floor of the garage as a second dwelling unit for both family members and as a short-term rental (tourist home).

On March 11, 2020, a Community Meeting was held for this case, attended by two citizens, who had concerns about the rental use request, specifically to strangers staying in the area, and potential noise.

Conditions

- Setback conditions
 - Setback relief limited to the second dwelling
- Second dwelling conditions
 - Deed restriction, limited occupancy
- Tourist home conditions
 - Non-transferable ownership
 - Time limitation
 - Business use limited to the tourist home
 - Occupancy limits

Staff recommends the following conditions for this request. The conditions can be found on page 9 of your staff report. Pertaining to the first request, staff recommends a condition that limits the setback relief to the second dwelling unit. Pertaining to the second request with a second dwelling, staff recommends conditions of a 30 day recordation of deed restriction, and limitation of occupancy to family member. Pertaining to the third request staff recommends conditions pertaining to non-transferable ownership, a time limitation, business use being limited to the tourist home, and occupancy/hours of operation limits.

REQUEST I (Setbacks) - RECOMMEND APPROVAL

As conditioned, the impact of the encroachment should be minimal

Staff supports the first request, a Conditional Use Planned Development for setback exceptions. As conditioned, the impact of the encroachment should be minimal.

REQUEST II (Second Dwelling) - RECOMMEND APPROVAL

- Similar requests approved with no known adverse impacts
- Residential character maintained

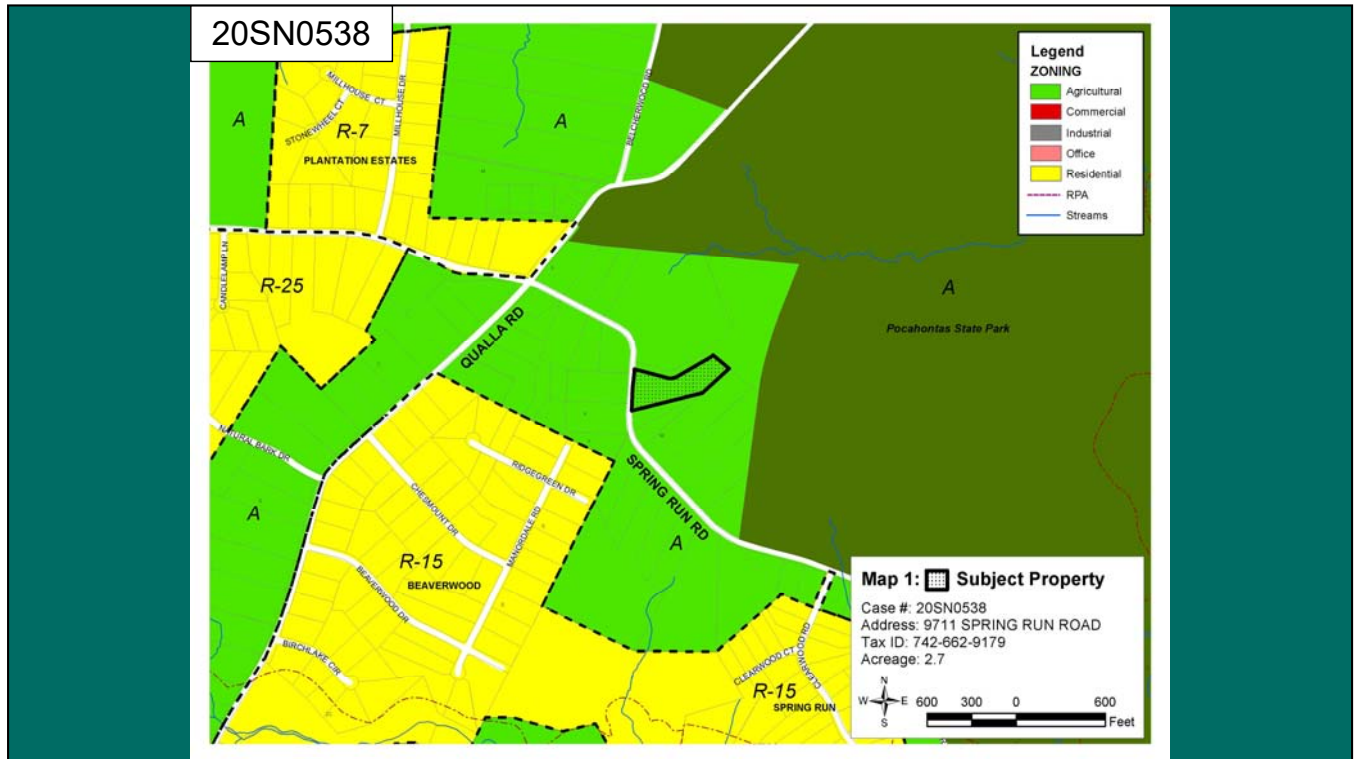
Staff recommends approval of the second request of this rezoning case, which is a Conditional Use for a second dwelling. Similar requests have been approved with no known adverse impacts, and the residential character of the community will be maintained.

REQUEST III (Tourist Home) - RECOMMEND DENIAL

- Use introduces commercial transient occupancy into a single-family residential neighborhood
- Would permit multiple families to occupy a single-family residence at any given time
- Likely no conditions that would fully mitigate impact of proposed use on neighboring residents and agricultural/residential area

Staff is unable to support the third request. The tourist home use introduces a commercial transient use in a single-family residential neighborhood. The use would permit multiple families to occupy a single-family residence at any given time. Further, there are likely no conditions that would fully mitigate impact of proposed uses on neighboring residents.

At the Planning Commission's April 21, 2020 hearing, the Commission unanimously recommended approval of Request #1 and #2, and unanimously recommended denial of Request #3. No public comments were submitted on the online portal for this case.



I can answer any questions you may have. Thank you.

CASE NUMBER: 20SN0542

APPLICANT: Cross Tides Corporation



**CHESTERFIELD COUNTY,
VIRGINIA
DALE DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Public Hearing:

MAY 27, 2020

BOS Time Remaining:

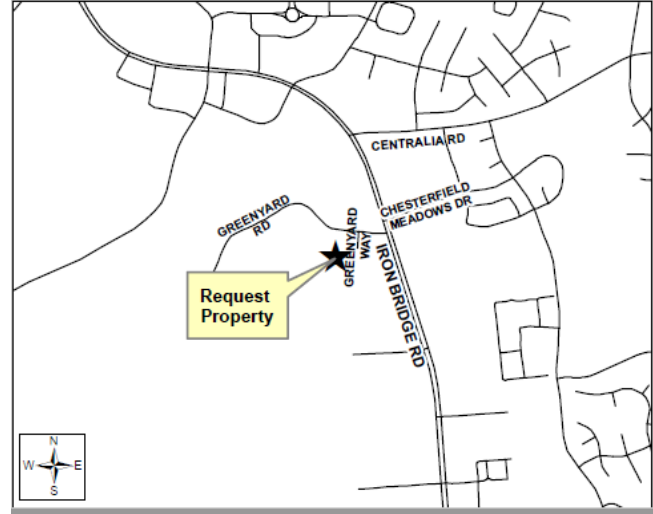
365 DAYS

Applicant's Agent:

JACK WILSON (804-425-9474)

Planning Department Case Manager:

HAROLD ELLIS (804-768-7592)



2.1 Acres – 10630 Greenyard Way

REQUEST

Rezoning from Corporate Office District (O-2) to General Business District (C-5) with Conditional Use Planned Development (CUPD) to permit a warehouse (Self-storage facility). An exception to the required rear buffer, and rear setback are requested.

Notes:

- A. Conditions may be imposed, or the property owner may proffer conditions.
- B. Proffered conditions, Textual Statement, Concept Plan and Elevations (Exhibits 1 and 2) are located in Attachments 1 - 4.

SUMMARY

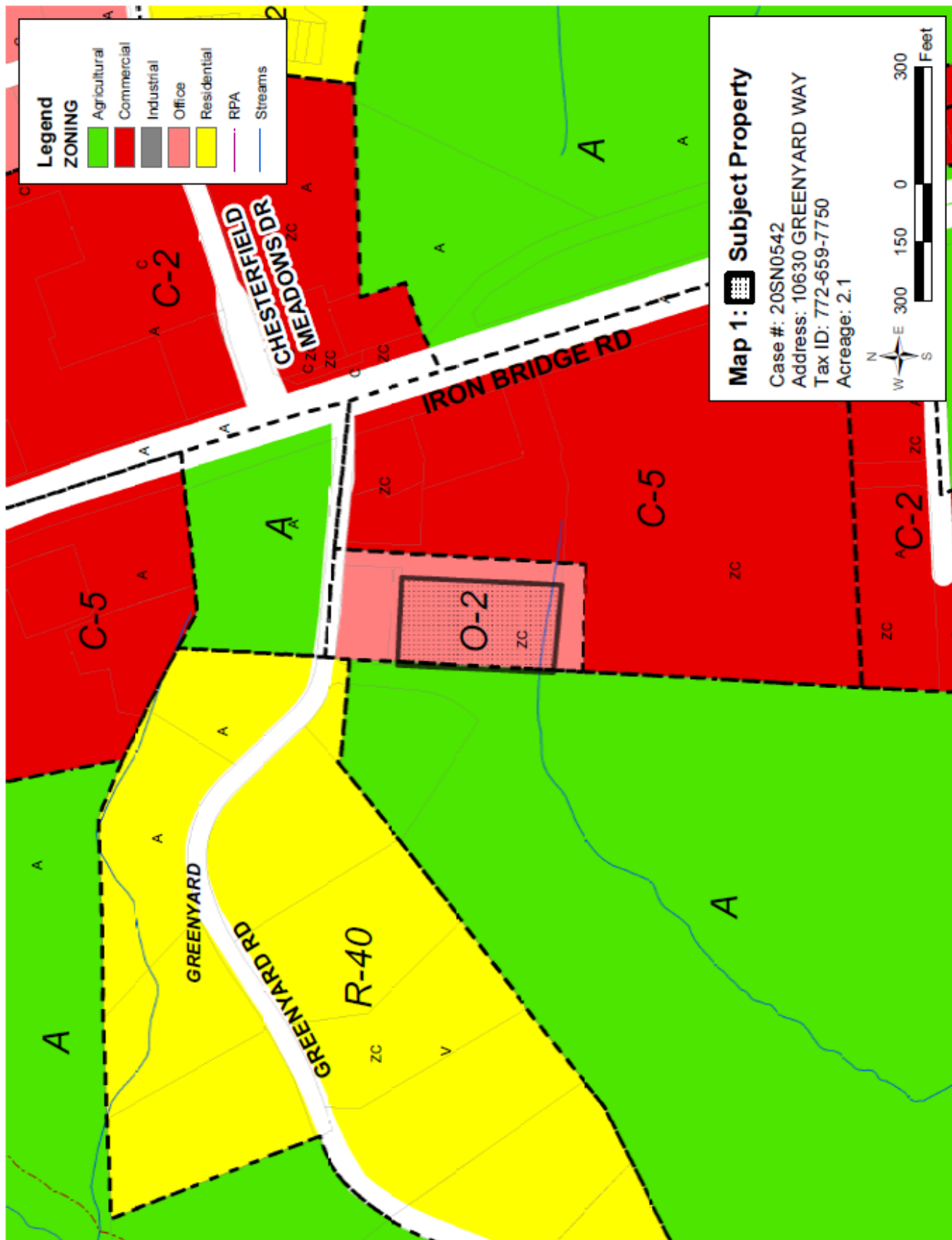
Development of an indoor self-storage facility (mini storage/warehouse) and associated parking is planned. Such facility is a use that is first permitted by right in the Light Industrial (I-1) and General Business (C-5) Districts. The applicant is proposing to proffer out all General Business (C-5), Regional Business (C-4), and Community Business (C-3) uses other than the proposed storage facility. The applicant is proposing a 35-foot rear buffer and 35-foot rear setback, along the north side of the property.

RECOMMENDATION

STAFF

APPROVAL

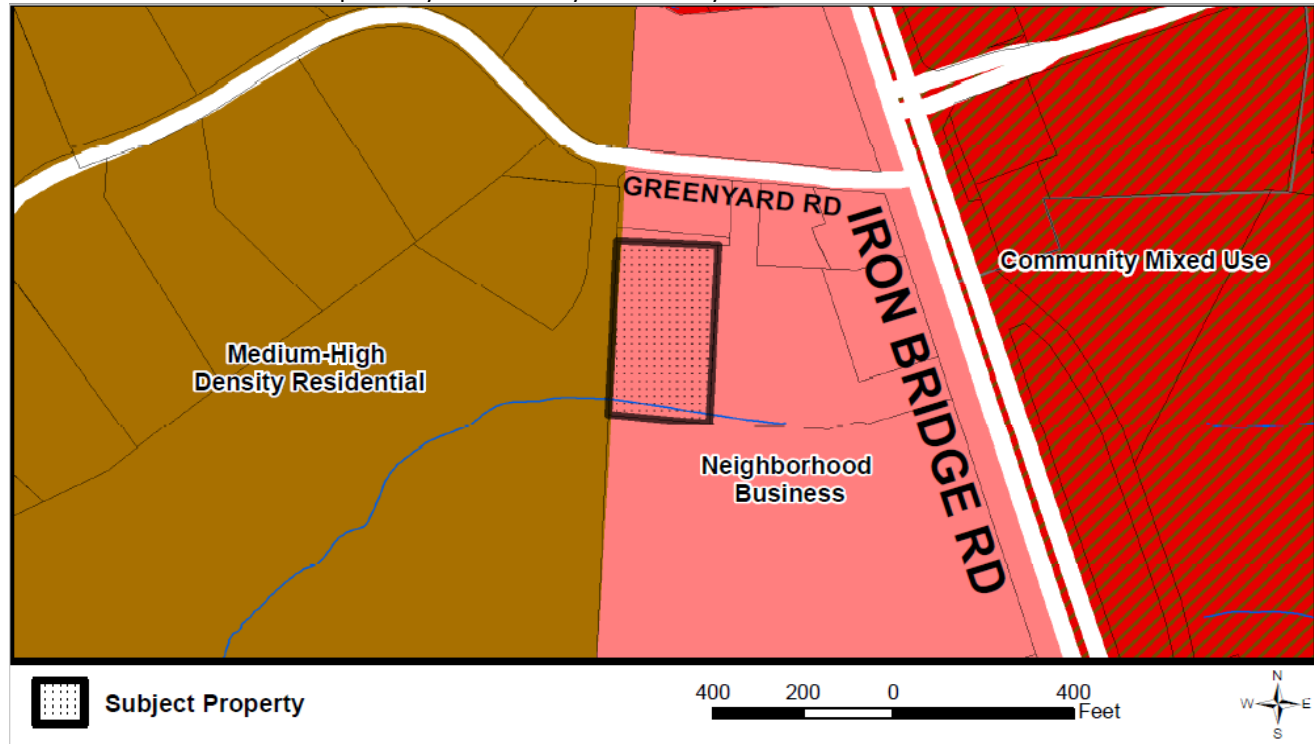
- Architectural design of the facility results in a development that blends well with nearby residential and non-residential development
- Potentially adverse impacts mitigated with proffered conditions of approval



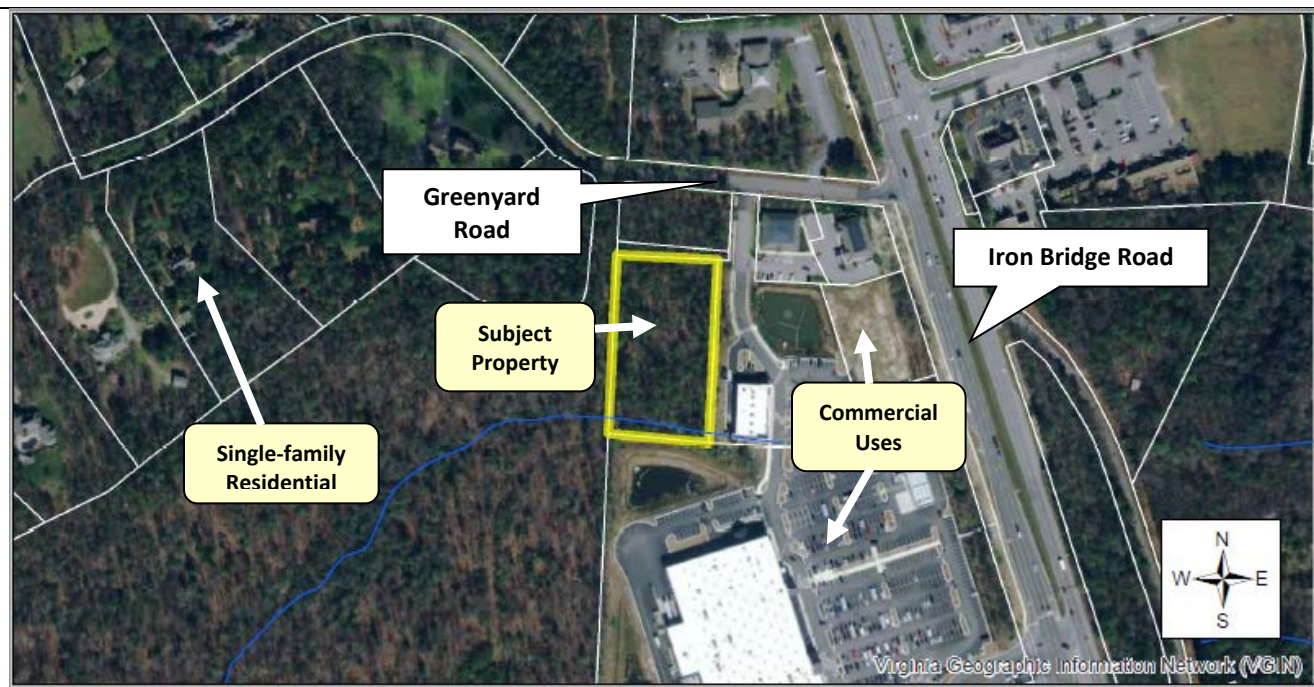
Comprehensive Plan

Classification: NEIGHBORHOOD BUSINESS

The designation suggests the property is appropriate for neighborhood business, commercial uses that serve neighborhood-wide trade areas. The size of individual stores is typically larger than that found in a convenience business area, and typical uses could include grocery stores, clothing stores, medical clinics, hardware stores, restaurants or other uses that primarily serve weekly or bi-weekly household needs.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Harold Ellis (804-768-7592) ellish@chesterfield.gov

Zoning History

Case Number	Request
87SN0131 Approved (11/1987)	<ul style="list-style-type: none"> Rezoning of 25 acres from Agricultural (A) and Residential (R-40) to Office Business (O) and General Business (B-3) to facilitate a planned office/commercial complex

Proposal

Development of a self-storage facility, to include accessory parking, is planned. A conceptual site plan and elevations for the facility are in Attachments 3 and 4. The facility is proposed to be 3-stories, with each story being 30,963 , for a total maximum square footage of 92,889 square feet.

A self-storage facility is a use first permitted in General Business (C-5) and Light Industrial (I-1) Districts, under the designation of a “warehouse” use. Uses for this property would be limited to an indoor self-storage warehouse use. No outside storage would be permitted.

The following provides an overview of the development:

General Overview	
Requirements	Details
Master Plan	<p>The Textual Statement serves as the Master Plan and outlines exceptions to permit modified setback standards</p> <ul style="list-style-type: none"> 35-foot rear buffer as opposed to required 100' 35-foot rear setback as opposed to required 40'
Uses	<p>Limit uses to indoor self-storage warehouse uses only. No outside storage would be permitted.</p> <p style="text-align: right;"><i>Proffered Condition 1</i></p>
Development Standards	<p>Uses developed according to Zoning Ordinance, except as modified for buffers and setbacks.</p> <p style="text-align: right;"><i>Textual Statement</i></p>
Architecture & Building Materials	<ul style="list-style-type: none"> Compatible with Exhibit 2, Attachment 4. <p style="text-align: right;"><i>Proffered Condition 5</i></p>
Buffers and Screening	<ul style="list-style-type: none"> Buffers provided around the perimeter of the property, in accordance with Exhibit 1, Attachment 3: Additional evergreen plantings along northern property line <p style="text-align: right;"><i>Proffered Condition 7</i></p>

Signage	No Zoning Ordinance deviations requested
General Overview (Continued)	
Lighting	No Zoning Ordinance deviations requested
Hours of Operation	Limited to 6:00 AM to 9:00 PM, daily <i>Proffered Condition 8</i>

COUNTY DEPARTMENT OF TRANSPORTATION

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

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The applicant is requesting to rezone 2.1 acres from Corporate Office (O-2) to General Business (C-5) restricted to a mini-storage facility only (Proffered Condition 1). Based on the Concept Plan and mini warehouse/storage trip rates, the development could generate approximately 150 average daily trips (ADT). The vehicles generated by this property will be distributed along Iron Bridge Road (Route 10), which had a VDOT 2018 traffic count of 23,000 vehicles per day (Level-of-Service 'C'). This request is anticipated to have a similar impact as existing permitted uses on the property. Staff supports the request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

The application is proposing to install a self-storage facility using the existing access on Greenyard Road and has no direct impact to state right of way. VDOT has no comment at this time but comments may be generated during the site plan review process.

FIRE AND EMERGENCY SERVICES

Staff Contact: Anthony Batten (804) 717-6167 battena@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Nearby Fire and Emergency Medical Service (EMS) Facilities	
Fire Station	The Chester Fire Station, Company Number 1
EMS Facility	The Chester Fire Station, Company Number 1

UTILITIES

Staff Contact: Randy Phelps (804) 796-7126 phelpsc@chesterfield.gov

Existing Water and Wastewater Systems

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

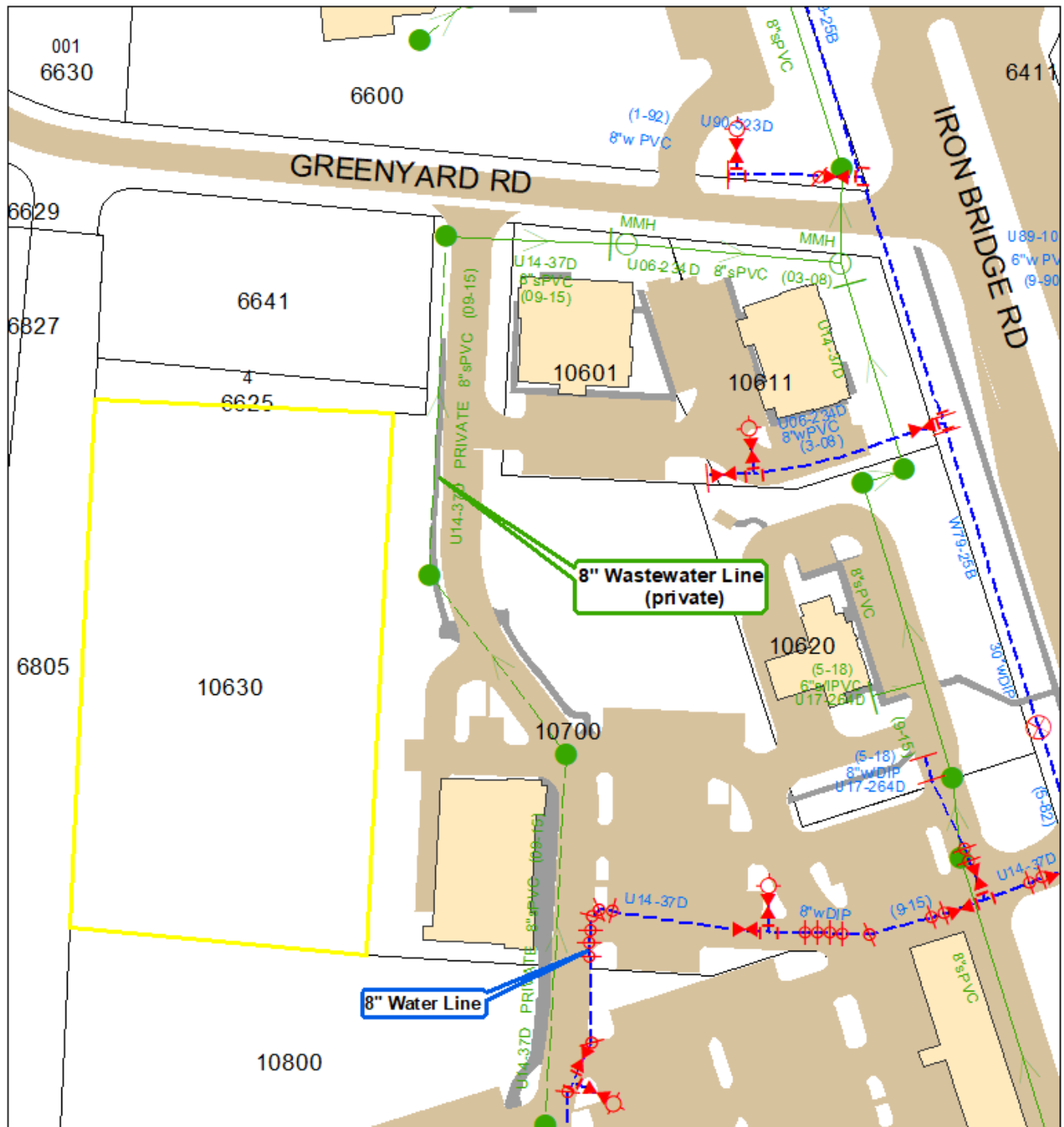
The subject property is located within the mandatory water and wastewater connection areas for new non-residential structures. The applicant has proffered connection to the public water and wastewater systems.

An 8" public water line is located on 10700 Iron Bridge Road, immediately east of the property. An 8" public wastewater line is located along Greenyard Road to the north of the property. An 8" private wastewater line extends south from Greenyard Road into the adjacent development. The developer is responsible for making the public wastewater system available to the subject property for connection. This could include an extension of the public main from Greenyard Road or a dedication of the private wastewater line to the County.

Should the latter be pursued, the developer is advised that the County will not accept dedication of the private wastewater line into the public system if it is in any way sub-standard. The developer, at their cost, shall be responsible for cleaning, inspecting, and repairing the private wastewater line to meet County standards so it can be dedicated in "like-new" condition. The owner of the private wastewater line shall be required to dedicate wastewater easements to the County at the time of acceptance of the wastewater line into the County wastewater collection system.

The Utilities Department supports this case.

CHESTERFIELD COUNTY
DEPARTMENT OF UTILITIES



ACCURACY OF INFORMATION NOT GUARANTEED
This information is being provided to you as a public service.
WE DO NOT GUARANTEE ITS ACCURACY.
By using it in any way, you are agreeing to
Release the County, its employees and
officials from responsibility for
any consequence(s) if it proves
to be inaccurate.

Chesterfield County
Department of Utilities
20SN0542
Cross Tides Corporation.
CRP 4/8/2020
1 inch = 100 feet



ENVIRONMENTAL ENGINEERING

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

Geography

The subject property generally drains from northeast to southwest to an area of existing wetlands located in the southern portion of the property. The wetlands drain west to unnamed tributaries of Swift Creek. The entire property is located within the Lower Swift Creek Watershed.

Environmental Features

A Resource Protection Area (RPA) Designation for the property has been submitted to and confirmed by the Department of Environmental Engineering – Water Quality Section. There are no areas of RPA within the property boundary.

There is an area of wetlands in the southern portion of the subject property. Wetlands shall not be impacted without prior approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Drainage

The subject property drains west to unnamed tributaries of Swift Creek. The existing downstream tributaries current experience areas of erosion. Additional runoff upstream of these tributaries has the potential to increase the erosion within the existing streams due to the steep topography adjacent to the stream banks. Therefore, the developer of the subject property shall provide on-site detention/retention such that 50-year post-development peak discharge rate shall not exceed the 10-year pre-development peak discharge rate. The applicant has offered Proffered Condition 3 to address this impact.

Stormwater Management

The development of the subject property will be subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations (VSMP) Regulations for water quality and quantity.

CASE HISTORY

Applicant Submittals	
09/30/19	Application submitted
01/04/20	Site Plan and elevations submitted
02/07 and 03/03/20	Textual statement, proffers, site plan, and elevations submitted

Planning Commission	
04/21/20	<p>Citizen Comments: No citizens spoke to the request.</p> <p>Recommendation – APPROVAL SUBJECT TO THE CONDITIONS IN ATTACHMENT 1.</p> <p>Motion: Hylton Second: Owens AYES: Hylton, Freye, Owens, Petroski, and Sloan</p>
<p>The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:00 p.m., will consider this request.</p>	

PROFFERED CONDITIONS

April 9, 2020

Note: The following conditions are recommended by both the Planning Commission and Staff.

The property owners 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 and assigns, proffer that the property under consideration 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 owners and applicant. In the event this request is denied or approved with conditions not agreed to by the owners and applicant, the proffers shall immediately be null and void and of no further force or effect.

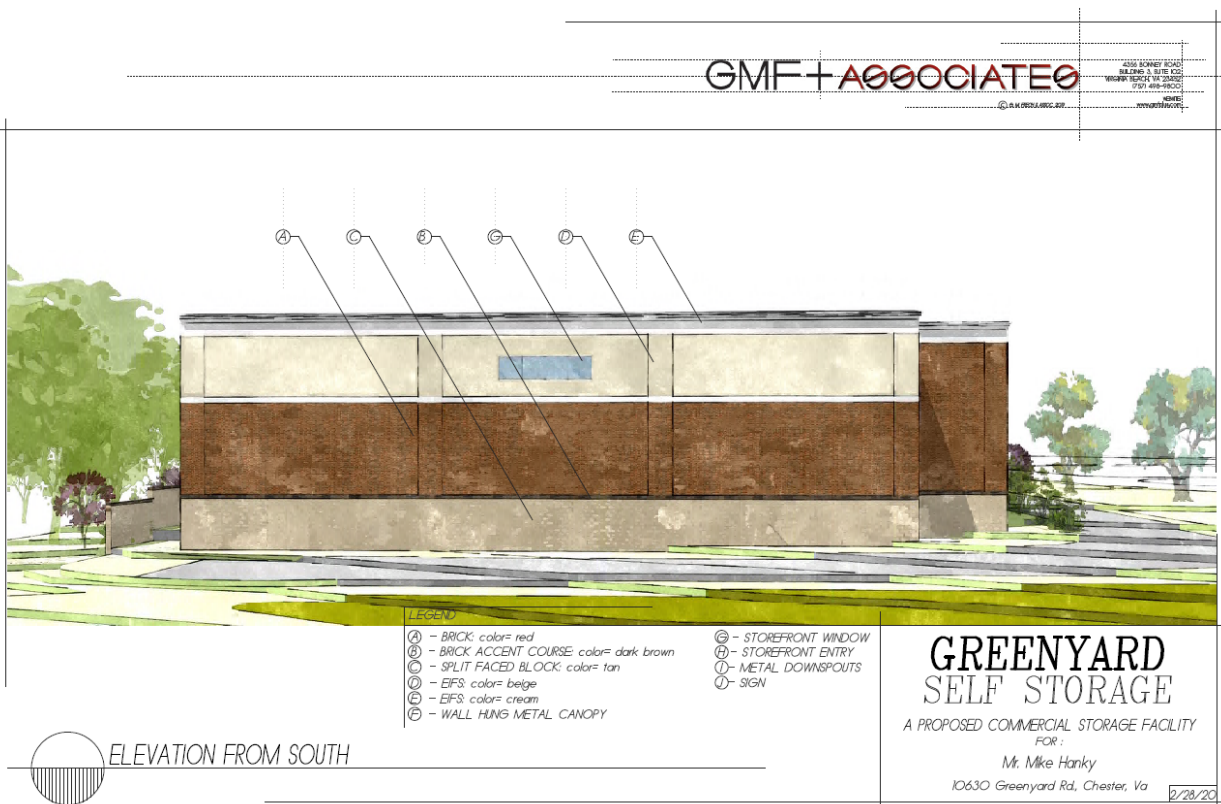
1. Prohibited Uses: All C-5, C-4 and C-3 uses other than a mini storage facility shall be prohibited.
2. Master Plan: The Textual Statement dated April 9, 2020 shall apply to this Property.
3. Storm Water: For any storm water discharge, storm water detention shall be provided such that a 50 year post development storm shall be reduced to a 10 year pre-development discharge rate.
4. Concept Plan: The concept plan dated February 13, 2020, and attached as Exhibit 1, shall govern the development of the Property.
5. Elevations: The Property shall be constructed in a style, manner and appearance substantially similar to the elevations attached as Exhibit 2.
6. Water and Wastewater: The development shall be served by county water and wastewater.
7. Landscaping: In addition to any ordinance requirements and the provisions of the Textual Statement, a row of evergreen trees shall be planted on the north side of the Property between the screening wall and the Property line.
8. Hours of Operation: The hours of operation shall be no earlier than 6:00 a.m. and no later than 9:00 p.m.
9. Security: All common areas of the Property shall have monitoring camera surveillance. Additionally, the loading areas on the north end of the building shall have internal lighting, security cameras and motion detectors that will alert the owner or his designee that activity is occurring in the loading areas during hours outside of the Hours of Operation set forth in Proffer 8.

TEXTUAL STATEMENT

April 9, 2020

- I. **Buffer Reduction:** The rear buffer shall be 35 feet, a 65-foot reduction from the requirement in Section 19.1-263 of the Zoning Ordinance. A decorative fence and 2 x Perimeter Landscape C with evergreen trees substituted for small deciduous trees shall be installed within the 35-foot rear buffer.
- II. **Setback Exception:** The rear yard setback shall be reduced 5 feet such that the setback shall be 35 feet.

EXHIBIT 2





LEGEND

- A - BRICK, color= red
- B - BRICK ACCENT COURSE, color= dark brown
- C - SPLIT FACED BLOCK, color= tan
- D - EIFS, color= beige
- E - EIFS, color= cream
- F - WALL HUNG METAL CANOPY
- G - STOREFRONT WINDOW
- H - STOREFRONT ENTRY
- I - METAL DOWNSPOUTS
- J - SIGN

**GREENYARD
SELF STORAGE**

A PROPOSED COMMERCIAL STORAGE FACILITY

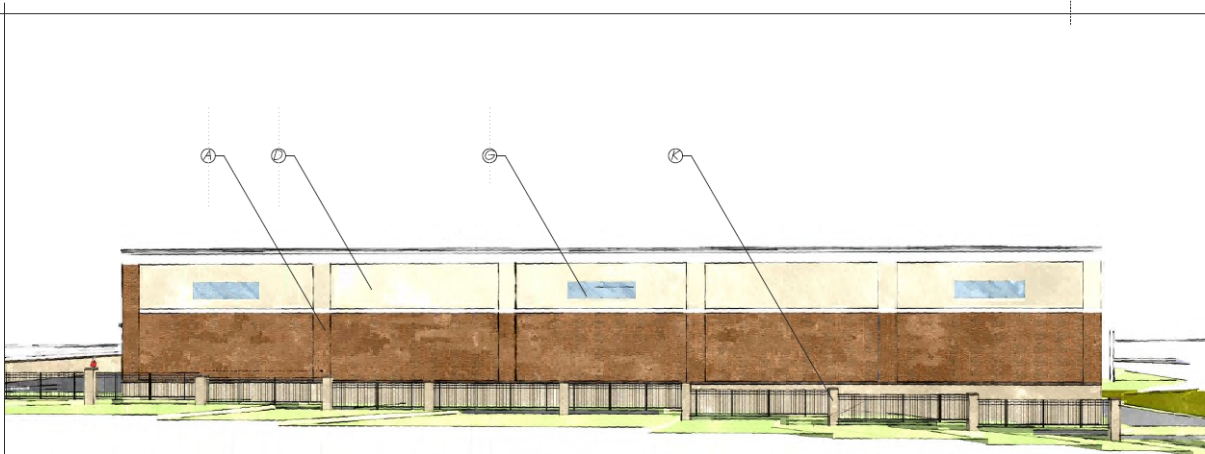
FOR :

Mr. Mike Hanky

10630 Greenyard Rd., Chester, Va

2/28/20

ELEVATION FROM EAST, EXHIBIT #2



LEGEND

- A - BRICK, color= red
- B - BRICK ACCENT COURSE, color= dark brown
- C - SPLIT FACED BLOCK, color= tan
- D - EIFS, color= beige
- E - EIFS, color= cream
- F - WALL HUNG METAL CANOPY
- G - STOREFRONT WINDOW
- H - STOREFRONT ENTRY
- I - METAL DOWNSPOUTS
- J - SIGN
- K - METAL FENCE WITH BLOCK COLUMNS TO MATCH SITE WALL

**GREENYARD
SELF STORAGE**

A PROPOSED COMMERCIAL STORAGE FACILITY

FOR :

Mr. Mike Hanky

10630 Greenyard Rd., Chester, Va

2/28/20

ELEVATION FROM WEST

ZONING OPINION NUMBER: 19Z00523



DISCLOSURE AFFIDAVIT LAND USE APPLICATION

RECEIVED

SEP 27 2019

DIRECTOR PLANNING DEPT

I, Jack R. Wilson, III, PLC, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Agent for the land use amendment on the property identified as Parcel ID Number(s):

772-659-7750

and am requesting Rezoning

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

NAME	ADDRESS	TYPE OF OWNERSHIP
REBKEE PTNRS	2800 Patterson Avenue Suite 200 Richmond, VA 23221	Title Owner
IRONBRIDGE LLC	10503 Buttapple Drive, Henrico, VA, 23233	Contract Purchaser

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

NAME	ADDRESS	NAME OF ARTIFICIAL PERSON
------	---------	---------------------------

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

NAME	ADDRESS	NAME OF CORPORATION
Rebkee Partners Mattress-Hampton, LLC.	2800 Patterson Avenue Suite 200 Richmond, VA 23221	REBKEE PTNRS IRONBRIDGE LLC

7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

CORPORATION/ ARTIFICIAL PERSON	NAME OF HOUSEHOLD MEMBER	NAME OF SUPERVISOR OR COMMISSIONER	DESCRIPTION OF OWNERSHIP INTEREST
-----------------------------------	-----------------------------	---------------------------------------	--------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: [Signature]
Jack R. Wilson, III, PLC

STATE OF Virginia

COUNTY/CITY OF Chesterfield to-wit:

This day Jack R. Wilson, III personally appeared before

me, Kathleen June McElroy, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 27th day of September 2019.

[Signature]
Notary Public

Registration No. 7789956

My Commission expires: June 30, 2022

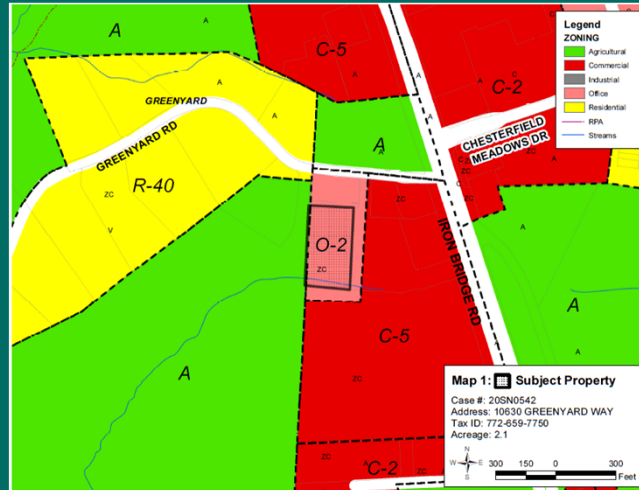
KATHLEEN JUNE MCELROY
NOTARY PUBLIC
REG. #7789956
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2022

20SN0542
DALE
Cross Tides Corporation

Rezoning from Corporate Office District (O-2) to General Business District (C-5) with Conditional Use Planned Development (CUPD) to permit a warehouse (Self-storage facility). An exception to the required rear buffer, and rear setback are requested.

This case is in the Dale District, and the applicant, Cross Tides Corporation, is requesting rezoning from Corporate Office District (O-2) to General Business District (C-5) with Conditional Use Planned Development (CUPD) to permit a warehouse (Self-storage facility). An exception to the required rear buffer, and rear setback are also requested.

20SN0542-Overview



- 3-story, indoor self-storage facility proposed
- Current O-2 zoning does not permit use, first permitted in C-5 (and I-1)
- All other C-5, C-4, and C-3 uses excluded
- CUPD for rear buffer and setback requested

Development of the site for a 3-story mini-storage facility is planned.

Current O-2 zoning does not permit mini-storage; it is first permitted in C-5 and I-1.

The applicant is proposing to exclude all other C-5, C-4, and C-3 uses.

A CUPD is requested to reduce the rear buffer and setback to 35'.

Recommend approval and acceptance of proffered conditions which help to ensure compatibility with nearby commercial and residential uses.

CASE NUMBER: 20SN0543

APPLICANT: Pavilion Development Company



**CHESTERFIELD COUNTY,
VIRGINIA
CLOVER HILL DISTRICT
STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Supervisors (BOS) Hearing:

MAY 27, 2020

BOS Time Remaining:

365 DAYS

Applicant's Contact:

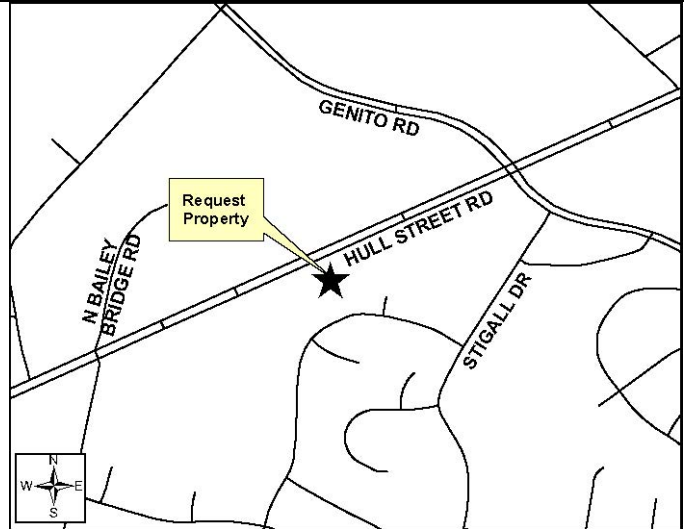
GEORGE SHIELD (704) 944-5964

Applicant's Agent:

ANDREW CONDLIN (804) 977-3373

Planning Department Case Manager:

JOSH GILLESPIE (804) 796-7122



1.4 Acres – 11321 & 11401 Hull Street Road

Firestone at

Genito Green Shopping Center

REQUEST

REQUEST I: Conditional Use to allow automobile repair within a shopping center and within 100' of Office zoning district

REQUEST II: Conditional Use Planned Development (CUPD) for exceptions to landscaping requirements of 19.1-342 (A) and (B)

Notes: A. Conditions may be imposed, or the property owners may proffer conditions.

B. Proffered Conditions, Textual Statement and exhibits are located in Attachments 1-4.

SUMMARY

A conditional use is requested to allow automobile repair excluding body, major engine or transmission on the Property within a shopping center and within 100' of an adjacent Office zoned property and otherwise does not meet the restrictions as set forth in Section 19.1-53.

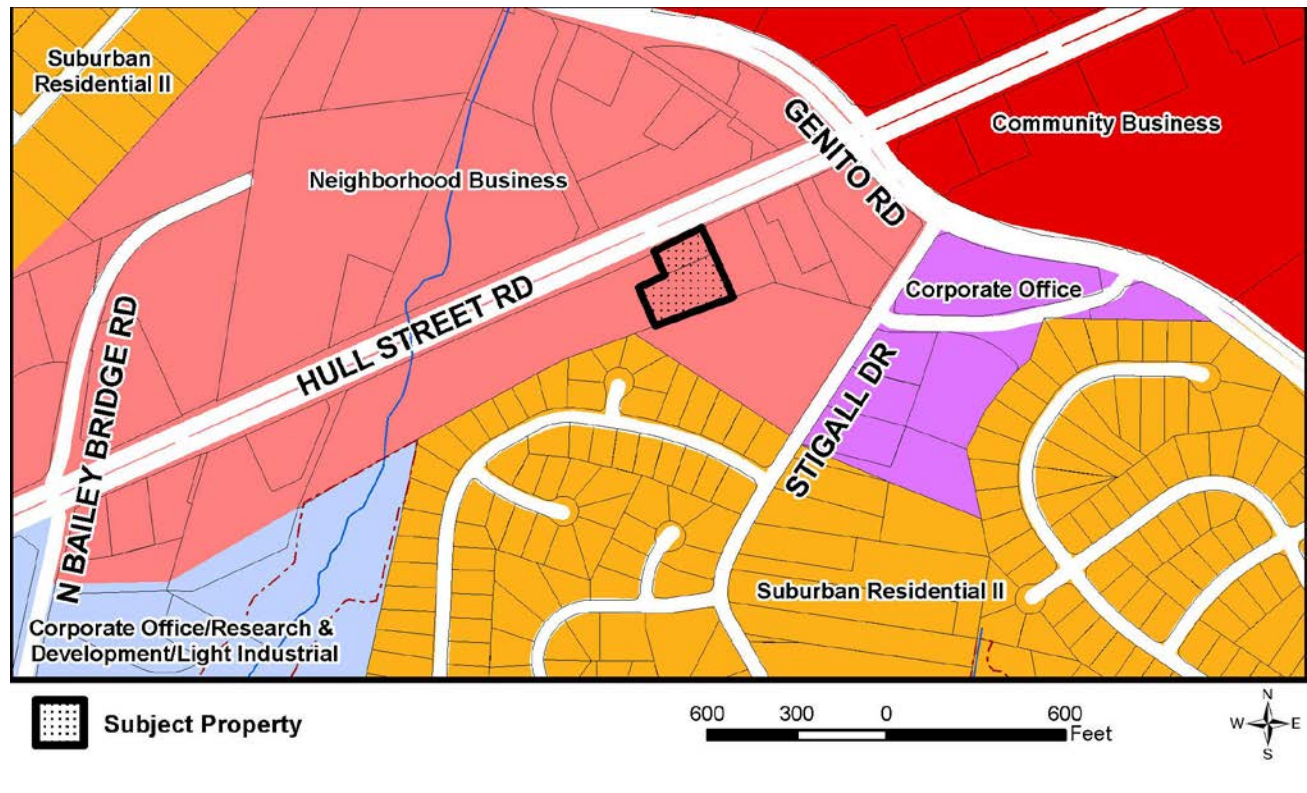
The building is narrow and deep to house the repair bays entered from the side of the building, an orientation consistent with the shopping center and Chesterfield County's development standards. The site dimensions do not accommodate the landscaping in addition to the deep building, parking, onsite circulation, a sanitary sewer easement along the rear of the property and rear setbacks for the building and parking. Further, the sanitary sewer main easement prevents plantings to meet the landscaping required by the Code. The CUPD plan provides a fence/wall in lieu of landscaping. The site layout, screening and appearance have been designed to be compatible with the shopping center and the surrounding office and residential properties.

RECOMMENDATION	
PLANNING COMMISSION (4/21/20)	APPROVAL WITH THE PROFFERED CONDITIONS
STAFF	APPROVAL WITH THE PROFFERED CONDITIONS <ul style="list-style-type: none"> • The use is appropriate oriented to a major thoroughfare and is consistent with the character of the Genito Green Shopping Center. Further, the surrounding Office zoning is used for a church, with a substantial screening performs the equivalent function to the 100' setback otherwise required. • The CUPD provides opaque screening with a wall/fence and with retained and supplemented vegetation to meet the purpose of the landscaping that is otherwise required.

Comprehensive Plan

Classification: NEIGHBORHOOD BUSINESS

The designation suggests commercial uses that serve neighborhood-wide trade areas. Such uses generally attract customers residing in neighborhoods within a small geographical area.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Josh Gillespie (804-796-7122) gillespiejo@chesterfield.gov

Zoning History

Case Number	Request
93SN0180 Approved (06/1993)	<ul style="list-style-type: none"> Rezoning from Agricultural (A) to Neighborhood Office (O-1), Neighborhood Business (C-2), and Community Business (C-3) plus a Conditional Use Planned Development to permit use and bulk (setback) exceptions.

Proposal

A conditional use is requested to allow automobile repair excluding body, major engine or transmission on the Property within a shopping center and within 100' of an adjacent Office zoned property and otherwise does not meet the restrictions as set forth in Section 19.1-53.

The building is narrow and deep with repair bays entered from the building side, an orientation consistent with the shopping center character and Chesterfield County's development standards. The site dimensions and property setbacks combined with onsite vehicular circulation and a sanitary sewer main easement along the rear of the property constrain site development with the landscaping required by the Code. The opportunity exists for preservation of existing mature trees and creating a screen at the rear of the property with a solid wall or fence.

General Overview	
Requirements	Details
Uses	Automobile repair uses are allowed so long as certain development standards are met <i>Textual Statement (TS) Condition 1</i>
Site Development	The Property shall be developed as generally shown <i>TS Condition 1</i>
Architectural Standards	The building shall have an exterior elevation generally consistent with those certain elevations herein <i>TS Condition 1</i>
Operation	No vehicles waiting for repair shall be parked in the area shown on the Concept Plan as outlined in yellow <i>TS Condition 1</i>
Screening	An 8-foot opaque fence constructed of a hard surface material, such as block, pre-cast or other material approved at the time of plans review, shall be provided as shown <i>TS Condition 1</i>
Landscaping	No landscaping shall be required along the rear property line so long as an 8' opaque fence shall be provided as shown on the Concept Plan, provided, however, landscaping shall be provided in the areas shown on the Concept Plan as "AREA OF SUPPLEMENTAL LANDSCAPING" as determined appropriate at the time of plans review to supplement existing vegetation and to add to any areas that are cleared. Any such supplemental planting shall be appropriate for the location and the existing sanitary sewer easement <i>TS Condition 2</i>

The Comprehensive Plan and Future Area Development

The designation suggests commercial uses that serve neighborhood-wide trade areas. Such uses generally attract customers residing in neighborhoods within a small geographical area.

The subject properties are located between Hull Street Road, a major thoroughfare for east-west traffic, and surrounding office and residential properties. Developments of sites of this nature must balance the transitions between differing types of land uses.

Site Development and Design

The development will be designed in general conformance with the Site Plan and Elevations (Exhibits A and B, Attachments 3 and 4). The two (2) subject parcels in this zoning case are served by a common access driveway for the Genito Green Shopping Center. The site has been designed to orient the entrance toward the shared drive and the garage bays on the building side that is least visible from rights-of-way.

Screening and Landscaping

The Site Plan and Elevations (Exhibits A and B, Attachments 3 and 4) provides an opaque wall or fence of masonry block or pre-cast material to screen the rear of the site from adjoining office and residential zoning districts. The wall or fence is provided in lieu of the landscaping otherwise required by the code, in addition to the preservation of existing mature vegetation and the addition of supplemental vegetation in specified areas around the parking area and dumpster enclosure.

Architectural Elevations

The Elevations (Exhibits B, Attachment 4) provide architectural elevations that are compatible with the existing buildings in the Genito Green Shopping Center. The building entrance is located on the north elevation facing Hull Street Road and is delineated by additional features including the wall covering of increased amount of masonry, canopies, and a finished roof cap at the corner over the entrance area. Development of the subject properties will continue this character through this part of the shopping center and maintain continuity for the future development of currently vacant commercial properties to the west.

ENVIRONMENTAL ENGINEERING

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

Geography

The subject properties generally drain from northeast to southwest to an unnamed tributary of Swift Creek. The tributary drains through the office/commercial park property located to the west of the subject properties, then through several existing subdivisions prior to discharging into Swift Creek. Both properties are located within the Lower Swift Creek Watershed.

Environmental Features

A Resource Protection Area (RPA) Designation must be submitted to and confirmed by the Department of Environmental Engineering – Water Quality Section prior to the submittal of any site plans. In addition, wetlands shall not be impacted without prior approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Drainage

The subject properties currently drain to an unnamed tributary which drains through the Frederick Farms subdivision, then through several other existing subdivisions prior to discharging into Swift Creek. Roadside ditches and existing culverts within the Frederick Farms subdivision are inadequate to accommodate a substantial increase in runoff generated by upstream development. Therefore, to the maximum extent practicable, drainage from the proposed development shall be collected and directed to the existing storm sewer system along Hull Street Road.

In addition, any increase in the 100-year discharge rate from the development of the subject properties may result in increased flooding within the existing neighborhoods. As a result, 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 100-year backwater and/or floodplain. On-site detention of the post-development discharge rate for the 100-year storm to below the pre-development discharge rate may be provided to satisfy this requirement. The applicant has offered Proffered Condition 3 to address this impact.

Stormwater Management

The development of the subject property will be subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations for water quality and water quantity.

UTILITIES

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

Existing Water and Wastewater Systems

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

Additional Utility Comments:

The subject property is located within the mandatory water and wastewater connection areas for new non-residential structures. An 8" public water is located on 11301 Hull Street Road, immediately east of the subject property. An 8" public wastewater line is located along the rear property line. The applicant has proffered to connect to the public water and wastewater systems.

In conjunction with the site plan approval process, extension of a public water line across the subject property is anticipated to serve the undeveloped portion of the property towards the west.

The Utilities Department supports this case.

FIRE SERVICE

Staff Contact: Anthony Batten (804-717-6167) BattenA@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Manchester Volunteer Rescue Squad Fire Station, Company Number 24
EMS Facility	The Manchester Volunteer Rescue Squad

COUNTY DEPARTMENT OF TRANSPORTATION

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

FIRE AND EMERGENCY MEDICAL SERVICES

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

SCHOOLS

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

PARKS AND RECREATION

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

LIBRARIES

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

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

HEALTH

Staff Contact: Richard Michniak (804-748-1695) richard.michniak@vdh.virginia.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals	
10/10/19	Application submitted
12/12/19, 3/9 & 4/9/20	Application amended
10/10 & 12/12/19, 1/7, 2/3, 3/9, 3/11, 4/6, 4/9, 4/10 & 4/21/20	Proffered Conditions, Textual Statement and exhibits submitted
Planning Commission Meeting	
4/21/20	<p>Citizen Comments: No one spoke to this request</p> <p>Commission Discussion: There was no discussion</p> <p>Recommendation – APPROVAL WITH THE PROFFERED CONDITIONS</p> <p>Motion: Hylton Second: Owens AYES: Freye, Sloan, Hylton, Owens, Petroski</p>
The Board of Supervisors on Wednesday, May 27, 2020 beginning at 6:30 p.m., will consider this request.	

PROFFERED CONDITIONS

April 21, 2020

Note:

Both the Planning Commission and staff recommend acceptance of the following proffered conditions, as offered by the applicant.

1. **Master Plan.** The Textual Statement last revised on April 10, 2020 shall be considered as the Master Plan. (P)
2. **Water & Wastewater.** The development shall be served by County water and wastewater. (U)
3. **Drainage.** Proffer 14 of Case 93SN0180 shall be deleted in its entirety and replaced with the following:

Drainage. For the portions of the property that will drain toward the Frederick Farms subdivision, 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. (P)

TEXTUAL STATEMENT

Last Revised April 10, 2020

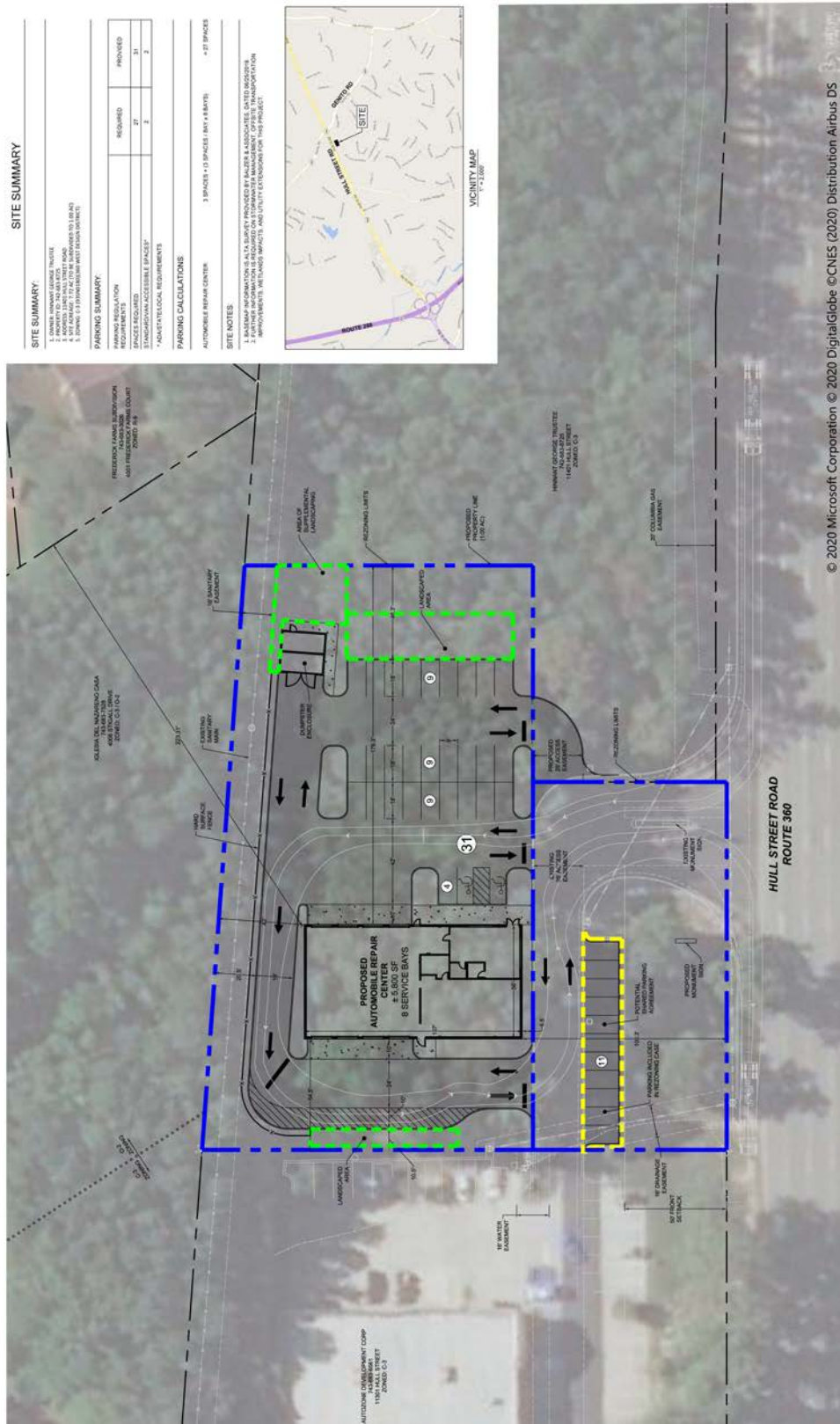
Development of the Property shall comply with the Zoning Ordinance requirements except as outlined herein:

- 1. Automobile Repair Use and Operation.** Automobile Repair shall be permitted so long as the following standards are met:
 - a. The Property shall be developed as generally shown on that certain conceptual plan entitled "SP004 – FIRESTONE – 11401 HULL STREET, CONCEPTUAL SITE LAYOUT PLAN – April 10, 2020" and prepared by Timmons Group (the "Concept Plan").
 - b. The building shall have an exterior elevation generally consistent with those certain elevations entitled "EXTERIOR ELEVATIONS & DETAILS", dated April 9, 2020, and prepared by SGA Design Group P.C. (the "Elevations").
 - c. An 8 foot opaque fence shall be provided along the rear property line as shown on the Concept Plan. Such fence shall be constructed of a hard surface material, such as block, pre-cast or other material approved at the time of plans review.
 - d. No vehicles waiting for repair shall be parked in the area shown on the Concept Plan as outlined in yellow.

(P)
- 2. Landscaping.** No landscaping shall be required along the rear property line so long as an 8' opaque fence shall be provided as shown on the Concept Plan, provided, however, landscaping shall be provided in the areas shown on the Concept Plan as "AREA OF SUPPLEMENTAL LANDSCAPING" as determined appropriate at the time of plans review to supplement existing vegetation and to add to any areas that are cleared. Any such supplemental planting shall be appropriate for the location and the existing sanitary sewer easement. (P)

EXHIBIT A – SITE PLANS AND ELEVATIONS

Last Revised April 10, 2020



SCALE 1"=50'

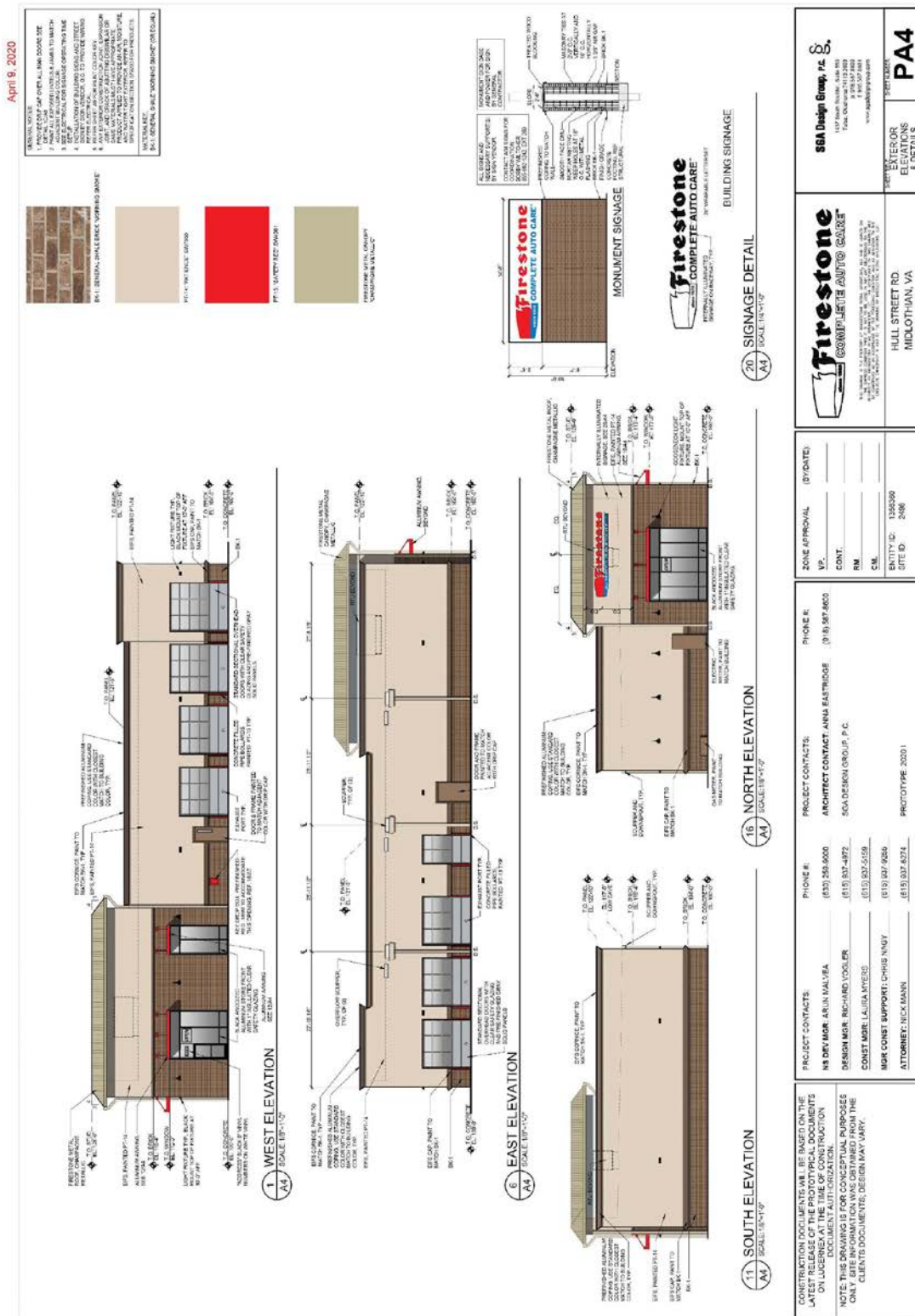
TIMMONS GROUP

THIS DRAWING PREPARED AT THE
10000 Boulevard, Suite 200, Dallas, TX 75245
TEL: 214-220-0000 FAX: 214-220-0001 www.timmons.com

SP005 - FIRESTONE - 11401 HULL STREET

CONCEPTUAL SITE LAYOUT PLAN - April 10, 2020

Last Revised April 9, 2020



ZONING OPINION NUMBER: 18ZO0426



DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

I, George R. Hinnant, Trustee, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Other for the land use amendment on the property identified as Parcel ID Number(s):

742-683-8725

and am requesting Conditional Use Planned Development

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
George R. Hinnant, Trustee	4302 Monument Park, Richmond, VA 23230	Title Owner

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
-------------	----------------	----------------------------------

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
-------------	----------------	----------------------------

7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: George R. Hinnant
George R. Hinnant, Trustee

STATE OF VIRGINIA

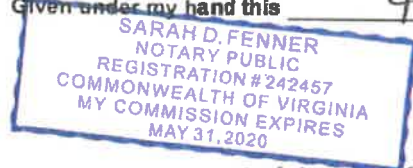
COUNTY/CITY OF CHESTERFIELD to-wit:

This day GEORGE HINNANT personally appeared before

me, SARAH D FENNER, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 4th day of OCTOBER, 20 .



Sarah D Fenner
Notary Public

Registration No. 242457

My Commission expires: 05-31-2020

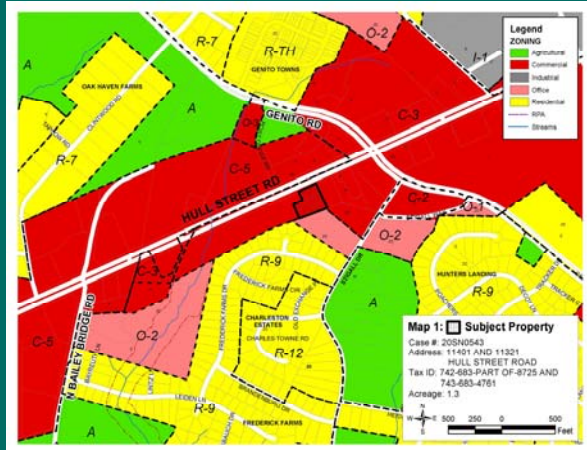
20SN0543
Clover Hill
George C. Sheild

REQUEST I: CU to allow automobile repair within a shopping center and within 100' of Office zoning district

REQUEST II: CUPD for exceptions to landscaping requirements of 19.1-342 (A) and (B)

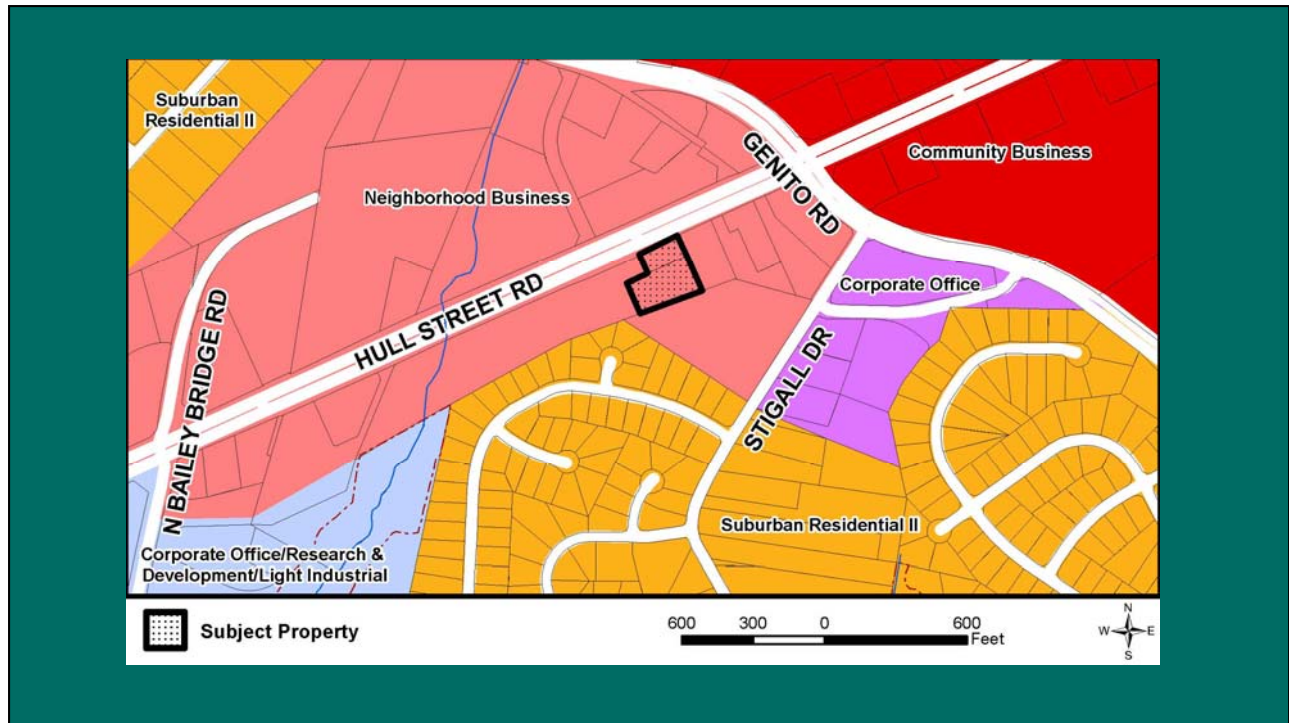
Case 20SN0543 in the Clover Hill district involves two (2) requests. Request 1 is for a conditional use to allow automobile repair within a shopping center and within 100' of an Office zoning district. Request 2 is for a conditional use planned development for exceptions to landscaping requirements in code sections 19.1-342 (A) and (B)

20SN0543 - Overview



- REQUEST I: CU to allow automobile repair excluding body, major engine or transmission in a shopping center and within 100' of Office zoning
- REQUEST II: CUPD for exceptions to landscaping requirements of 19.1-342 (A) and (B)
- CUPD includes site plan and building elevations
- Solid wall/fence in lieu of landscaping along sewer easement buffer area that cannot be landscaped & added plantings
- Staff recommends approval of Requests I and II

The subject parcels are located in the Genito Green Shopping Center south of Hull Street Rd and west of the intersection of Hull Street Rd and Genito Rd. The application includes two (2) requests. Request I is for a conditional use (CU) to allow automobile repair excluding body, major engine or transmission in a shopping center and within 100' of Office zoning. Request II is for a Conditional Use Planned Development (CUPD) for exceptions to landscaping requirements, and includes a site plan and building elevations. The site plan proposes a solid wall or fence of masonry or pre-cast materials in lieu of landscaping to establish a screen between the commercial activities and the office and residential districts. Staff recommends approval of Requests I and II



The Comprehensive Plan suggests neighborhood commercial uses for the subject parcels and the surrounding areas along Hull Street Rd.



In this aerial view, the subject parcels located in the center of the view are vacant and partially wooded. Hull Street Road is located to the north, and the internal development driveway for Genito Green shopping center can be seen. Community Business uses are located along the Hull Street Road corridor. Properties south of the subject parcels are used for Religious uses by Episcopal Church of Our Savior and Residential uses by the Frederick Farms Subdivision.

Textual Statement & Proffered Conditions

1. **Automobile Repair Use and Operation.** Automobile Repair shall be permitted so long as the following standards are met:
 - a. The Property shall be developed as generally shown on that certain conceptual plan entitled “SP004 – FIRESTONE – 11401 HULL STREET, CONCEPTUAL SITE LAYOUT PLAN – April 10, 2020” and prepared by Timmons Group (the “Concept Plan”).
 - b. The building shall have an exterior elevation generally consistent with those certain elevations entitled “EXTERIOR ELEVATIONS & DETAILS”, dated April 9, 2020, and prepared by SGA Design Group P.C. (the “Elevations”).
 - c. An 8 foot opaque fence shall be provided along the rear property line as shown on the Concept Plan. Such fence shall be constructed of a hard surface material, such as block, pre-cast or other material approved at the time of plans review.
 - d. No vehicles waiting for repair shall be parked in the area shown on the Concept Plan as outlined in yellow. (P)
2. **Landscaping.** No landscaping shall be required along the rear property line so long as an 8’ opaque fence shall be provided as shown on the Concept Plan, provided, however, landscaping shall be provided in the areas shown on the Concept Plan as “AREA OF SUPPLEMENTAL LANDSCAPING” as determined appropriate at the time of plans review to supplement existing vegetation and to add to any areas that are cleared. Any such supplemental planting shall be appropriate for the location and the existing sanitary sewer easement. (P)

List of Conditions

The textual statement and proffered conditions include the following:

1. **Automobile Repair Use and Operation.** Automobile Repair shall be permitted so long as the following standards are met:
 - a. The Property shall be developed as generally shown on that certain conceptual plan entitled “SP004 – FIRESTONE – 11401 HULL STREET, CONCEPTUAL SITE LAYOUT PLAN – April 10, 2020” and prepared by Timmons Group (the “Concept Plan”).
 - b. The building shall have an exterior elevation generally consistent with those certain elevations entitled “EXTERIOR ELEVATIONS & DETAILS”, dated April 9, 2020, and prepared by SGA Design Group P.C. (the “Elevations”).
 - c. An 8 foot opaque fence shall be provided along the rear property line as shown on the Concept Plan. Such fence shall be constructed of a hard surface material, such as block, pre-cast or other material approved at the time of

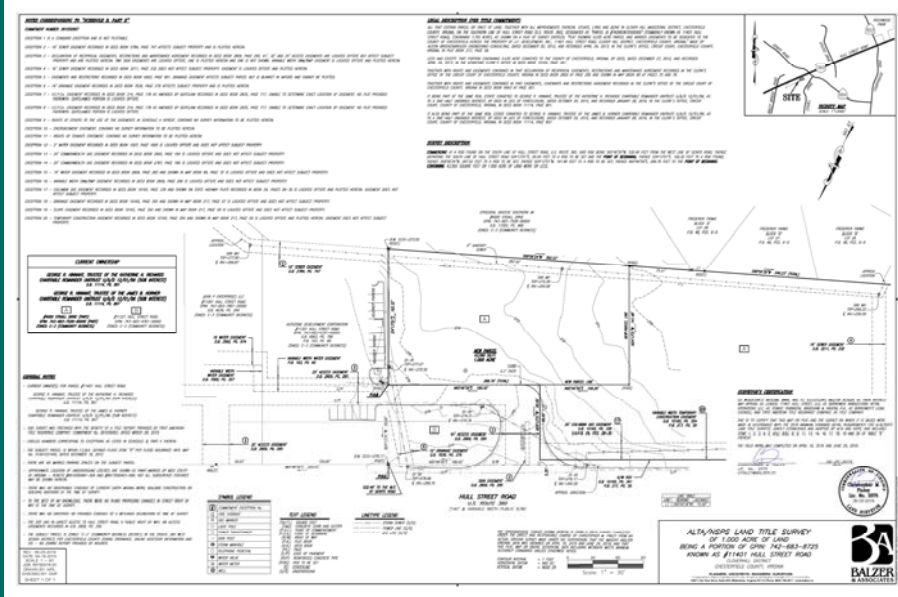
plans review.

- d. No vehicles waiting for repair shall be parked in the area shown on the Concept Plan as outlined in yellow.

(P)

Landscaping. No landscaping shall be required along the rear property line so long as an 8' opaque fence shall be provided as shown on the Concept Plan, provided, however, landscaping shall be provided in the areas shown on the Concept Plan as "AREA OF SUPPLEMENTAL LANDSCAPING" as determined appropriate at the time of plans review to supplement existing vegetation and to add to any areas that are cleared. Any such supplemental planting shall be appropriate for the location and the existing sanitary sewer easement. (P)

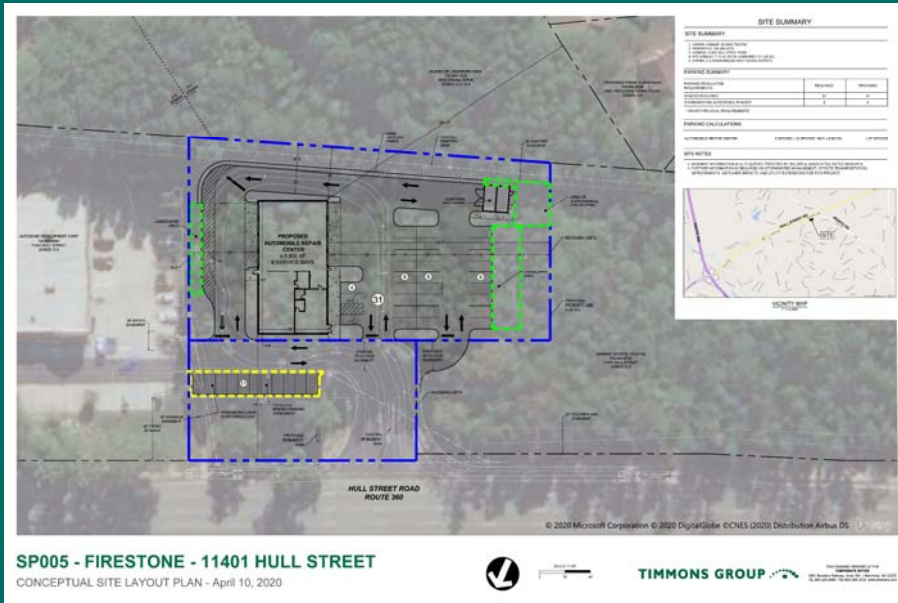
20SN0543



The zoning application includes two (2) parcels

The parcel show on the zoning exhibit is a new one (1) acre tract to be divided from the parent parcel. The second parcel is an existing parcel that will be used for parking and signage.

20SN0543



The conceptual plan of development shows two parcels

The proposed automotive repair center is approximate 5,800 square feet with 8 service bays. The vehicular access to the two (2) parcels is provided over an existing 25' access easement and driveway between Hull Street Road and Stigall Drive.

Site signage and customer parking are proposed on the existing parcel. Site parking and a circulating driveway around the proposed building are shown on the new parcel, along with an enclosed dumpster and areas for landscape preservation and supplemental plantings.

20SN0543



The architectural elevations are for one building and one freestanding sign

The proposed building has a rectangular footprint with two entrances into the northwest corner from the north and west elevations demarcated with metal canopies. Business identification signage is mounted above the main entrance on the northern end of the building, and the corner entrance is further defined by a rising elevation of brick wall covering and a metal roof element. The eight (8) service bays are accessed from the east and west building sides with minimal visibility from Hull Street Road.

Recommendations

- REQUEST I: CU to allow automobile repair excluding body, major engine or transmission in a shopping center and within 100' of Office zoning. APPROVAL
- REQUEST II: CUPD for exceptions to landscaping requirements of 19.1-342 (A) and (B). APPROVAL WITH PROFFERED CONDITIONS

Planning Commission recommends approval of Request I for a conditional use to allow automobile repair on the subject property.

Planning Commission recommends approval with the proffered conditions of Request II for a CUPD that includes exceptions to landscaping requirements

CASE NUMBER: 20SN0562
APPLICANT: Primax Properties



CHESTERFIELD COUNTY, VIRGINIA
BERMUDA DISTRICT

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Public Hearing:

May 27, 2020

BOS Time Remaining:

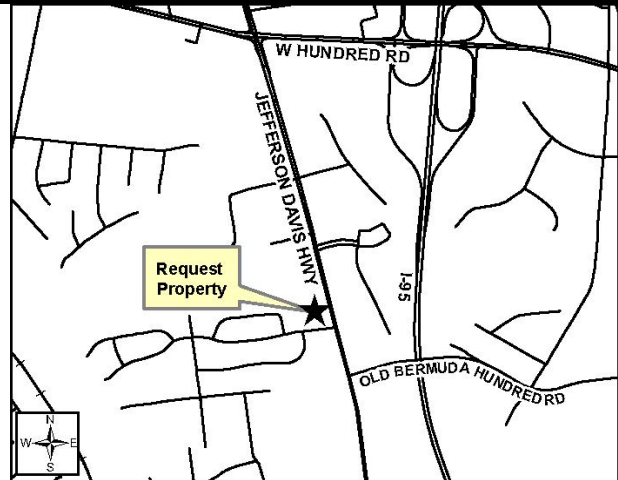
365 DAYS

Applicant's Agent:

JACK WILSON (804-425-9474)

Planning Department Case Manager:

JOE FEEST (804-748-1967)



4.1 Acres – 13230 Jefferson Davis Highway

REQUEST

Rezoning from Neighborhood Business (C-2) and Community Business (C-3) to Community Business (C-3) with Conditional Use Planned Development to permit exceptions to ordinance requirements relative to outside storage.

Notes: A. Conditions may be imposed or the property owner may proffer conditions.

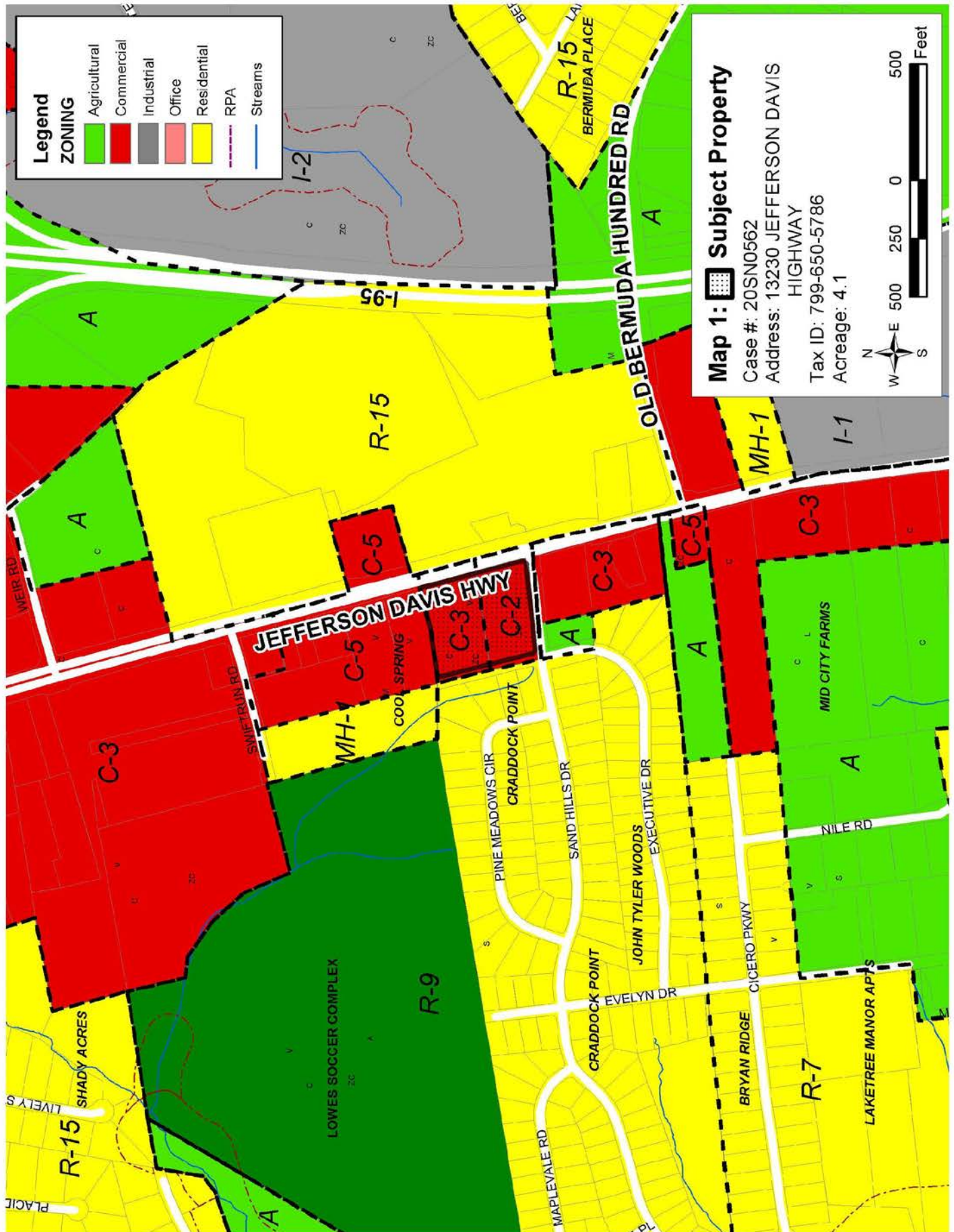
B. Proffered conditions, Textual Statement and exhibits are located in Attachments 1-4.

SUMMARY

Rezoning of the property with conditional use planned development is proposed to permit a home, farm and garden supply store, a Tractor Supply store, with outside storage that exceeds the restrictions for outside storage permitted in the Community Business (C-3) District. Development will occur as depicted on the conceptual plan (Exhibit 1, Attachment 3). The building and fenced area for outside storage is planned as provided in Exhibit 2, Attachment 4, which offers building and fencing materials designed to mitigate any adverse impact on area development by the increased outside storage.

RECOMMENDATION

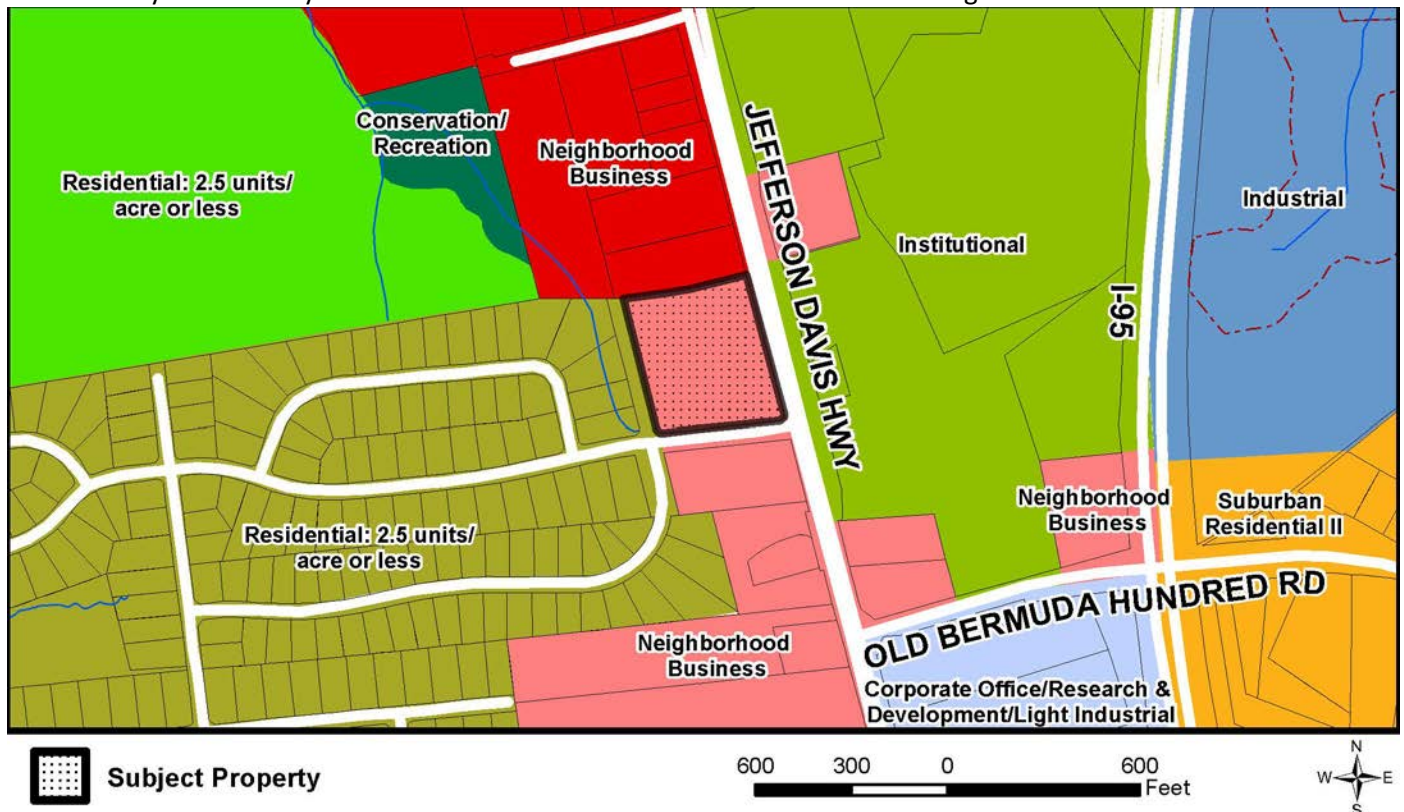
PLANNING COMMISSION	APPROVAL
STAFF	PLANNING - APPROVAL As conditioned, the outside storage use should not adversely impact area development or the corridor. TRANSPORTATION - APPROVAL



Comprehensive Plan

Classification: NEIGHBORHOOD BUSINESS

This designation suggests the property is appropriate for commercial uses that serve neighborhood-wide trade areas such as grocery, clothing and hardware stores, medical clinics and restaurants or other uses that primarily serve weekly or bi-weekly household needs with uses within an enclosed building.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Joe Feest (804-748-1967) feestj@chesterfield.gov

Proposal

Rezoning of the property is planned to permit a home, farm and garden center, a Tractor Supply store, which includes outside storage. Outside storage is permitted as a restricted use in Community Business (C-3) districts. The restrictions include: 1) the outside storage is accessory to a permitted use; 2) the outside storage is screened from view of any adjacent properties on which such uses are not permitted or do not exist, and from areas currently zoned Agricultural (A) and designated by the Comprehensive Plan for residential, agricultural, office or light industrial uses and external public road rights of way; and, 3) no more than ten (10) percent of the gross floor area of the principal use may be used for outside storage.

The applicant is requesting a conditional use planned development to permit outside storage which will not meet the above restrictions. Outside storage is proposed as an accessory use to a permitted use, the home, farm and garden center; however, the outside storage is proposed within a fenced area (Exhibit 1, Attachment 3) that exceeds ten (10) percent of the gross floor area of the principal use. In addition, the outside storage area would not be screened in accordance with the restriction noted above. Instead, view of the outside storage area would be minimized through building and fence design as provided on Exhibit 2, Attachment 4.

The overall site development, except for outside storage as discussed herein, must comply with Zoning Ordinance standards for the Emerging Growth District Area which address access, landscaping, setbacks, parking, signs, buffers and screening. The purpose of the Emerging Growth District standards is to promote high quality, well-designed projects.

As conditioned, the use should not adversely impact area development or the Jefferson Davis Highway corridor.

COUNTY TRANSPORTATION

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

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The applicant is requesting to rezone 4.1 acres to Community Business (C-3) with a conditional use planned development to allow increased outside storage. This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on shopping center trip rates, the development could generate approximately 3,300 average daily trips (ADT). Traffic generated by development of the property would be initially distributed along Jefferson Davis Highway (Route 1).

Route 1 is identified on the County's Thoroughfare Plan as a major arterial with a recommended right of way width of 120 to 200 feet. Route 1 along the property's frontage is a four-lane undivided facility with a center left turn lane. In 2018, the VDOT traffic count on Route 1 was 20,220 vehicles per day (Level-of-Service 'B'). Section 19.1-231 of the County Code

outlines the general requirements to meet the needs of the traffic generated by a proposed development, including acceptable levels of service. The applicant has offered:

Dedication (Proffered Condition 6):

- 60 feet of right-of-way along the west side of Route 1.

Vehicular Access (Proffered Condition 7):

- Limited to one (1) entrance/exit to Route 1.
- Access easement to adjacent property to the north to ensure shared access.

Road Improvements and Phasing (Proffered Conditions 8):

- Right turn lane at the approved Route 1 access.
- Shared use path along Route 1 for the property's frontage.
- Sidewalk along Sand Hills Drive for the property's frontage.

Staff supports the request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

The proposed case will be subject to meet the policy for VDOT Access Management minimum spacing criteria and subject to minimum commercial entrance design standards. During the site plan review process, VDOT will require turn lane analysis and trip generations for the proposed commercial entrance. More comments may be generated during the site plan review process.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Dutch Gap Fire Station, Company Number 14
EMS Facility	The Dutch Gap Fire Station, Company Number 14

UTILITIES

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

Existing Water and Wastewater Systems

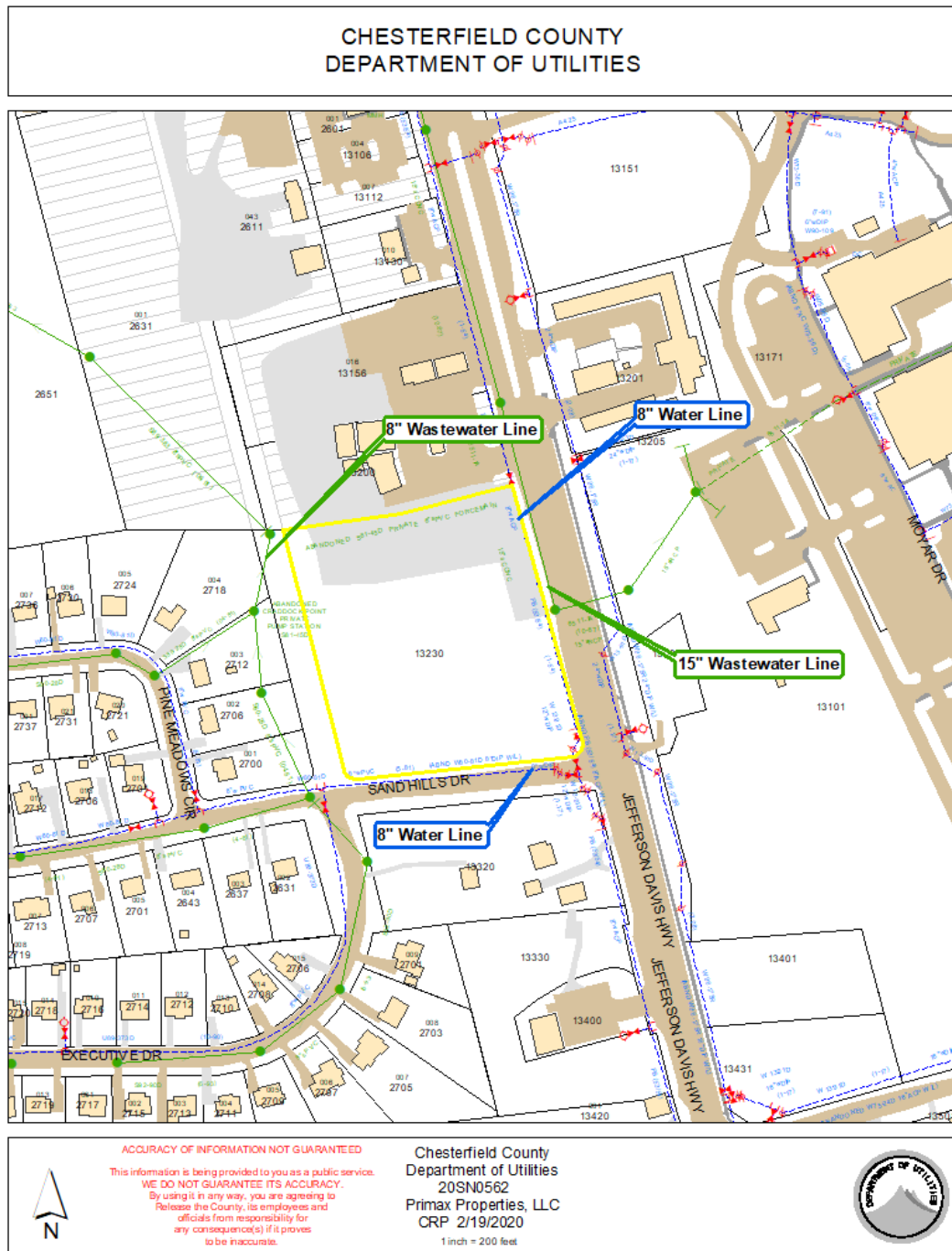
Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	8"	Yes
Wastewater	No	15", 8"	Yes

Additional Utility Comments:

The subject property is located within the mandatory water and wastewater connection areas for new non-residential structures. The applicant has proffered connection to the public water and wastewater systems (proffer 4).

An 8" water line is located along the west side of Jefferson Davis Highway and along Sandhills Drive.

A 15" wastewater line is located along the west side of Jefferson Davis Highway and an 8" wastewater line is located west of the subject property behind lots in the Craddock Point subdivision. The Utilities Department supports this case.



ENVIRONMENTAL ENGINEERING

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

Geography

The subject property drains from east to west into a natural channel along the rear of existing residential lots in the Craddock Point subdivision. This channel drains through the Lowes Soccer Complex and into an unnamed tributary of Ashton Creek. The entire property is located within the Ashton Creek Watershed.

Natural Resources

A Resource Protection Area (RPA) Designation must be submitted to and confirmed by the Department of Environmental Engineering – Water Quality Section prior to the approval of any site plans. A Water Quality Impact Assessment must be submitted to and approved by the Department of Environmental Engineering and/or the Board of Supervisors for any improvements which encroach into the RPA. In addition, wetlands shall not be impacted without prior approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Drainage

Drainage from the subject property currently sheet flows towards existing residential lots in the Craddock Point subdivision. Due to the inadequacy of the offsite drainage channels in the subdivision and below, drainage problems are anticipated as a result of the proposed development. Therefore, drainage from the proposed development should be directed towards the existing storm sewer system along Sand Hills Drive, unless off-site drainage easements can be obtained such that improvements can be installed to collect and direct the drainage to an adequate receiving channel. The applicant has offered Proffered Condition 5 to address this impact.

Stormwater Management

The development of the subject property will be subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations (VSMP) Regulations for water quality and quantity.

CASE HISTORY

Applicant Submittals

12/18/19	Application submitted
2/26/20	Revisions to proffered conditions, Textual Statement and exhibits submitted
4/10/20	Revision to proffered conditions submitted

Community Meeting

2/12/20	<p>Issues Discussed:</p> <ul style="list-style-type: none"> • No questions about case or subject property • A tree has fallen possibly from county-owned right of way located west of the property
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Planning Commission

3/17/20	Out of the abundance of caution due to the potential spread of the coronavirus, or COVID-19, the meeting was cancelled. Therefore, this case was deferred to the Commission's April 21, 2020 meeting. The applicant has consented to this deferral.
4/21/20	<p>Citizen Comments: No citizens spoke to this request.</p> <p>Recommendation -APPROVAL AND ACCEPTANCE OF PROFFERED CONDITIONS IN ATTACHMENT 1</p> <p>Motion: Dr. Hylton Second: Owens AYES: Freye, Hylton, Owens, Petroski and Sloan</p>
	Board of Supervisors on Wednesday May 27, 2020, beginning at 6 p.m., will consider this request.

PROFFERED CONDITIONS

APRIL 10, 2020

Note: Both the Planning Commission and staff recommend acceptance of the following proffered conditions, as offered by the applicant.

The property owners 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 Stafford County, for themselves and their successors and assigns, proffer that the property under consideration 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 owners and applicant. In the event this request is denied or approved with conditions not agreed to by the owners and applicant, the proffers shall immediately be null and void and of no further force or effect.

1. Master Plan: The Textual Statement dated February 26, 2020 shall apply to this Property. (P)
2. Concept Plan: The concept plan dated September 26, 2019, and attached as Exhibit 1, shall govern the development of the Property. (P)
3. Elevations: The Property shall be constructed in a style, manner and appearance substantially similar to the elevations dated October 18, 2019 and attached as Exhibit 2. (BI and P)
4. Public Utilities: The development shall be served by county water and wastewater. (U)
5. Storm Water: Unless offsite drainage easements are obtained, all runoff from the site shall be directed into the existing storm sewer system along Sand Hills Drive. (EE)
6. Dedication: Prior to any site plan approval, or within sixty (60) days from a written request by the Transportation Department, whichever occurs first, sixty (60) feet of right-of-way along the west side of Jefferson Davis Highway (Route 1), measured from the centerline of that part of Route 1 immediately adjacent to the Property shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
7. Access:
 - a. Direct vehicular access from the Property to Route 1 shall be limited to one entrance/exit. The exact location of this access shall be approved by the Transportation Department.
 - b. Prior to any site plan approval, an access easement, acceptable to the Transportation Department, shall be recorded from the Route 1 access to the adjacent property to the north, identified as Tax ID 799-651-5013. (T)
8. Road Improvements: The following road improvements shall be completed, as determined by the Transportation Department, prior to the issuance of any certificate

of occupancy. The exact length and design of the improvements shall be approved by the Transportation Department. If any of the improvements are provided by others, then the specific improvement shall no longer be required, as determined by the Transportation Department.

- a. Construction of additional pavement along the southbound lanes of Route 1 at the approved access to provide a separate right turn lane;
- b. Construction of a VDOT standard shared use path, including any crosswalk improvements, along the west side of Route 1 for the entire Property frontage.
- c. Construction of a VDOT standard sidewalk, including any crosswalk improvements, along the north side of Sand Hills Drive for the entire Property frontage.
- d. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

TEXTUAL STATEMENT

February 26, 2020

Rezone. Rezone approximately 4.1 acres (the “Property”) from C-2 and C-3 to C-3 with Conditional Planned Development to allow the following exception to ordinance standards:

Outside Storage Exception: The outside storage, exclusive of displays, shall not exceed 115% of the gross floor area of the principal building.

Exhibit 1 – Site Layout

September 26, 2019



EXHIBIT 2 – Building and Fence Elevations
February 26, 2020



Chester, VA.

Front-Left Elevation



October 18, 2019

Project Location | Chester, VA.

A 01

Chester, VA.

Front-Right Elevation



October 18, 2019

Project Location | Chester, VA.

A 02

Chester, VA.

FOD Screening



October 18, 2019

Project Location | Chester, VA.

A 02

Chester, VA.

Right Elevation



October 18, 2019

Project Location | Chester, VA.

A 04

Chester, VA.

Rear Elevation
Fenced Outdoor Display



October 18, 2019

Project Location | Chester, VA.

A 03

Chester, VA.

Front Section
Sight Line



October 18, 2019

Project Location | Chester, VA.

A 06

Chester, VA.

Left Side Section
Sight Line



October 18, 2019

Project Location | Chester, VA.

A 07

Chester, VA.

Right Side Section
Sight Line



October 18, 2019

Project Location | Chester, VA.

A 08



DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

RECEIVED

DEC 13 2019

DIRECTOR PLANNING DEPT

I, Jack R. Wilson, III, PLC, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Agent for the land use amendment on the property identified as Parcel ID Number(s):

799-650-5786

and am requesting Rezoning, Conditional Use Planned Development

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
Primax Properties, LLC	1100 East Morehead Street, Charlotte, NC, 28204	Contract Purchaser
WALLACE PROPERTIES LLC	13230 JEFFERSON DAVIS HWY	Title Owner

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
William G. Seymour	1100 East Morehead Street, Charlotte, NC, 28204	Primax Properties, LLC
Paul P. Wallace III	13230 JEFFERSON DAVIS HWY	WALLACE PROPERTIES LLC

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
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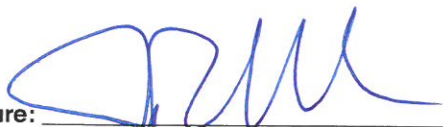
7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: 
Jack R. Wilson, III, PLC

STATE OF Virginia

COUNTY/CITY OF Chesterfield to-wit:

This day Jack R. Wilson, III personally appeared before

me, Kathleen McElroy, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 12th day of December, 2019.


Notary Public

Registration No. 7789956

My Commission expires: June 30, 2022

KATHLEEN JUNE MCELROY
NOTARY PUBLIC
REG. #7789956
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2022



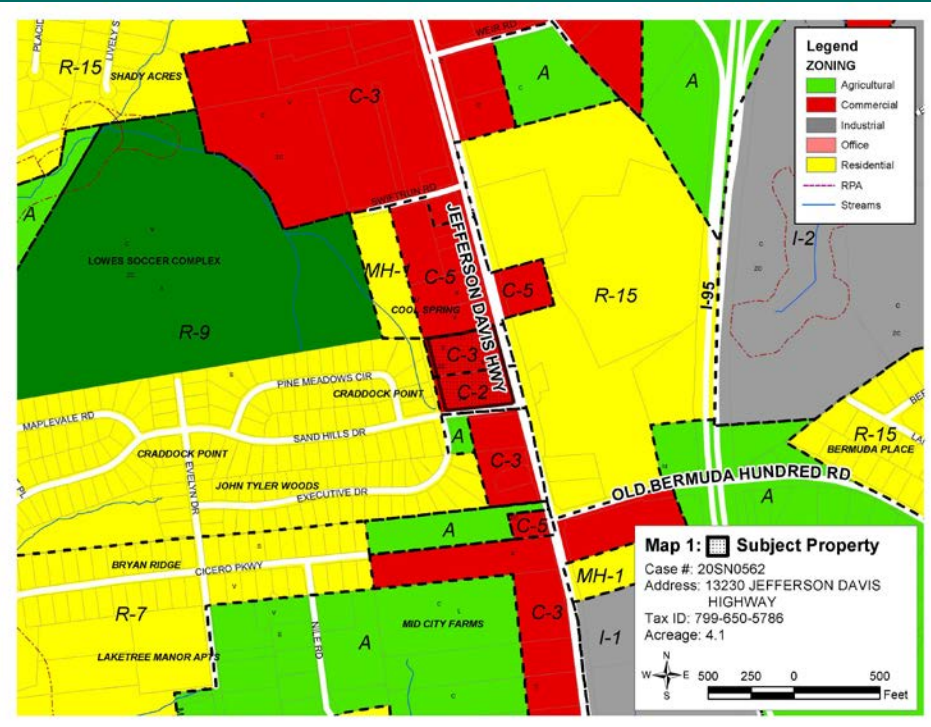
20SN0562

Bermuda

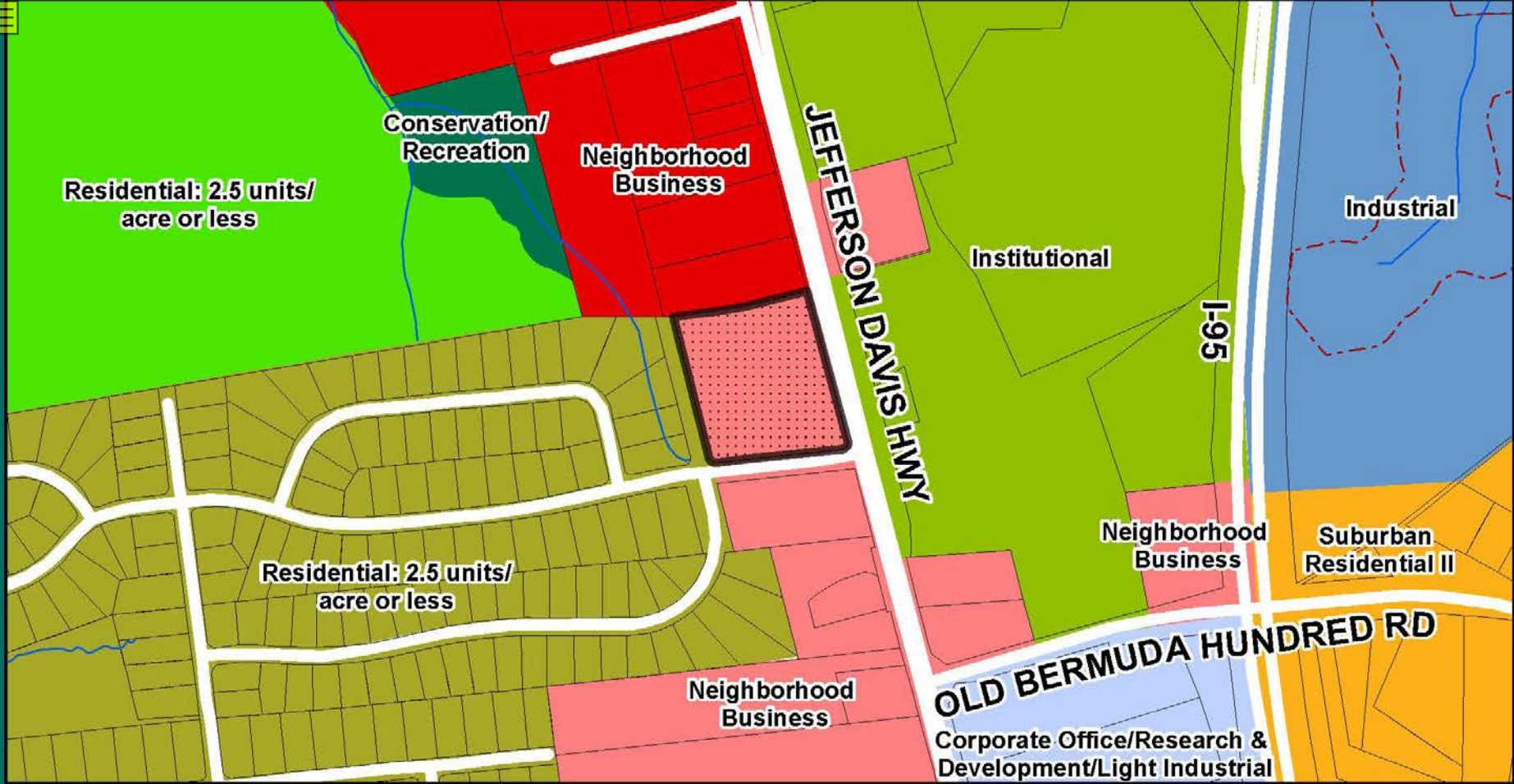
Primax Properties, LLC

Rezoning from Neighborhood Business (C-2)
and Community Business (C-3) to
Community Business (C-3) with Conditional
Use Planned Development to permit
exceptions to ordinance requirements
relative to outside storage.

20SN0562 - Overview



- Rezoning to Community Business (C-3) with Conditional Use Planned Development for exceptions to Ordinance requirements relative to outside storage
- Rezoning is proposed to permit a Tractor Supply store, with outside storage
- Outside storage is which offers building and fencing materials is designed to mitigate adverse impact on area development



Subject Property

600 300 0 600 Feet



Jefferson Davis Highway

I-95

John Tyler Community College

Old Bermuda Hundred Road



Single family residential -
Craddock Point
and John Tyler

Conceptual Elevation
Chester, VA.
October 18, 2019



PRIMAX

TSC TRACTOR
SUPPLY CO.

Chester, VA.

Birds Eye



PRIMAX

TSC TRACTOR
SUPPLY CO.

Front-Right
Elevation



October 18, 2019

Project Location: Chester, VA.

A 02

FOD Screening



October 18, 2019

Front-Left Elevation





Recommend Approval

- As conditioned, the outside storage use should not adversely impact area development or the corridor



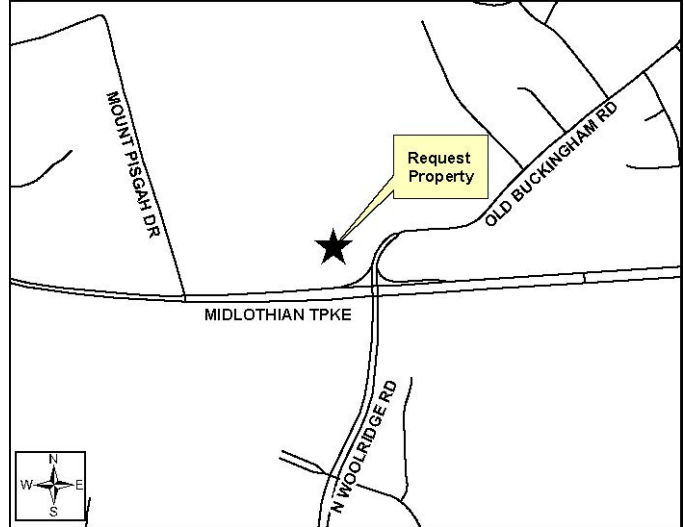
CASE NUMBER: 20SN0563
APPLICANT: McDonald's Corporation



**CHESTERFIELD COUNTY,
 VIRGINIA
 MIDLOTHIAN DISTRICT
 STAFF'S ANALYSIS
 AND
 RECOMMENDATION**

Board of Supervisors (BOS) Hearing:
 May 27, 2020
BOS Time Remaining:
 365 DAYS

Applicant's Contact:
 JEFFREY ANGES (630) 623-3000
Applicant's Agent:
 ANDREW CONDLIN (804) 977-3373
Planning Department Case Manager:
 JOSH GILLESPIE (804) 796-7122



1.4 Acres – 13170 Midlothian Turnpike
 McDonald's Restaurant Drive-Up Signs at
 Village Marketplace Shopping Center

REQUEST

A Conditional Use Planned Development (CUPD) for the replacement of existing signage for a restaurant drive-up lane in the Midlothian Special Design District. The planned replacement sign boards are larger than permitted in the Special Design District.

Notes: A. Conditions may be imposed, or the property owners may proffer conditions.
 B. Textual Statement and exhibits are in Attachments 1-2.

SUMMARY

The McDonald's restaurant has one (1) drive through lane and two (2) existing menu boards. The existing menu board signs are larger than permitted by Chesterfield Code 19.1-277.4, which established the maximum of two (2) signs totaling no more than twenty-four (24) square feet for each restaurant drive-up lane. The restaurant at the subject property has one (1) drive-up lane without area for a second lane and proposes to replace signs. The planned signs have digital displays, which are allowed per the code, to replace the existing backlit plexiglass.

RECOMMENDATION

PLANNING
 COMMISSION
 (4/21/20)

APPROVAL WITH THE PROFFERED CONDITION

STAFF

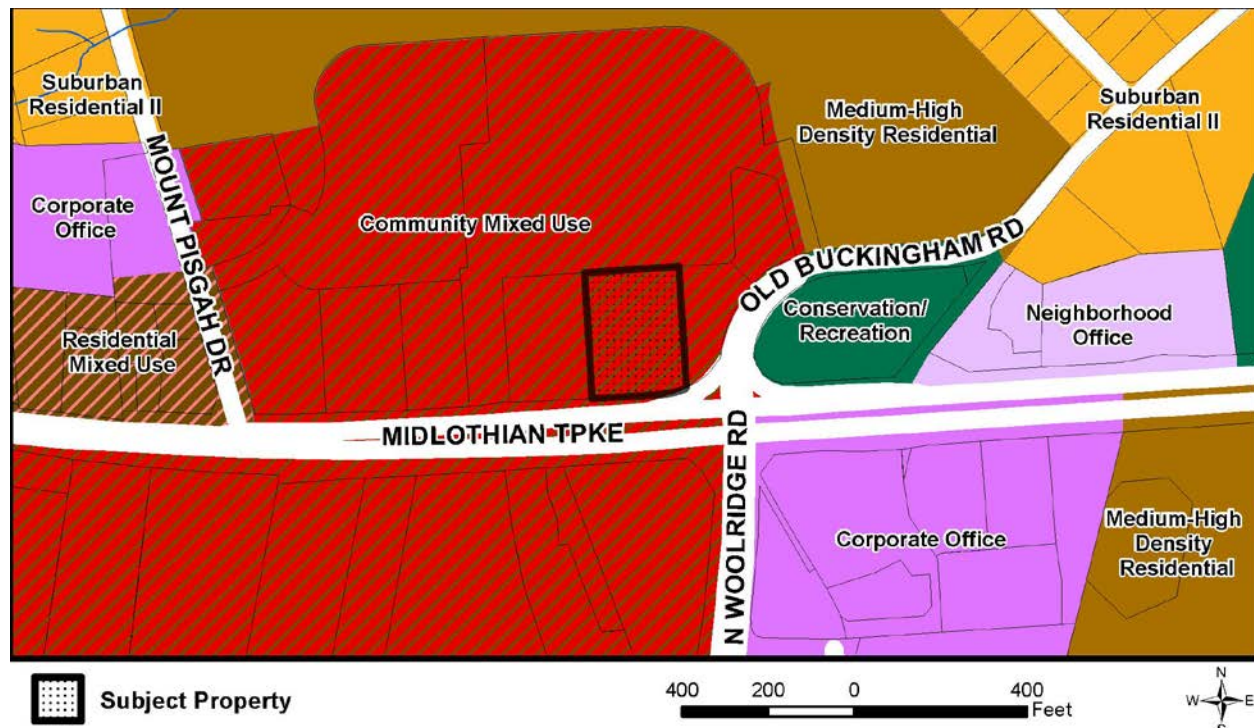
APPROVAL WITH THE PROFFERED CONDITION

- Replacing two (2) existing non-conforming signs with two (2) smaller signs will enhance the function and appearance of the restaurant.
- Quality design for the new menu boards in the one (1) existing drive lane provides contemporary materials and equipment with automated lumen adjustment with no adverse effect on surrounding properties or public view.

Comprehensive Plan

Classification: COMMUNITY MIXED USE

The designation suggests an integrated, even mix of higher density residential development with community serving commercial uses is desired in a town center-like setting.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Josh Gillespie (804-796-7122) gillespiejo@chesterfield.gov

Zoning History

Case Number	Request
83SN0142 Approved (04/1985)	<ul style="list-style-type: none">• Rezoning from Agricultural (A), Residential (R-7) and Residential (R-9) to Community Business and Residential (R-7) plus a Conditional Use Planned Development to permit use and bulk exceptions.• Commercial and multi-family residential development.• No more than one (1) drive-in restaurant.• Concealed source lighting and free-standing light fixtures limited to no more thirty (30) feet in height.• Signs regulated by the standards for the Route 60 Special Sign District.
88SN0075 Approved (07/1988)	<ul style="list-style-type: none">• Amend 83SN0142 CUPD to allow a second drive-in restaurant.
88AN0265 Approved (12/1988)	<ul style="list-style-type: none">• Variance to allow twenty-two (22) inch and twenty (20) inch increases in the lettering for roof-mounted and wall-mounted signs with letters

Proposal

A Conditional Use Planned Development (CUPD) is proposed to allow exceptions to the maximum area for signage in one (1) drive-up lane.

Existing zoning permits twenty-four (24) square feet of cumulative sign areas for drive-up lanes within The Midlothian Special Design District, pursuant to Chesterfield Code Sec. 19.1-277.4. The existing two (2) menu boards are forty-two (42) square feet in area each, for a total of eighty-four (84) square feet. The proposed two (2) new menu boards consist of 17.6 square feet for each board. The proposed CUPD would allow a maximum of 35.2 square feet of signage in the drive-up lane. The proposed 35.2 square foot signage area is 48.8 square feet smaller than the existing signs and 11.2 square feet more than permitted by Code.

General Overview	
Requirements	Details
Signs	Any drive through menu boards shall be limited to a total of 35.2 square feet of area <i>Condition 1</i>

The Comprehensive Plan and Future Area Development

The Community Mixed Use land plan designation suggests an integrated, even mix of higher density residential development with community serving commercial uses in a town center-like setting.

The subject property is in an area addressed by the Midlothian Special Area Plan adopted in October 2019. The Special Area Plan envisions site development focused toward a human scale. The proposal would remove the one (1) existing large menu board and replace with two (1) smaller menu boards.

The proposed signage area exception will have little to no effect on the future development within the Midlothian Special Area. The replacement of the existing signage which is substantially smaller is an incremental improvement to the subject property.

Sign Placement and Design

The development will be designed in general conformance with the Site Plan and Elevations (Exhibits A and B, Attachments 2 and 3). The sign faces are oriented to the drive lane and inline to allow ordering at two locations. The equipment includes a digital display with a light sensor to dim the screen and adjust the lumens at night.

Visibility from Public Rights-of-Way

The signage is oriented to the interior of the Village Marketplace Shopping Center and the electronic displays are not visible from the public streets on Midlothian Turnpike or Mount Pisgah Drive.

COUNTY DEPARTMENT OF TRANSPORTATION

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

ENVIRONMENTAL ENGINEERING

Staff Contact: Rebecca Ward (804-748-1028) WardR@chesterfield.gov

UTILITIES

Staff Contact: Matthew Rembold (706-7616) remboldm@chesterfield.gov

FIRE AND EMERGENCY MEDICAL SERVICES

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

SCHOOLS

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

PARKS AND RECREATION

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

LIBRARIES

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

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

HEALTH

Staff Contact: Richard Michniak (804-748-1695) richard.michniak@vdh.virginia.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

12/18/19	Application submitted
1/22/20	Application amended
12/18/19, 1/14, 1/22 & 1/31/20	Textual Statement and exhibits submitted

Community Meeting

12/4/19	<p>Issues Discussed:</p> <p>Functional purpose</p> <ul style="list-style-type: none"> • Provide for facilitated drive up ordering at two (2) signs on a site that is limited to one (1) drive lane <p>Architectural and site design, materials, and compatibility</p> <p>Sign type, area and visibility</p> <ul style="list-style-type: none"> • The signs will replace internally lit cabinets with thinner LED displays that will automatically dim at night • The proposed signs are smaller than the existing signs • The electronic sign faces are not visible from public streets
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Planning Commission Meeting

3/17/20	Out of the abundance of caution due to the potential spread of the coronavirus, or COVID-19, the meeting was cancelled. Therefore, this case was deferred to the Commission's April 21, 2020 meeting. The applicant has consented to this deferral.
4/21/20	<p>Citizen Comments:</p> <p style="padding-left: 40px;">No one spoke to this request</p> <p>Commission Discussion:</p> <p style="padding-left: 40px;">No one spoke to this request</p> <p>Recommendation – APPROVAL</p> <p>Motion: Hylton Second: Owens</p> <p>AYES: Freye, Sloan, Hylton, Owens, Petroski</p>

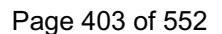
The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:30 p.m., will consider this request.

TEXTUAL STATEMENT

Last Revised December 5, 2019

1. **Menu Boards.** Any drive through menu boards shall be limited to a total of 35.2 square feet of area. Such boards shall be provided on the site as generally shown on the plans entitled "McDonald's USA, LLC, SITE ADDRESS: 13170 MIDLOTHIAN TPKE, MIDLOTHIAN, VA 23113" dated November 26, 2018, and prepared by RRMM Architects, PC. (P)

Page 402 of 552





DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

I, Jeffrey Angres, Senior Counsel, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Applicant for the land use amendment on the property identified as Parcel ID Number(s):

732-707-0188

and am requesting Conditional Use Planned Development

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
McDonald's Corporation	110 N Carpenter St, Chicago, IL, 60607-210	Title Owner

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

McDonald's Corporation

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
-------------	----------------	----------------------------------

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
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7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: Jeffrey A. Angres
Jeffrey Angres, Senior Counsel

STATE OF ILLINOIS

COUNTY/CITY OF COOK to-wit:

This day Jeffrey Angres personally appeared before

me, Moriah S. Horton, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 9 day of December, 20 19.

Moriah S. Horton
Notary Public

Registration No. 902977

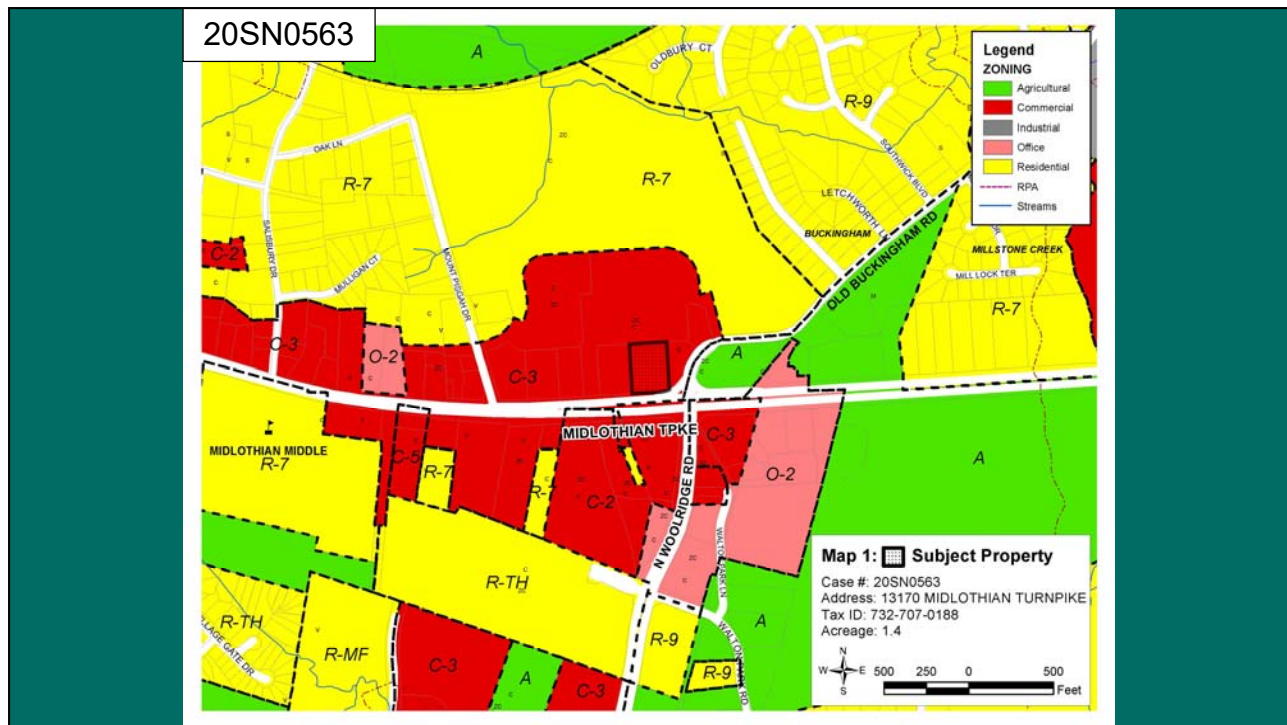
My Commission expires: 10-16-2023



20SN0563
Midlothian
McDonald's Corporation

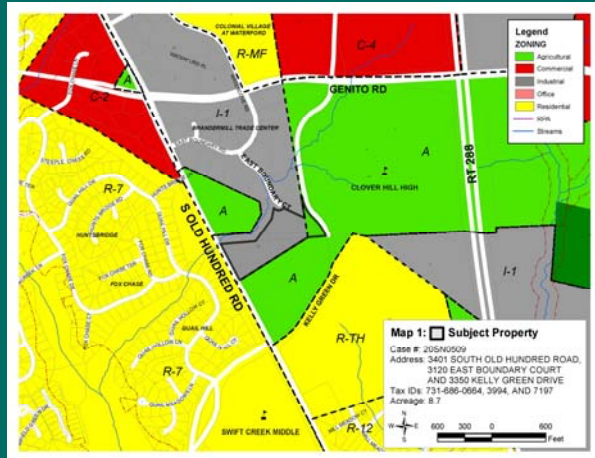
Request: Conditional Use Planned
Development (CUPD) in the Midlothian
Special Design District for replacement of
existing sign boards

**This is case #20SN0563, McDonald's Corporation, requesting
Conditional Use Planned Development (CUPD) in the Midlothian
Special Design District for the replacement of existing sign boards**



The subject property is located in the northwest quadrant of the intersection of Midlothian Turnpike and Old Buckingham Road, north of Woolridge Road.

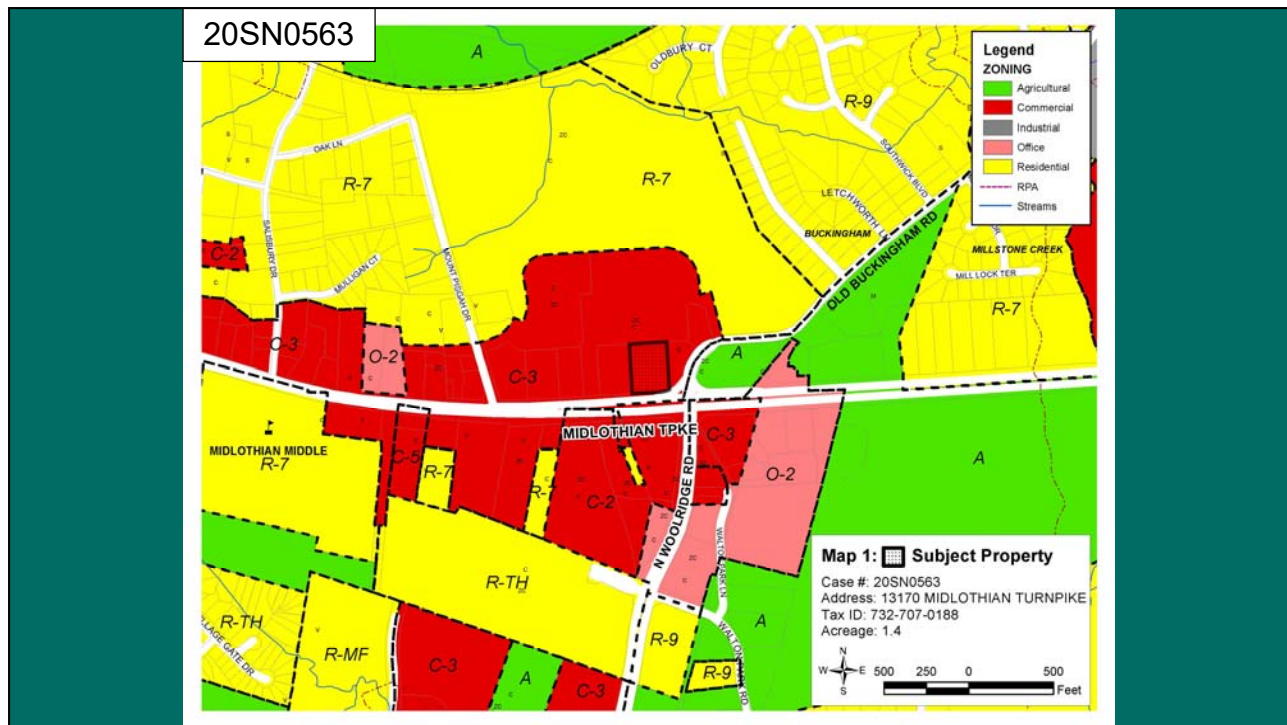
20SN0563 - Overview



- Replacing menu sign boards in a restaurant drive up lane
- Two (2) planned signs, each 17.6 square feet, exceed the maximum 24 cumulative square feet for one drive up lane in the Midlothian Special Design District
- New signs would be 48.8 square feet less than existing signs, are not visible from public streets, and will dim in low-light
- Staff recommends approval

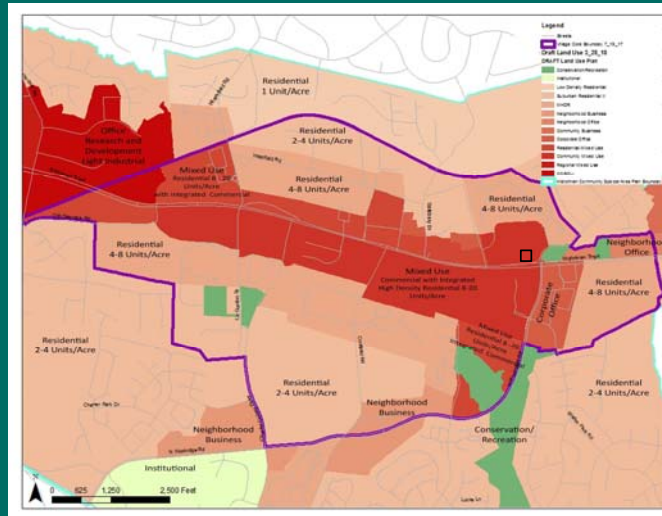
This case proposes a replacement of existing sign boards. Two (2) planned signs exceed the maximum 24 cumulative square feet for one drive up lane in the Midlothian Special Design District by 11.2 feet. New signs would be 48.8 square feet less than existing signs.

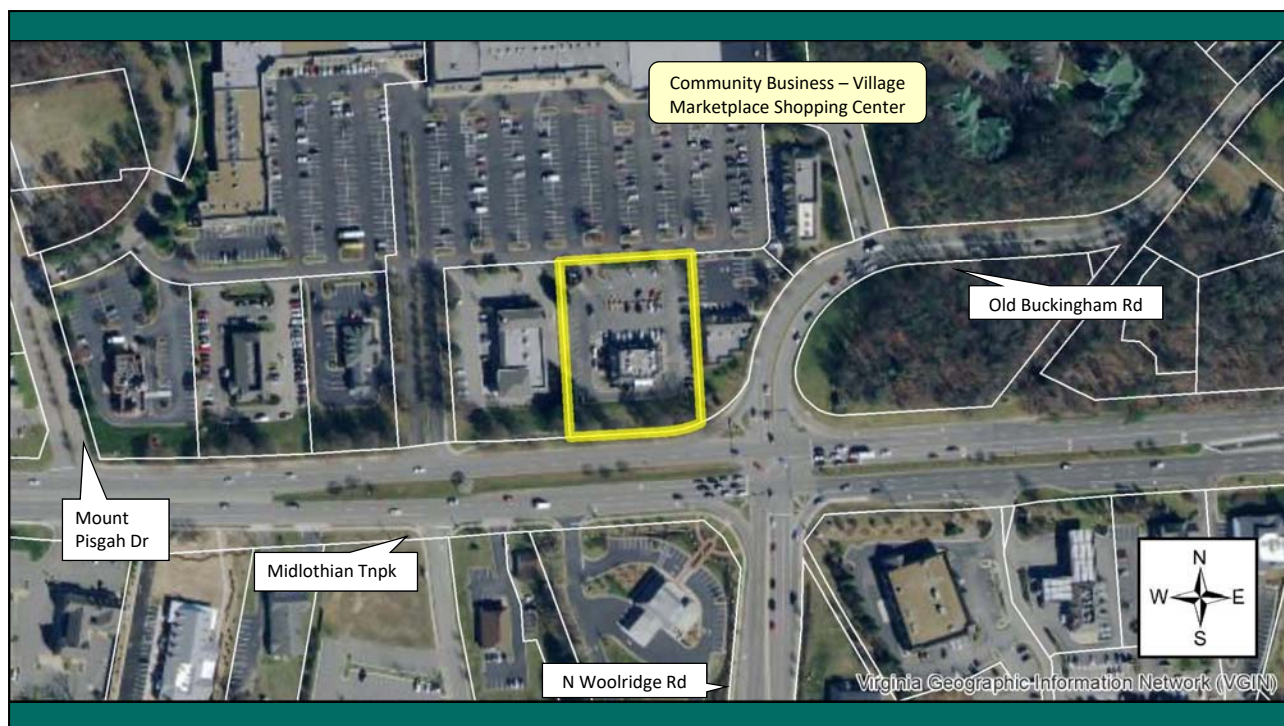
Traffic for the one drive up lane can back up into the shopping center circulating drive. No space is available to install a second drive up lane. Staff recommends approval of this request



Properties in this area are zoned commercial, residential and agricultural. Land uses include commercial, office, residential, and educational.

Midlothian Special Area Plan Village Core



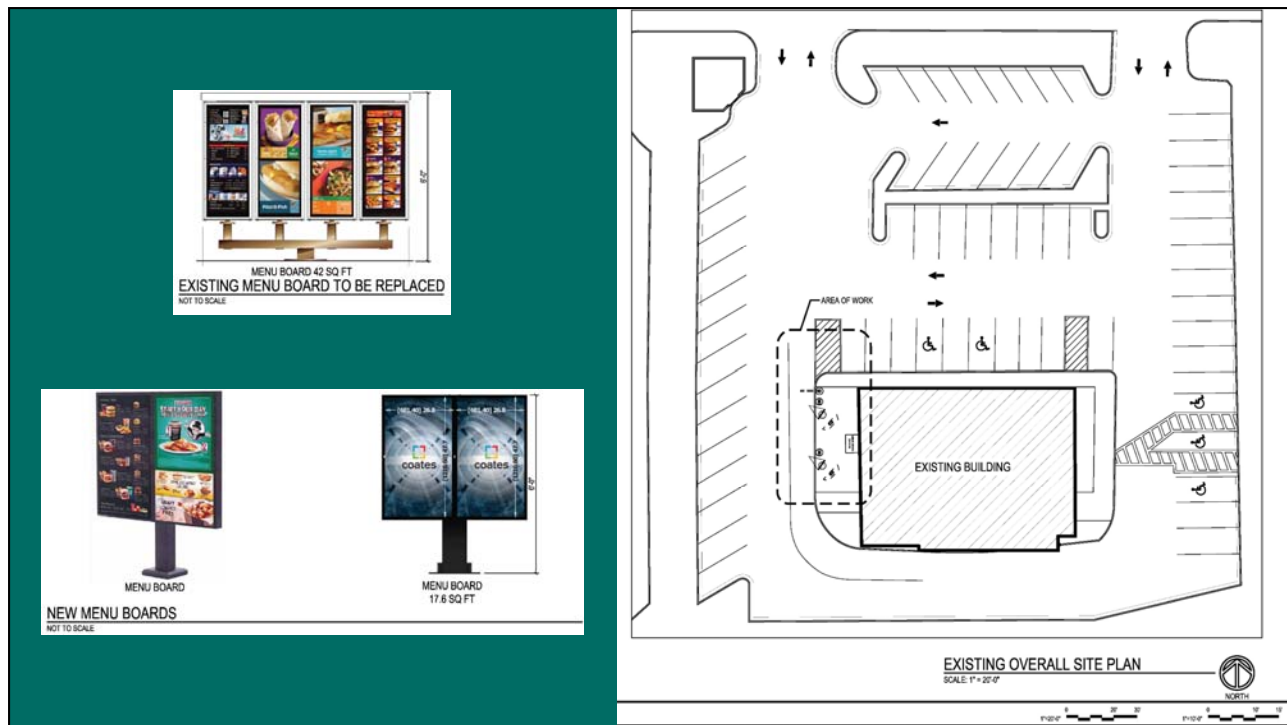


Aerial Map and Area Land Uses

The subject property is located in an area of corridor-oriented commercial land uses.

Access

The property is accessed from the system of drives interior to the Village Marketplace Shopping Center. There is no direct vehicular access to Midlothian Turnpike.


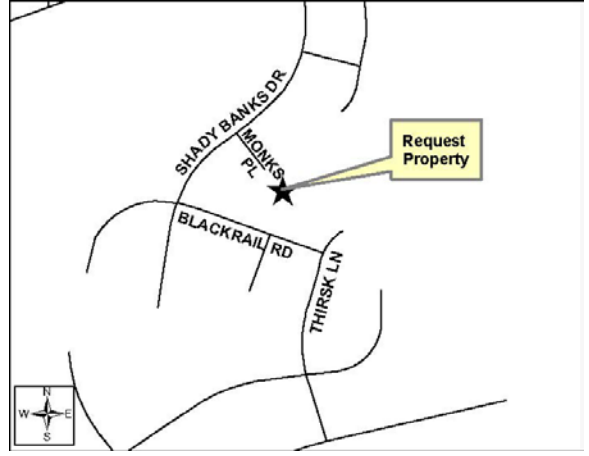


The existing signage to be replaced is at two (2) location, with the sign at each location having four (4) panels with backlit plexiglass as show. The proposed replacement signage consists of two (2) new signs located closer to the drive-up lane than the existing signs, each sign having two (2) panels with an electronic message center

Recommend Approval

- With the proffered conditions

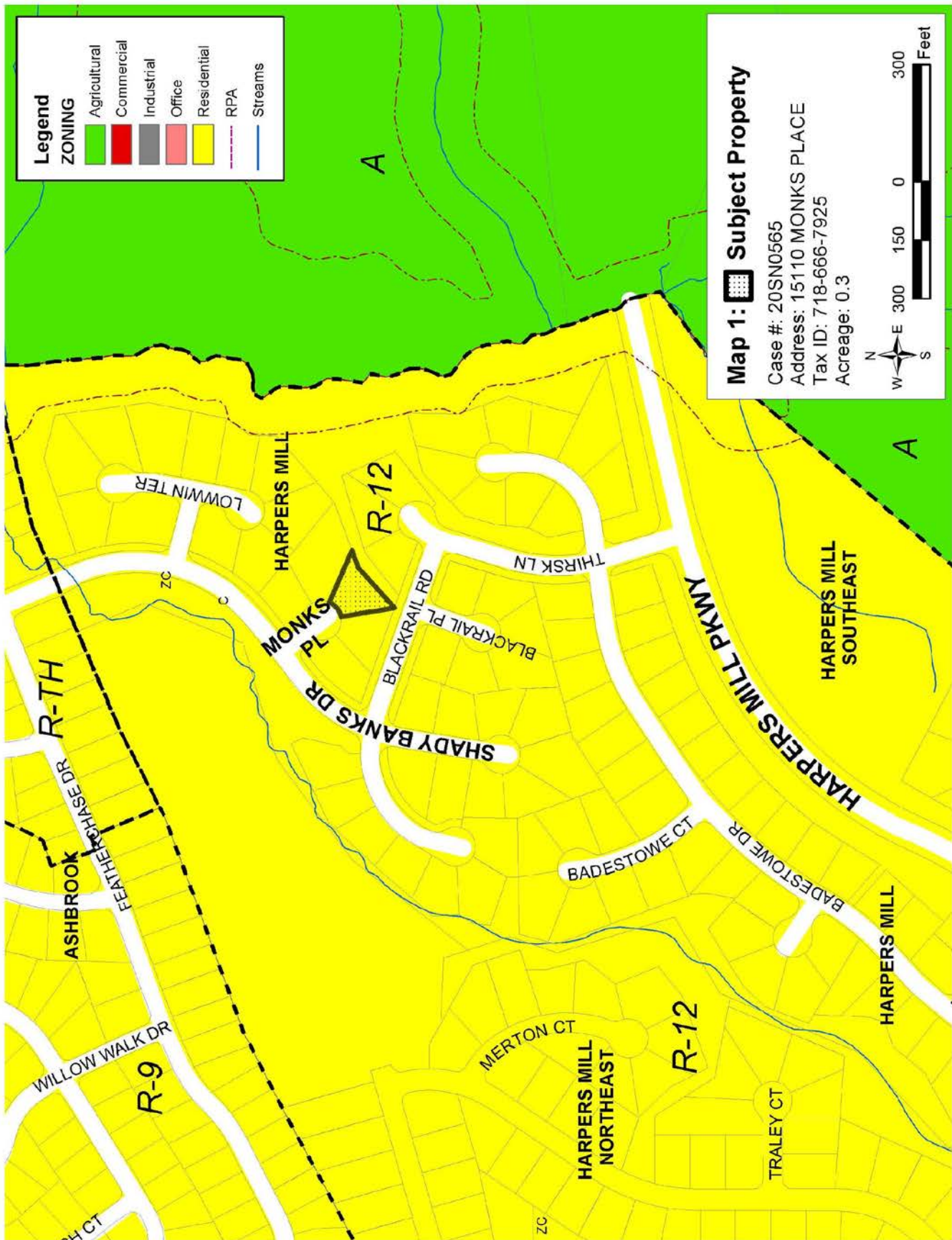
The proffered conditions control the location, size, materials and brightness of the drive-up signage in a way that is appropriate for this location. Planning Commission recommends approval with the proffered conditions.

CASE NUMBER: 20SN0565 APPLICANTS: Jennifer A. and Kevin M. Kashurba	
	<div style="text-align: center;"> CHESTERFIELD COUNTY, VIRGINIA MATOACA DISTRICT STAFF'S ANALYSIS AND RECOMMENDATION </div>
Board of Supervisors (BOS) Hearing: MAY 27, 2020 BOS Time Remaining: 365 DAYS	
Applicant's Contacts: KEVIN A. KASHURBA (703-649-1143) Planning Department Case Manager: TYLER WALTER (804-318-8893)	
 0.3 Acre – 15100 Monks Pl.	

REQUEST
Conditional Use Planned Development to permit a setback exception for a deck.
Notes: A. Conditions may be imposed or the property owners may proffer conditions. B. Condition and exhibit are located in Attachments 1-2.

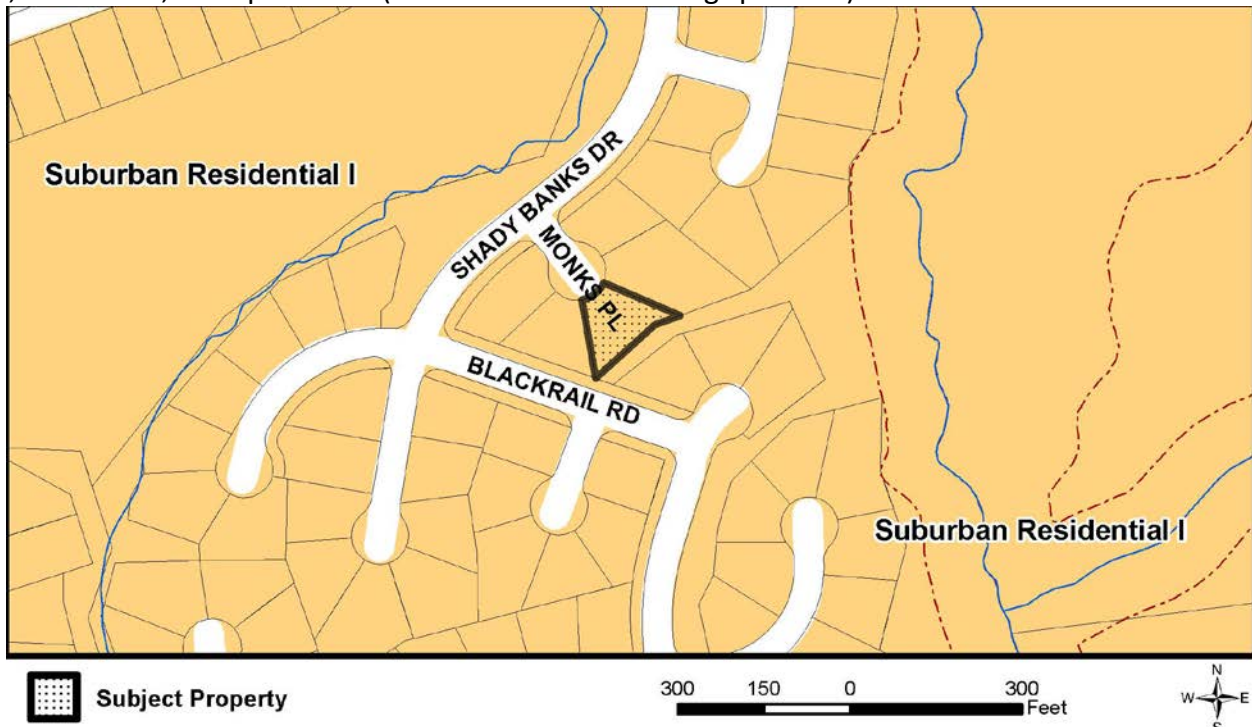
SUMMARY
The applicant proposes to construct a deck located off the rear of dwelling. The deck requires a 25-foot setback from the rear property line. The applicants' proposed deck would be as close as 19.6 feet from the rear property line, necessitating a 5.4-foot setback exception. (Exhibit A)

RECOMMENDATION	
PLANNING COMMISSION	APPROVAL
STAFF	PLANNING – APPROVAL <ul style="list-style-type: none"> Shape of property results in minimal buildable rear yard area Existing common space between subject property and adjacent properties should mitigate visual impact of encroachment

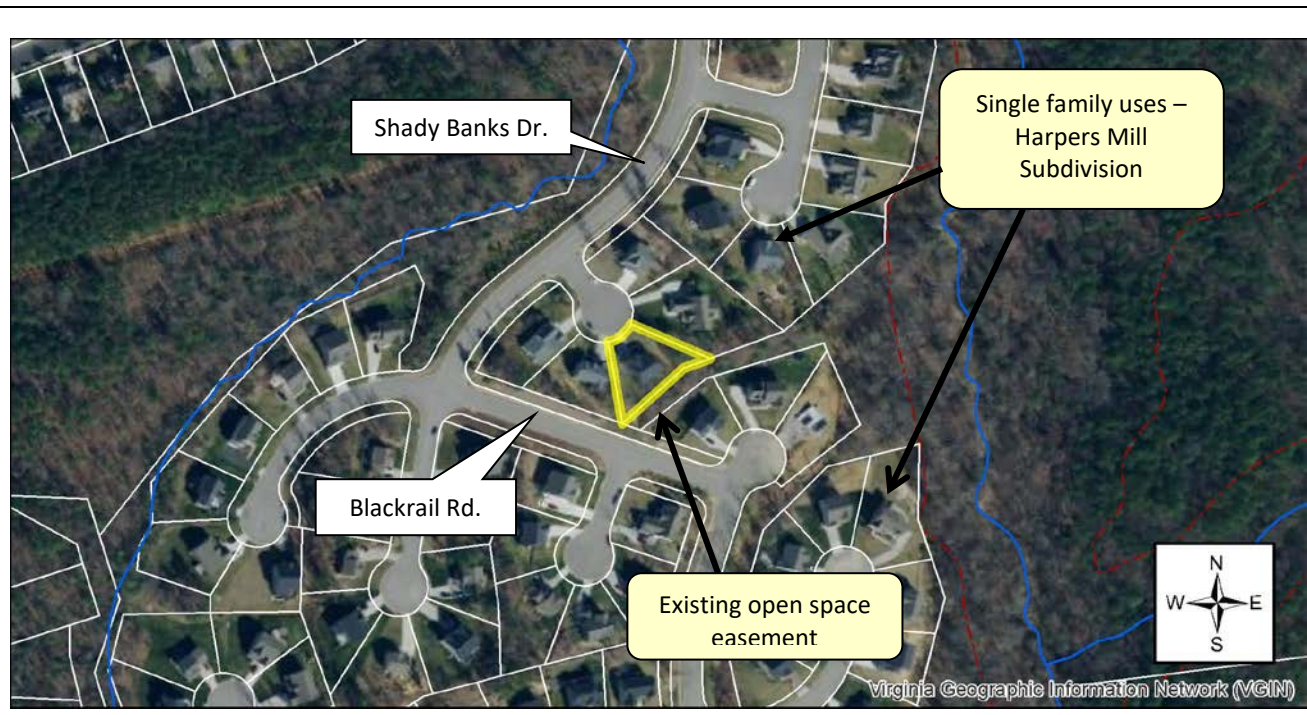


Comprehensive Plan
Classification: SUBURBAN RESIDENTIAL I

The designation suggests the property is appropriate for single-family dwellings on lots ranging between 12,000 and 25,000 square feet (maximum of 2.0 dwellings per acre).



Surrounding Land Uses and Development



PLANNING

Staff Contact: Tyler Walter (804-318-8893) waltert@chesterfield.gov

Proposal

The deck behind the principle dwelling unit is proposed, extending to within 19.6 feet from the rear lot line (Exhibit A). The applicants propose to construct a deck which measures approximately 27 feet by nine (9) feet (Exhibit A). The Zoning Ordinance requires a minimum 25-foot rear yard setback for principle structures (dwellings) in a Residential (R-12) District. Given the location of the dwelling, a 5.4-foot exception to this 25-foot setback is requested.

In evaluating this exception, staff notes that given the shape of the parcel, the dwelling is situated in a limited location to meet the minimum setback for the front, side, and rear yards. Further, there is 20-foot common area between the back of the subject property and adjacent property, creating a buffer between the two properties. Given this, the anticipated impact is will be minimal. Staff is supportive of the request.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities

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

COUNTY TRANSPORTATION

Staff Contact: Steve Adams (804-748-1028) adamsst@chesterfield.gov

ENVIRONMENTAL ENGINEERING

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

PARKS AND RECREATION

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

SCHOOLS

Staff Contact: Diane Faye Gapas (804-751-4482) llewellynja@chesterfield.gov

UTILITIES

Staff Contact: Randy Phelps (804-751-4482) llewellynja@chesterfield.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

12/06/2019	Application submitted
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Community Meeting

03/04/2020	Issues Discussed: Two citizens attended in support of the request
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Planning Commission

04/21/2020	Citizen Comments: No citizens spoke to this request. Action – APPROVAL SUBJECT TO CONDITION IN ATTACHMENT 1. Motion: Hylton Second: Owens AYES: Freye, Sloan, Hylton, Owens, Petroski
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The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:00 p.m., will consider this request.

CONDITION

Note: The following condition is recommended by both the Planning Commission and Staff.

Setbacks. This setback exception is limited to a rear deck, in a location as depicted on Exhibit A (proposed deck). (P)



RECEIVED

DEC 30 2019

DIRECTOR PLANNING DEPT

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

I, Kevin M Kashurba, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Applicant for the land use amendment on the property identified as Parcel ID Number(s):

718-666-7925

and am requesting Conditional Use Planned Development

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
KASHURBA KEVIN M & JENNIFER	15100 Monks Place, Chesterfield, VA, 23832	Title Owner
Chase Bank	Richmond, VA	Noteholder

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

Chase Bank

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
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6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
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7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: [Signature]
Kevin M Kashurba

STATE OF VIRGINIA

COUNTY/CITY OF CHESTERFIELD to-wit:

This day KEVIN M. KASHURBA personally appeared before

me, NORMAN CAMPBELL, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 30TH day of DECEMBER, 2019.

[Signature]
Notary Public

Registration No. 7086454

My Commision expires: JANUARY 31, 2023

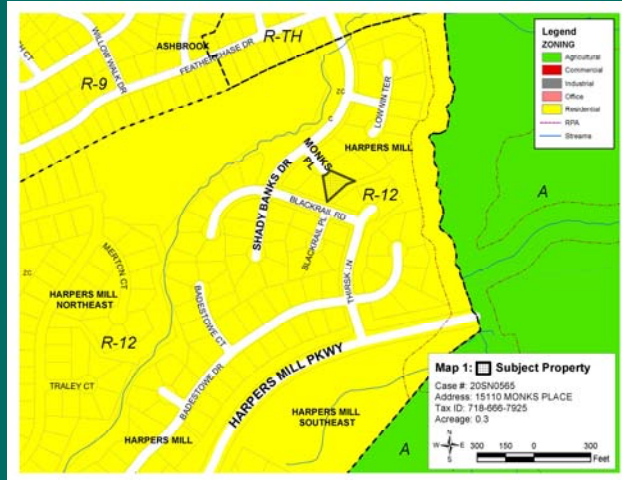
Norman Campbell
Notary Public
Commonwealth of Virginia
Reg.# 7086454
My Commission Expires 1-31-2023

20SN0565
Matoaca
Jennifer A. and Kevin M. Kashurba

Request: Conditional Use Planned
Development to permit a 5.4-foot setback
exception for a deck.

Good evening Madam Chair, Members of the Board, Dr. Casey. Case 20SN0565 is a request in the Matoaca district by Jennifer and Kevin Kashurba request a Conditional Use Planned Development to permit a 5.4 foot setback exception for a deck.

20SN0565 - Overview



- CUPD for 5.4 foot setback exception
- 25 foot setback required by the ordinance
- Given existing common area between property and adjacent property, visual impact should be minimal

The subject property is located in the Harpers Mill subdivision at 15100 Monks Place. The applicant is requesting a CUPD to permit a five and a half foot setback to the 25 foot setback required by ordinance. The subject property borders a 20-foot common area. Given this right of way, the visual impact should be minimal. Staff is supportive of the request.

At the Planning Commission's April 21, 2020 meeting, the case was recommended for approval by an unanimous decision. No citizen comments were received on the online portal.

CASE NUMBER: 20SN0573

APPLICANT: April J. Rice



**CHESTERFIELD COUNTY, VIRGINIA
MIDLOTHIAN DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Hearing:

MAY 27, 2020

CPC Time Remaining:

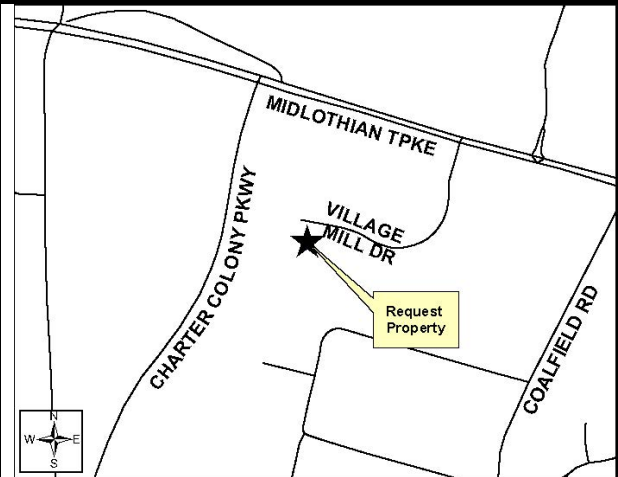
365 DAYS

Applicant's Contacts:

APRIL J. RICE (352-871-4044)

Planning Department Case Manager:

TYLER WALTER (804-318-8893)



0.9 Acre – 13825 Village Mill Drive

REQUEST

Amend prior case (83SN0141) to permit a veterinary hospital in a Corporate Office (O-2) District.

Notes:

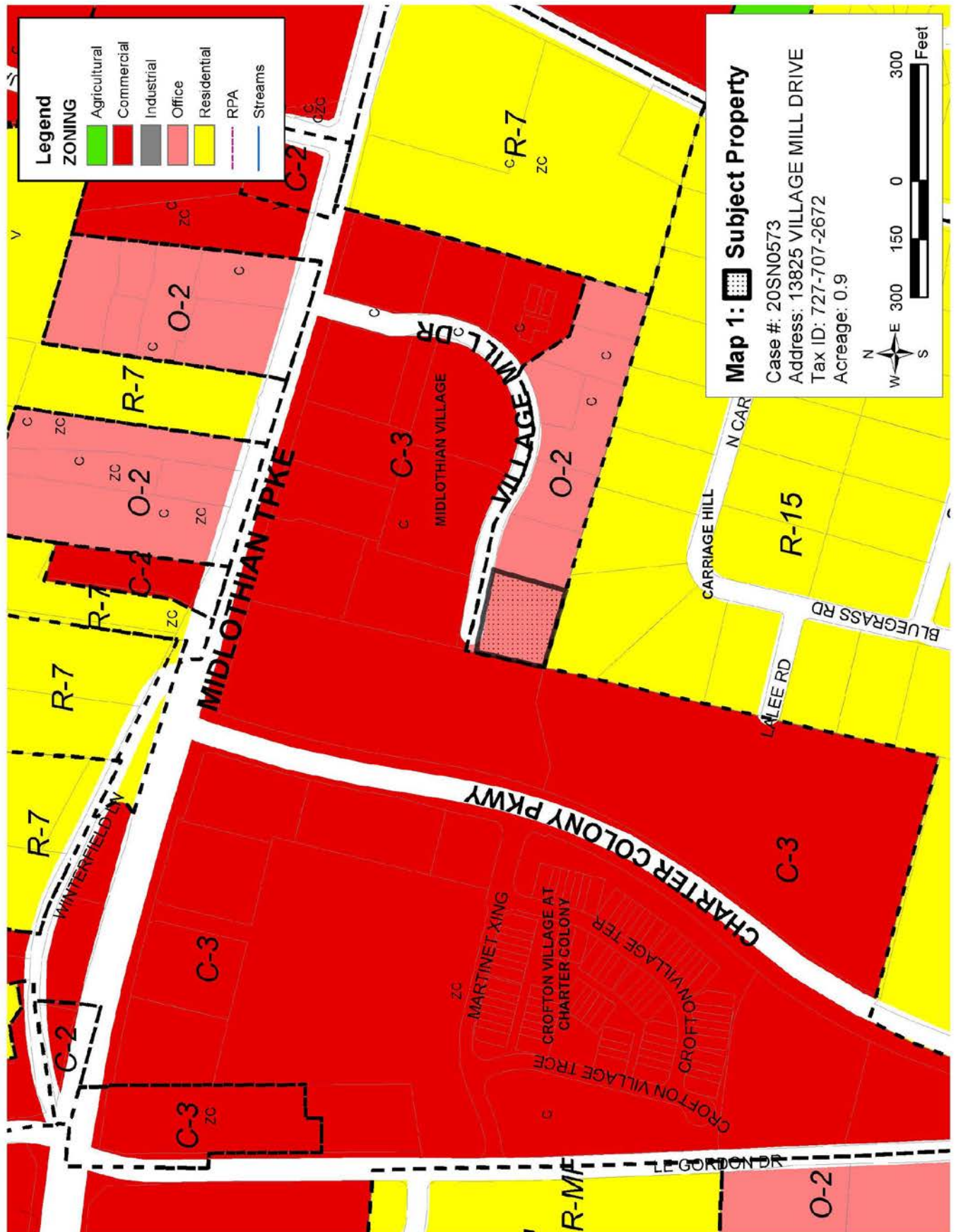
- A. Conditions may be imposed, or the property owner may proffer conditions.
- B. A condition, the previously approved Condition 1 (Case 83SN0141) and the permitted uses for the request property are in Attachments 2 and 3.

SUMMARY

An amendment to a previous zoning approval is requested. The applicant intends to purchase and renovate an existing commercial building to operate a veterinary hospital. In the ordinance, a "veterinary hospital" is first permitted in a Neighborhood Business (C-3) district. This amendment is requested to allow the applicant to perform animal surgeries in conjunction with a veterinary clinic. The applicant will not operate a 24-hour service facility nor have outdoor runs for animals. This does minimize the impact of this use to the surrounding area.

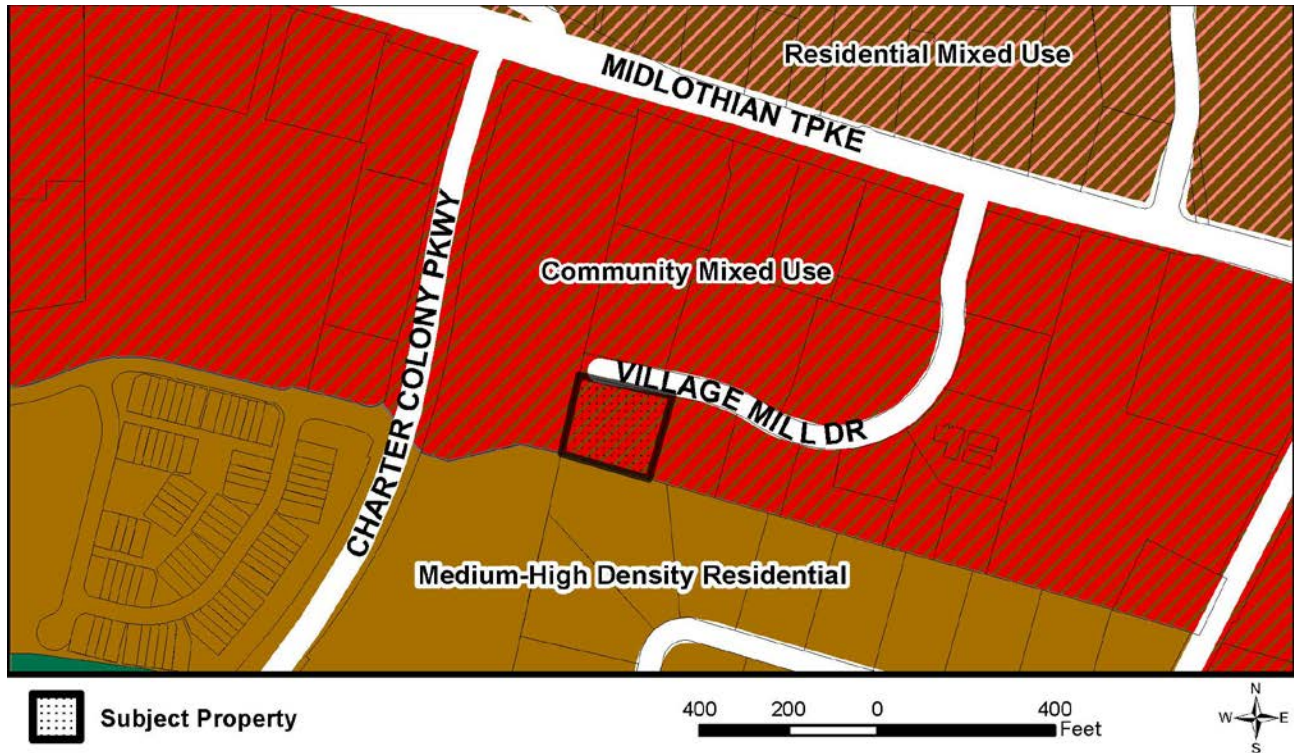
RECOMMENDATION

PLANNING COMMISSION	APPROVAL
STAFF	PLANNING – APPROVAL <ul style="list-style-type: none">• As conditioned, the impact on surrounding area will be minimized• Complies with the Comprehensive Plan

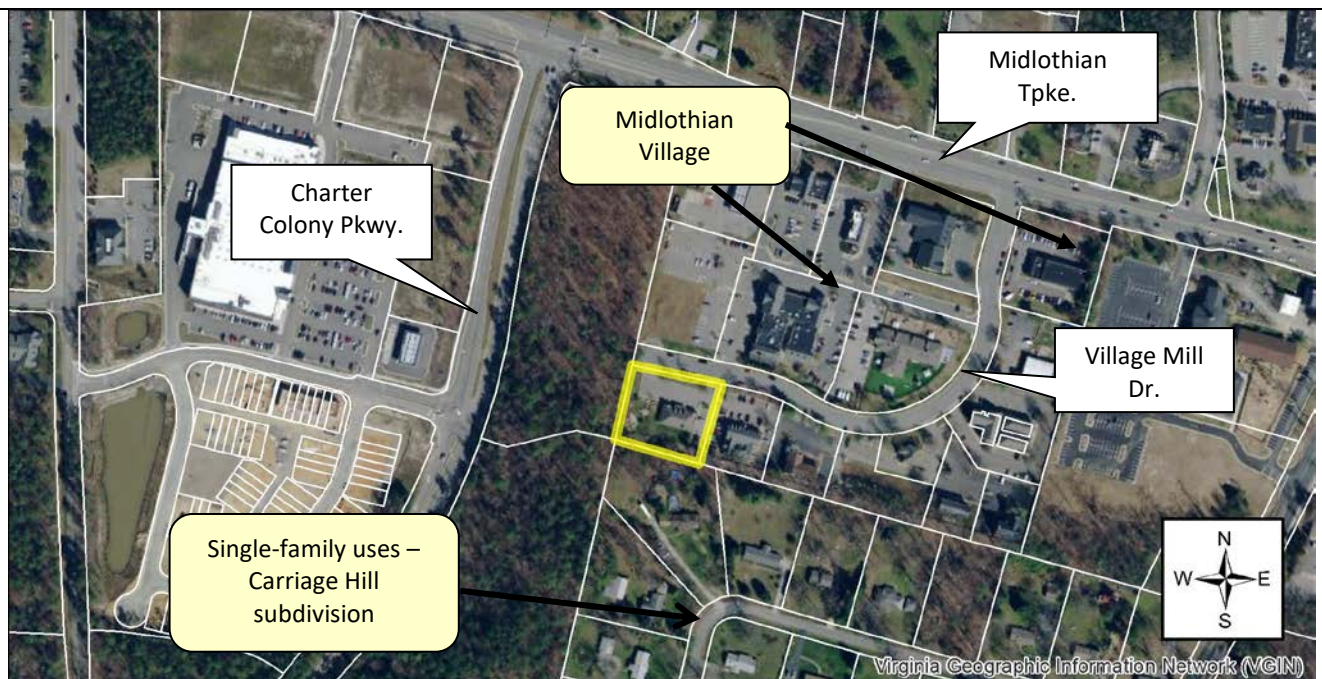


Comprehensive Plan
Classification: COMMUNITY MIXED USE

The designation suggests the property is appropriate for an integrated mixture of concentrated commercial and higher-density residential uses with public spaces, located on tracts having sufficient size to accommodate such mixtures.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Tyler Walter (804-318-8893) waltert@chesterfield.gov

Zoning History

Case Number	Request
83SN0141 Approved (11/1983)	<ul style="list-style-type: none">Rezoning from Residential (R-7) to General Business (C-2) and General Office (O-2)Permitted uses in the office rezoning included hobby shops, jewelry shops, day care centers, toy shops, and uses akin to the Sycamore Square Shopping Center

Proposal

The applicant desires to purchase and renovate an existing commercial building which is situated along the south side of Village Mill Drive. Case 83SN0141 permitted Office (O) uses along the south side of Village Mill Drive and permitted a limited number of Neighborhood Business (C-3) uses along the north side of Village Mill Drive, directly across the street from the subject property. (Attachment 3).

The applicant is seeking to amend Case 83SN0141 to add the veterinary hospital use along the south side of Village Mill Drive. The following chart provides an overview of the applicant's request:

General Overview	
Requirements	Details
Uses	<ul style="list-style-type: none">Add "veterinary hospital" as a permitted useProhibit outside runsHours of operation limited to 8:00 a.m. to 6:00 p.m.Previously permitted uses in Case 83SN0141 retained <p><i>Condition, Attachment 1</i></p>

As conditioned, the veterinary hospital would be no more intense than uses currently permitted on or adjacent to the request properties. Staff is supportive of the request.

COUNTY TRANSPORTATION

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

The *Comprehensive Plan*, which includes the *Thoroughfare Plan*, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to have a similar traffic impact as the existing permitted uses on the property.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Midlothian Fire Station, Company Number 5
EMS Facility	The Midlothian Fire Station, Company Number 5

ENVIRONMENTAL ENGINEERING

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

PARKS AND RECREATION

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Willie Gordon (804-674-2384) willie.gordon@vdot.virginia.gov

SCHOOLS

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

UTILITIES

Staff Contact: Randy Phelps (804-751-4439) blandj@chesterfield.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

01/31/2020	Application submitted
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Community Meeting

03/02/2020	Issues Discussed: One citizen attended with no concerns on the request.
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Planning Commission

04/21/2020	Citizen Comments: No citizens spoke to this request. Action – APPROVAL SUBJECT TO CONDITION IN ATTACHMENT 1. Motion: Dr. Hylton Second: Owens AYES: Freye, Sloan, Hylton, Owens, Petroski
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The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:00 p.m., will consider this request.

CONDITION

Note: The following condition is recommended by both the Planning Commission and Staff.

In addition to the uses permitted by Condition 1 (including the textual statement) of Case 83SN0141, the following use shall also be permitted:

- I. c. Veterinary hospital, provided that outside runs shall be prohibited, and the hours of operation are limited to 7:00 a.m. to 8:00 p.m. daily.

(Staff Note: Except as amended herein, all previous conditions of zoning approved in Case 83SN0141 shall remain in full force and effect.)

APPROVED CONDITIONS – 83SN0141

accessibility to the hospital, the school, to the homes and their established businesses.

Mr. Bookman stated because he felt the application is so far apart from what can realistically be done and be feasible, he seconded the motion.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.

It was generally agreed the Board would recess for five minutes.

Reconvening:

83S122 (Amended)

In Matoaca Magisterial District, CELESTINE D. HICKS AND WALTER L. CROSS requested a Conditional Use Planned Development to permit exceptions to the use (rest home) and bulk requirements of the Zoning Ordinance in a Residential (R-7) District on a 0.63 acre parcel fronting approximately 135 feet on the north line of Totty Street, approximately 400 feet west of Chesterfield Avenue, and better known as 3500 Totty Street. Tax Map 182-13 (4) Orange Hill, Block D, Lot 5 (Sheet 53/54).

Mr. Balderson stated the Planning Commission had recommended approval of this request subject to certain conditions. Mrs. Hicks was present representing the application. There was no opposition present. On motion of Mr. Robertson, seconded by Mr. Bookman, the Board approved this request subject to the following conditions:

1. The Conditional Use Planned Development shall be granted for the purpose of operating a rest home for a maximum of ten (10) persons.
2. The following conditions notwithstanding, the plan prepared by Charles C. Townes and Associates, dated September 1, 1983, shall be considered the plan of development.
3. The driveway and parking area shall be surfaced with six (6) inches of #21 or #21A stone. The driveway and parking area shall be defined by durable material (i.e., timber curbing or other similar treatment).
4. Other than normal maintenance, there shall be no exterior alterations or additions to the existing structure to accommodate this use.
5. In conjunction with the granting of this request, schematic plan approval shall be granted.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel Mrs. Girone.
Absent: Mr. Dodd.

83S141

In Midlothian Magisterial District, FI-TECH, INC. RETIREMENT TRUST requested rezoning from Residential (R-7) to Office Business (O) of 5.3 acres and from Residential (R-7) and Convenience Business (B-1) to Community Business (B-2) of 12.9 acres plus a Conditional Use Planned Development encompassing the entire 18.2 acre tract to permit exceptions to the use and bulk requirements of the Zoning Ordinance. This parcel fronts approximately 1,000 feet on the south line of Midlothian Turnpike approximately 700 feet west of Coalfield Road. Tax Map 15-11 (1) Parcels 5 and 6 (Sheet 7).

83-656

Mr. Balderson stated the Planning Commission had recommended approval of this request subject to the imposition of certain conditions. Mr. Jim Hayes was present representing the applicant. He stated that they have worked closely with homeowners, the members of the Church, the staff, Dr. Moszer and Mrs. Girone. He stated that they have come to an agreement with the conditions according to the addendum to the conditions. Mrs. Girone stated that we want to develop the corridor study for signs for Route 60 and we want to affirm that signs here conform to that study. She added that the applicant will be allowed two major signs to identify the project and one sign per property that fronts on Route 60 which should be within 10 ft. of the right of way. She stated that she felt condition 4.c. should be eliminated. She stated the problem is that the plan for Route 60 is coming along in January and they do not want to commit to something outside of that but this project has been going along and we do want to commit to the five signs just identified. Mr. Hayes stated that condition 4.c. refers to building mounted signs. Mrs. Girone stated that she did not want to address that as that will be deferred until later to work on the entire sign package. She stated the signs approved today will be allowed even if the sign study recommends against such signs. The applicant inquired if the corridor plan allows for building mounted signs, can they have them. Mrs. Girone stated yes, but she did not want to go any further today and wanted to defer the remainder until the entire package is ratified for Route 60. The applicant inquired if the sign package was deferred until June, what would happen. Mrs. Girone stated that if the developer were ready prior to the sign package being adopted, the staff has the ability to approve whatever is necessary. Mr. Hayes inquired about other signs. Mr. Balderson stated all other signs would be governed by the standards established for the sign package for Route 60. The applicant inquired if any thoughts had been given to building mounted signs. Mrs. Girone stated that staff has written a proposal but the Board has not yet met on it and the Board hopes to address it in January. Mr. Hayes stated they are in agreement with the conditions. Mr. Balderson stated for clarification that condition 16 does not have any binding effect on the Highway Department as the County cannot obligate them to anything. Mr. Hayes stated it binds the applicant to do the engineering analysis of the drainage situation, confront the Highway Department with that and work with them in light of the fact that they must cross that road in the same location as drainage to bring in sewer and it would be mutually beneficial.

On motion of Mrs. Girone, seconded by Mr. Bookman, the Board approved the following conditions:

1. The following conditions notwithstanding, the Master Plan, prepared by J.K. Timmons and Associates, dated July 14, 1983, and textual statement shall be considered the plan of development.
2. A twenty-five (25) foot buffer shall be maintained along the southern property line. If a day care center is developed within the Office Business (O) tract, a fifty (50) foot buffer shall be maintained between the playground and the southern property line. Buildings shall be oriented to provide buffering between proposed parking areas and existing single family residential development. Should the applicants desire to place a fence in these buffer areas, the fence shall be located on the northern edge of the buffer. The buffer shall consist of existing vegetation supplemented with additional plantings, where necessary, to effect a proper screen. These buffers shall be installed in conjunction with the phasing of development and as determined by the Planning Commission through schematic plan

review and approval. A landscaping plan depicting these requirements shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

(This condition supersedes General Conditions, VI of the Textual Statement.)

3. The architectural style and quality of buildings shall be similar to that exemplified in Sycamore Square and Midlothian Station. Renderings shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

(This condition supersedes General Conditions, V of the Textual Statement.)

4. SIGNS

- a. Two freestanding signs, visible from Route 60, not to exceed 100 square feet in area, shall be permitted identifying this development and the tenants therein.
- b. Individual buildings shall be permitted one freestanding sign each, not to exceed 5 feet in height and an area not to exceed 10 square feet. These signs will be located a minimum of 10 feet from right of way lines for continuity. These signs shall be similar to each other in size, shape, and material, and a rendering shall be submitted to the Planning Staff for approval in conjunction with site plan approval.
- c. Signs may be illuminated, but may be luminous only if the sign field is opaque with translucent letters.
- d. Directional signs (entrance/exit, etc.) shall be governed by Zoning Ordinance requirements.
- e. Prior to erection of any signs, a comprehensive sign package to include colors, materials and typical designs shall be submitted to the Planning Staff for approval. Signs shall blend with the architectural style of the development in conjunction with the proposed plan for the route 60 corridor.

(This condition supersedes General Conditions VII of the Textual Statement.)

5. The following exception shall be granted to the parking requirements for day care centers:

Parking shall be provided at a ratio of 1 space for each 20 children enrolled, up to a maximum of 6 spaces, plus 1 for each employee. The parking area and driveways shall be designed to provide an area for embarkation and disembarkation. This area shall be connected to the main building by a sidewalk and designed to preclude children crossing any driveway or parking area. The driveways, entrances and exits shall be designed to provide a traffic flow which precludes backing onto a right of way and/or vehicles stacking up and/or overflowing onto a right of way.

(This condition supersedes General Conditions VIII of the Textual Statement.)

6. Parking areas shall have at least five (5) square feet of interior landscaping per parking space. Each landscaped area shall contain a minimum of fifty (50) square feet and shall be at least five (5) feet wide. At least one tree having a clear trunk of at least five (5) feet shall be provided for each 200 square feet of interior landscaped area. The remaining area shall be landscaped with shrubs or ground cover not to exceed three (3) feet in height. Such landscaped areas shall be located so as to divide and break up the expanse of paving. The area designated as required setbacks or buffers shall not be calculated as required landscaped area. A landscaping plan depicting this requirement shall be submitted to the Planning Staff for approval in conjunction with site plan review.
7. A landscaping plan for the required fifty (50) foot setback area along the Midlothian Turnpike frontage shall be submitted to the Planning Staff for approval in conjunction with site plan review. This plan shall include ornamental trees, shrubs and evergreens of sufficient density, height and combination types, so as to minimize the visibility of driveway and parking areas from Route 60. Except where entrance driveways cross the 50 foot setback area, existing trees of 6 inches in caliper or greater shall be maintained and not be disturbed.
8. All exterior lighting shall be concealed source lighting and not exceed a height of thirty (30) feet and positioned so as not to project light into adjacent properties. Only lighting as required for security purposes will be allowed after midnight. In conjunction with site plan review, lighting plan shall be submitted to the Planning Staff for approval.
9. All sidewalks shall be constructed of a combination of brick, cobblestone, or exposed aggregate concrete. Samples of materials and a sidewalk plan shall be submitted to the Planning Staff for approval in conjunction with site review.
10. Prior to release of a building permit, sixty (60) feet of right of way, measured from the centerline of the Route 60 eastbound lane, for the entire length of the property, shall be dedicated to and for the County of Chesterfield, free and unrestricted.
11. Additional pavement, a minimum of twenty-six (26) feet from the centerline of the Route 60 eastbound lane, and curb and gutter shall be constructed along Route 60. In conjunction with the first schematic plan review, a Master Plan shall be submitted which shows the ultimate pavement widening and the phasing of these improvements. The phasing shall be done so as to preclude having any gaps in pavement widening along the entire frontage of the property. This plan shall be approved by VDH&T and the Planning Department prior to the release of a building permit.
12. The proposed internal public road shall either have: (a) a sixty (60) foot right of way or (b) a fifty (50) foot right of way with a ten (10) foot utility easement adjacent to one side of the right of way for its entire length. Dedication of this road may occur in phases and in conjunction with phasing of the development.
13. The public road and the westernmost access drive shall be constructed with a divided median and one lane of pavement, 24 feet face of curb to face of curb, on each side of the median for a distance of fifty (50) feet south of the intersection with Route 60. Access to either the public road or the westernmost driveway shall be prohibited within 150 feet of Route 60. Pavement width of the public road may then transition to a width of forty (40) feet, face of curb to face of curb, and the private drive may transition to a width of twenty-four (24) feet, face of curb to face of curb.

83-659

14. Approval of the Master Plan shall be deemed schematic approval for the proposed internal public road.
15. Concrete curb and/or curb and gutter shall be installed around the perimeter of parking areas, driveways and roads.
16. Prior to any clearing and/or grading, the drainage culvert under Coalfield Road shall be analyzed to determine if improvements are necessary. Cost and installation of any necessary improvements shall be a cooperative effort between the developer and VDH&T.
17. There shall be no day care center permitted in the O Tract.

(Note: There can be no access from this development to the adjacent property to the east until such time as Conditional Use Planned Development approval is granted to allow commercial access through residentially zoned property.)

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.

83S154

In Midlothian Magisterial District, BROAD ROCK LAND CORPORATION requested rezoning from Agricultural (A) to Residential (R-9) of a 66 acre parcel lying approximately 740 feet off the south line of Smoketree Drive, measured from a point approximately 2,400 feet west of Courthouse Road. Tax Map 27-9 (1) Part of Parcel 1 and Tax Map 27-13 (1) Parcels 1, 2 and 3 (Sheets 7 and 8).

Mr. Balderson stated the Planning Commission had recommended approval of this request. Mr. Delmonte Lewis was present representing the applicant. There was no opposition to the request. On motion of Mrs. Girone, seconded by Mr. Daniel, the Board approved this request.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.

83S155

In Clover Hill Magisterial District, GEORGE B. SOWERS, JR. & ASSOCIATES requested rezoning from Agricultural (A) to Residential (R-9) of a 10.39 acre parcel fronting approximately 420 feet on the north line of Reams Road approximately 200 feet east of Reykin Drive. Tax Map 27-6 (1) Parcels 12 and 13 (Sheet 8).

Mr. Balderson stated the Planning Commission had recommended denial of the request for R-9 but approved R-12. He stated the applicant has proffered conditions for the R-9 request which he distributed. Mr. George Sowers was present. There was no opposition present. On motion of Mr. Bookman, seconded by Mr. Robertson, the Board approved this request for R-9 and accepted the following proffered conditions:

1. All dwelling units shall be a minimum square footage of 1100 square feet livable space.
2. All foundations shall be brick.

Ayes: Mr. Robertson, Mr. Bookman, Mr. Daniel and Mrs. Girone.
Absent: Mr. Dodd.

TEXTUAL STATEMENT – 83SN0141

Textual Statement

MIDLOTHIAN VILLAGE

O & B-2 Zoning with a Conditional Use Planned Development to allow the following:

GENERAL CONDITIONS

- I. In the area of O Zoning, in addition to the permitted uses of the O District, the following uses will be permitted by right:
 - (a) Sycamore Square type shops, ie. Antique shop, Gift shops, Hobby store, Jewelry store, Florist, Specialty shops, Toy store, etc.
 - (b) Day Care Center
- II. In the area of B-2 Zoning, in addition to the permitted uses of the B-2 district, the following uses will be permitted by right:
 - a. Fast food establishments
 - b. Office-warehouses where the warehouse area does not exceed 25,000 square feet.
 - c. Recreational establishments, indoor
 - d. Motor vehicle wash as accessory use
 - e. Convenience store with gas pumps
- III. The following uses normally allowed by right in the B-2 District will be prohibited:
 - (a) Automobile service station
 - (b) Funeral homes or mortuaries
 - (c) Milk distributing stations
 - (d) Pawn and second hand stores
 - (e) Occult sciences such as palm readers, astrologers, fortune tellers, tea leaf readers, prophets, etc.
- IV. The attached master plan will also be the schematic plan as far as Planning Commission requirements are concerned for approval of the proposed 50' dedicated right of way through the property.
- V. The architectural style and quality of construction of the buildings to be constructed on this parcel, shall be similar to that exemplified in Sycamore Square and Midlothian Station.
- VI. Along the southern property line, a buffer of existing trees at least 25' wide will be maintained and all buildings will be oriented so as to provide additional

buffer between the parking areas and the existing residential area. A 6' chain link fence will be installed along the southern property line.

VII. A maximum of 2 free standing signs, 100 square feet each, may be placed along Route 60 identifying the main development plus 1 additional free standing sign, 75 square feet, per individual site on Route 60. All signs will be architecturally compatible with the building construction.

VIII. An exception to the zoning ordinance requirement for parking spaces for a child day care center to allow 1 space for each 20 children enrolled up to a maximum of 6 spaces plus 1 for each employee.



RECEIVED
FEB 03 2020
DIRECTOR PLANNING DEPT

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

I, April J Rice, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Applicant for the land use amendment on the property identified as Parcel ID Number(s):

727-707-2672

and am requesting Amend Prior Case

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
LIN GANG & CHEN CUIHONG	13825 VILLAGE MILL DR	Title Owner
Touchstone Bank	200 Johnson Creek Dr Chester, VA 23836	Noteholder

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

LIN GANG & CHEN CUIHONG

Touchstone Bank

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
-------------	----------------	----------------------------------

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
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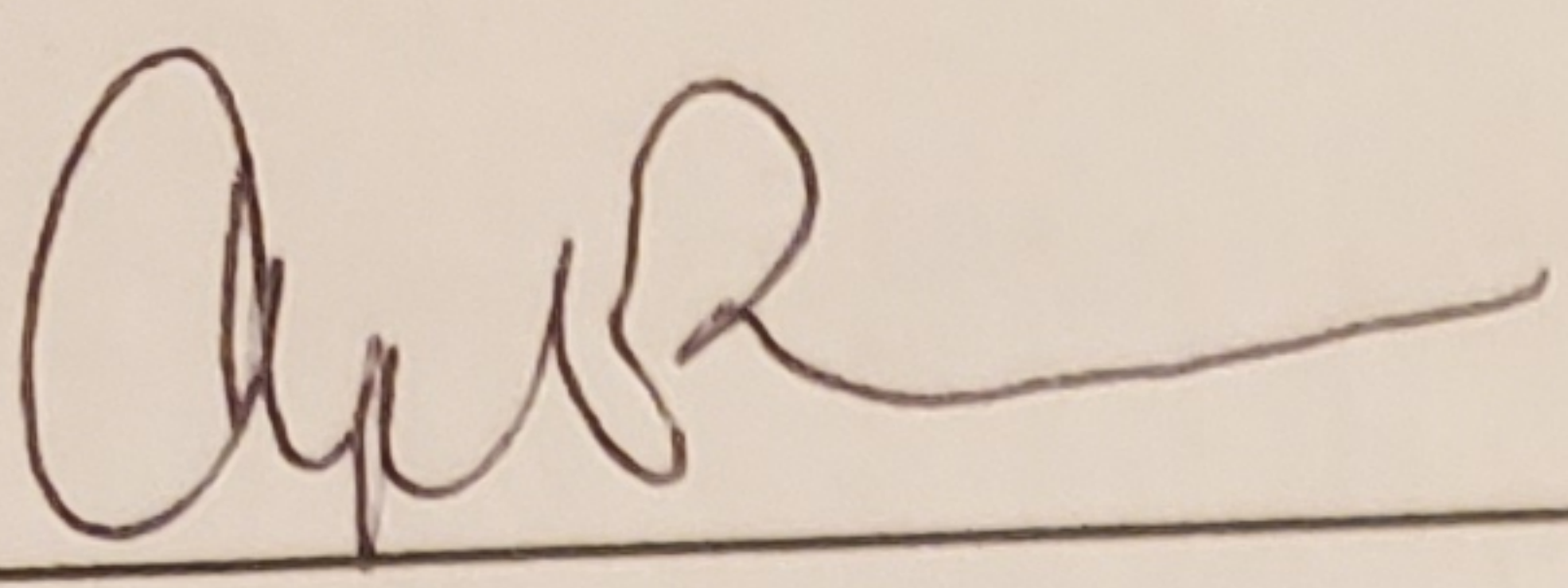
7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: 
April J Rice

STATE OF Virginia

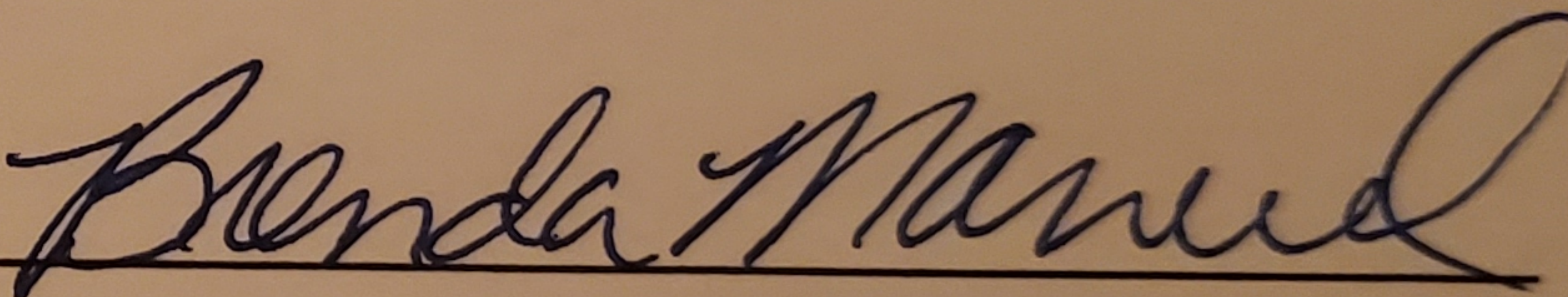
COUNTY/CITY OF Chesterfield to-wit:

This day April J. Rice personally appeared before

me, Brenda Manuel, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 3rd day of Feb, 20 .



Notary Public

Registration No. _____

My Commision expires: _____

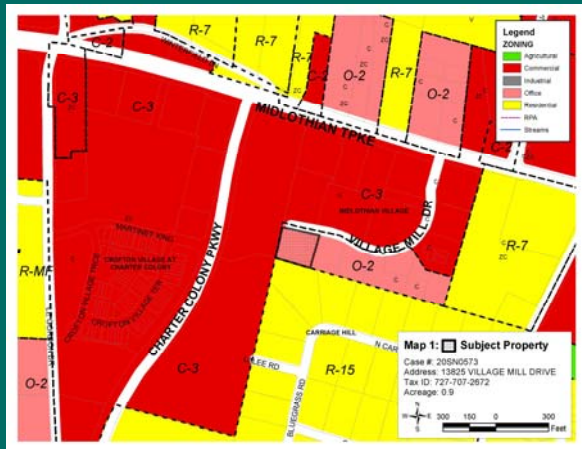
Brenda D. Manuel
Notary Public
Commonwealth of Virginia
Reg.# 275613
My Commission Expires 9-30-2022

20SN0573
Midlothian
April J. Rice

Request: Amendment to zoning approval
(Case 83SN0141) relative to development
standards to permit an animal hospital.

Good evening Madam Chair, Members of the Board, Dr. Casey. Case 20SN0573 in the Midlothian District is a rezoning request to amend pervious zoning (Case 83SN0141) relative to development standards to permit an animal hospital.

20SN0573 - Overview



- Amendment of previous zoning to permit veterinary hospital in O-2 district, first permitted in C-3 district
- Request to allow applicant to perform animal surgeries on the subject property
- Limited hours of operation
- No outdoor runs or pens

The subject property is located in the Midlothian Village at 13825 Village Mill Drive. The applicant is requesting an amendment to previous zoning (Case 83SN0141) to permit a “veterinary hospital” in a Corporate Office (O-2) district. Veterinary hospitals are first permitted in a Neighborhood Business (C-3) district. The applicant is requesting this amendment so that she can perform animal surgeries at her veterinary hospital. Staff recommends conditions that limit the veterinary hospital to specific hours of operation, as well as no outdoor runs. Through an email, the applicant has accepted the conditions and believes they are fair under state law. Given the conditions, staff believes the impact shall be minimal. Staff is supportive of this request.

At the April 21, 2020 Planning Commission meeting, by an unanimous vote, the Planning Commission voted to recommend approval of this case. No citizens commented on the case through the online portal.

CASE NUMBER: 20SN0575

APPLICANT: Emerson-Roper Companies, LLC



**CHESTERFIELD COUNTY, VIRGINIA
BERMUDA DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Public Hearing:

MAY 27, 2020

BOS Time Remaining:

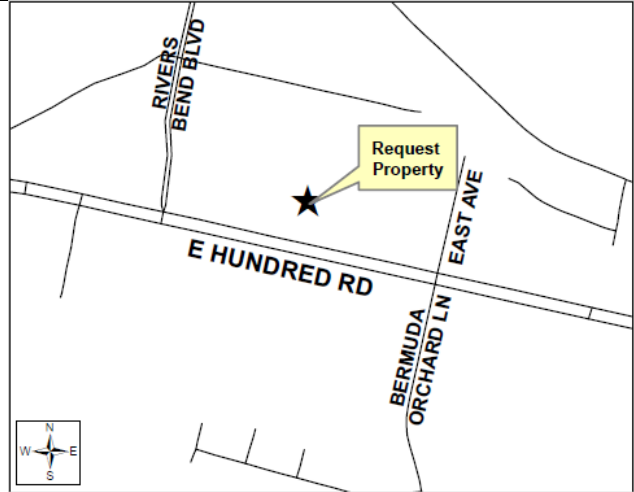
365 DAYS

Applicant's Agent:

KERRY HUTCHERSON (804-748-3600)

Planning Department Case Manager:

HAROLD ELLIS (804-768-7592)



3.0 Acres – 360 East Hundred Road

REQUEST

Amendment of zoning approval (Case 16SN0703) to permit an automobile wash.

Notes:

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

SUMMARY

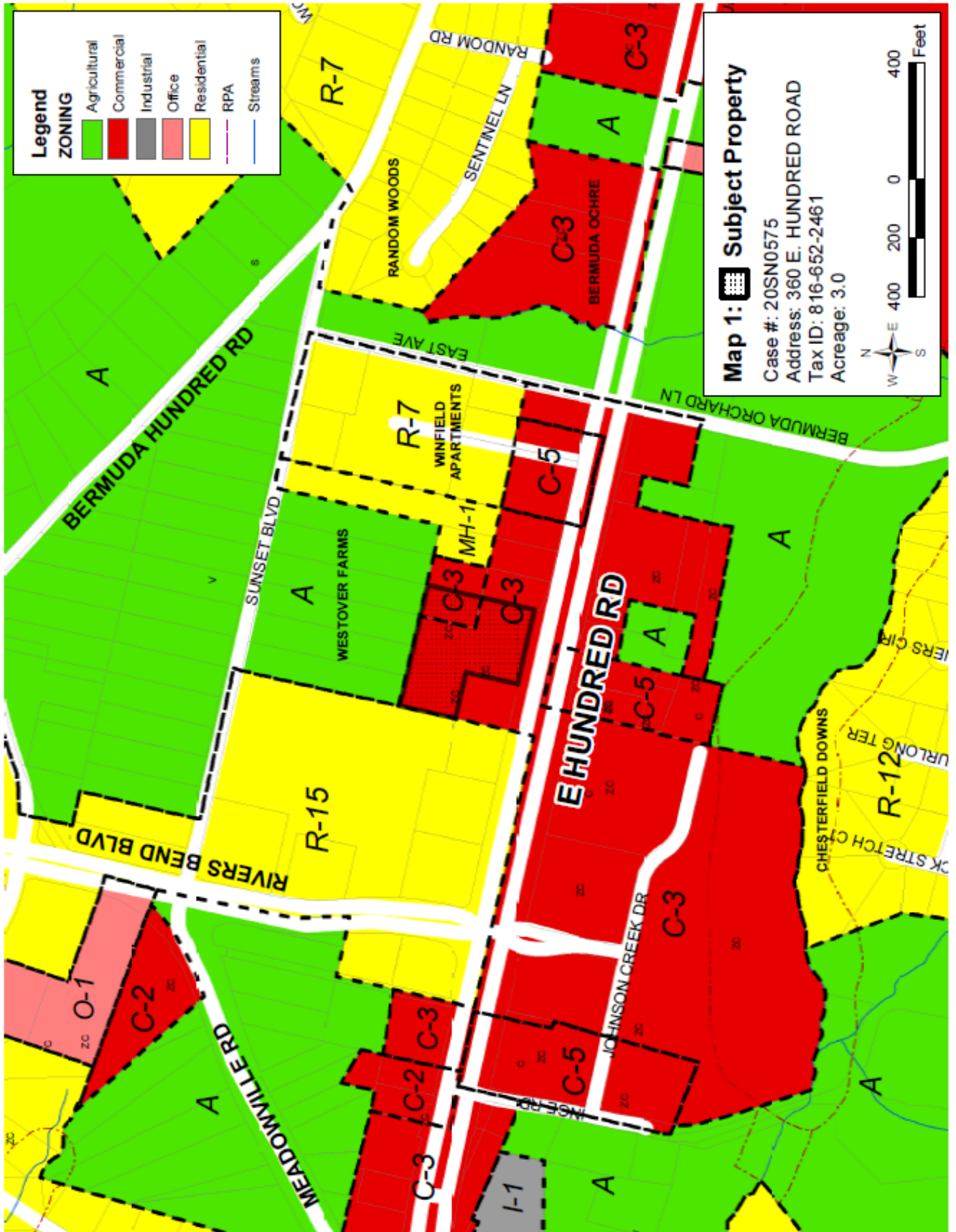
Development of the site with a single-tunnel, automatic carwash, and associated parking is planned. Conditions of zoning currently limit uses to those permitted in the C-2 zoning district and a limited number of C-3 uses specifically enumerated in the adopted proffered conditions. An automobile wash use was not listed as an allowable use. An amendment to the current proffered conditions is required to permit the proposed use.

RECOMMENDATION

STAFF

APPROVAL

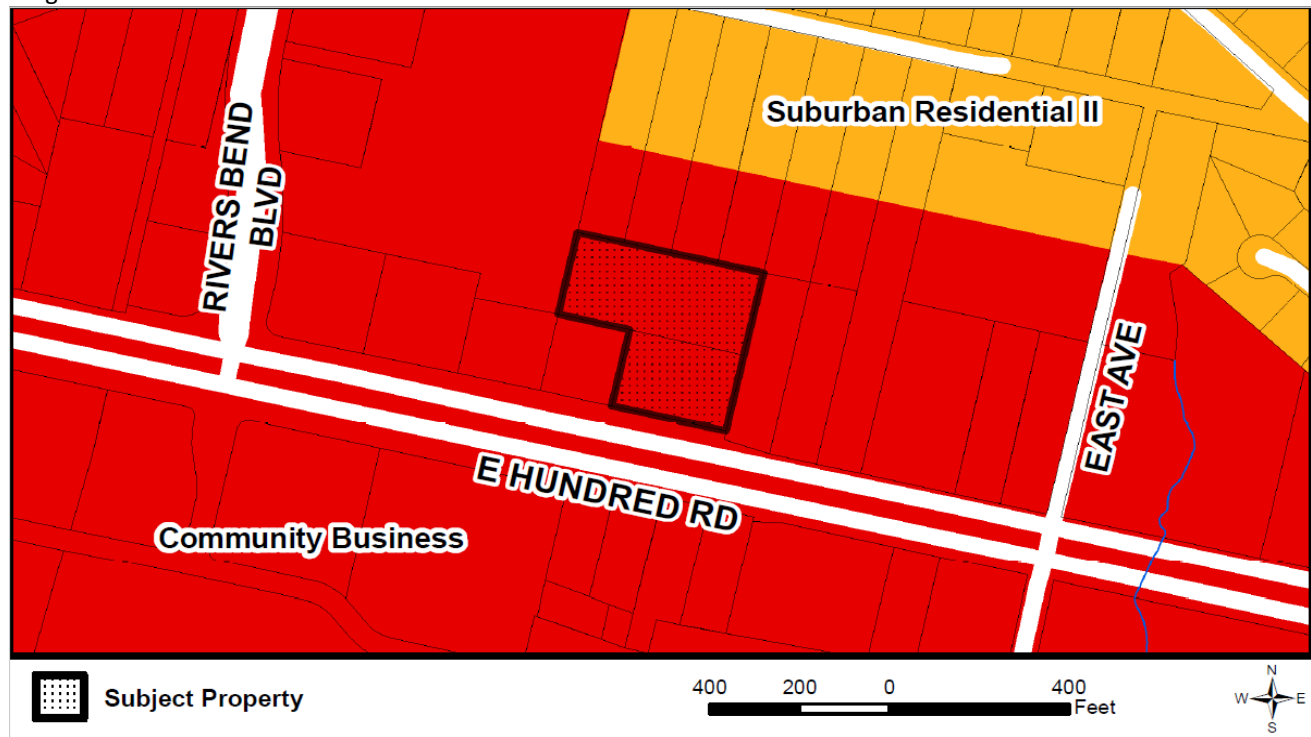
- No adverse impact is anticipated from the proposed auto wash
- Planned development would be compatible with previously approved commercial development



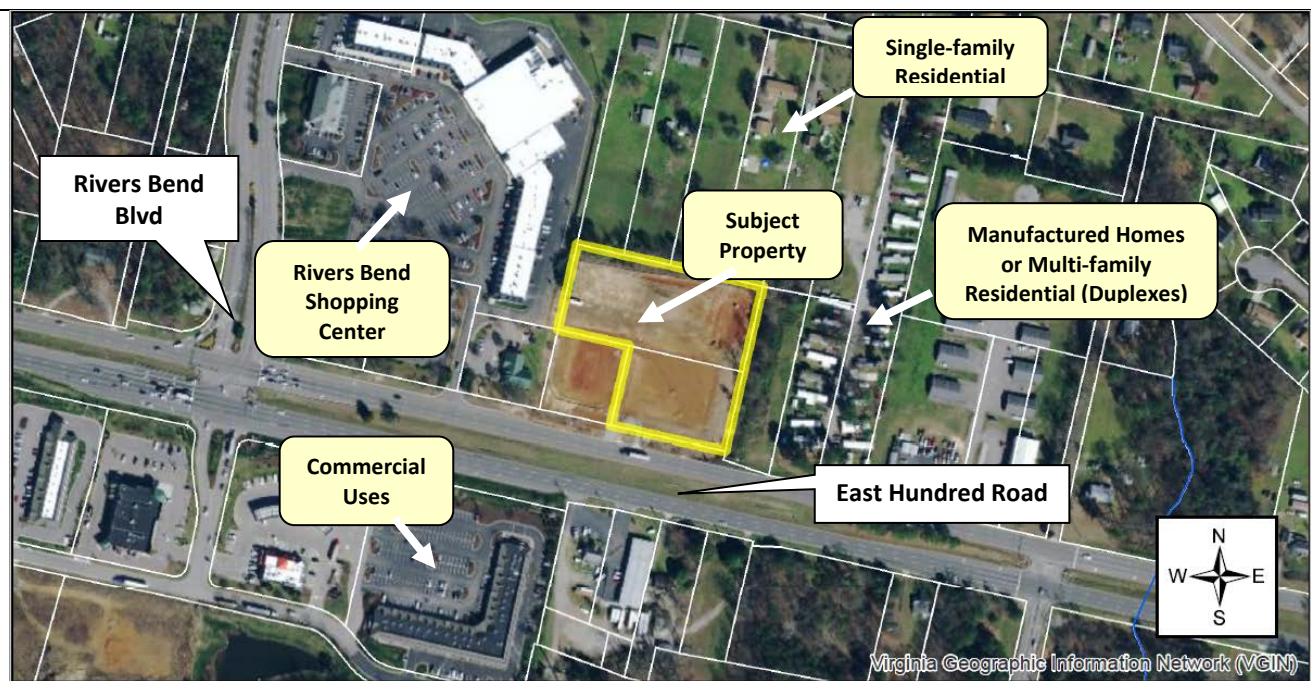
Comprehensive Plan

Classification: COMMUNITY BUSINESS

The designation suggests the property is appropriate commercial uses that serve community-wide trade areas. Typical uses could include large grocery stores, department stores, home centers, limited repair services or other uses that provide goods and services that are purchased on a less frequent basis than those uses in Convenience or Neighborhood Business areas.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Harold Ellis (804-768-7592) ellish@chesterfield.gov

Zoning History

Case Number	Request
14SN0565 Approved (10/2014)	<ul style="list-style-type: none">• Rezoning from A to C-3 of 1.5 acres (all included in 2016 rezoning)• Uses limited to C-2 and specified C-3 uses• Limited service hours for solid waste storage areas• 50' buffer along northern property line
16SN0703 Approved (06/2016)	<ul style="list-style-type: none">• Rezoning from A to C-3 of 1.0 acres• CUPD to permit exceptions to ordinance requirements, specifically to permit parking areas in front of buildings, reduce setbacks for planned parking and drive aisle improvements from East Hundred Road, and internal circulation between properties

Proposal

Development of the site with a single-tunnel, automatic carwash, and associated parking is planned. Conditions of zoning currently limit uses to those permitted in the C-2 District or those specifically enumerated in the adopted proffered conditions. An automobile wash use was not listed as an allowable use and is first permitted in the Community Business (C-3) District which is the underlying zoning for the entire site. An amendment to the current proffered conditions is required to permit the proposed automobile wash.

The applicant has proffered conceptual elevations which illustrate a proposed facility which will be architecturally compatible with surrounding development, included in Attachment 2. Further, a conceptual site plan, included in Attachment 3 illustrates the layout of the site done in a manner which helps to provide a buffer to residential properties to the north, with outside cleaning activities of vehicles taking place on the south side of the side.

COUNTY DEPARTMENT OF TRANSPORTATION

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

The *Comprehensive Plan*, which includes the *Thoroughfare Plan*, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to have a similar traffic impact as the existing permitted uses on the property.

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

The applicant is requesting an amendment of zoning case 16SN0703 to modify Proffered Condition 2 to add the following permitted use of an automobile wash. The proposal has no direct

impact to state right of way. VDOT has no comment at this time but comments will be generated once a conceptual plan has been submitted.

FIRE AND EMERGENCY SERVICES

Staff Contact: Anthony Batten (804) 717-6167 battena@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Rivers Bend Fire Station, Company Number 18
EMS Facility	The Rivers Bend Fire Station, Company Number 18

UTILITIES

Staff Contact: Randy Phelps (804) 796-7126 phelpsc@chesterfield.gov

Existing Water and Wastewater Systems

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

The subject property is located within the mandatory water and wastewater connection areas for new non-residential structures. An 8" public water line and an 8" public wastewater line is located on-site.

The proposed car wash facility will be required by Ordinance to connect to the public water and wastewater systems. The developer shall provide a monitoring manhole on their connection to the public wastewater system for the car wash use.

The Utilities Department supports this case.

ENVIRONMENTAL ENGINEERING

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

Proffered Condition 5 of Case 16SN0703 was offered to address downstream drainage impacts and will not be affected with this amendment.

CASE HISTORY

Applicant Submittals

02/03/20	Application submitted
03/10/20	Site plan, proffered conditions, textual statement, and exhibits submitted

Planning Commission

04/21/20	<p>Citizen Comments: No citizens spoke to the request.</p> <p>Recommendation – APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS IN ATTACHMENT 1.</p> <p>Motion: Hylton Second: Owens AYES: Hylton, Freye, Owens, Petroski, and Sloan</p>
<p>The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:00 p.m., will consider this request.</p>	

PROFFERED CONDITIONS

November 22, 2019

Note: The following conditions are recommended by both the Planning Commission and Staff.

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

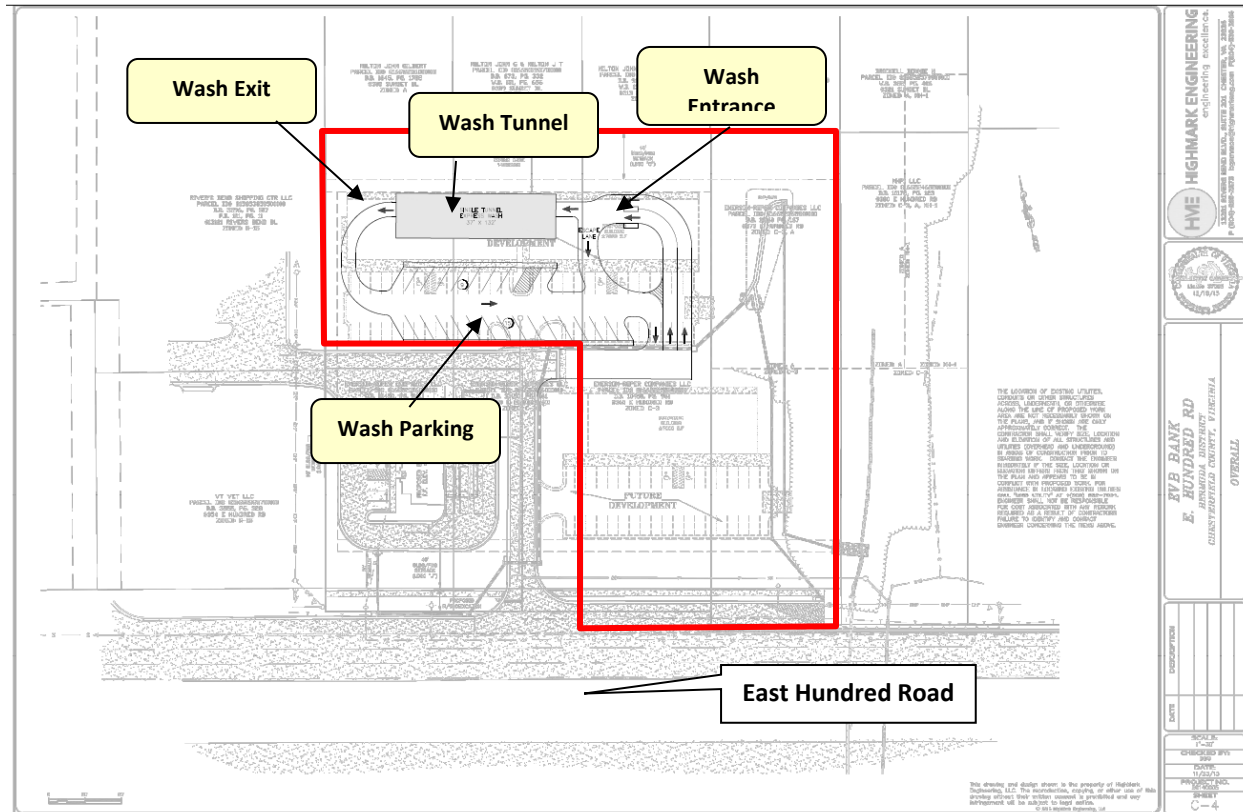
The Applicant hereby amends Zoning Case 16SN0703 by modifying Proffered Condition 2 to add the following permitted use: “automobile wash.”

The Applicant hereby proffers the following additional conditions:

1. Architectural Standards for Automobile Wash Building. The architecture of the automobile wash building, both with respect to design and exterior building materials, shall generally conform to the elevations, prepared by Genesis Modular Carwash Building Systems and dated January 30, 2020, attached hereto as EXHIBIT A.

2. Conceptual Site Plan. The site of the automobile wash shall be developed generally in conformance with the conceptual site plan, attached hereto as EXHIBIT B.

EXHIBIT B



APPROVED CONDITIONS – CASE 16SN0703

The Applicants in this case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the property known as Chesterfield County Tax Identification Numbers 816-652-0562, 1560, 2559, 3658 and 4655 ("the Property") under consideration will be used according to the following proffer(s) if, and only if, the request submitted herewith is granted with only those conditions agreed to by the Applicants. In the event this request is denied or approved with conditions not agreed to by the owners and Applicants, the proffer shall immediately be null and void and of no further force or effect.

1. Master Plan. The Textual Statement dated May 9, 2016 shall be considered the master plan. (P)

Proffered Conditions 2 through 4 shall apply to the parcels that are part of the rezoning request, better known as Chesterfield County Tax Identification Numbers 816-652-Part of 3658 and Part of 4655. (Staff Note: The part of parcels are identified as Request I on Map 1)

2. Uses. Uses permitted on the Property shall be limited to the following:
 - a. Any permitted use in the C-2 District.
 - b. Carpenter and cabinetmakers' offices and display rooms.
 - c. Cocktail lounges and nightclubs.
 - d. Contractors' offices and display rooms.
 - e. Electrical, plumbing, or heating supply sales, service, and related display rooms.
 - f. Feed, seed, and ice sales.
 - g. Greenhouses or nurseries.
 - h. Home centers.
 - i. Indoor flea markets.
 - j. Liquor stores.
 - k. Recreational establishments, commercial-indoor.
 - l. Repair services, excluding motor vehicle repair.
 - m. Restaurants, to include carry-out and fast food.
 - n. Schools – commercial, trade, vocational, and training.
 - o. Secondhand and consignment stores, excluding motor vehicle consignment lots.
 - p. Veterinary hospitals and/or commercial kennels.
 - q. Outside storage, as accessory to a permitted use, including, but not limited to: retail building materials; construction equipment/materials; outside runs for commercial kennels or veterinary hospitals; feed/seed items, garden centers, greenhouses, hot houses; miscellaneous materials for retail/wholesale sales; provided that:
 - i. Such uses are screened from view of any adjacent properties on which such uses are not permitted or do not exist, and from areas currently

- zoned A and designated on the comprehensive plan for R, A, O, or I-1 uses and external public road rights-of-way.
 - ii. No more than ten percent of the gross floor area of the principal use may be used for outdoor storage.
 - r. Continuous outside display of merchandise for sale, as accessory to a permitted use, provided that:
 - i. Merchandise shall be located under a covered pedestrian way that does not exceed 16 feet in width;
 - ii. No more than five percent of the gross floor area of the principal use shall be used for outside display purposes; and
 - iii. Merchandise is displayed so that it does not obstruct pedestrian access.
 - s. Prepared food and fruit and vegetable vendors, provided that:
 - i. Only prepared food, fruits, and vegetables shall be sold;
 - ii. They shall be permitted only on a lot or parcel occupied by a permanent use;
 - iii. They shall be located where improved permanent parking facilities are available for their use, provided that the required minimum and most convenient parking spaces for the existing permanent use shall be used;
 - iv. Any temporary structure, vehicle, sign or other material associated with or resulting from the use shall be removed from the lot or parcel no later than 24 hours following the end of the temporary sale cessation of the use; and
 - v. All vendor areas shall be located a minimum of 1,000 feet from any property in an R, R-TH, or R-MF District or any property currently zoned Agricultural and designated for residential use on the comprehensive plan unless the sales area is separate from the property by a permanent building, provided that all such areas shall be located in accordance with the district's minimum yard setbacks. (P)
3. Service of Solid Waste Storage Area. The solid waste storage area permitted on the Property shall not be serviced between the hours of 8:00 p.m. and 7:00 a.m. Such area shall be prominently posted with a sign not to exceed six (6) square feet designating the hours in which the solid waste storage area may be serviced. (P)
 4. Buffer. A fifty (50) foot buffer shall be provided along the property line adjacent to Tax IDs 816-652-5799 and 816-653-4603. Such buffer shall comply with Ordinance requirements, with the exception that BMP/SWM basins may be located within the buffer. If a BMP/SWM basin is located inside the buffer, a planting area measuring a minimum of fifteen (15) feet wide that is unencumbered by the basin improvements shall be provided adjacent to the rear property line. In addition, the buffer shall be maintained until such time that these two (2) adjacent parcels are no longer zoned A, R, R-TH or R-MF Districts. (P)
 5. Post Development Runoff. The post development runoff rate for the 2, 10, and 100 year storms shall not exceed the corresponding pre-development runoff rate. (EE)
 6. Dedication. Prior to any site plan approval or within sixty (60) days of a written request by the Transportation Department, whichever occurs first, 100 feet of right of way on

the north side of East Hundred Road (Route 10), measured from the centerline of that part of Route 10 immediately adjacent to the Property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

7. Access. Direct vehicular access from the property to Route 10 shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)
8. Road Improvements. The owner/developer shall be responsible for the following road improvements:
 - a. Construction of additional lane of pavement along the westbound lanes of Route 10 for the entire Property frontage.
 - b. Construction of additional pavement along the westbound lanes of Route 10 to provide a separate right turn lane at the approved access.
 - c. Construction of a sidewalk along the north side of Route 10 for the entire Property frontage
 - d. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
9. Transportation Phasing Plan. Prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 8 shall be submitted to and approved by the Transportation Department. (T)

ZONING OPINION NUMBER: 20200329



DISCLOSURE AFFIDAVIT LAND USE APPLICATION

I, Kerry Brian Hutcherson, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true

1. I am the Agent for the land use amendment on the property identified as Parcel ID Number(s):

818-652-2461

and am requesting Amend Prior Case

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

NAME	ADDRESS	TYPE OF OWNERSHIP
EMERSON-ROPER COMPANIES LLC	13281 Rivers Bend Blvd, Chester, VA, 23831	Title Owner

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

NAME	ADDRESS	NAME OF ARTIFICIAL PERSON
Philip R. Roper, III	13281 Rivers Bend Blvd, Chester, VA, 23831	EMERSON-ROPER COMPANIES LLC
Emerson Companies, LLC	13281 Rivers Bend Blvd, Chester, VA, 23831	EMERSON-ROPER COMPANIES LLC

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

NAME	ADDRESS	NAME OF CORPORATION
------	---------	---------------------

Philip R. Roper, III

13281 Rivers Bend Blvd. Chester, VA, 23831

EMERSON-ROPER
COMPANIES LLC

Emerson Companies, LLC

13281 Rivers Bend Blvd. Chester, VA, 23831

EMERSON-ROPER
COMPANIES LLC

7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

CORPORATION/ ARTIFICIAL PERSON	NAME OF HOUSEHOLD MEMBER	NAME OF SUPERVISOR OR COMMISSIONER	DESCRIPTION OF OWNERSHIP INTEREST
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8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: _____

Kerry Brian Hutcherson

STATE OF

Virginia

COUNTY/CITY OF

Chesterfield

to-wit:

This day, Kerry Brian Hutcherson personally appeared before

me, Jennifer Brame, a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 4th day of February, 2020

Jennifer Brame

Notary Public

Registration No.

7746740

My Commission expires:

05/31/2021

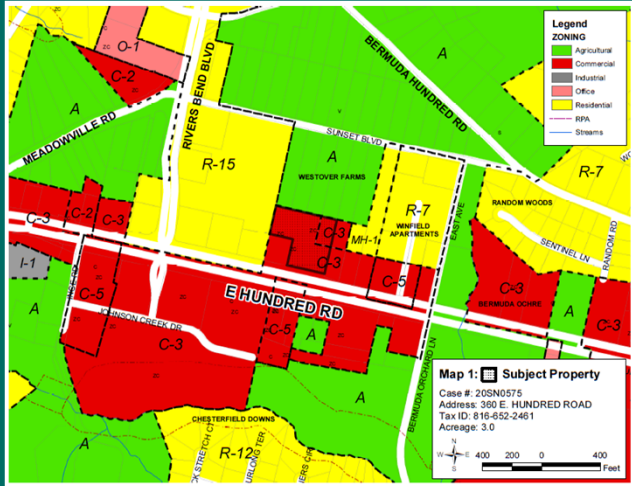


20SN0575
BERMUDA
Emerson-Roper Companies, LLC

Amendment of zoning approval (Case
16SN0703) to permit an automobile wash

This case is in the Bermuda district, and the applicant, Emerson-Roper Companies, LLC, is requesting amendment of Zoning Approval (case 16SN0703) to permit an automobile wash.

20SN0575-Overview



- Single-tunnel automatic auto wash proposed
- Existing zoning limits uses to C-2 or others as listed
- Auto wash is not listed or permitted in C-2 district

A a single-tunnel, automatic, auto wash is proposed.

Existing zoning limits uses to C-2 or those specifically enumerated.

The automobile wash is not listed, and is first permitted in the C-4 and C-5 districts, therefore a zoning amendment is necessary to permit the use.

Recommend approval and acceptance of 2 proffered conditions.

CASE NUMBER: 20SN0578
APPLICANT: Twin Rivers, LLC



CHESTERFIELD COUNTY, VIRGINIA
BERMUDA DISTRICT

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Board of Supervisors (BOS) Hearing:

May 27, 2020

BOS Time Remaining:

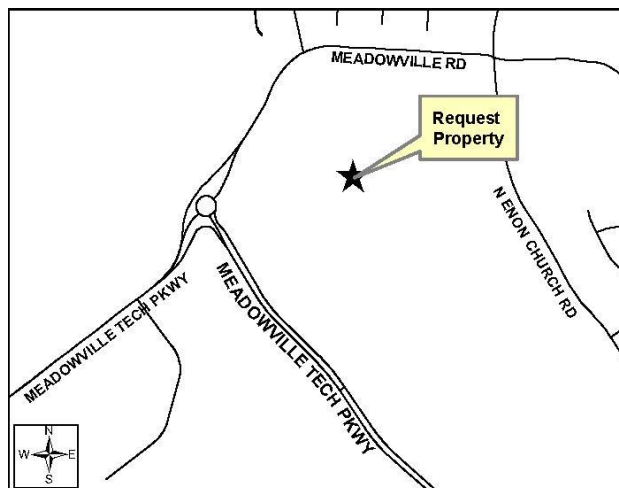
365 DAYS

Applicant's Agent:

KERRY HUTCHERSON (804-748-3600)

Planning Department Case Manager:

DREW NOXON (804-748-1086)



76.7 Acres – 1601 Meadowville Road & 1301
Meadowville Tech Parkway

REQUEST

Amendment of zoning approval (Case 17SN0606) related to Master Plan, development standards, cash proffers and transportation improvements and rezoning from General Industrial (I-2) to Regional Business (C-4) plus conditional use to permit multi-family uses and conditional use planned development to permit exceptions to ordinance requirements. Specifically, exceptions are requested to setbacks, parking, landscaping and multi-Family residential R-MF development standards to accommodate the proposed development.

Notes: A. Conditions may be imposed, or the property owner may proffer conditions.

B. Proffered conditions, textual statement, exhibits and approved zoning conditions are located in Attachments 1 – 9.

SUMMARY

A development (Meadowville Town Center) consisting of a mix of 136 detached single-family dwellings, 450 multi-family dwellings and a minimum of 30,000 square feet of commercial/office uses is planned. The proposed development, as approved by Case 17SN0606, is comprised of Tracts A, B, C and D as depicted in Exhibit E, with Tract B permitting a maximum of 300 multi-family dwellings.

The applicants request amendments to Case 17SN0606 related to the Master Plan and development standards (Proffered Condition 1), transportation improvements (Proffered Condition 3) and cash proffers (Proffered Condition 11), in order to incorporate an additional 6.8-acre property that was previously not included in Case 17SN0606 into Tract B.

Rezoning from General Industrial (I-2) to Regional Business (C-4) plus conditional use is also requested to incorporate the aforementioned 6.8-acre property into Tract B and permit multi-family residential units on this additional acreage. With the enlarged boundary of Tract B, the number of multi-family units permitted on Tract B would not exceed 300 units as previously approved by Case 17SN0606.

Proffered conditions offered by the applicant with this case provide quality design and architectural standards (summarized on page 8) that will complement the overall Meadowville Town Center development.

RECOMMENDATIONS	
PLANNING COMMISSION	APPROVAL
STAFF	<p>PLANNING – APPROVAL</p> <ul style="list-style-type: none"> • Development will provide higher density residential development to area, while offering transitional use between the industrial area and single-family development to the east. • Quality, design and architecture offered by the applicant provide for a convenient, attractive and harmonious community that will compliment area development. <p>TRANSPORTATION – APPROVAL</p> <p>The development's traffic impact will be addressed by providing road improvements and cash payments.</p>

SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
LIBRARIES	The <i>Public Facilities Plan</i> suggests the Enon library should be expanded/replaced or a new facility shall be constructed in the general vicinity at or near current site. Land for expansion or replacement of this facility or new facility has not been acquired.
PARKS AND RECREATION	The <i>Public Facilities Plan</i> identifies the need for one Community Park, in Enon area of 35 acres; nearest this location. Land for this community park has not been acquired.

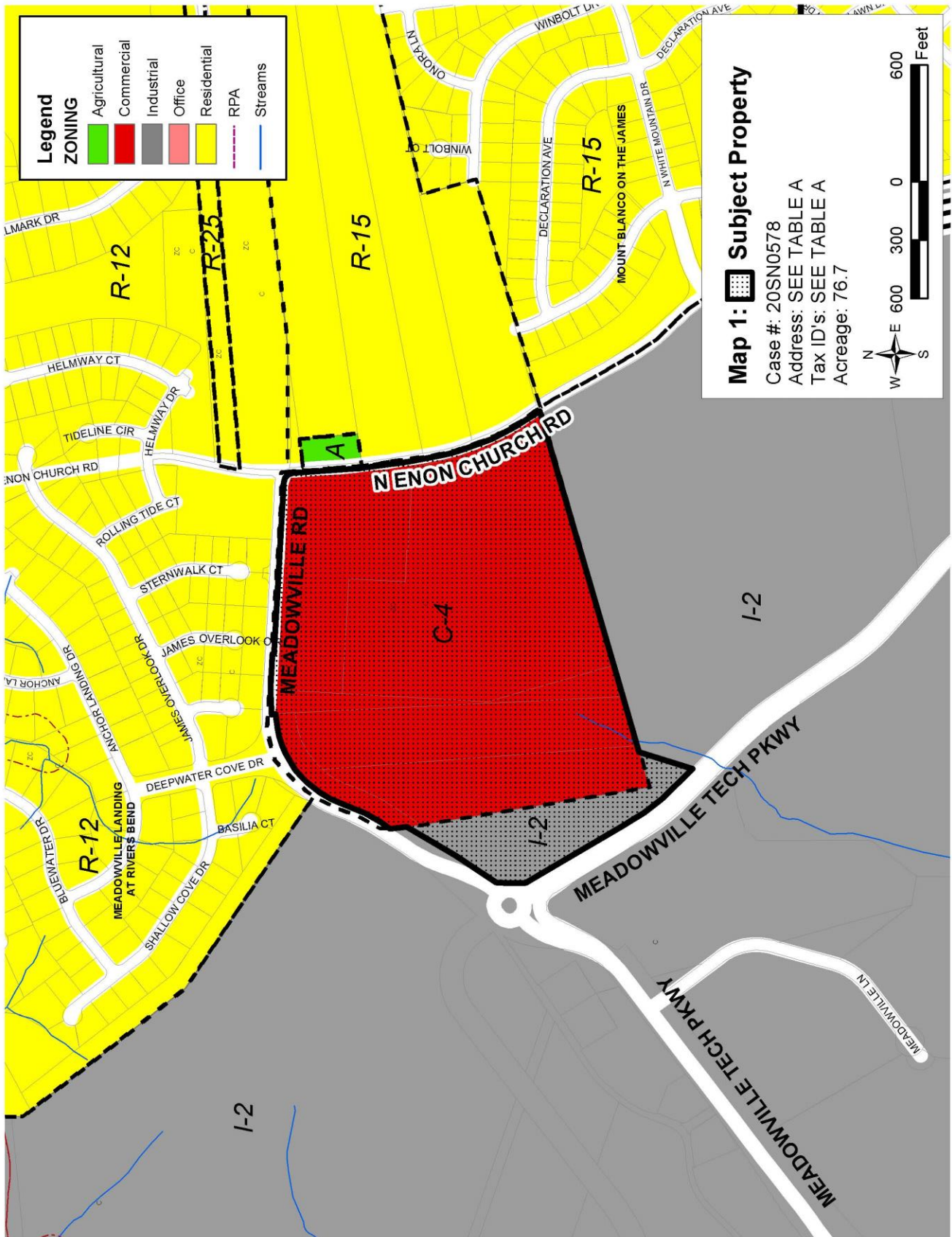
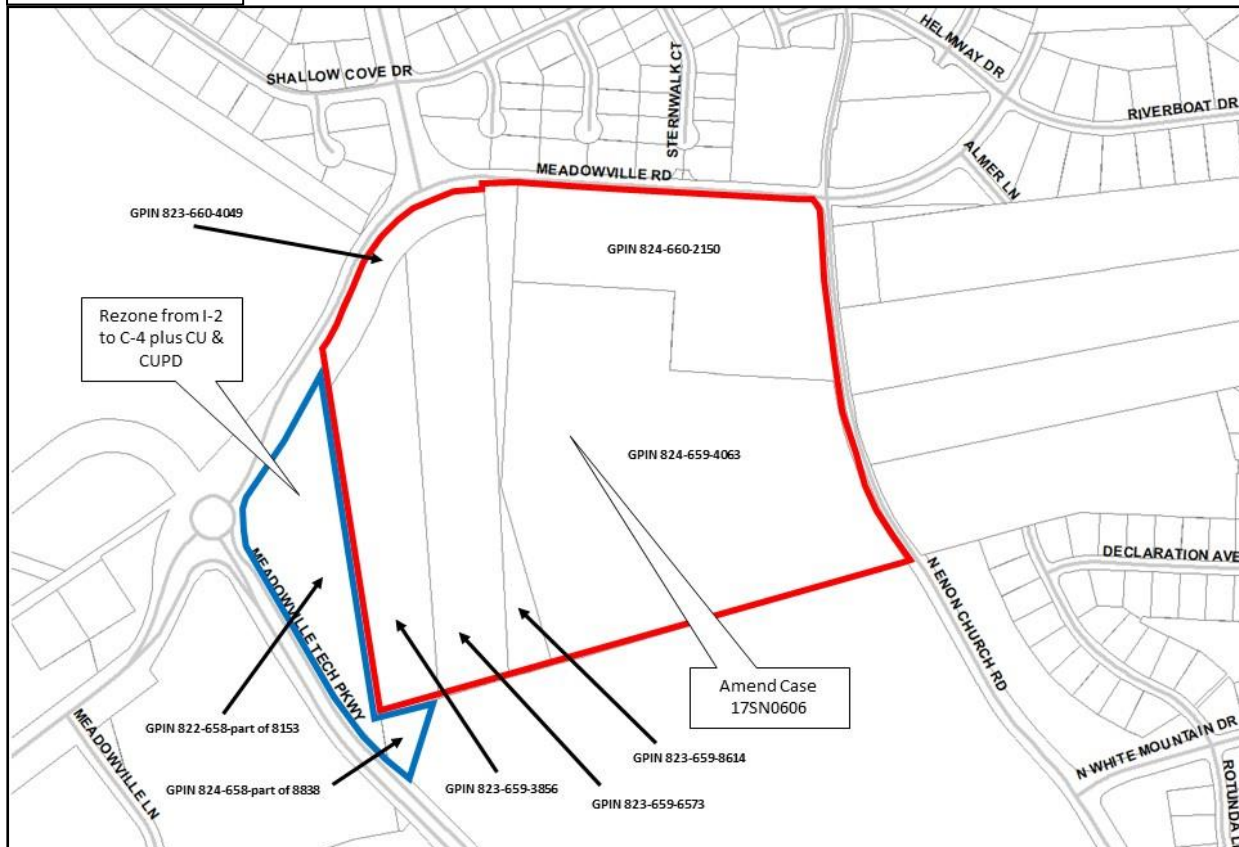


TABLE A

REQUEST PROPERTIES	
Tax Identification Number	Address
Parcels included in previously approved Case 17SN0606 to be amended	
823-659-3856	1401 MEADOWVILLE RD
823-659-6573	1501 MEADOWVILLE RD
823-659-8614	1511 MEADOWVILLE RD
823-660-4049	1451 MEADOWVILLE RD
824-659-4063	11900 N ENON CHURCH RD
824-660-2150	1601 MEADOWVILLE RD
Parcels proposed for rezoning from I-2 to C-4, plus CU & CUPD	
822-658-part of 8153	1301 MEADOWVILLE TECH PY
824-658-part of 8838	1400 MEADOWVILLE TECH PY

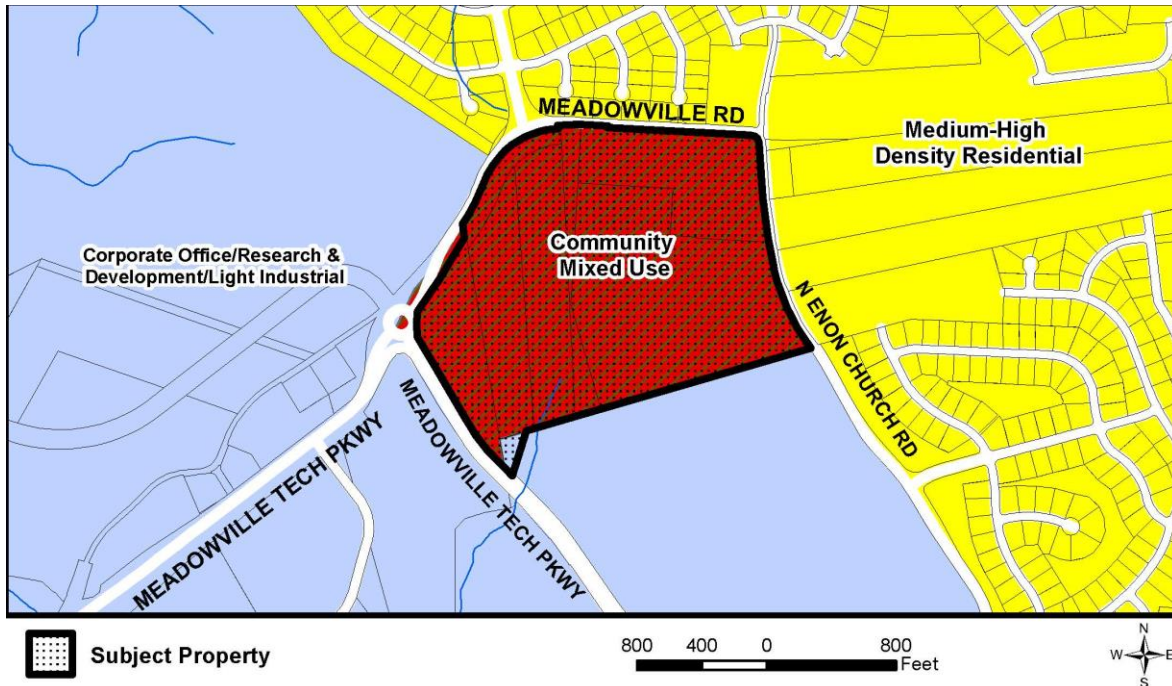
PARCEL MAP



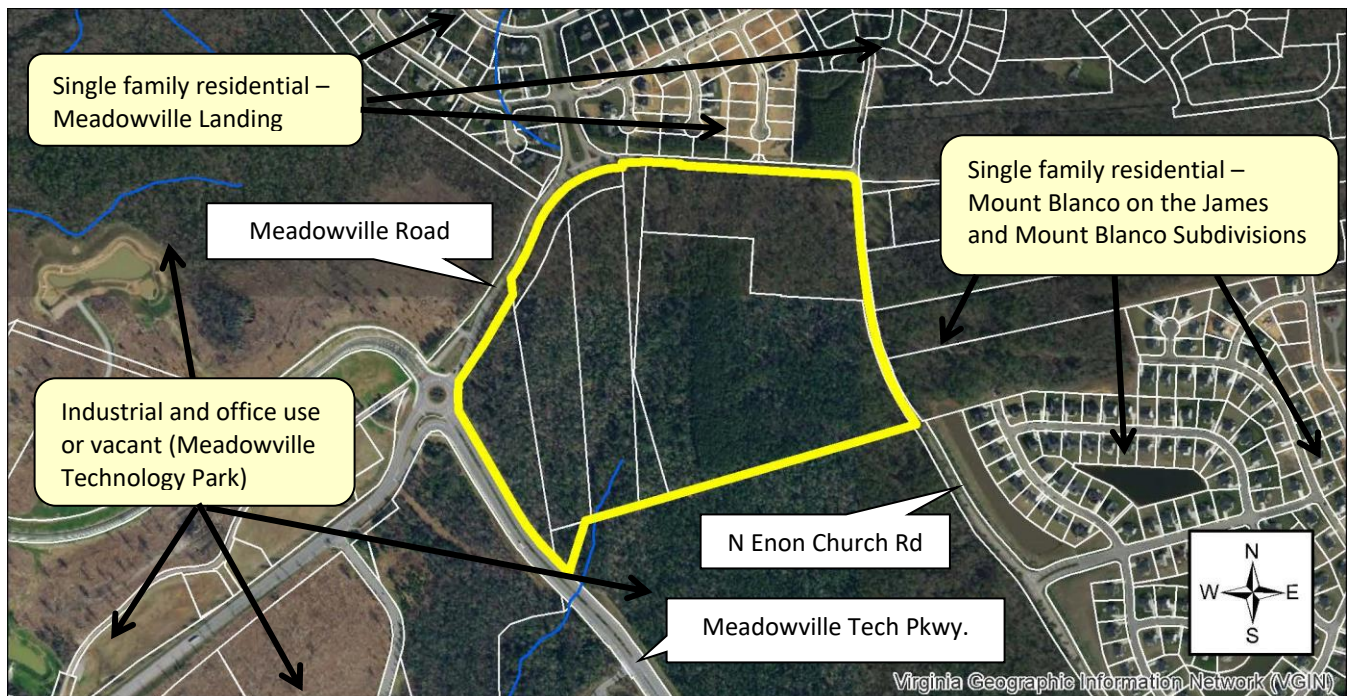
Comprehensive Plan

Classification: COMMUNITY MIXED USE and CORPORATE OFFICE/RESEARCH & DEVELOPMENT/LIGHT INDUSTRIAL

The Community Mixed Use designation suggests the property is appropriate for an integrated mixture of commercial and higher density residential uses, with the predominant use being commercial uses that serve a community-wide trade area. High quality development is encouraged with creative urban design to ensure integration of uses. The Corporate Office/Research & Development/Light Industrial designation suggests the property is appropriate for corporate office, research, laboratories, and light manufacturing and assembly uses that are generally dependent upon raw materials first processed elsewhere.



Surrounding Land Uses and Development



PLANNING

Staff Contact: Drew Noxon (804-748-1086) noxona@chesterfield.gov

Zoning History

Case Number	Request
96SN0203 Approved (2/1996)	Rezoning to General Industrial (I-2) with conditional use planned development to permit an industrial technology park (Meadowville Technology Park). The subject property was part of this 1,582-acre tract
08SN0111 Approved (1/2008)	<ul style="list-style-type: none"> • Rezoning to General Business (C-5) with Conditional Use to permit multi-family residential and Conditional Use Planned Development to permit exceptions to ordinance requirements • Commercial, office and integrated multi-family residential uses designed as an urban/traditional mix of uses were proposed with tree-lined streets, open spaces, pedestrian connections and on-street parking to serve as a “Town Center” to provide services and housing for the industrial park employees and users • Conditions permit Community Business (C-3) uses and outdoor community events on 25 acres, located along the periphery of the property, with a maximum of 400 multi-family dwelling units mixed with commercial uses on a tract located internally to the project; these units would generally be located on upper floors of commercial/office buildings; a maximum of 2 buildings could contain all residential uses • The Staff report for this case analyzed the impact of the proposed development on public facilities (schools, roads, parks, libraries and fire stations) and the applicant’s offer to mitigate that impact. A cash payment of \$15,600 per dwelling unit with more than 2 bedrooms and \$10,269 per dwelling units initially constructed with 2 or fewer bedrooms.
17SN0606 Approved (8/2017)	<ul style="list-style-type: none"> • Rezoning to Regional Business (C-4) with conditional use to permit single and multi-family residential uses. • Approved integrated mix of single-family and multi-family residential uses as well as commercial and office uses with tree-lined streets, open spaces, pedestrian connections and on-street parking in a “Town Center” setting. • Conditional use planned development to permit exceptions to ordinance requirements related to parking, setbacks, building heights and landscaping standards. • Master Plan containing four (4) Tracts, with Tract B permitting 300 multi-family dwelling units • Roadway improvements estimated at \$2,521,799 and an off-site sidewalk estimated at \$26,168 were provided, with cash payments of \$2,914 for age-restricted multi-family units, \$5,640 for multi-family units, and \$9,400 for single-family units once the payments for any constructed dwelling units exceed the value of the roadway improvements mentioned above in order to address the development’s impact on roads.

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

Proposal

A development containing a maximum of 300 multi-family residential uses is planned on Tract B of the Meadowville Town Center. While Tract B of Case 17SN0606 (depicted in Attachment 8) currently permits a maximum of 300 dwelling units, the applicants are requesting to add an additional 6.8-acre parcel located along the east side of Meadowville Tech Parkway and the south side of Meadowville Road (portions of GPINs 822-658-8153 and 824-658-8838, as depicted on the Parcel Map on Exhibit A) onto the previously approved Tract B in order to create larger developable site. The applicant proposes to rezone the 6.8-acre parcel from General Industrial I-2 to Regional Business (C-4) plus Conditional Use to permit multi-family residential uses within the C-4 District. Amendments are also requested to amend the Master Plan and development standards (Exhibit A and Attachment 2), cash proffers and transportation improvements (Attachment 1), all of which require modifications to accommodate incorporation of the additional 6.8-acre parcel into the overall Meadowville Town Center development. As approved by Case 17SN0606, the construction cost an off-site sidewalk was able to be deducted from the cash proffer payment. This sidewalk is now being provided (Proffered Condition 10.B.) in the same location however it is located on the additional 6.8-acre property being added to Tract B, thus the project cost is no longer being provided in lieu of a cash proffer payment).

Standards for the proposed multi-family residential uses are offered by the applicant in the proffered conditions and Textual Statement. (Attachments 1 and 2).

Design and Ordinance Exceptions

The overall Meadowville Town Center development is planned for a mix of single-family and multi-family residential uses along with commercial/office uses. Being an area designated for Community Mixed Use, the Comprehensive Plan suggests that urban/traditional neighborhood designs should be employed to ensure integration of uses and that flexibility in typical design standards should be used to encourage innovative, creative design and high-quality development. Accordingly, conditional use planned development is proposed to permit exceptions to ordinance standards to reduce setbacks, parking requirements, and modify landscaping standards to accommodate the development on a parcel encumbered by wetlands and other environmental features.

In addition to Plan recommendations relative to mixed uses, high quality residential development addresses the Comprehensive Plan goals for strong and sustainable neighborhoods that are visually attractive, well-planned and well-maintained. Further, the purpose and intent of the zoning ordinance to promote the health, safety, convenience and general welfare of the public includes the creation of convenient, attractive and harmonious communities, protection against overcrowding of land, and protection of the natural environment. As such, developments that promote unique, viable and long-lasting places and enhance the community are encouraged.

The following outlines the proposed uses and design standards:

Uses and Development Standards in Tract B (Attachments 1 & 2, Exhibits A, B, C & D)

- Uses limited to those permitted in the Multi-family Residential (R-MF) District
- Maximum of 300 multi-family dwelling units
- Minimum area for multi-family development (approximately 25 acres- minimum of 10 acres)
- Optional age-restricted units with no minimum or maximum number; Senior apartments must all be located in separate building(s) from non-senior apartments
- Building design substantially similar to Exhibit D
- Exterior building materials to include brick, stone or cultured stone, architectural masonry, cementitious siding. Windows, doors, cornices, accent bands, trim, constructed of metal, fiberglass, E.I.F.S., stucco. Vinyl siding not permitted.
- Building height maximum of 5 stories or 70 feet
- Maximum of 54 dwelling units per floor
- Only 10% of units may have 3 bedrooms and no units may have more than 3 bedrooms
- Sidewalk along Meadowville Road to connect Tracts A & B (Exhibit C)
- Street trees retained or provided along all interior streets
- Recreational amenities to include minimum 3,000 sq. ft. clubhouse, pool and hardscaped patios/courtyard areas (Attachment 2)
- Rooftop amenities permitted, limited to 15 feet in height
- Existing community amenities made available to residents (Exhibit B)
- Hardscaped walks
- Foundation planting
- Screening of HVAC and similar mechanical units

Comprehensive Plan

As noted, the Comprehensive Plan suggests that the subject property would be appropriate for development of an integrated mixture of commercial and higher density residential uses. The majority of uses should be commercial, with higher density residential uses (townhome, condominium and multifamily) appropriate only if they are not the predominate use and developed in conjunction with nonresidential uses.

Staff recognizes that the proposed development has the potential of including a majority of residential uses (maximum of 586 units), with a minimum of 30,000 sf of commercial use. Given this mix, and with the inclusion of lower density (single family) residential uses, the proposal does not comply with the land use recommendations of the Plan. It is important to note the value of a “town center” in providing services and housing for the industrial/technology park employees and users, and retail services to meet needs of the surrounding area. Further, anticipated development densities resulting from recent zoning approvals north and east of the request property are significantly lower than those envisioned by the Plan. As proposed, the single-family residential uses on the eastern portion of the property would provide an appropriate land use compatibility and transition among existing and anticipated single family residential uses, the proposed retail and multifamily uses, and Meadowville Technology Park.

COUNTY TRANSPORTATION

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

In August 2017, the Board of Supervisors approved a rezoning (Case 17SN0606) on 69.9 acres of the subject property. Case 17SN0606 established a maximum residential density of 450 apartments and 136 single-family dwelling units (Proffered Condition 7) and permitted a minimum 7 acres (Tract A) of commercial uses (Textual Statement 4.A). With this request, the applicant is requesting to amend several proffered conditions of Case 17SN0606 and rezone an additional 6.8 acres from General Industrial (I-2) to Regional Business (C-4) with a conditional use to permit multi-family uses. This request will not alter or exceed the maximum residential density established as noted above. As noted with Case 17SN0606, based on the maximum residential units and an assumed commercial density of 70,000 square feet of shopping center, the proposed development could generate approximately 9,631 average daily trips.

Section 19.1-231 of the County Code outlines the general requirements to meet the needs of the traffic generated by a proposed development, including acceptable levels of service. This proposed residential development would contribute to an identifiable need for transportation improvements. The applicant has offered the following (note: some of these conditions are currently required by Case 17SN0606):

Right of Way Dedications:

- 35 feet on the west side of North Enon Church Road.
- 35 feet on the south side of Meadowville Road from North Enon Church Road to the Meadowville Road/Deepwater Cove Drive intersection.

Vehicular Access:

- One (1) entrance/exit to North Enon Church Road.
- Two (2) entrances/exits to Meadowville Road.
- One (1) entrance/exit to Meadowville Technology Parkway.

Road Improvements:

- Widening/improving south side of Meadowville Road to a twelve (12) foot wide travel lane, with an additional four (4) foot wide paved shoulder plus a four (4) foot wide unpaved shoulder and overlaying the full width of Meadowville Road from the Meadowville Road/Deepwater Cove Drive intersection to North Enon Church Road.
- Widening/improving west side of North Enon Church Road to a twelve (12) foot wide travel lane, with an additional four (4) foot wide paved shoulder plus a four (4) foot wide unpaved shoulder and overlaying the full width of Meadowville Road for the entire property frontage.
- Left and right turn lanes along Meadowville Road, North Enon Church Road, and Meadowville Technology Parkway at each approved access, if warranted.
- Sidewalks along Meadowville Road and Meadowville Technology Parkway for the property frontage and along North Enon Church Road from the Meadowville Road intersection to the proposed site access.

Note 1: With the addition of the 6.8 acres along Meadowville Road and Meadowville Technology Parkway, the applicant has proffered to construct the sidewalk along the entire frontage to these roads, which are considered on-site (Proffered Condition 10.B.). No credit will be provided towards the cash proffer for these improvements.

Note 2: The Subdivision Ordinance would require a sidewalk along North Enon Church Road for the entire property frontage. This requirement will be addressed at time of preliminary plat review.)

The property is within Traffic Shed 15, which encompasses a large area in the eastern part of the County, east of I-95. Many of the roads in Traffic Shed 15 or which serve Traffic Shed 15 have little or no shoulders, fixed objects (trees) adjacent to the edge of the pavement and poor vertical and horizontal alignments. The traffic volume generated from the proposed residential development will contribute to an identifiable need for transportation facility improvements to these roads in excess of existing transportation facility capacity. These roads need to be improved to address safety and accommodate increased traffic, including the increased traffic from the proposed development.

An applicant may choose to address the development's impacts on the county's road transportation network through dedication of property, construction of road improvements, or a cash proffer. If an applicant elects to offer cash to address the impact on the county's road transportation network, Transportation staff has calculated the average impact of a single-family dwelling unit on the transportation network to be \$12,652; however, the Board of Supervisors has adopted a policy establishing that it would accept a maximum cash proffer of \$9,400 per dwelling unit as addressing the traffic impacts of residential development, with all of the funds to be dedicated towards improvements to the road network. The Policy allows the county to consider mitigating circumstances about a proposed development. In this case, the residential development is not limited to a specific type. Based on the volume of traffic it generates:

- A single-family unit traffic impact could be addressed by \$9,400 per unit.
- An apartment unit, which generates 60% of the traffic of single-family dwelling unit, traffic impact could be addressed by \$5,640 per unit.
- A senior housing (attached) unit, which generates 31% of the traffic of single-family dwelling unit, traffic impact could be addressed by \$2,914 per unit.

As previously stated, the applicant has proffered the widening/improving of Meadowville Road and North Enon Church Road and are proffered to be completed in conjunction with any development with access to each road (Proffered Conditions 3.A and 3.B of Case 17SN0606). These improvements are estimated to cost approximately \$2,521,799. It should be noted, however, that the actual cost to provide all these improvements could be more or less than these amounts.

The applicant has proffered to make payments for any residential unit, beyond the total number of units that would result in an impact of \$2,521,799 (Proffered Condition 2). Staff supports the request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

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

To date no comments have been received.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

Mission

The mission of Fire and Emergency Medical Services (EMS) is to protect life, property and the environment through a comprehensive fire and life safety program that ensures an adequate and timely response to emergencies.

Response Times

The proposed development is located in the rural response zone for which Fire & EMS has a goal of responding to at least 90% of the calls for service in under twelve (12) minutes. Fire and EMS is currently unable to meet that goal.

Nearby Fire/EMS Facilities

- The Enon Station, Company Number 6
- The Rivers Bend Fire Station, Company Number 18

Anticipated Fire & EMS Impacts/Needs

Based on an average of 0.329 calls per dwelling, it is estimated that this development will generate 99 annual calls for Fire/EMS services.

Additional Fire and EMS Comments

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

To satisfy the requirements of Article III, Division 12, Section 19.1-121 of the Code of Chesterfield County, a second public road access to all dwellings should be provided.

SCHOOLS

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

Mission

High performing, high quality public schools contribute to the quality of life and economic vitality of the County. The comprehensive plan suggests a greater focus should be placed on linking schools with communities by providing greater access, flexible designs and locations that better meet the needs of the communities in which they are located.

Capital Improvements

The School Board FY2020 adopted Capital Improvement Plan (CIP) continues to support the 2013 voter approved school revitalization program that will replace or renovate ten schools and construct one new elementary school to add capacity in the Midlothian area of the county. The ten existing facilities that are part of the revitalization program are Beulah Elementary School, Crestwood Elementary School, Enon Elementary School, Ettrick Elementary School, Harrowgate Elementary School, Matoaca Elementary School, Reams Elementary School, Manchester Middle School, Providence Middle School, and Monacan High School. A replacement Manchester Middle School is under construction on the existing school site, a replacement Harrowgate Elementary School is under construction on a new site, and a replacement Matoaca Elementary School is under construction on the site of the former Matoaca Middle School west campus building. The Beulah Elementary School, Enon Elementary School, Old Hundred Elementary School (the new elementary school in the Midlothian district), Providence Middle School, and Monacan High School projects are complete. The Matoaca Middle School wing addition at the east campus site, an additional school construction project, is complete and the school now operates as a single, unified campus. Information on the CIP and School Board approved construction projects can be found in the financial section of the CCPS Adopted Budget for FY2020.

Anticipated School Impacts

	Elementary (PK – 5)	Middle (6 – 8)	High (9 – 12)	Total ⁽¹⁾
Anticipated Student Yield by School Type	66	25	35	126
Schools Currently Serving Area	Enon	Elizabeth Davis	Thomas Dale	2019-20 School Year
Current Enrollment	810	1,219	2,457	
Design Capacity ⁽²⁾	794	1,358	3,037	
Enrollment Percent of Design Capacity	102%	90%	81%	
Program Capacity ⁽³⁾	819	1,219	2,948	
Enrollment Percent of Program Capacity	99%	100%	83%	
Total Number of Trailers	0	4	1	
Number of Classroom Trailers	0	0	0	
Note: ⁽¹⁾ Based upon the average number of students per multi-family dwelling unit for each of the school attendance zones where the proposal is located. Student Generation Factor (2019) is the actual total number of students by grade level divided by the actual total number of housing units by housing type. Updated 2019 SGFs reflecting redistricting and a new school attendance zone used for this analysis was provided by County IST. ⁽²⁾ Design capacity is the maximum number of students the building can accommodate based on the Virginia Department of Education Standards of Quality and the architectural program design of the existing building including all interior and exterior renovations to date and an inventory of all available space. Design capacity does not include site-based initiatives and is thus not subject to frequent change and represents prototypical design capacity using VDOE standards. ⁽³⁾ Program capacity is the maximum number of students the building can accommodate based on the Virginia Department of Education Standards of Quality and the current school programming that may adjust the number of rooms used for core or grade-level classrooms in the overall building design capacity.				

Public Facilities Plan

Post 2020, the *Public Facilities Plan* recommends a new middle school in the vicinity of Chester and West Hundred Roads, and a new high school in the vicinity of Chester Road and Route 288, north of Route 10. However, at this time, a budget has not been developed for the acquisition of land or construction of these school facilities as recommended in the *Plan*.

Additional School Comments

The anticipated student yield analysis above is based on the 300 multi-family dwelling units impacted by this application. These units fall within the maximum permitted dwelling units from Case 17SN0606.

Over time, this case combined with other tentative residential developments, infill developments, and approved residential zoning cases in the area may cause these schools to reach or exceed their capacity.

LIBRARIES

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

Mission

The public library system's role in the county has expanded beyond its traditional function as a resource for information and materials, and now serves as a community gathering place for educational, cultural and informational services; community support during emergencies; economic development; and revitalization activities. The *Public Facilities Plan*, as part of the comprehensive plan, indicates the following library needs countywide:

Public Facilities Plan

The *Public Facilities Plan* suggests the Enon library should be expanded/replaced or a new facility shall be constructed in the general vicinity at or near current site. Land for expansion or replacement of this facility or new facility has not been acquired.

Nearby Libraries

Enon Library

PARKS AND RECREATION

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

Mission

The County supports a high-quality park system to provide residents and visitors with equitable access to active and passive recreation opportunities. The 2012 level of service is 5.9 acres of regional, community and neighborhood parkland per 1,000 persons whereas the target level of service is 9 acres per 1,000 persons.

Nearby Parks Facilities [within 3-mile radius]

- Henricus Park
- Dutch Gap Conservation Area
- Brown and Williamson [undeveloped]
- Elementary School Athletic Areas
- Middle School Athletic Area

Public Facilities Plan

The *Public Facilities Plan* identifies the need for one Community Park, in Enon area of 35 acres; nearest this location. Land for this community park has not been acquired.

The Bikeways and Trails Chapter of the Comprehensive Plan recommends provision of pedestrian/bicycle facilities along all routes shown on the Plan and connections from these routes and existing pedestrian/bicycle facilities to adjacent developments. This case is not immediately

adjacent to recommended routes of the Plan or existing facilities. The applicant has made provisions for internal pedestrian/bicycle system within the development and connection to the adjacent subdivisions. The applicant is also encouraged to consider a pedestrian/bicycle connection to N. Enon Church for future linkage to the Plan route along Meadowville Tech Parkway.

UTILITIES

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

Existing Water and Wastewater Systems

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	16"	Yes
Wastewater	No	18"	Yes

Additional Utility Comments

The subject property is located within the mandatory water and wastewater connection areas for new residential structures. The applicant has proffered connection to the public water and wastewater systems.

A 16" public water line is located along Meadowville Tech Parkway and Meadowville Road. An 18" public wastewater line is located along Meadowville Tech Parkway

The Utilities Department supports this case.

ENVIRONMENTAL ENGINEERING

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

Geography

The subject properties are generally flat and located within the Johnson Creek and the James River Watersheds. The northern portions of the subject properties drain north under Meadowville Road and through storm sewer systems in the Meadowville Landing Subdivision to the James River.

The southern portions of the properties drain south through Meadowville Technology Park tributaries to Johnson Creek. In the lower portion of the Johnson Creek Watershed, there are existing culverts under Enon Church Road which are inadequate and currently cause upstream flooding. Any increased runoff in this watershed upstream of the existing culverts will result in increased flooding along Johnson Creek and its tributaries.

Natural Resources

A Resource Protection Area (RPA) Designation must be submitted to and confirmed by the Department of Environmental Engineering – Water Quality Section prior to the approval of any site plans. A Water Quality Impact Assessment must be submitted to and approved by the Department of Environmental Engineering and/or the Board of Supervisors for any improvements which encroach into the RPA. In addition, wetlands shall not be impacted without prior approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Drainage

Background Information:

Due to the extreme flatness of the area, it is unclear how much of the land drains to the north to the James River and how much drains south to Johnson Creek. Staff has worked with area developers to determine how much of the land drains in each direction, and has approved the drainage area divide for these parcels. The approved drainage breaks for these parcels should be honored with the proposed development, unless otherwise approved by the Department of Environmental Engineering.

Downstream Impacts:

Due to existing inadequate culverts under Enon Church Road, any increased runoff from the development in this watershed upstream of the existing culverts will result in increased flooding, which will impact private properties and public safety. For the portions on the development located within the Johnson Creek watershed, the post-development 2, 10 and 100-year stormwater discharge rates shall not exceed the pre-development 2, 10 and 100 year-stormwater discharge rates, respectively. On-site detention/retention to pre-development rates will protect downstream properties and roadways from increased flooding. The applicant has offered Proffered Condition 5 to address this impact.

The existing storm sewer systems in the Meadowville Landing Subdivision should be evaluated to verify that existing private properties will not be negatively impacted with increased stormwater runoff created by the development. Stormwater that is directed to the north toward the Meadowville Landing Subdivision shall be discharged to an adequate outfall of sufficient size and capacity to handle the post-development discharge. The applicant has offered Proffered Condition 5 to address this impact.

Stormwater Management

The development of the subject property will be subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations for water quality and water quantity.

CASE HISTORY	
Applicant Submittals	
2/21/2020	Application submitted
4/8/2020	Application revised
2/25, 3/13, 3/18, 4/9 & 4/10/2020	Revised proffered conditions, textual statement and exhibits were submitted
Planning Commission	
4/21/2020	<p>Citizen Comments: No citizens spoke to this request.</p> <p>Recommendation – APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS IN ATTACHMENT 1</p> <p>Motion: Hylton Second: Owens AYES: Freye, Sloan, Hylton, Owens and Petroski</p>
The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:00 p.m., will consider this request.	

PROFFERED CONDITIONS

(April 10, 2020)

Note: Both the Planning Commission and Staff recommend acceptance of the following proffered conditions offered by the applicant.

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

The following condition 1 applies only to that Property that was included in Zoning Case 17SN0606 (i.e., GPINs 823-659-3856, 823-659-6573, 823-659-8614, 823-660-4049, 824-659-4063 & 824-660-2150):

1. With the approval of this request, Proffered Condition 3.E of Zoning Case 17SN0606 shall be deleted.

The following conditions 2 through 5 shall apply to the entire Property (i.e., GPINs 823-659-3856, 823-659-6573, 823-659-8614, 823-660-4049, 824-659-4063, 824-660-2150 and portions of 824-658-8838 and 822-658-8153):

2. The Applicant hereby amends Zoning Case 17SN0606 by replacing Proffered Condition 11 with the following condition:
 - A. For purposes of these Proffered Conditions, the following amounts shall be used to calculate the value of the cash proffer payments due for each dwelling unit constructed on the Property: \$5,640 for each multi-family unit other than Senior Apartments; \$9,400 for each single-family dwelling unit, including each Age-Targeted unit; and \$2,914.00 for each Senior Apartment unit.
 - B. The transportation improvements identified in Proffered Conditions 3.A. and 3.B. of Zoning Case 17SN0606 have an estimated cumulative value of \$2,521,799 (the “Road Construction Value”). The Road Construction Value applies toward the County of Chesterfield cash proffer for road improvements located within the service district for the Property. Once the payments for any constructed dwelling units exceed the Road Construction Value, the Developer thereafter shall begin making a cash proffer payment for each additional residential unit in the amounts identified above in Proffered Condition 2.A. Each such payment shall be made prior to the issuance of a building permit for a dwelling unit, unless state law modifies the timing of the payment.

- C. At the option of the Transportation Department, cash proffer payments, as described above in Proffered Condition 2.A, may be reduced for the cost of transportation improvements, other than those identified in Proffered Condition 3 of Zoning Case 17SN0606, provided by the Developer/Subdivider/Assignee, as approved by the Transportation Department. The value of the improvements shall be approved by the Transportation Department.”

3. Proffered Condition 1 of Zoning Case 17SN0606 shall be amended as follows:

“Tract B shall be amended in accordance with Exhibit A, entitled, “Master Plan Meadowville Town Center” and last revised February 24, 2020.

The Textual Statement dated April 8, 2020 shall be considered the Master Plan for Tract B.

In addition to Exhibit A, described above, reference is hereby made to the following exhibits so that they may be incorporated herein:

Exhibit B – A plan titled “Existing Recreational Amenities,” prepared by Highmark Engineering, last revised April 8, 2020.

Exhibit C – A plan titled “Existing & Proposed Pedestrian Facilities,” prepared by Highmark Engineering, last revised April 8, 2020.

Exhibit D – The elevations titled “Conceptual Elevations,” prepared by Poole & Poole Architecture, compiled on April 3, 2020.”

4. “Utilities. The public water and wastewater systems shall be used.”

The Applicant hereby proffers the following additional conditions, which shall apply only to Tract B (Tract B being comprised of portions of GPINs 823-659-8614, 823-659-6573, 823-659-3856, 823-660-4049, 824-658-8838 and 822-658-8153 and being more particularly shown on Exhibit A):

5. Stormwater. Stormwater runoff designed to drain to Johnsons Creek, shall be retained based on the two (2) year, ten (10) year, and 100-year post development condition and released based upon the two (2) year, ten (10) year, and 100-year pre-development condition, respectively. Stormwater runoff designed to drain north toward the Meadowville Landing Subdivision shall be discharged to an adequate outfall of sufficient size and capacity to handle the post development discharge.

6. Access.

- i. Direct vehicular access from the 6.8 Acres (comprised of portions of GPINs 824-658-8838 and 822-658-8153, as noted on Exhibit A) to Meadowville Road shall be limited to one (1) entrance/exit if approved by the Virginia Department of Transportation (VDOT).
- ii. Direct vehicular access from the 6.8 Acres (comprised of portions of GPINs 824-658-8838 and 822-658-8153, as noted on Exhibit A) to Meadowville Technology Parkway shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department.

7. Uses Permitted. Uses permitted within Tract B shall be limited to:

- i. All uses permitted by-right or with restriction in the Multi-Family Residential (R-MF) District.
- iii. Age-Restricted Dwelling Units (AKA, "Senior Apartments," defined below) provided (a) all such units are located together in one building and (b) there are no other Multi-Family units in such building that do not qualify as Senior Apartments.
- iv. All accessory uses permitted in the R-MF Zoning District.

8. Age-Restricted Dwelling Units (AKA, "Senior Apartments"). 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, the Developer may designate one or more multi-family buildings on Tract B as restricted to "housing for older persons," as that term is defined in the Virginia Fair Housing Law (the "Senior Apartments").

9. Density. The maximum number of multi-family (including any Senior Apartments) units within Tract B shall be 300.

10. Transportation Improvements. In conjunction with initial construction of multi-family units, the following improvements shall be completed, as determined by the Transportation Department. The exact design, location, length, or modifications of the improvements shall be approved by the Transportation Department.

- A. Construction of additional pavement along Meadowville Road and Meadowville Technology Parkways at the approved accesses to provide left and right turn lanes, if warranted, based on Transportation Standards.
- B. Construction of a VDOT standard sidewalk along the entire Tract B frontage to Meadowville Road and Meadowville Technology Parkway, unless pedestrian accommodations exist, as determined by the Transportation Department.

TEXTUAL STATEMENT

(April 10, 2020)

RE: Application made by Twin Rivers, LLC pertaining to the property under consideration in this case ("the Property") to amend conditions of Zoning Case 17SN0606, including Proffered Condition 1, which makes reference to this Textual Statement for a Conditional Use Planned Development ("CUPD") with a Conditional Use that allows multi-family residential uses in a C-4 district with bulk exceptions from County Code and Zoning Ordinance requirements, as provided hereinbelow, and in accordance with the Conceptual Plan by Highmark Engineering, last revised February 24, 2020, entitled, "MASTER PLAN MEADOWVILLE TOWN CENTER" and incorporated herein and attached hereto as "Exhibit A."

1. General Conditions.

- A. Tract B shall be developed as generally shown on Exhibit A and as delineated below.
- B. Tract B shall be located in the area generally depicted on the Conceptual Plan, but its location and size, including further divisions into sub-tracts, may be modified as requested by the developer and approved by the Director of the Planning Department and the Director of the Transportation, so long as Tract B generally maintains its relationship with the other Tracts shown on Exhibit A and any adjacent properties. The locations of any internal streets or roads shown on the Conceptual Plan may also be modified as requested by the Developer and approved by the Director of the Planning Department and the Director of the Transportation Department.

2. Requirements and Exceptions for Tract B.

A. Parking.

- i. The Developer shall provide parking ratios as follows:
 - (a) Two (2) spaces per dwelling unit for Multi-Family uses.
 - (b) Eight tenths (0.8) spaces for any Multi-Family units identified as Senior Apartments.
- ii. On-street parking shall be permitted subject to the design and construction requirements of the Virginia Department of Transportation and the County. Any on-street parking on Tracts A and B shall be counted towards the required number of parking spaces for each Tract, it being understood that on-street parking on one such tract may be counted toward the required parking in the other Tract.
- iii. Any garage parking or other type of enclosed and/or covered parking area shall be counted toward the calculation of the required parking spaces, including tandem garage spaces.

B. Setbacks. Except as set forth below, all buildings (including accessory structures) located along internal roads, interior private driveways, parking areas, and streets may have zero (0) foot setbacks for front, side, corner side, rear, and through lots as well as zero (0) foot setbacks with respect to drive aisles and parking in relation to buildings. Corner side yards shall meet sight distance requirements as may be established at the time of plan review.

C. Buffers and Landscape Areas.

- i. No buffers shall be required between various uses, adjacent properties, or along roads, except as otherwise provided herein.
- ii. In Tract B, a minimum twenty (20) foot setback shall be required for buildings, drives, and parking along Meadowville Road and Meadowville Technology Parkway and shall be planted with a deciduous tree, every 50 feet and generally on center, as well as low-lying shrubs so as to minimize glare from vehicle headlights in parking areas and along public streets.
- iii. Street trees shall be planted along both sides of all internal public streets and all private streets that provide general circulation throughout the development. In lieu of providing such street trees, the Developer shall have the option to preserve existing trees with a caliper of four (4) inches or greater along the frontage of such public streets and all private streets that provide general circulation throughout the development.

3. Recreational Amenities.

- A. A 3,000 sf clubhouse and other recreational amenities such as hardscaped areas, a pool, patio/courtyard, and the like shall be provided on Tract B to serve the buildings constructed on Tract B, but this shall not preclude multiple buildings from including their own recreational amenities.
- B. In order to provide residents of the Property with opportunities to engage in an active lifestyle, the following existing recreational amenities as shown on Exhibit B shall be made available, subject to and in accordance with membership rules of the Meadowville Landing Homeowners' Association, to residents of the Property: clubhouse, trails, fitness center, pool, river walk trails, and two (2) community docks for river access.

4. Development Standards.

- A. Tract B shall be a minimum of 10 acres.
- B. There shall be no more than fifty-four (54) dwelling units per floor.
- C. No more than ten percent (10%) of the Multi-Family units shall contain more than two bedrooms, and no Multi-Family unit shall contain more than three bedrooms.
- D. The maximum height for all buildings shall be five (5) stories or seventy feet (70'), whichever is taller. Structures located on a roof such as, but not limited to, decks, patios, gardens, pergolas, trellises, canopies, or similar structures, shall not exceed a height of fifteen (15') as measured from the top of the roof to the top of the rooftop structure.
- E. Front walks hardscaped with brushed concrete (or comparable materials) shall be provided parallel to the front of the buildings and a minimum of 3 feet wide. Hardscaped walks shall also be provided to side and rear entrances and shall be minimum of 3 feet wide.
- F. Foundation planting is required along all building facades. Foundation Planting Beds shall generally be a minimum of 3 feet wide as measured from the dwelling unit foundation, but the width may be reduced or eliminated as necessary to accommodate sidewalks, accessible routes, and recreational amenities (such as courtyards), or as otherwise approved by the Planning Department. 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.
- G. Any ground level mechanical, heating, ventilation and air conditioning (HVAC) units and whole house generators shall be screened from view of public roads by landscaping or low maintenance material, such as an opaque fence or wall or if located on the roof, screened from view of public roads by a parapet wall compatible with the building façade, or as otherwise approved by the Planning Department.
- H. Multi-Family buildings shall be designed and constructed in a manner that is substantially similar to the elevations shown in Exhibit D, as referenced in the Proffered Conditions. Permitted materials for Multi-Family building exteriors shall be limited to a combination of brick, stone or cultured stone, architectural masonry, cementitious siding, or other materials comparable in quality as approved by the Planning Department. Architectural treatments, such as windows, doors, cornices, accent bands, trim, etc. may be constructed of metal, fiberglass, E.I.F.S., stucco, or other materials comparable in quality as approved by the Planning Department. No vinyl siding shall be permitted.

EXHIBIT B

Existing Recreational Amenities – last revised April 8, 2020

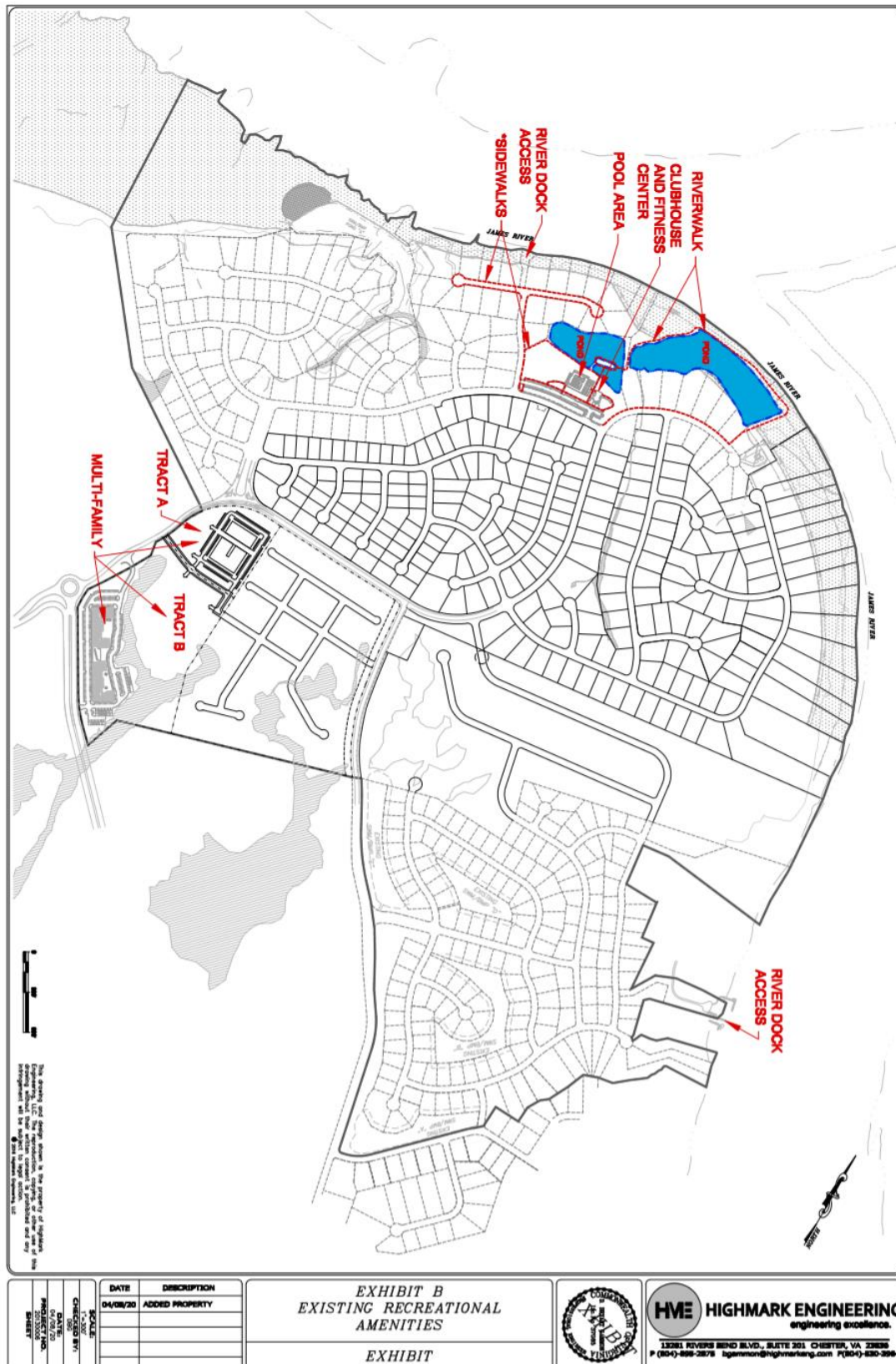


EXHIBIT C

Proposed Pedestrian Facilities – last revised April 8, 2020

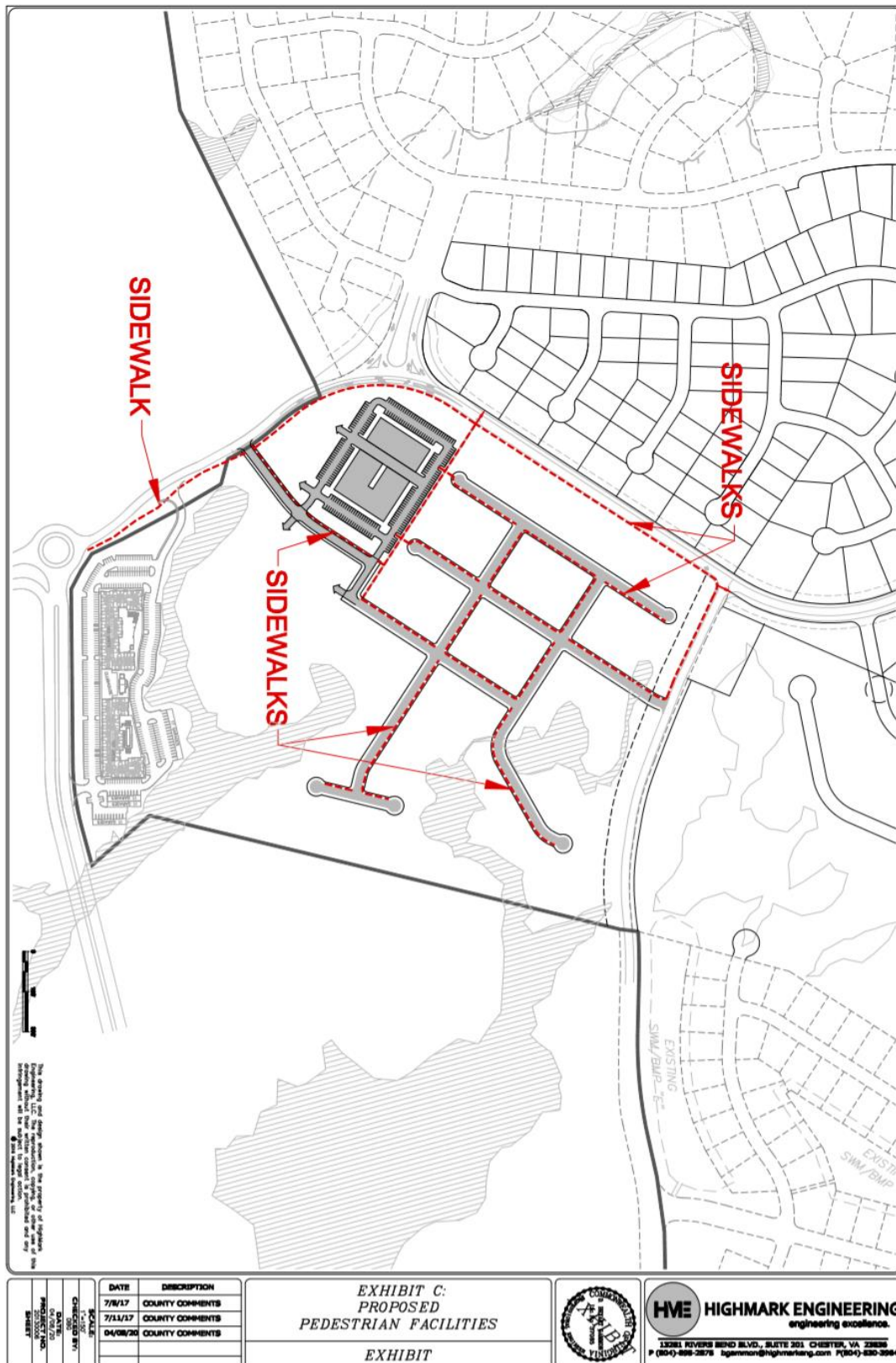


EXHIBIT D

Conceptual Building Elevations – April 2, 2020



23



1 Perspective - Pool
RPS

Perspective

Twin Rivers

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April 2, 2020 A3.1
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1 Perspective - From Parking Lot

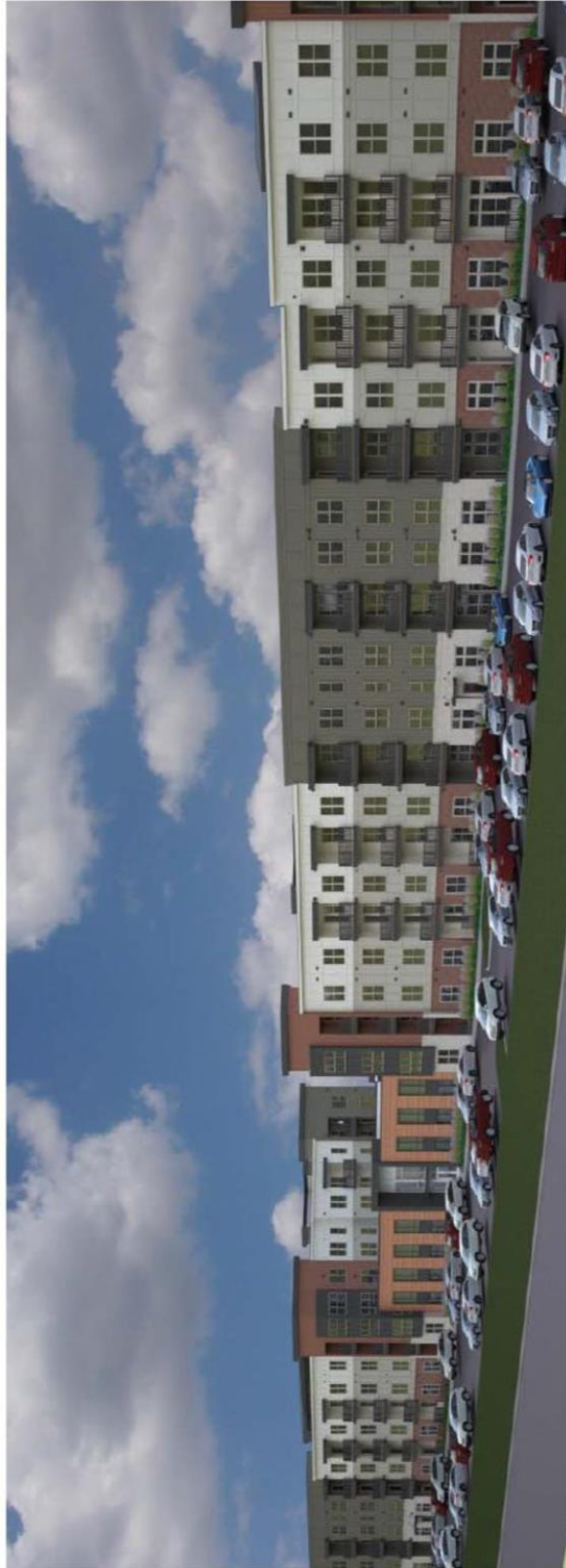
Perspective

Twin Rivers

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April 2, 2020 A3.2
2019.00





1 Perspective - From Meadowville Technology Parkway
NSI

Perspective

Twin Rivers

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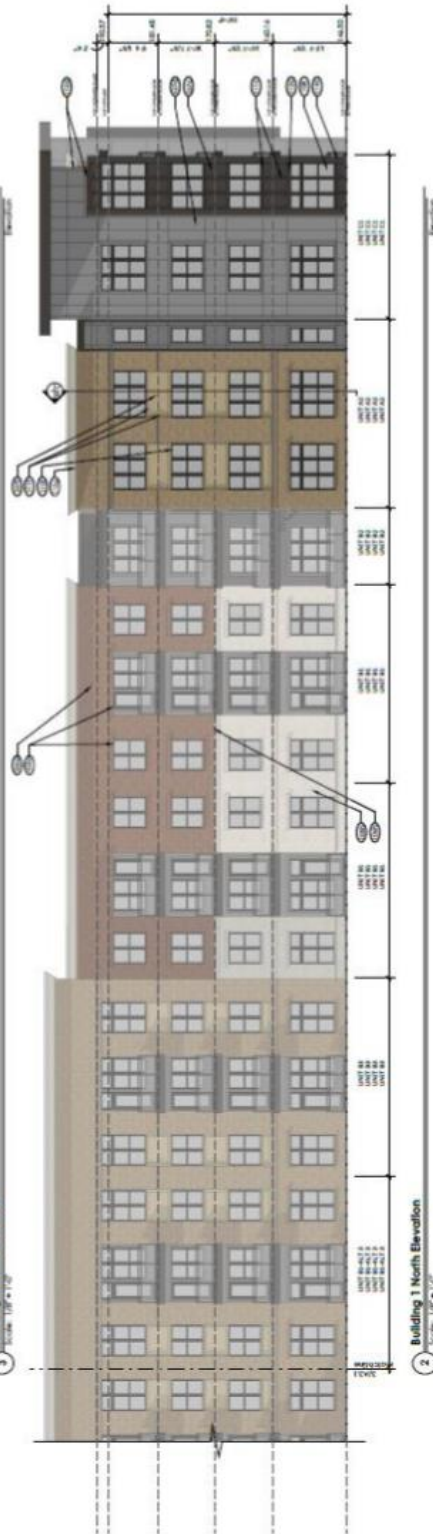
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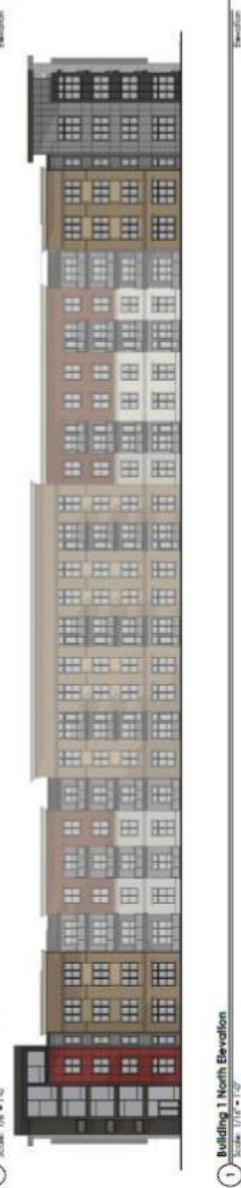
EXIST. LIGHT FIXTURES		PROPOSED LIGHT FIXTURES	
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3 Building 1 North Elevation
Scale: 1/8" = 1'-0"



2 Building 1 North Elevation
Scale: 1/8" = 1'-0"



1 Building 1 North Elevation
Scale: 1/8" = 1'-0"

Material Schedule	
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Building 1 South Elevation
Scale: 1/8" = 1'-0"

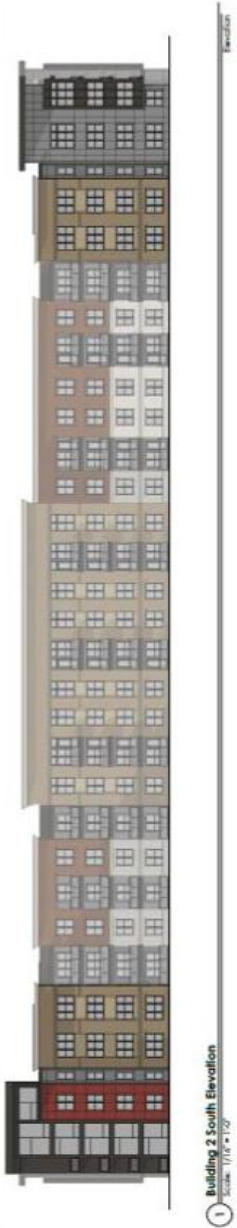
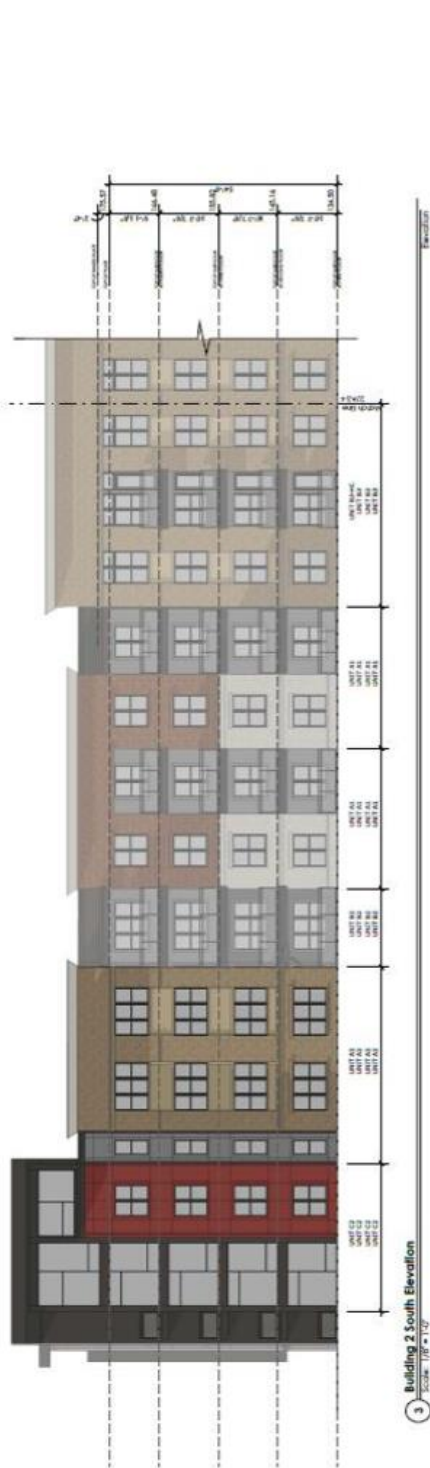


Building 1 South Elevation
Scale: 1/8" = 1'-0"



Building 1 South Elevation
Scale: 1/8" = 1'-0"

Paint Color Schedule	
1. Brick	Brick
2. Concrete	Concrete
3. Stucco	Stucco
4. Siding	Siding
5. Metal	Metal
6. Glass	Glass
7. Wood	Wood
8. Asphalt	Asphalt
9. Gravel	Gravel
10. Soil	Soil
11. Sky	Sky
12. Water	Water
13. Snow	Snow
14. Clouds	Clouds
15. Foliage	Foliage
16. Animals	Animals
17. People	People
18. Vehicles	Vehicles
19. Structures	Structures
20. Landmarks	Landmarks
21. Monuments	Monuments
22. Statues	Statues
23. Fountains	Fountains
24. Bridges	Bridges
25. Towers	Towers
26. Lighthouses	Lighthouses
27. Castles	Castles
28. Palaces	Palaces
29. Temples	Temples
30. Churches	Churches
31. Mosques	Mosques
32. Synagogues	Synagogues
33. Monasteries	Monasteries
34. Convents	Convents
35. Abbeys	Abbeys
36. Priories	Priories
37. Cloisters	Cloisters
38. Chapels	Chapels
39. Oratories	Oratories
40. Sanctuaries	Sanctuaries
41. Cathedrals	Cathedrals
42. Basilicas	Basilicas
43. Minarets	Minarets
44. Domes	Domes
45. Arches	Arches
46. Columns	Columns
47. Pillars	Pillars
48. Balustrades	Balustrades
49. Railings	Railings
50. Fences	Fences
51. Gates	Gates
52. Walls	Walls
53. Roofs	Roofs
54. Chimneys	Chimneys
55. Towers	Towers
56. Lighthouses	Lighthouses
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63. Monasteries	Monasteries
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68. Chapels	Chapels
69. Oratories	Oratories
70. Sanctuaries	Sanctuaries
71. Cathedrals	Cathedrals
72. Basilicas	Basilicas
73. Minarets	Minarets
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77. Pillars	Pillars
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91. Mosques	Mosques
92. Synagogues	Synagogues
93. Monasteries	Monasteries
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99. Oratories	Oratories
100. Sanctuaries	Sanctuaries



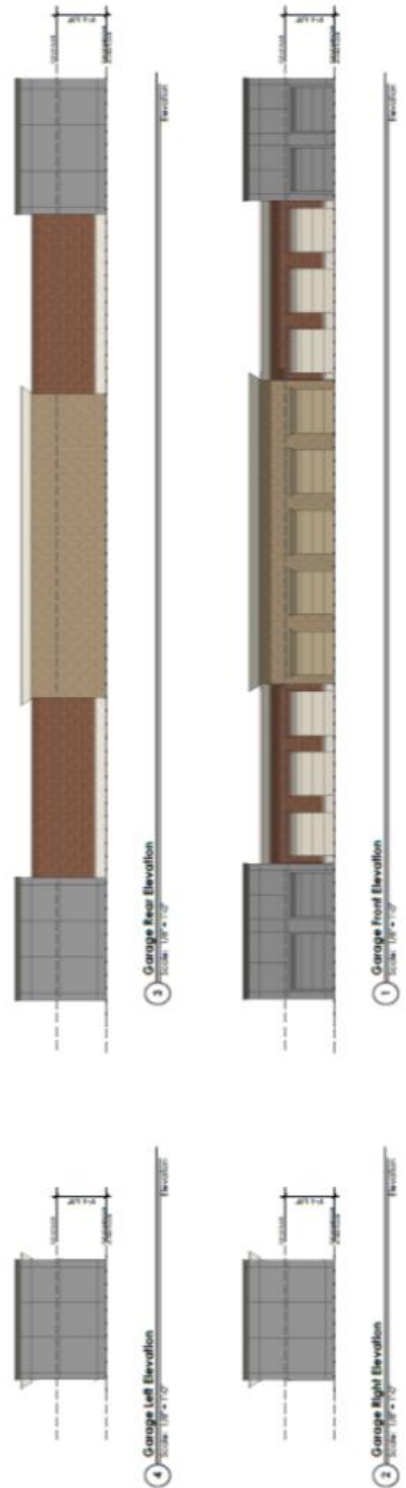
Project Color Schedule	
1	Exterior Wall - Light Gray
2	Exterior Wall - Dark Gray
3	Exterior Wall - Red Brick
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5	Exterior Wall - White
6	Exterior Wall - Dark Brown
7	Exterior Wall - Light Brown
8	Exterior Wall - Dark Green
9	Exterior Wall - Light Green
10	Exterior Wall - Dark Blue
11	Exterior Wall - Light Blue
12	Exterior Wall - Dark Purple
13	Exterior Wall - Light Purple
14	Exterior Wall - Dark Yellow
15	Exterior Wall - Light Yellow
16	Exterior Wall - Dark Orange
17	Exterior Wall - Light Orange
18	Exterior Wall - Dark Pink
19	Exterior Wall - Light Pink
20	Exterior Wall - Dark Gray
21	Exterior Wall - Light Gray
22	Exterior Wall - Dark Gray
23	Exterior Wall - Red Brick
24	Exterior Wall - Tan Brick
25	Exterior Wall - White
26	Exterior Wall - Dark Brown
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28	Exterior Wall - Dark Green
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34	Exterior Wall - Dark Yellow
35	Exterior Wall - Light Yellow
36	Exterior Wall - Dark Orange
37	Exterior Wall - Light Orange
38	Exterior Wall - Dark Pink
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40	Exterior Wall - Dark Gray
41	Exterior Wall - Light Gray
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43	Exterior Wall - Red Brick
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46	Exterior Wall - Dark Brown
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54	Exterior Wall - Dark Yellow
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63	Exterior Wall - Red Brick
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74	Exterior Wall - Dark Yellow
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78	Exterior Wall - Dark Pink
79	Exterior Wall - Light Pink
80	Exterior Wall - Dark Gray
81	Exterior Wall - Light Gray
82	Exterior Wall - Dark Gray
83	Exterior Wall - Red Brick
84	Exterior Wall - Tan Brick
85	Exterior Wall - White
86	Exterior Wall - Dark Brown
87	Exterior Wall - Light Brown
88	Exterior Wall - Dark Green
89	Exterior Wall - Light Green
90	Exterior Wall - Dark Blue
91	Exterior Wall - Light Blue
92	Exterior Wall - Dark Purple
93	Exterior Wall - Light Purple
94	Exterior Wall - Dark Yellow
95	Exterior Wall - Light Yellow
96	Exterior Wall - Dark Orange
97	Exterior Wall - Light Orange
98	Exterior Wall - Dark Pink
99	Exterior Wall - Light Pink
100	Exterior Wall - Dark Gray



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100. 2020 MAY 27	2020 MAY 27



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
2	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
3	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
4	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
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41	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
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44	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
45	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
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48	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
49	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00
50	1/2" x 4" x 8" Plywood	100	SF	1.50	150.00



**APPROVED CONDITIONS AND TEXTUAL STATEMENT
(CASE 17SN0606)**

***Note: Red boxes indicate conditions being amended by the current request 20SN0578.**

The Developer (the “Developer”) in this zoning case, 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 rezoning and development of the property known as Chesterfield County Tax IDs 823-659-3856, 823-659-6573, 823-659-9483, 823-660-4049, 824-659-2386, 824-659-5689, 824-659-8890 (the “Property”) from C-5 to C-4 with a conditional use to permit multi-family and single-family residential uses and a conditional use planned development (“CUPD”) for bulk exceptions to ordinance standards, and subject to the conditions and provisions of the Textual Statement, will be developed as set forth below; however, in the event the request is denied or approved with conditions not agreed to by the Developer, these proffers and conditions shall be immediately null and void and of no further force or effect.

The application contains four exhibits described as follows:

Exhibit A – A plan titled “Master Plan, Meadowville Town Center,” dated April 24, 2017, last revised July 5, 2017, prepared by Timmons Kelley Architects.

Exhibit B – A plan titled “Existing Recreational Amenities,” prepared by Highmark Engineering, dated September 15, 2016, last revised July 5, 2017.

Exhibit C – A plan titled “Existing & Proposed Pedestrian Facilities,” prepared by Highmark Engineering, dated September 15, 2016, last revised July 11, 2017.

Exhibit D – A set of elevations titled “Moore’s Lake Apartments,” prepared by Poole & Poole Architecture, dated May 13, 2016.

1. Master Plan. The textual statement last revised July 13, 2017, together with the Conceptual Plan attached as Exhibit A, shall be considered the Master Plan. (P)
2. Stormwater. Stormwater runoff designed to drain to Johnsons Creek, shall be retained based on the two (2) year, ten (10) year, and 100-year post development condition and released based upon the two (2) year, ten (10) year, and 100-year pre-development condition, respectively. Stormwater runoff designed to drain north toward the Meadowville Landing Subdivision shall be discharged to an adequate outfall of sufficient size and capacity to handle the post development discharge. (EE)

3. Transportation Improvements. The Developer shall provide the following improvements, subject to the terms contained herein. The exact design or modifications of the improvements shall be approved by the Transportation Department.
- A. Widen/improve the entire Property frontage on the south side of Meadowville Road from the Meadowville Road/Deepwater Cove Drive intersection to North Enon Church Road (a distance of 1,435 linear feet) to provide:
 - i. A twelve (12) foot wide travel lane, measured from the centerline of the road
 - ii. A four (4) foot wide paved shoulder and a four (4) foot wide unpaved shoulder
 - iii. Overlay of the full road width with one and one half (1.5) inches of compacted bituminous asphalt concrete
 - iv. These improvements shall be provided in conjunction with any development that includes access on Meadowville Road.
 - B. Widen/improve the entire Property frontage on the west side of North Enon Church Road to provide:
 - i. A twelve (12) foot wide travel lane, measured from the centerline of the road
 - ii. A four (4) foot wide paved shoulder and a four (4) foot wide unpaved shoulder
 - iii. Overlay of the full road width with one and one half (1.5) inches of compacted bituminous asphalt concrete
 - iv. These improvements shall be provided in conjunction with any development that includes access on North Enon Church Road.
 - C. Construction of additional pavement along Meadowville Road and North Enon Church Road at the approved accesses to provide left and right turn lanes, if warranted, based on Transportation Department Standards.
 - D. Construct sidewalks in the following locations:
 - i. Along the Property frontage on the south side of Meadowville Road from the Meadowville Road/Deepwater Cove Drive intersection to the intersection with North Enon Church Road, which sidewalk shall be constructed pursuant to Proffered Condition 3.A.iv.
 - ii. Along the Property frontage on the west side of North Enon Church Road from the Property entrance on North Enon Church Road to the

Meadowville Road/North Enon Church Road intersection, which sidewalk shall be constructed pursuant to Proffered Condition 3.B.iv.

- iii. Along the Property frontage of Tract A (which includes a portion that is required by Proffered Condition 3.D.i.), the sidewalk shall be constructed in conjunction with development of the initial commercial or Multi-Family units located on Tract A, whichever first occurs.

E. At the option of the Developer, the Developer may construct a sidewalk on the south side of Meadowville Road west of the Property to connect with the existing sidewalks on Meadowville Road (currently terminating at the traffic circle at Meadowville Road and Meadowville Technology Boulevard and shown on Exhibit C as "Potential Sidewalk") with the sidewalk to be constructed pursuant to Proffered Condition 3.D.iii. (T and P)

- 4. Dedications. The following rights-of-way shall be dedicated, free and unrestricted, to Chesterfield County prior to any site plan approval, in conjunction with recordation of the initial subdivision plat, or within sixty (60) days from the date of a written request by the Transportation Department, whichever occurs first:

- A. Thirty-five (35) feet of right-of-way, on the west side of North Enon Church Road measured from the centerline of that part of North Enon Church Road immediately adjacent to the Property.
- B. Thirty-five (35) feet of right-of-way on the south side of Meadowville Road measured from the centerline of that part of Meadowville Road immediately adjacent to the Property from North Enon Church Road to the Meadowville Road/Deepwater Cove Drive intersection.
- C. Dedication to and for the benefit of Chesterfield County, free and unrestricted, of any additional right-of-way (or easement) required for the transportation improvements identified above.
- D. In the event the Developer is unable to acquire any "off-site" right-of-way that is necessary for these improvements, 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)

- 5. Access.

- A. Direct vehicular access from the Property to Meadowville Road shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department.

- B. Direct vehicular access from the Property to North Enon Church Road shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)
6. Uses Not Permitted. The following uses shall not be permitted on the Property:
- A. Feed, seed and ice sales.
 - B. Fraternal uses.
 - C. Indoor flea markets.
 - D. Kennels, commercial.
 - E. Material reclamation receiving centers.
 - F. Motor vehicle sales and rental.
 - G. Secondhand and consignment stores.
 - H. Taxidermies. (P)
7. Density.
- A. Tract A. The maximum number of Multi-Family units within Tract A shall be 150.
 - B. Tract B. The maximum number of Multi-Family (including any Senior Apartments) units within Tract B shall be 300.
 - C. Tracts C and D. The maximum number of Single-Family units within Tracts C and D shall be 136. (P)
8. Walkways. In addition to the sidewalks required by Proffered Condition 3.D., the Developer shall provide for pedestrian access throughout the Property as shown on Exhibit C.
- A. Sidewalks shall be installed along at least one side of all public streets as shown on the Exhibit C and on private streets located with Tract A and Tract B. Sidewalks shall be constructed in conjunction with the street construction and in accordance with the County's residential sidewalk policy.
 - B. Links between sidewalks shall be constructed as links to the various uses or adjacent development as shown on the Exhibit C. (P and T)
9. Age-Targeted Single Family Units; Age-Restricted Senior Apartments.
- A. 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, the Developer shall designate a minimum of 50 Single-Family units as targeted "housing for older persons," as that term is defined in the Virginia Fair Housing Law (the "Age-Targeted Units").

- B. 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, the Developer may designate one or more Multi-Family buildings on Tract B as restricted to “housing for older persons,” as that term is defined in the Virginia Fair Housing Law (the “Senior Apartments”). (P)
10. Tract A Commercial/Office Uses. A minimum of 30,000 square feet of commercial and/or office uses shall be constructed on Tract A. If the Developer constructs any Multi-Family units on Tract A, the Multi-Family units shall be incorporated into the building(s) developed for the commercial and/or office uses and shall occupy the second and higher floors of such building(s). (P and BI)

11. Cash Proffers.

- A. For purposes of these Proffered Conditions, the following amounts shall be used to calculate the value of the cash proffer payments due for each dwelling unit constructed on the Property: \$5,640 for each multi-family unit other than Senior Apartments; \$9,400 for each single-family dwelling unit, including each Age-Targeted unit; and \$2,914.00 for each Senior Apartment unit.
- B. The transportation improvements identified in Proffered Conditions 3.A. and 3.B. have an estimated cumulative value of \$2,521,799 (the “Road Construction Value”). The Road Construction Value applies toward the County of Chesterfield cash proffer for road improvements located within the service district for the Property. Once the payments for any constructed dwelling units exceed the Road Construction Value, the Developer thereafter shall begin making a cash proffer payment for each additional residential unit, except as may be modified by Proffered Condition 11.C., in the amounts identified in Proffered Condition 11.A. Each such payment shall be made prior to the issuance of a building permit for a dwelling unit, unless state law modifies the timing of the payment.
- C. The value of the sidewalk improvements identified in Proffered Condition 3.E. have an estimated cumulative value of \$26,168 (the “Sidewalk Construction Value”). If the Developer constructs that sidewalk, the Sidewalk Construction Value shall increase the Road Construction Value in Proffered Condition 11.B. to a total of \$2,547,967 above. (B&M and T)

TEXTUAL STATEMENT

Rezone from C-5 to C-4 with a conditional use to permit multi-family and single-family residential uses and a Conditional Use Planned Development (CUPD) for bulk exceptions to ordinance standards in order to create a mixed-use center as delineated on the plan dated April 24, 2017, and last revised July 5, 2017, titled, "Master Plan, Meadowville Town Center" prepared by Timmons Kelley Architects (the "Conceptual Plan") attached as Exhibit A.

1. General Conditions.

- A. Reference is made to the Proffered Conditions dated July 13, 2017 (the "Proffers"). Except as otherwise noted in this Textual Statement, the defined terms in the Proffers are incorporated by reference and used herein.
- B. The Property shall be developed as generally shown on the Conceptual Plan and as delineated below:
 - i. The Tracts shown on Exhibit A as "Tract A," "Tract B," "Tract C," and "Tract D" shall be located in the areas generally depicted on the Conceptual Plan, but their locations and sizes, including further divisions into sub-tracts may be modified as requested by the developer and approved by the Director of the Planning Department and the Director of the Transportation, so long as the Tracts generally maintain their relationship with each other and any adjacent properties. The locations of any internal streets or roads shown on the Conceptual Plan may also be modified as requested by the Developer and approved by the Director of the Planning Department and the Director of the Transportation Department.

2. Requirements and Exceptions for all Tracts.

- A. Parking.
 - i. The Developer shall provide parking ratios as follows:
 - (a) Two (2) spaces per dwelling unit for Multi-Family uses in Tract B.
 - (b) Eight tenths (0.8) spaces for any Multi-Family units identified as Senior Apartments.
 - (c) Four and four-tenths (4.4) spaces/1,000 gross floor area of commercial or office uses and one (1) space for each Multi-Family unit in Tract A.
 - (d) Two (2) spaces per dwelling unit for Single-Family units. Garage spaces may count as the required parking spaces.
 - ii. On-street parking shall be permitted within Tracts A and B, subject to the design and construction requirements of the Virginia Department of Transportation and the County. Any on-street parking on Tracts A and B shall be counted towards the required number of parking spaces for each Tract, it being understood that on-street parking on one such tract may be counted toward the required parking in the other Tract.

- iii. At the time of plan review, parking requirements may be further reduced if the Director of the Planning Department determines that the permitted uses will have different time demands or where sidewalks or pedestrian ways are provided between uses.
- B. Setbacks. Except as set forth below, all buildings in Tracts A and B (including accessory structures) located along internal roads, interior private driveways, parking areas, and streets may have zero (0) foot setbacks for front, side, corner side, rear, and through lots. Corner side yards shall meet sight distance requirements as may be established at the time of plan review.
- C. Buffers and Landscape Areas.
 - i. No buffers shall be required between various uses, adjacent properties, or along Meadowville Road and North Enon Church Road, except as otherwise provided herein.
 - ii. In Tract A, a minimum twenty (20) foot setback shall be required for buildings, drives, and parking along Meadowville Road and planted in accordance with Perimeter Landscaping K.
 - iii. In Tracts C and D, a minimum fifty (50) foot buffer (exclusive of yards) shall be required on the lots that are immediately adjacent to North Enon Church Road and Meadowville Road. This buffer shall be subject to the landscaping requirements for buffers adjacent to roads for lot subdivisions where vegetation exists and will be retained, provided that such buffer may be modified pursuant to the terms of the zoning ordinance. Except where necessary to accommodate access and utilities that run generally perpendicular through the buffer, existing trees with a caliper of four (4) inches or greater shall be maintained within the buffer except that any dead, diseased, or dying trees may be removed. Existing trees may also be removed for the installation of sidewalks, bike paths, or entryways that run generally perpendicular through the buffer. Such buffers shall be maintained by the HOA (defined below).
 - iv. To provide trees on the public street-frontage of each Single-Family unit on Tracts C and D, the Developer shall have the option to (a) plant two street trees in front of such unit, (b) to plant two trees in the front yard of such Single-Family unit, (c) to preserve at least two existing trees with a caliper of four (4) inches or greater in the front yard of such Single-Family unit, or (d) to combine a newly-planted tree with an existing tree with a caliper of four (4) inches or greater in the front yard of such Single-Family unit.
 - v. On Tracts A and B, street trees shall be planted along both sides of all internal public streets and all private streets that provide general circulation throughout the development. In lieu of providing such street trees, the Developer shall have the option to preserve existing trees with a caliper of four (4) inches or greater along the frontage of such public streets and all private streets that provide general circulation throughout the development.

- vi. A buffer twenty-five feet (25') in width shall be maintained between the commercial development on Tract A and the Single-Family units on Tracts C and D. Such buffer shall be planted pursuant to the requirements of Perimeter Landscaping Type C, Option 1, as identified in Table 19.1-251.B. of the Chesterfield County Zoning Ordinance (the "Ordinance").
- vii. At each entrance to the Property, an entrance sign shall be constructed in accordance with zoning ordinance requirements. Each entrance sign shall be generally compatible with the entrance sign located at the intersection of North Enon Church Road and North White Mountain Drive for the Mount Blanco subdivision and/or the entrance sign located at the intersection of James Overlook Drive and Deep Water Cove Drive for Section 2 of the Meadowville Landing subdivision. Each such sign shall incorporate landscaping similar to the landscaping around the aforementioned signs.

3. Recreational Amenities.

- A. Multi-Family. A fitness center shall be located within one of the Multi-Family buildings constructed on Tract B and accessible to the residents of Tracts A and B Multi-Family units.
- B. Single-Family. In order to provide residents of the Property with opportunities to engage in an active lifestyle, the following existing recreational amenities shall be made available, subject to and in accordance with membership rules of the Meadowville Landing Homeowners' Association, to residents of the Property: clubhouse, trails, fitness center, pool, river walk trails, and two (2) community docks for river access. To that end, the Developer shall cause the Single-Family units to be subject to the Meadowville Landing Homeowners' Association (the "HOA") and the owners of such units members of such association. The recreational amenities are shown on Exhibit B.
- C. Focal Points.
 - i. The first section of Age-Targeted units developed pursuant to Section 4.C. below shall include an open space area to serve as a focal point and gathering space for all Single-Family units on the Property. Such open space shall be designed with either benches and/or gazebo, or with recreational facilities such as bocce-ball or pickle-ball courts.
 - ii. Prior to the issuance of certificates of occupancy for more than a cumulative total of fifty (50) Single Family units that are served by an entrance/exit on Meadowville Road, the Developer shall provide an additional open space area to serve as an additional focal point and gathering space for all Single-Family units on the Property. The additional open space area shall be designed with either benches and/or gazebo, or with recreational facilities such as bocce-ball or pickle-ball courts.
 - iii. The open space areas described in Sections 3.C.i. and 3.C.ii above shall be located as shown on Exhibit C or in other locations as approved by the Director of the Planning Department. If any of the open spaces are adjacent to or around a stormwater management facility, such facility

shall be designed as an amenity with landscaping and fountain (if designed as a wet pond).

- iv. Each open space described in Sections 3.C.i. and 3.C.ii shall be a minimum of 5,000 square feet in size.
- v. The total amount of required open space provided on the Property and designed as focal points (including those noted in Sections 3.C.i. and 3.C.ii) shall be a minimum of 15,000 square feet.
- vi. All such open spaces/focal points shall be maintained by the HOA.

4. Uses and Development Standards.

A. Tract A – Mixed-Use.

- i. Uses permitted within Tract A shall be limited to:
 - (a) Uses permitted by-right or with restriction in the Community Business (C-3) District.
 - (b) Mixed-Use Buildings, defined as multi-story buildings that accommodate a combination of commercial and/or office and/or residential uses within the same structure.
 - (c) Accessory uses permitted in the C-3 Zoning District, except as restricted herein.
- ii. Development Standards.
 - (a) Tract A shall be a minimum of 7 acres.
 - (b) The maximum height for all buildings shall be four (4) stories. This height limit shall not restrict the use of the roof for features such as, but not limited to, decks, patios, or gardens.
 - (c) There shall be no more than fifty-four (54) dwelling units per floor.
 - (d) No more than ten percent (10%) of the Multi-Family units shall contain more than two bedrooms, and no Multi-Family unit shall contain more than three bedrooms.
 - (e) Front walks hardscaped with brushed concrete shall be provided parallel to the front of the buildings and a minimum of 4 feet wide. Hardscaped walks shall also be provided to side and rear entrances and shall be minimum of 3 feet wide.

B. Tract B – Multi-Family.

- i. Uses permitted within Tract B shall be limited to:
 - (a) Uses permitted by-right or with restriction in the Residential Multi-Family (R-MF) District.
 - (b) Senior Apartments provided (i) all such units are located together in one building and (ii) there are no other Multi-Family units in such building that do not qualify as Senior Apartments.
 - (c) Accessory uses permitted in the R-MF Zoning District.

- ii. Development Standards.
 - (a) Tract B shall be a minimum of 10 acres.
 - (b) The Multi-Family buildings shall be located at least 100 feet from GPINs 822-658-8153 and 824-658-8838 (“Meadowville Technology Park”), provided this restriction shall be eliminated if these parcels are ever rezoned for mixed-use or residential uses.
 - (c) There shall be no more than fifty-four (54) dwelling units per floor.
 - (d) No more than ten percent (10%) of the Multi-Family units shall contain more than two bedrooms, and no Multi-Family unit shall contain more than three bedrooms.
 - (e) The maximum height for all buildings shall be four (4) stories. This height limit shall not restrict the use of the roof for features such as, but not limited to, decks, patios, or gardens. The maximum height of accessory buildings and structures shall be one (1) story.
 - (f) Front walks hardscaped with brushed concrete shall be provided parallel to the front of the buildings and a minimum of 4 feet wide. Hardscaped walks shall also be provided to side and rear entrances and shall be minimum of 3 feet wide.
 - (g) Foundation Planting Bed. Foundation planting is required along all Multi-Family building facades. Foundation Planting Beds shall be a minimum of 4 feet wide measured from the dwelling unit foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. Multi-Family building corners shall be visually softened with vertical accent shrubs 4-5 feet in high at the time of planting or small evergreen trees 6-8 feet high at the time of planting.

C. Tracts C and D – Single-Family Units.

- i. Uses permitted within Tracts C and D shall be limited to:
 - (a) Uses permitted by-right or with restriction in any single-family residential district.
 - (b) Accessory uses permitted in any single-family residential district.
- ii. Development Standards.
 - (a) Lots
 - (i) Minimum lot area – 5,000 square feet
 - (ii) Minimum lot width – 52 feet

- (iii) Minimum lot frontage
 - a. Permanent cul-de-sac – 30 feet
 - b. Radius of a loop street – 30 feet
 - c. Other roads – 50 feet
 - (iv) No Single-Family unit shall be constructed within 100 feet of the Meadowville Technology Park.
- (b) Building Setbacks. Subject to the more restrictive requirements for setbacks and buffers contained in Sections 2.B. and 2.C. above, the following building setbacks shall apply to all Single-Family units.
 - (i) Front yard – 20 feet
 - (ii) Side yards – 5 feet
 - (iii) Rear yard – 20 feet
- (c) Maximum Building Height – Lesser of 3 stories or 40 feet.
- (d) Maximum Accessory Building Height - One-half the height of the principal building
- (e) Building Square Footage.
 - (i) The minimum gross floor area shall be 1,600 square feet for each Age-Targeted unit and 2,000 square feet for each Single-Family unit other than Age-Targeted units.
 - (ii) The gross square footage of all accessory buildings on a lot shall not exceed the gross square footage of the dwelling, excluding basements.
- (f) Sod and Irrigation. All front yards and corner side yards shall be sodded and irrigated.
- (g) Foundation Planting Bed. Foundation planting is required along all dwelling facades facing a street. Foundation Planting Beds shall be a minimum of four (4) feet wide measured from the dwelling unit foundation. Planting beds shall be defined with a trenched edge or suitable landscape edging material. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. Dwelling unit corners shall be visually softened with vertical accent shrubs 4-5 feet in high at the time of planting or small evergreen trees 6-8 feet high at the time of planting.
- (h) Private Driveways. All private driveways serving Single-Family units shall be hardscaped with brushed concrete or asphalt. Private driveways shall not require curb and gutter.
- (i) Front Walks. Front walks shall be provided to each Single-Family unit. Front walks shall be hardscaped with of brushed concrete, asphalt, pavers, or other hardscape materials. Front walks shall be a minimum of 3 feet wide.

- iii. Development of Age-Targeted Units.
 - (a) Age-Targeted units shall be designed for first floor living, including bedroom(s), kitchen, bath, and living space on the entry level, provided that additional bedroom(s) with bathroom(s) shall be permitted on upper floors.
 - (b) The first section of Single-Family units shall be developed as Age-Targeted units and shall be developed using the entrance onto North Enon Church Road. All other Age-Targeted units shall be grouped together in sections that are contiguous with the first section of Age-Targeted units or with subsequent sections of Age-Targeted units. Each section of Age-Targeted units shall be identified as such on the final subdivision plat for such section.

5. Architectural Design Standards.

- A. Single-Family Units. All Single-Family units developed on the Property shall be subject to the following architectural design standards:
 - i. Style and Form. The architectural styles of the Single-Family shall use forms and elements compatible with those existing in the Meadowville Landing subdivision, Chester Village Green single-family subdivision, and Craftsman style.
 - ii. Exterior Facades. At least 50% of the dwelling units shall have brick, stone, or masonry fronts that cover a minimum of 20% of the façade. Other acceptable siding materials shall include stucco, synthetic stucco (EIFS), or horizontal lap siding. Horizontal lap siding may be manufactured from natural wood or cement fiberboard or may be premium quality vinyl siding with a minimum wall thickness of .042 inches. Synthetic Stucco (EIFS) siding shall be finished in a smooth, sand, or level texture, no rough textures are permitted.
 - iii. Foundations. Except for houses constructed entirely using synthetic or natural stucco veneer, the exterior veneer of all house foundations shall consist of brick, stone, or a mixed combination of both. Houses built entirely with synthetic or natural stucco veneer may have foundations that are covered entirely with a veneer of stucco. If a house is built on a slab, and the house is not constructed using synthetic or natural stucco veneer, the bottom eighteen inches (18") of each exterior wall shall be covered with a veneer of brick, stone, or a mixed combination of both, to create the appearance of a foundation.
 - iv. Roofs.
 - (a) Varied Roof Line. Varied roof designs and materials shall be used on facades of dwellings that face a street. Minimum roof pitch shall be 8/12.
 - (b) Roof Materials. Roofing material shall be dimensional architectural shingles with a minimum 30-year warranty. All flashing shall be copper or pre-finished aluminum (bronze or black).

v. Porches and Stoops.

- (a) Front Porches and Stoops. Unless the porch or stoop is slab-on-grade, all front entry stoops and front porches shall be constructed with a continuous masonry foundation wall. Individual front porches and stoops shall be one-story in height, or taller if the porch/stoop design is architecturally compatible with the dwelling it serves. Extended front porches shall be a minimum of 5 feet deep. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters. Pickets shall be supported on top and bottom rails that span between columns. Columns supporting roofs of porches and stoops shall be masonry piers, tapered round (Tuscan or Doric) column, or square box columns a minimum of 8 inch square as appropriate to the character of the dwelling unit. All front steps shall be masonry to match the foundation.
- (b) Rear Porches. Unless the rear porch is slab-on-grade, all rear porches shall be constructed on masonry or stone piers with lattice screening spanning between columns. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or swan balusters.

vi. Fireplaces, Chimneys and Flues.

- (a) Chimneys. Sided chimneys are permitted on roof planes or facades and must have masonry foundations. Cantilevered chimneys are not permitted. The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the unit. For gas fireplaces, metal flues may be used on the roof.
- (b) Direct Vent Fireplaces. Direct vent gas fireplace boxes which protrude beyond the exterior plane of the dwelling unit, are not permitted on facades facing a street. All the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade.

vii. Variation in Front Elevations. Unless otherwise approved by the Director of the Planning Department, the following restrictions are designed to maximize architectural variety of the houses.

- (a) The same front elevation may not be located adjacent to, directly across from, or diagonally across the street from each other on the same street.
- (b) Variation in the front elevation to address the paragraph above may not be achieved by simply mirroring the 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 the garage
- (iv) providing different materials and/or siding types on at least 50% of the elevation
- (v) providing a different roof type/roof line

B. Multi-Family buildings shall be designed and constructed in a manner that is substantially similar to the elevations for titled "Moore's Lake Apartments," prepared by Poole & Poole Architecture, dated May 13, 2016, and attached as Exhibit D. Notwithstanding the foregoing, any such Multi-Family building shall be permitted to be constructed without garages underneath the building or on the first floor.

C. Any Commercial or Mixed-Use Buildings shall be similar in architectural style to Colony Village and/or Chester Village and compatible in colors and materials to Exhibit D, unless otherwise approved by the Director of the Planning Department.

APPROVED MASTER PLAN (CASE 17SN0606)

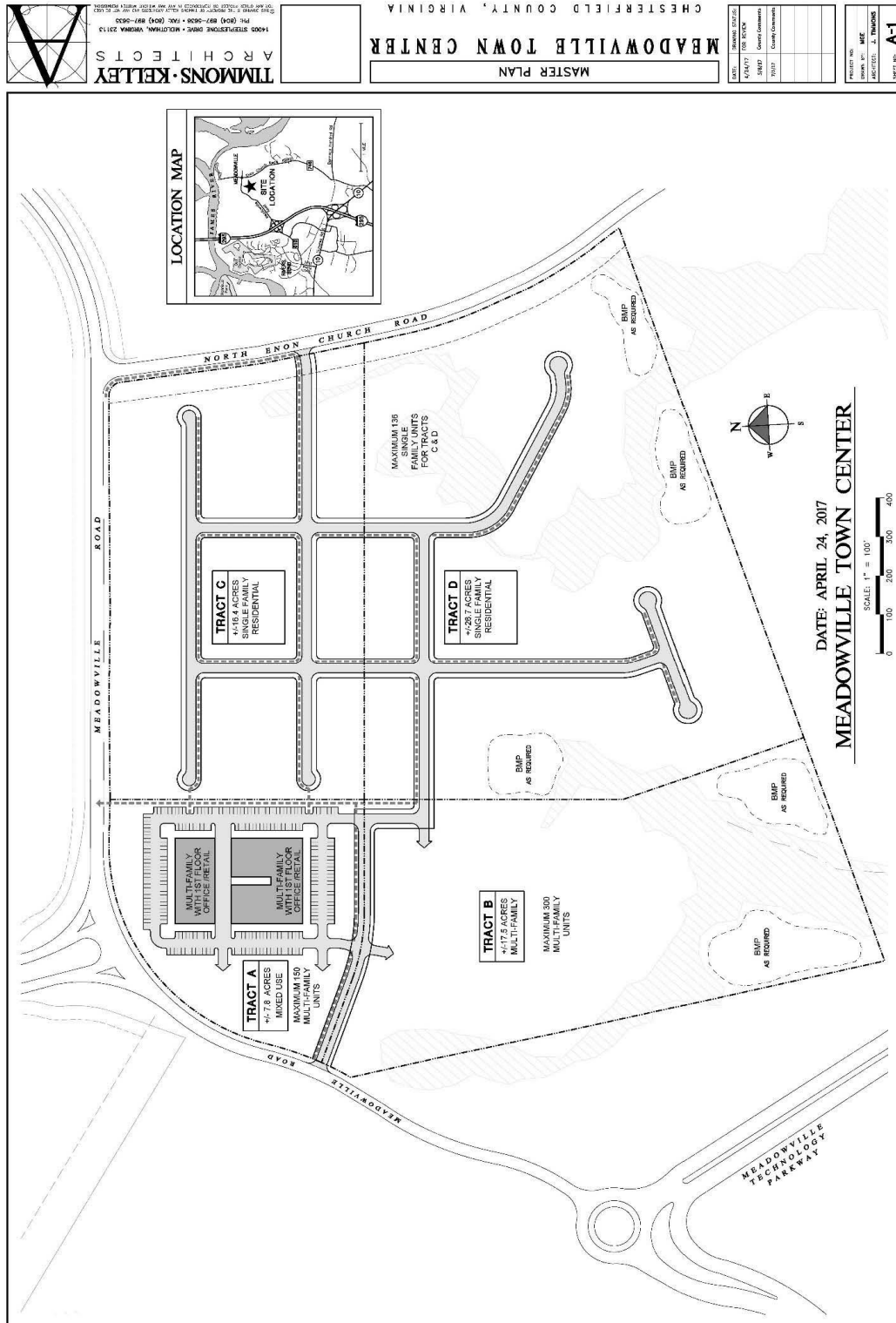


Exhibit A

EXHIBITS B, C & D (CASE 17SN0606)

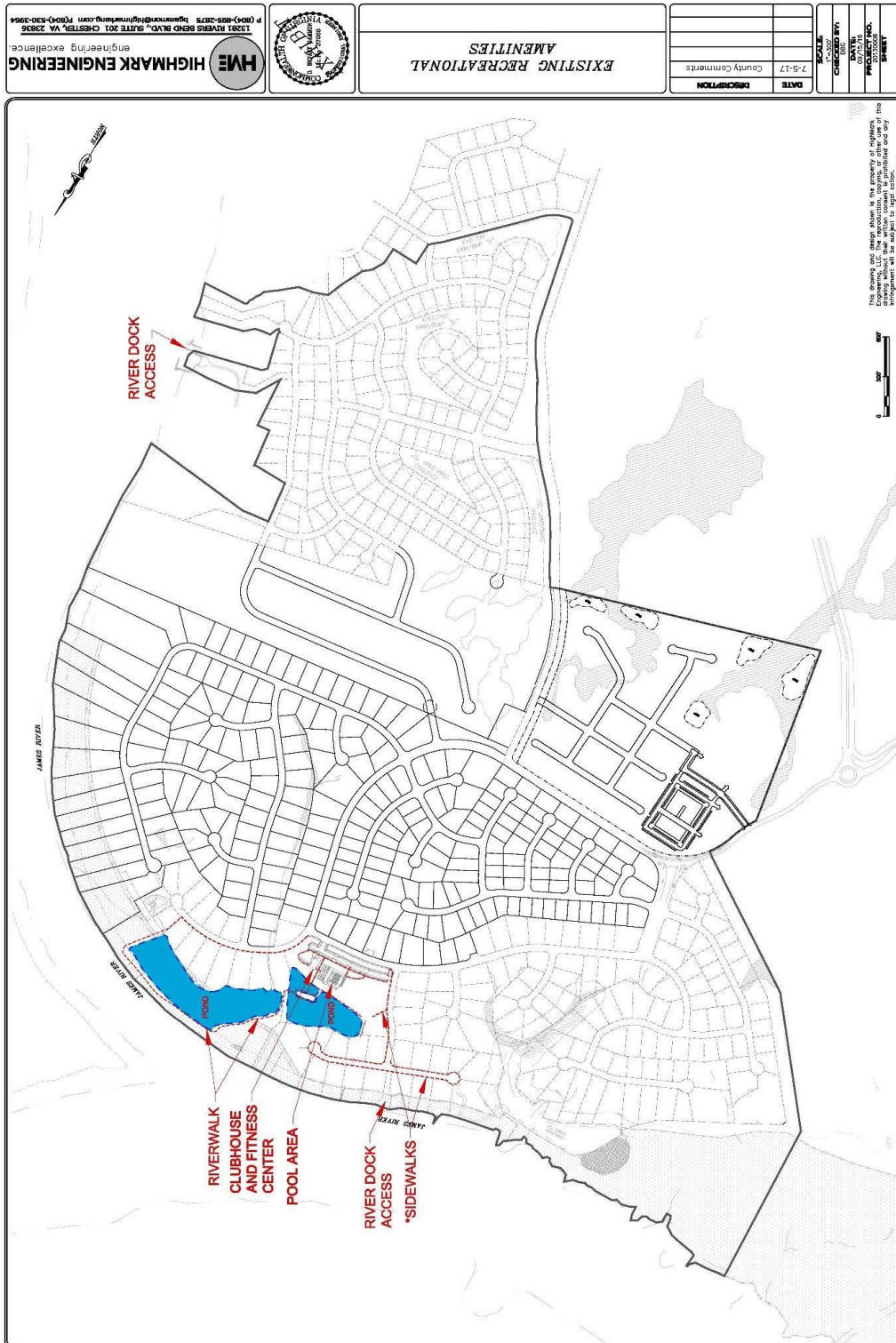


Exhibit B



Exhibit C

Exhibit D-2



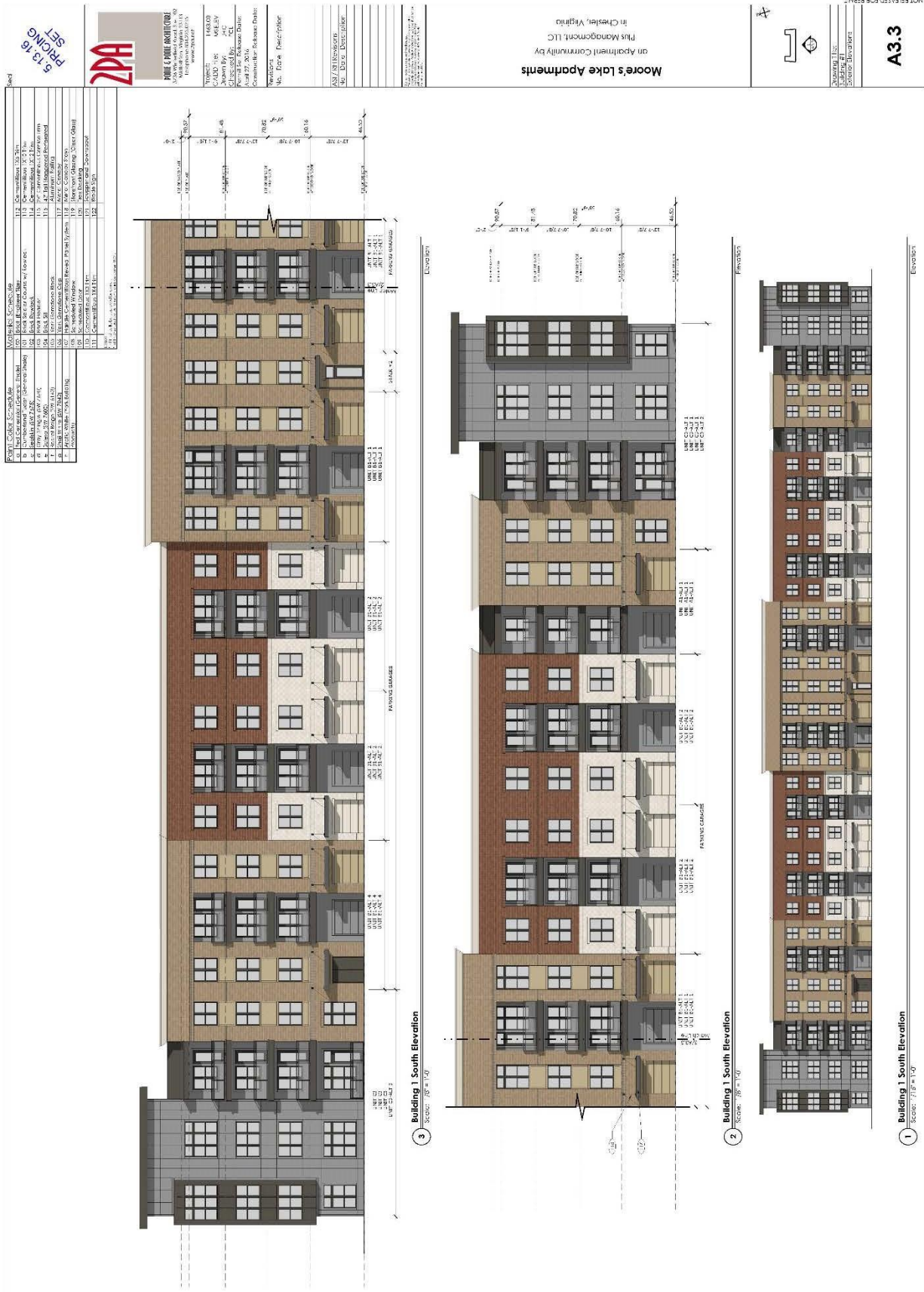


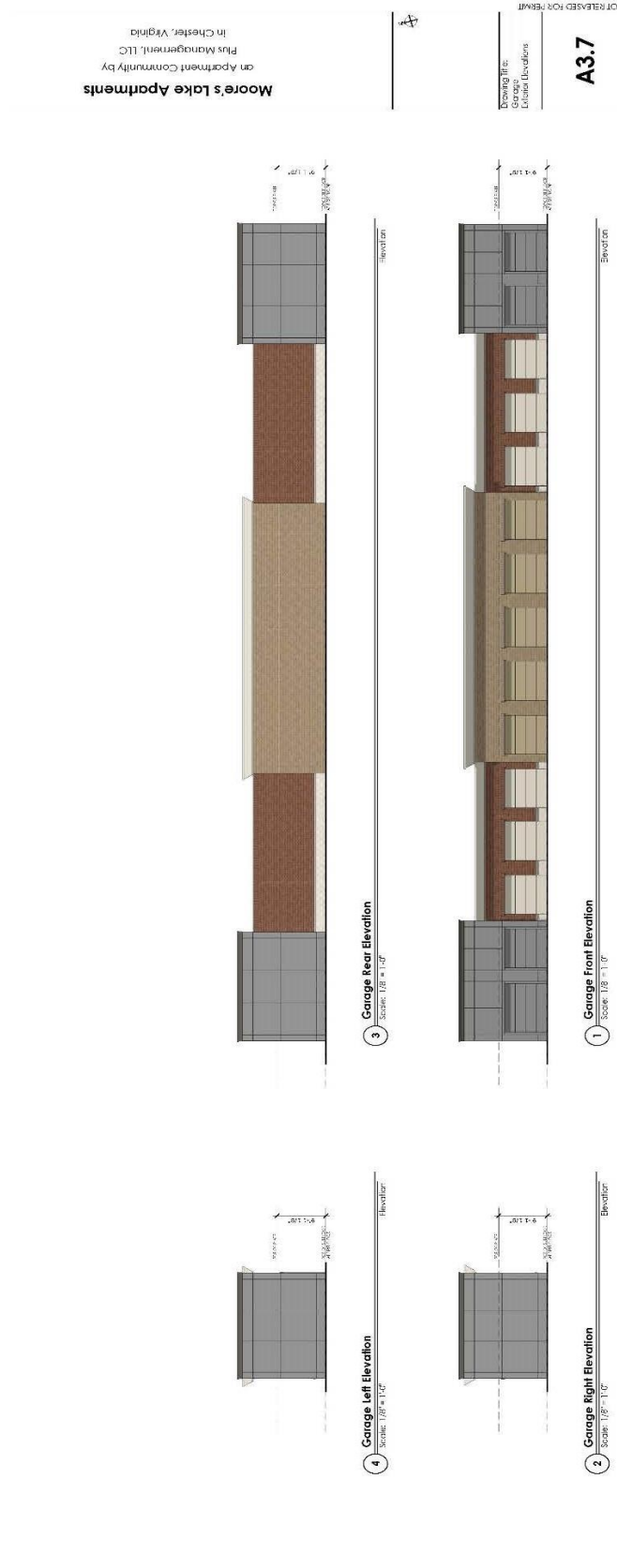
Exhibit D-3





Exhibit D-6

Exhibit D-7



RECEIVED

FEB 20 2020

ZONING OPINION NUMBER: 20ZO0271

DIRECTOR PLANNING DEPT



DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

I, Kerry Brian Hutcherson, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the Agent for the land use amendment on the property identified as Parcel ID Number(s):

824-659-4063

824-660-2150

and am requesting Amend Prior Case

2. With the exception of governmental entities and public service companies owning recorded easements over the Subject Property which is the subject of the land use amendment application referred to in Paragraph 1, the following is a list of the names and addresses of all persons owning any legal or equitable interest in the Subject Property as a title owner, lessee, easement owner, contract purchaser, assignee, optionee, licensee or noteholder, including trustees, beneficiaries of trusts, general partners, limited partners and all other natural or artificial persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>TYPE OF OWNERSHIP</u>
TWIN RIVERS PROJECT LLC	13281 Rivers Bend Blvd, Chester, VA, 23836	Title Owner
Union Service Corporation,	1051 East Cary Street, Suite 1200, Richmond, Virginia	Trustee
Trustee under DOT in favor of	23219	
Atlantic Union Bank		

3. I hereby certify that the following corporations disclosed in Paragraph 2 are regularly traded on a stock exchange or in the over the counter market or have more than 100 shareholders:

4. I hereby certify that after the exercise of due diligence, I have been unable to learn the identities of the owners of the following corporations, partnerships, joint ventures, trusts or other artificial persons disclosed in Paragraph 2:

5. The following is a list of the names and addresses of all natural or artificial persons owning an interest in any corporation, partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or Paragraph 4) which has a total of ten or fewer shareholders, partners, beneficiaries or owners:

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF ARTIFICIAL PERSON</u>
TWIN RIVERS LLC	13281 Rivers Bend Blvd, Chester, VA, 23836	TWIN RIVERS PROJECT LLC
Emerson Companies, LLC	13281 Rivers Bend Blvd, Chester, VA, 23836	TWIN RIVERS PROJECT LLC
Tejinder Gill	2030 Channel View Terrace Chester, VA 23836	TWIN RIVERS PROJECT LLC
Ranjodh Gill	2030 Channel View Terrace Chester, VA 23836	TWIN RIVERS PROJECT LLC

6. The following is a list of the names and addresses of all natural or artificial person owning 10% or more of any class of stock issued by a corporation or an interest of 10% or more in any partnership, joint venture, trust or other artificial person disclosed in Paragraph 2 (other than those listed in Paragraph 3 or 4):

<u>NAME</u>	<u>ADDRESS</u>	<u>NAME OF CORPORATION</u>
TWIN RIVERS LLC	13281 Rivers Bend Blvd, Chester, VA, 23836	TWIN RIVERS PROJECT LLC
Emerson Companies, LLC	13281 Rivers Bend Blvd, Chester, VA, 23836	TWIN RIVERS PROJECT LLC
Ranjodh Gill	2030 Channel View Terrace Chester, VA 23836	TWIN RIVERS PROJECT LLC
Tejinder Gill	2030 Channel View Terrace Chester, VA 23836	TWIN RIVERS PROJECT LLC
George P. Emerson, Jr.	13281 Rivers Bend Blvd, Chester, VA, 23836	Emerson Companies, LLC
George P. Emerson, Jr.	13281 Rivers Bend Blvd, Chester, VA, 23836	TWIN RIVERS LLC
Jeffrey Timmons	13281 Rivers Bend Blvd, Chester, VA, 23836	TWIN RIVERS LLC

7. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, the following is a list of all members of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households owning any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest:

<u>CORPORATION/ ARTIFICIAL PERSON</u>	<u>NAME OF HOUSEHOLD MEMBER</u>	<u>NAME OF SUPERVISOR OR COMMISSIONER</u>	<u>DESCRIPTION OF OWNERSHIP INTEREST</u>
-------------------------------------------	-------------------------------------	-----------------------------------------------	----------------------------------------------

8. If any of the persons disclosed in Paragraphs 5 or 6 above is a corporation, partnership, joint venture, trust or other artificial person, I hereby certify that no member of the Board of Supervisors of Chesterfield County, the Chesterfield County Planning Commission or their immediate households, other than those Supervisors, Commissioners or household members named in Paragraph 7 above, owns any interest in the Subject Property as a title owner, easement owner, contract purchaser, lessee, assignee, optionee or licensee, either individually or by ownership of an interest in a corporation, trust, partnership, joint venture or other artificial person owning any such interest.

9. Prior to every public hearing in connection with the land use amendment application referred to in Paragraph 1 above, I will file a revised Zoning Disclosure Affidavit if there has been any change in the information set forth above.

WITNESS the following signature

Signature: _____

Kerry Brian Hutcherson

STATE OF

Virginia

COUNTY/CITY OF

Chesterfield

to-wit:

This day

Kerry Brian Hutcherson

personally appeared before

me,

Jennifer Brame

a Notary Public in and for the County and State

aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Opinion Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this

19th

day of

February

, 20 20.

Jennifer Brame

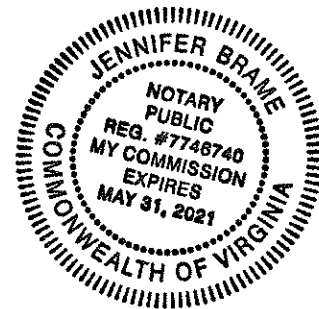
Notary Public

Registration No.

7746740

My Commision expires:

05/31/2021



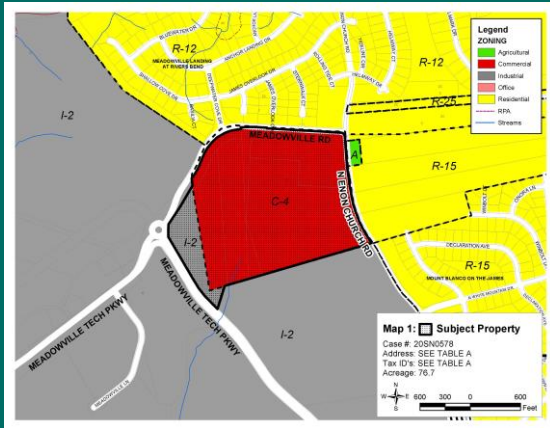
20SN0578 Bermuda Twin Rivers, LLC

Amendment of zoning approval (Case 17SN0606) relative to the master plan, development standards, cash proffers and transportation improvements and rezoning from General Industrial (I-2) to Regional Business (C-4) with conditional use to permit multi-family uses plus conditional use planned development to permit exceptions to ordinance requirements.

Good evening Madam Chair, members of the Board and Dr. Casey.

This is Case 20SN0578 in Bermuda Magisterial District. The applicants, Twin Rivers, LLC, requests amendment of zoning approval (Case 17SN0606) relative to the Master Plan, development standards, cash proffers and transportation improvements plus rezoning from General Industrial (I-2) to Regional Business (C-4) with conditional use to permit multi-family uses and conditional use planned development to permit exceptions to ordinance requirements.

20SN0578 - Overview



- Amendment to Case 17SN0606
- Rezoning from I-2 to C-4 plus Conditional Use to permit R-MF uses
- CUPD for exceptions to Ordinance requirements
- Proposal expands geography, no change in number of units
- Staff supportive of request

The request includes two areas within a larger 76.7-acre site located east of Meadowville Tech Parkway south of Meadowville Road, and west of North Enon Church Road.

The applicants are requesting to amend Case 17SN0606 which is comprised of the 69.9-acre area shown in Red and zoned C-5. This area is known as the Meadowville Town Center and includes a mix of single and multi-family residential uses, as well as commercial and offices uses.

Also, a 6.8-acre area shown in grey and zoned I-2 is proposed to be rezoned to C-4 in order to be incorporated into the larger development. Conditional Use and Conditional Use Planned Development is requested on this 6.8-acre property in order to permit multi-family dwellings and exceptions to ordinance requirements.

As a result of the additional acreage being added, conditions of

Case 17SN0606 related to the approved Master Plan, cash proffers, transportation improvements and development standards must be amended.

While this proposal expands the geography of Tract B of the Meadowville Town Center, the number of permitted units permitted in Case 17SN0606 will remain the same. This proposal case is spreading the permitted 300 multi-family units for Tract B out over a larger area.

Staff is supportive of this request.

- **Higher density residential development as transition between industrial uses in Meadowville Technology Park and nearby single-family uses**
- **Quality design and architecture provided – the application includes building elevations and materials as well as quality design elements**
- **The development's traffic impact will be addressed by providing road improvements and cash payments**



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 11.A.

Subject:

To Consider the FY2021-FY2026 Secondary Road Six-Year Plan and FY2021 Secondary Road Budget

Board Action Requested:

Hold a public hearing to consider: FY 2021–FY 2026 Secondary Road Six-Year Plan and FY 2021 Secondary Road Budget and adopt resolutions approving the FY2021-FY2026 Secondary Road Six-Year Plan and the FY2021 Secondary Road Budget (Attachment D).

Summary of Information:

FY 2021-FY 2026 Secondary Road Six-Year Plan

State statute requires the Board of Supervisors to update, every two years, jointly with the Virginia Department of Transportation (VDOT), a six-year plan identifying improvements that are anticipated to be made to the secondary road system in the county. The recommended FY 2021-FY 2026 Secondary Road Six-Year Plan (Plan) has been developed by VDOT and staff based on projected revenues of approximately \$1.08 million per year, plus \$21,000 per year which must be used for hard surfacing unpaved roads. A summary of the recommended Plan is shown on Attachment A.

Three new projects are proposed as additions to the Plan: Hopkins Road at Edgemere Boulevard Advisory Signage, Miscellaneous Paving and Miscellaneous Traffic Engineering Services. The Hopkins Road at Edgemere Boulevard Advisory Signage project involves the installation of signs which indicate a driver's speed and are intended to help address crash issues at this location. The Miscellaneous Paving and Miscellaneous Traffic Engineering Services projects will allow the VDOT residency office to implement low-cost safety improvements on secondary roads. VDOT will provide the county's Transportation Department with a scope of work and estimate prior to proceeding with any specific improvement.

Unpaved Secondary Roads

The Code of Virginia requires that approximately 5% of statewide secondary construction funds is set aside for the paving of unpaved roads. These funds are then distributed among localities proportionately based on the number of miles of unpaved roads carrying over 50 vehicles per day (vpd) in each locality. Approximately

\$21,000/year has been allocated to the Plan specifically for hard surfacing unpaved roads. Staff recommends no new unpaved road projects be added to the Plan.

Rural Addition

For localities that meet certain criteria, VDOT allows 5% of secondary road construction funds, up to a maximum of four years of allocations, to be used towards upgrading qualifying non-state standard roads so that they can be accepted into the state road system as a rural addition. Under the rural addition program, VDOT will pay the road construction costs. The county, or others, must pay right-of-way acquisition and utility adjustment costs. Based on the FY 2021 secondary road allocation of \$1.08 million, approximately \$216,000 could be applied to any one rural addition project.

In the past, rural addition projects have been selected by the Board on a case-by-case basis as requests are received from citizens. The nine requests for rural additions received since 2015 are shown on Attachment B. Staff recommends no new rural addition projects be added to the Plan.

FY 2021 Secondary Road Budget

Each year VDOT requests that the Board of Supervisors approve a Secondary Road Budget. The budget reflects the first year of the Six-Year Plan and identifies specific project allocations for the fiscal year. The following projects are recommended for funding in FY 2021: Bailey Bridge Connector, Hubert Lane Rural Addition, Woodlake Village Parkway Pedestrian Tunnel Repairs, Yatesdale Road Paving, Hagood Lane Paving, Traffic Calming, Miscellaneous Paving, Miscellaneous Traffic Engineering Services and the To-Be-Determined - Revenue Sharing Contingency fund. Attachment C identifies the projects and allocations for the FY 2021 Budget.

Attachments:

1. Attachment A - Summary of Secondary Six-Year Plan
2. Attachment B - Rural Addition Requests
3. Attachment C - FY21 SSYP Budget
4. Attachment D - Resolutions

Preparer: Brent Epps, Director of Transportation

Approved By:



PROPOSED SECONDARY ROAD SIX YEAR IMPROVEMENT PLAN FY 2021 THROUGH FY 2026

PRIORITY	EXISTING PROJECTS:	FROM - TO	DESCRIPTION	ESTIMATED COST
1	LUCKS LN	SPIREA RD - E EVERGREEN PKWY	WIDENING	\$1,000,000 (SEC. SYP FUNDS ONLY)
2	HULL STREET RD	AT SPRING RUN RD	INTERSECTION IMPROVEMENT	\$990,340 (SEC. SYP FUNDS ONLY)
3	BAILEY BRIDGE RD/BRAD MCNEER PKWY CONNECTOR, PH I	BAILEY BRIDGE RD - BRAD MCNEER PKWY	NEW ROADWAYS	\$1,318,930 (SEC. SYP FUNDS ONLY)
4	SCOTTWOOD RD	OLD HUNDRED RD - 0.5 MI W OF OLD HUNDRED RD	PAVING	\$80,000
5	DRY BRIDGE RD	0.17 MI E OLD HUNDRED RD - 0.11 MI S RT 60	PAVING	\$117,000
6	OMAHA ST	NORMANDALE AVE - OMAHA ST	RURAL ADDITION	\$67,500
7	LE GORDON DR	GARNETT LN - 0.10 MI S OF GARNETT LN	RURAL ADDITION	\$45,000
8	HUBERT LN	SPRUCE AVE - 0.12 MI NW OF SPRUCE AVE	RURAL ADDITION	\$150,000
9	WOODLAKE VILLAGE PKWY	PEDESTRIAN TUNNELS	REPAIRS	\$1,320,000
10	LACY FARM RD	MOSELEY RD - AHERN RD	PAVING	\$105,000
11	YATESDALE RD	COURTHOUSE RD - 0.17 MI N OF COURTHOUSE RD	PAVING	\$25,500
12	SALISBURY DR	HEADWATERS RD - 0.40 MI N OF HEADWATERS RD	PAVING	\$60,000
13	HAGOOD LN	NEWBYS BRIDGE RD - 0.25 MI E OF NEWBYS BRIDGE RD	PAVING	\$37,244
14	BELCHERWOOD RD	0.50 MI N OF QUALLA RD - 1.20 MI N OF QUALLA RD	PAVING	\$105,000
15	TRAFFIC CALMING	QUALIFYING ROADS PER VDOT POLICY, COUNTYWIDE		\$50,000/year
16	HULL STREET RD	AT OTTERDALE RD	TRAFFIC SIGNAL	\$509,528
20	TO BE DETERMINED (TBD) - REVENUE SHARING CONTINGENCY			\$7,900,644
TOTAL:				\$14,131,686

PROPOSED ADDITIONS:

17	HOPKINS RD	AT EDGEMERE BLVD	ADVISORY SIGNAGE	\$50,000
18	MISCELLANEOUS PAVING	COUNTYWIDE		\$50,000
19	MISC. TRAFFIC ENGINEERING SERVICES	COUNTYWIDE		\$50,000
TOTAL:				\$150,000

REVENUE SHARING PROJECTS:

			\$20,000,000 (REV SHG FUNDS ONLY)
WOOLRIDGE RD EXTENDED	RT 288 - OLD HUNDRED RD	NEW ROADWAY	
NASH RD EXTENSION	ROUTE 10 - BEACH ROAD	NEW ROADWAY	\$30,052,000
DUNDAS RD	OVER CSX and DSCR ACCESS RD	BRIDGE REPLACEMENT	\$3,020,000 (REV SHG FUNDS ONLY)
MCRAE RD	FOREST HILL AVE - ROCKAWAY RD	SIDEWALK	\$2,800,000
ELKHARDT RD	ELMART LN - RUTHERS RD/POCOSHOCK BLVD	SIGHT DISTANCE & PED IMPROVEMENTS	\$5,044,000
WINTERPOCK RD	ROUTE 360 - ROYAL BIRKDALE BLVD	WIDENING	\$21,100,000
ECOFF AVE	IVYWOOD RD - KEN DR	MINOR WIDENING & PED IMPROVEMENTS	\$5,580,000
OLD HUNDRED RD / OTTERDALE RD		ROUNDAABOUT	\$5,000,000
			\$4,000,000 (REV SHG FUNDS ONLY)
ROUTE 10	ROUTE 1 - I-95	WIDENING	
BAILEY BRIDGE RD	SUNDAY SILENCE LN - SPRING RUN RD	MINOR WIDENING & REALIGNMENT	\$3,821,000
OLD BERMUDA HUNDRED RD	RT 10 - GOLF COURSE RD	RECONSTRUCTION	\$3,755,000
OLD BERMUDA HUNDRED RD	OLD STAGE RD - LAWING DR	RECONSTRUCTION	\$4,222,000
LUCKS LN	E EVERGREEN PKWY - RT 288	WIDENING	\$8,553,000
OLD CENTRALIA RO	ROUTE 10	THOMAS DALE HIGH SCHOOL	\$350,000
GENITO RD / OTTERDALE RD		ROUNDAABOUT	\$4,268,000
ROBIOUS RD	RIVERDOWNS DR - COUNTY LINE	WIDENING	\$6,324,000
BELMONT RD	COURTHOUSE RD - WHITEPINE RD	MINOR WIDENING & REALIGNMENT	\$3,639,000
OLD BERMUDA HUNDRED RD	AT OLD STAGE RD	INTERSECTION IMPROVEMENT	\$2,900,000
HORNER PARK	GENITO RD - 0.5 MI SOUTH OF GENITO RD	TRAIL	\$633,000
ROUTE 60	ALVERSER - OLD BUCKINGHAM	WIDENING	\$10,200,000
TOTAL:			\$147,261,000

ATTACHMENT A

RURAL ADDITION REQUESTS

Road Name	Location	Non-state Maintained Length	Number of Houses	Cost Estimate*	District
Braemar Court	W Salisbury Rd - 0.17 mi west of W Salisbury Rd	0.17	7	\$950,000	Midlothian
Miller Road	N of Baldwin Rd	0.14	4	\$63,000	Bermuda
Monath Road (East-West)	S of Reams Rd	0.13	7	\$58,500	Clover Hill
Unnamed Road	off Church Rd, N of 19600 Church Rd	0.47	5	\$211,500	Matoaca
Unnamed Road	off Church Rd, west of Little Rd	0.24	6	\$1,200,000	Matoaca
Unnamed Road	600 Courthouse Road	0.32	7	\$144,000	Clover Hill
Unnamed Road	off Hickory Rd, between Chinnok & Little Knoll	0.27	7	\$1,300,000	Matoaca
Unnamed Road	10000-10014 W Providence Road	0.26	4	\$1,300,000	Clover Hill
Unnamed Road	off Skinquarter Rd, W of 21011 Skinquarter Rd	0.35	7	\$157,500	Matoaca

TOTAL: \$5,384,500

* Cost Estimate does not include the cost for utility relocations if needed or the preparation of a plat to record necessary right-of-way

ATTACHMENT B

PROPOSED FY 2021 SECONDARY ROAD IMPROVEMENT BUDGET

PROJECT	FROM - TO	DESCRIPTION	ALLOCATION
BAILEY BRIDGE CONNECTOR	BAILEY BRIDGE RD - BRAD MCNEER PKWY	NEW ROADWAY	\$179,172
HUBERT LANE	SPRUCE AVE - 0.12 MI NW OF SPRUCE AVE	RURAL ADDITION	\$56,084
WOODLAKE VILLAGE PARKWAY	PEDESTRIAN TUNNELS	TUNNEL REPAIRS	\$110,000
YATESDALE RD	COURTHOUSE RD - 0.17 MI N OF COURTHOUSE RD	PAVING	\$14,568
HAGOOD LN	NEWBYS BRIDGE RD - 0.25 MI E OF NEWBYS BRIDGE RD	PAVING	\$21,999
TRAFFIC CALMING	QUALIFYING ROADS PER VDOT POLICY, COUNTYWIDE		\$50,000
MISCELLANEOUS PAVING	COUNTYWIDE		\$50,000
MISCELLANEOUS TRAFFIC ENGINEERING SERVICES	COUNTYWIDE		\$50,000
TO BE DETERMINED - REVENUE SHARING CONTINGENCY			\$581,972
			\$1,113,795

ATTACHMENT C

WHEREAS, the Chesterfield County Board of Supervisors and the Virginia Department of Transportation (VDOT) have conducted a public hearing on the FY2021 through FY2026 Secondary Road Six-Year Improvement Plan; and

WHEREAS, the Board concurs with the proposed projects identified in the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors approves the FY2021 through FY2026 Six-Year Secondary Road Improvement Plan as presented by VDOT.

WHEREAS, the Virginia Department of Transportation (VDOT) has submitted its proposed FY2021 Secondary Road Improvement Budget to the county; and

WHEREAS, the Budget represents the implementation of the first year of the FY2021 through FY2026 Six-Year Secondary Road Improvement Plan adopted by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors approves the FY2021 Secondary Road Improvement Budget as presented by VDOT.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 11.B.

Subject:

To Consider an Ordinance to Move the Polling Places for Five Forks Voting Precinct, Winfree's Store Voting Precinct, and Crestwood Voting Precinct

Board Action Requested:

Adopt the attached ordinance to change the polling places for Crestwood Voting Precinct, Five Forks Voting Precinct and Winfree's Store Voting Precinct.

Summary of Information:

The current polling place for Crestwood Voting Precinct in Midlothian Magisterial District (Bon Air Elementary School) does not have adequate parking to conduct an election when schools are open and therefore cannot serve as polling place. Also, the polling place for Five Forks Voting Precinct in Dale Magisterial District (Five Forks Village Clubhouse) is moving to Open Door Baptist Church. Additionally, Winfree's Store Voting Precinct in Matoaca Magisterial District (Union Branch Baptist Church) no longer wants to be a polling place and will be moved to Lake Chesdin Golfers Club.

The attached ordinance proposes to move the polling place for Crestwood Voting Precinct to the Islamic Center of Virginia, for the Five Forks Voting Precinct to Open Door Baptist Church, and for Winfree's Store Voting Precinct to Lake Chesdin Golfers Club. The Board set this public hearing at its March 25, 2020 meeting. Although the General Assembly has enacted a moratorium on changing precinct boundaries until after the 2020 census and redistricting cycle has been concluded, this moratorium does not preclude polling place changes.

Attachments:

1. Ordinance Amendment - Polling Places for Five Forks, Winfree's

Preparer: Jeff Mincks, County Attorney

Approved By:



AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF
CHESTERFIELD, 1997, AS AMENDED, BY AMENDING AND
RE-ENACTING SECTION 7-3 BY MOVING THE POLLING PLACES FIVE FORKS
VOTING PRECINCT, WINFREE'S STORE VOTING PRECINCT
AND CRESTWOOD VOTING PRECINCT

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

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

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

The following shall be the precinct boundaries and polling places for magisterial districts in the county:

o o o

DALE MAGISTERIAL DISTRICT

o o o

Five Forks Voting Precinct (210):

o o o

The voting place of Five Forks Voting Precinct shall be ~~Five Forks Village Clubhouse, 8301 Five Forks Lane~~ Open Door Baptist Church, 7151 Belmont Rd.

o o o

MATOACA MAGISTERIAL DISTRICT

o o o

Winfree's Store Voting Precinct (304):

o o o

The voting place for Winfree's Store Voting Precinct shall be ~~Union Branch Baptist Church, 11519 River Road~~ Lake Chesdin Golfers Club, 21801 Lake Chesdin Parkway.

o o o

MIDLOTHIAN MAGISTERIAL DISTRICT

o o o

Crestwood Voting Precinct (502):

o o o

The voting place for Crestwood Voting Precinct shall be ~~Bon Air Elementary School,~~
~~8701 Polk Street~~ Islamic Center of Virginia, 1241 Buford Rd.

o o o

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



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 11.C.

Subject:

Consider the Exercise of Eminent Domain for the Acquisition of Permanent Water and Temporary Construction Easements for the Harrowgate Road Water Line Improvements Project

Board Action Requested:

Authorize the County Attorney to proceed with eminent domain for the acquisition of permanent water and temporary construction easements for the Harrowgate Road Water Line Improvements Project, including the filing of certificates so construction may begin prior to eminent domain proceedings.

Summary of Information:

Staff has made bona fide, but ineffectual efforts to acquire permanent water and temporary construction easements for the Harrowgate Road Water Line Improvements Project. The respective offers are as follows: 13400 and 13500 Happy Hill Road, Keck Investment Properties, LLC, \$920.00; and, 13100 Harrowgate Road, Dierdre A. Mason-Hauver, \$100.00. These offers have not been accepted. It is necessary to proceed with condemnation for the health and safety of the public. Staff will continue to negotiate with these owners in an effort to reach an agreement.

Approval is recommended.

Attachments:

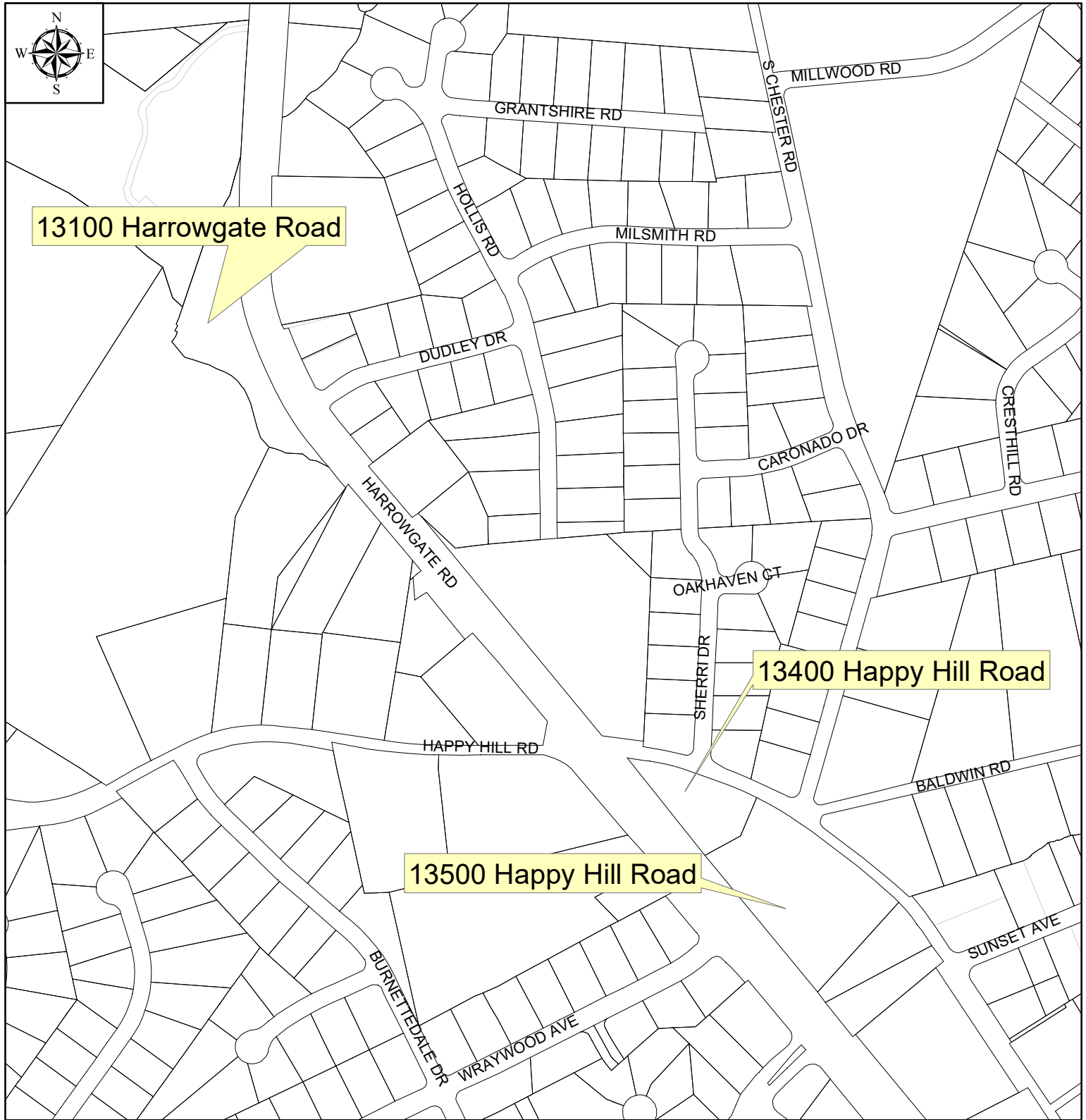
1. Harrowgate Road Waterline Vicinity Sketch
2. Mason-Hauver Easement Plat
3. Keck Easement Plats

Preparer: Dean Sasek, Real Property Manager

Approved By:



Board of Supervisors Meeting - May 27, 2020
Consider the Exercise of Eminent Domain for the Aquisition
of Permanent Water and Temporary Construction Easements
for the Harrowgate Road/Hull Street Road Water Line Improvements Project



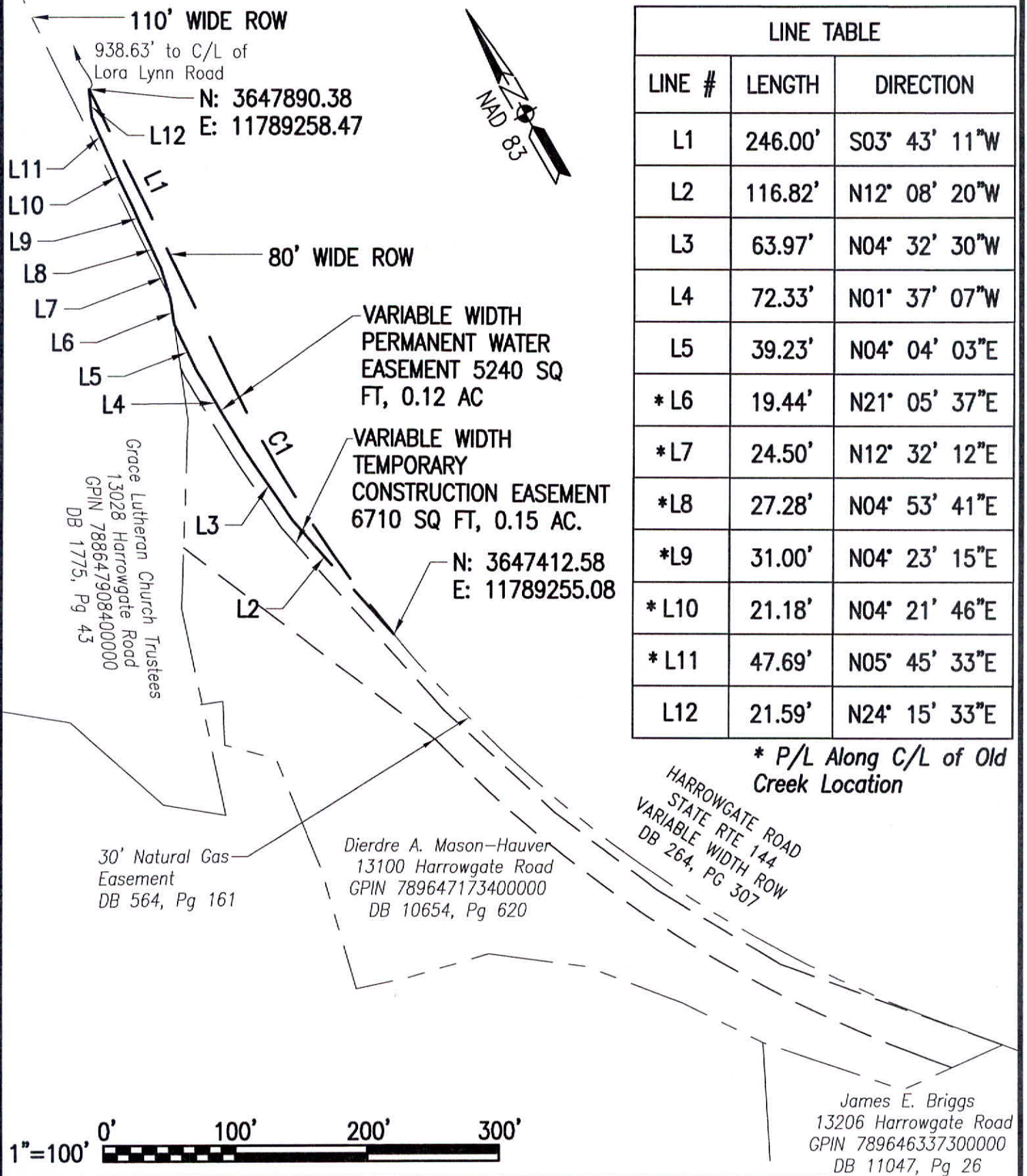
Chesterfield County
Real Property Office



1 inch = 400 feet

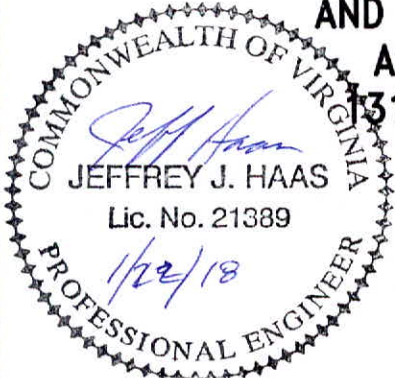


FILE NAME: G:\16 Jobs\16-009 Harrowgate Rd Waterline - Chesterfield\CAD AutoCAD\Mode\Plots\13100 Dierdre A.dwg LAYOUT NAME: 13100 Dierdre A.dwg PLOTTED: Monday, January 22, 2018 - 10:45am USER: jhaas



CURVE LAYOUT TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	233.21	980.00	013°38'05"	232.66	S03°05'52"E

PLAT SHOWING A VARIABLE WIDTH PERMANENT WATER EASEMENT
AND A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
ACROSS THE PROPERTY OF DIERDRE A. MASON-HAUVER
13100 HARROWGATE ROAD BERMUDA MAGISTERIAL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA



CO. PROJ. #15-0080

Austin
Brockenbrough

ENGINEERING + CONSULTING

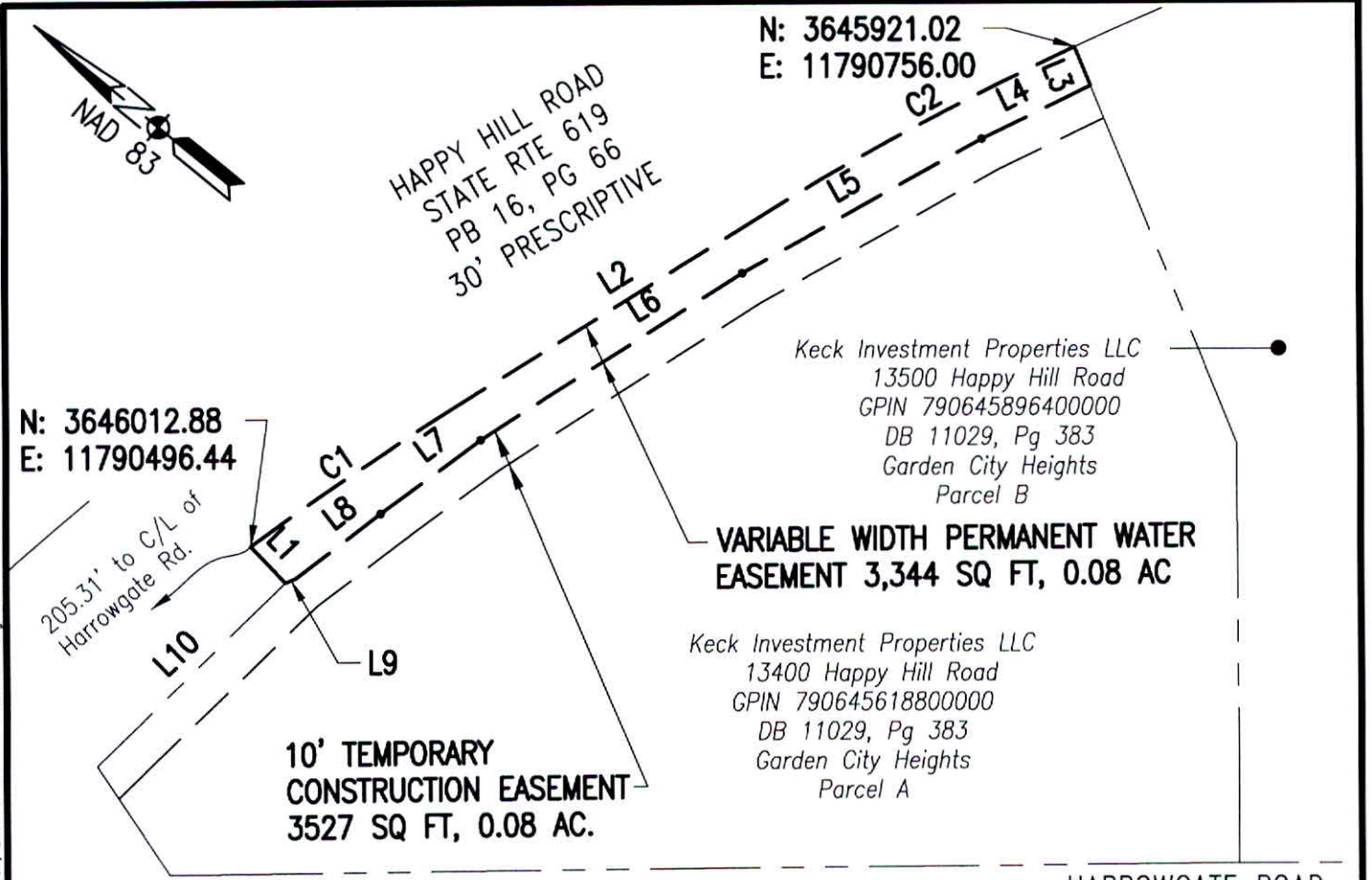
1011 Boulder Springs Drive, Suite 200 | Richmond, Virginia 23225

804.592.3900 main | 804.592.3901 fax

www.brockenbrough.com

DRAWN	DKW	CLIENT	CC
DESIGN	OPJ	JOB NO.	16-009
APPROVED	JJH	DATE	01/22/18
Q.C. REVIEW	JJH	SCALE	AS NOTED

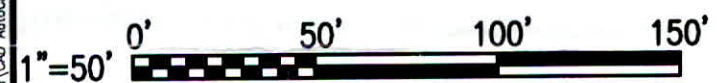
FILE NAME: G:\16 Jobs\16-009 Harrowgate Rd Waterline - Chesterfield\CAD AutoCAD\Mode\Plots\13400 Happy Hill Road Keck Investment Pro.dwg LAYOUT NAME: 13400 Happy Hill Road PLOTTED: Monday, August 07, 2017 - 10:41am USER: awwashington



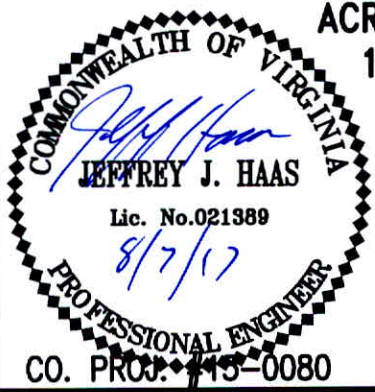
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.46'	N06° 37' 41"E
L2	98.55'	S71° 19' 00"E
L3	11.91'	S28° 11' 33"W
L4	34.66'	N65° 31' 20"W
L5	78.49'	N68° 37' 56"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	88.56'	N71° 49' 32"W
L7	35.47'	N75° 32' 45"W
L8	30.49'	N76° 39' 22"W
L9	3.12'	N61° 21' 26"W
L10	75.00'	N83° 26' 12"W

CURVE LAYOUT TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	72.03	1014.08	004°04'11"	72.01	S73°21'06"E
C2	104.97	856.11	007°01'32"	104.91	S67°48'14"E



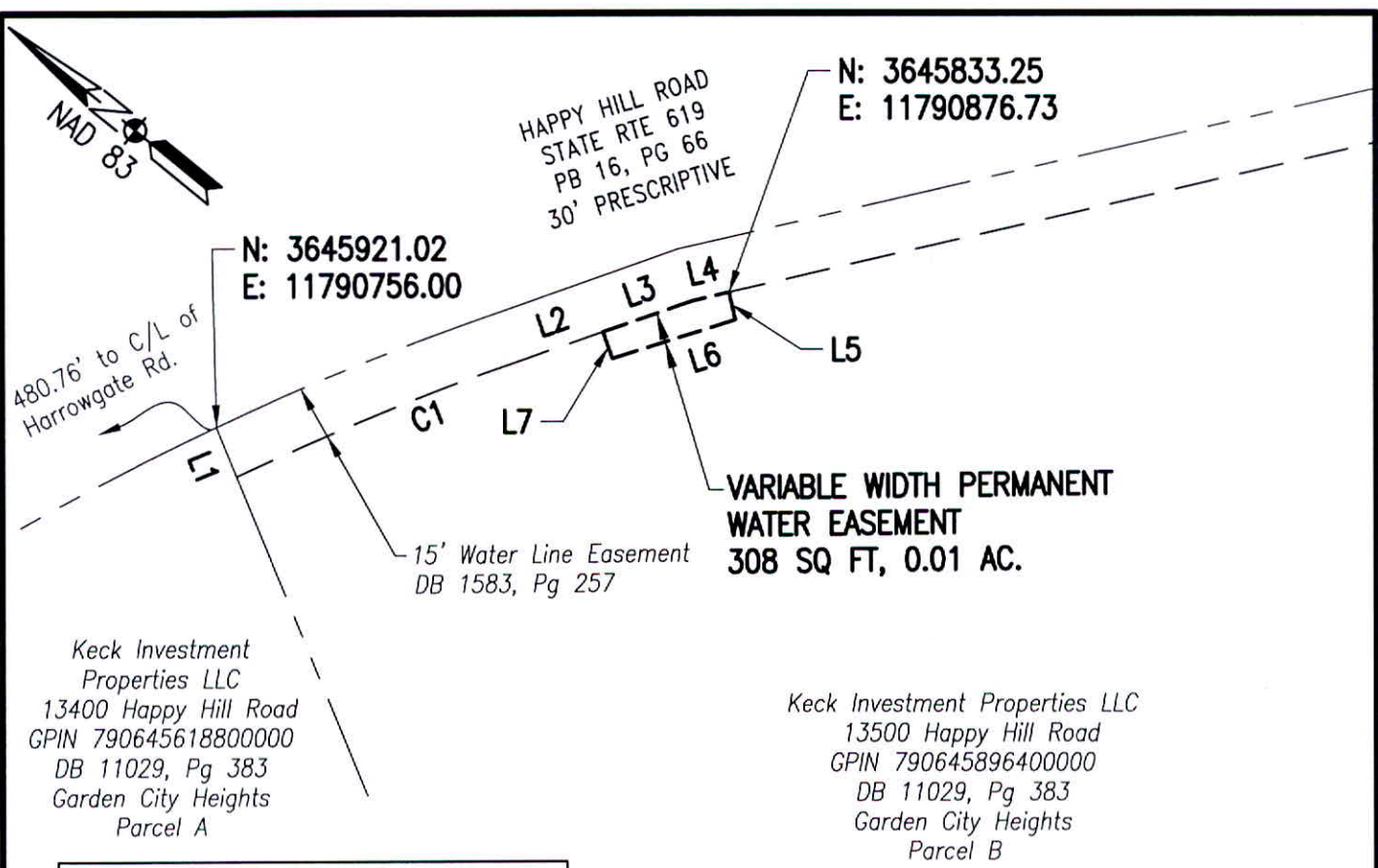
PLAT SHOWING A VARIABLE WIDTH PERMANENT WATER EASEMENT AND A 10' TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF KECK INVESTMENT PROPERTIES LLC 13400 HAPPY HILL ROAD BERMUDA MAGISTERIAL DISTRICT CHESTERFIELD COUNTY, VIRGINIA



Austin
Brockenbrough
ENGINEERING + CONSULTING
1011 Boulder Springs Drive, Suite 200 | Richmond, Virginia 23225
804.592.3900 main | 804.592.3901 fax
www.brockenbrough.com

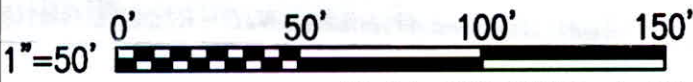
DRAWN	DKW	CLIENT	CC
DESIGN	OPJ	JOB NO.	16-009
APPROVED	JJH	DATE	8/7/17
Q.C. REVIEW	JJH	SCALE	AS NOTED

FILE NAME: G:\16 Jobs\16-009 Harrowgate Rd Waterline - Chesterfield\CD AutoCAD\Model\Plots\13500 Happy Hill Road Keck Investment Pro.dwg LAYOUT NAME: 13500 Happy Hill Road PLOTTED: Monday, August 07, 2017 - 10:41am USER: cwsashington

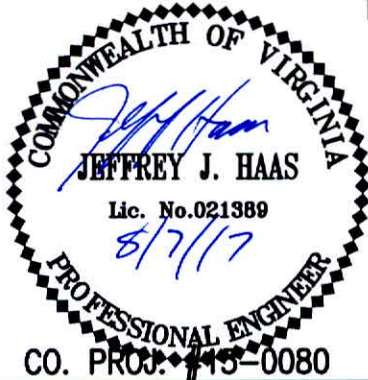


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.01'	N28° 13' 42"E
L2	26.09'	N58° 33' 00"W
L3	26.51'	N58° 33' 00"W
L4	10.69'	N52° 16' 00"W
L5	7.98'	N37° 41' 49"E
L6	36.27'	S56° 47' 59"E
L7	8.00'	S31° 20' 56"W

CURVE LAYOUT TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	84.94	841.11	005°47'10"	84.90	N61°26'35"W



PLAT SHOWING A VARIABLE WIDTH WATER EASEMENT ACROSS
THE PROPERTY OF KECK INVESTMENT PROPERTIES LLC
13500 HAPPY HILL ROAD BERMUDA MAGISTERIAL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA



Austin
Brockenbrough
ENGINEERING + CONSULTING

1011 Boulder Springs Drive, Suite 200 | Richmond, Virginia 23225
804.592.3900 main | 804.592.3901 fax
www.brockenbrough.com

DRAWN	DKW	CLIENT	CC
DESIGN	OPJ	JOB NO.	16-009
APPROVED	JJH	DATE	8/7/17
Q.C. REVIEW	JJH	SCALE	AS NOTED



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 11.D.

Subject:

Conveyance of an Easement to Cellco Partnership d/b/a Verizon Wireless

Board Action Requested:

Authorize the Chair of the Board of Supervisors and the County Administrator to execute an agreement with Cellco Partnership d/b/a Verizon Wireless for an easement on Midlothian Middle School, 13501 Midlothian Turnpike.

Summary of Information:

Staff recommends that the Board of Supervisors authorize the Chair of the Board of Supervisors and the County Administrator to execute an agreement with Cellco Partnership d/b/a Verizon Wireless for a 5' x 10' underground and overhead easement at Midlothian Middle School, 13501 Midlothian Turnpike to improve service and coverage in the Midlothian area. This request has been reviewed by county staff, Comcast Cablevision and Verizon.

Approval is recommended.

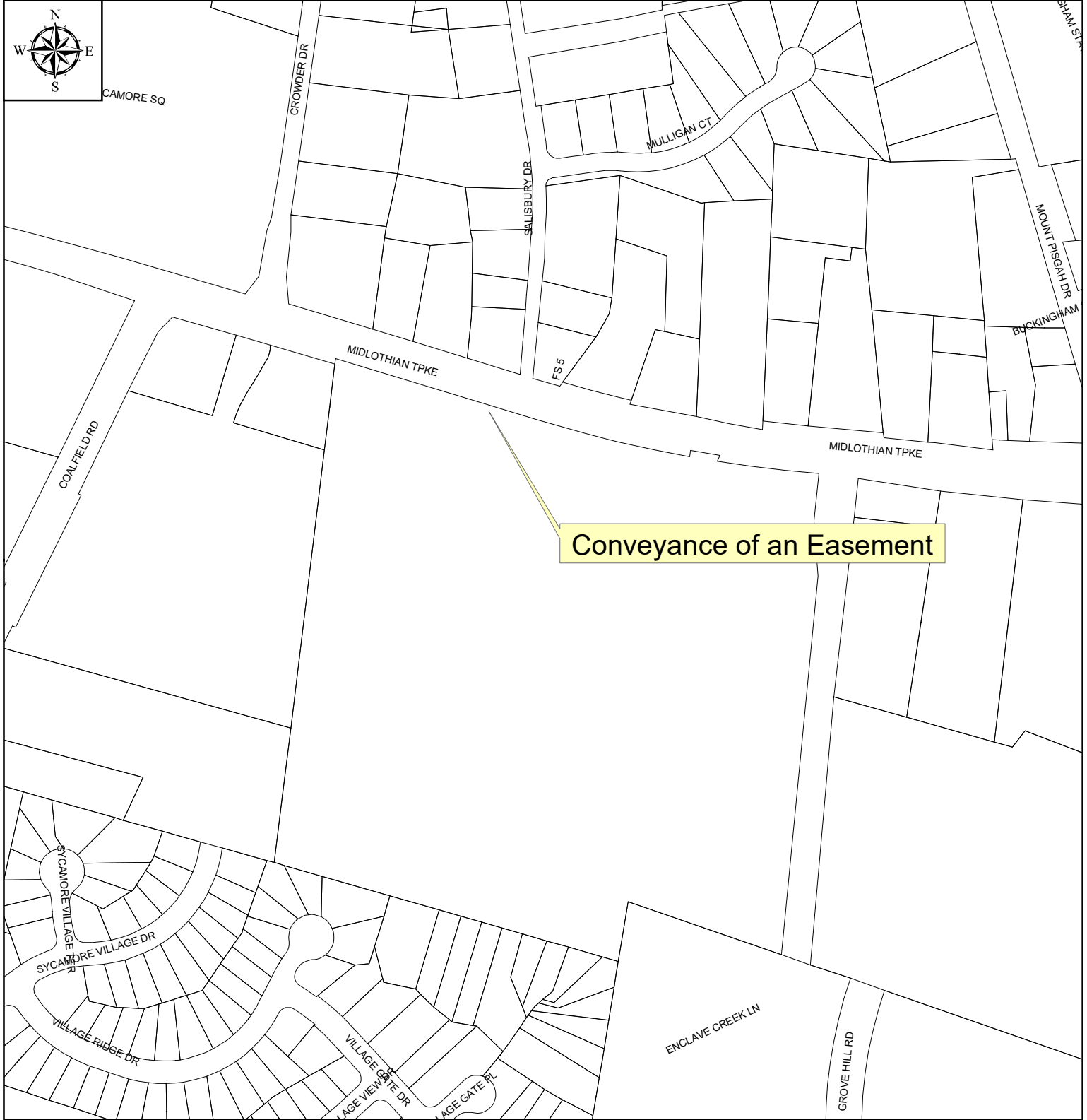
Attachments:

1. Verizon Wireless Midlothian Middle School Vicinity Sketch
2. Verizon Wireless Midlothian Middle School Plat

Preparer: Dean Sasek, Real Property Manager

Approved By:

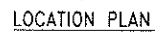
Board of Supervisors Meeting - May 27, 2020
Conveyance of an Easement to Cello Properties
d/b/a Verizon Wireless



Chesterfield County
Real Property Office



- THE CENTER OF THE POLE IS NOT LOCATED WITHIN THE PUBLIC RIGHT OF WAY
- THE DIMENSION(S) SHOWN HEREON IS TO THE CENTER OF THE POLE
- NO UTILITIES WERE MARKED AT THE TIME OF THE SURVEY



<p>EASEMENT EXHIBIT</p>	
<p>SHEET NO.: 1 OF 1</p>	



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 11.E.

Subject:

Public Hearing to Consider Amendments to Section 9-51 of the County Code to Waive the Imposition of Penalty on Delinquent Personal Property Tax Payments Due on June 5, 2020 until after July 31, 2020 and Adoption of an Emergency Ordinance to Waive the Accrual of Interest on Such Payments until after July 31

Board Action Requested:

Adopt the proposed Amendments to Code Section 9-51

Summary of Information:

Pursuant to County Ordinance, personal property taxes are due June 5, 2020. Failure to make payment on June 5 results in the imposition of a penalty of 10% on June 6, 2020. Interest also begins to accrue on such delinquent payments on July 1. Under the proposed amendments, no penalty would be imposed on a delinquent payment until after July 31 and interest will not begin to accrue on delinquent payments until after July 31.

The action to delay the accrual of interest, if approved by the Board, will take effect on an emergency basis and be in effect for 60 days. The Board will need to hold a public hearing in order to readopted the amendment at its July 22 meeting.

Attachments:

1. Personal Property Tax Penalty and Interest

Preparer: Jeff Mincks, County Attorney

Approved By:

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997,
AS AMENDED, BY AMENDING AND RE-ENACTING SECTION 9-51 RELATING TO
THE IMPOSITION OF PENALTIES AND INTEREST FOR THE LATE PAYMENT OF
PERSONAL PROPERTY TAX

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

*(1) That Section 9-51 of the Code of the County of Chesterfield, 1997, as amended, is
amended and re-enacted to read as follows:*

Sec. 9-51. - Payment.

- (a) The tangible personal property tax levied on personal property, including mobile homes, and the machinery and tool tax levied on machinery and tools is due and payable on June 5 of each calendar year; however, any prorated tax levied on motor vehicles shall be due and payable in accordance with sections 9-52 et seq. Any person failing to pay such taxes on or before the due date shall incur a penalty of ten percent which shall be added to the amount of taxes owed from such taxpayer. The treasurer shall account for the penalty collected in his settlement.
- (b) All returns of tangible personal property subject to taxation, including mobile homes, machinery and tools, shall be filed by every person liable for the tax with the office of the commissioner of the revenue on forms furnished by it, on or before March 1 of each calendar year; however, every person liable for any prorated tax shall file a return in accordance with section 9-53. Any person failing to file such return on or before the due date shall incur a penalty of ten percent which shall be added to the amount of taxes or levies due from such taxpayer. The treasurer shall account for the penalty collected in his settlement. There shall be no penalty for any person liable for a prorated tax who fails to file a return or when the property subject to taxation is a motor vehicle or a mobile home if the billing date is January 1, 2017 or later.
- (c) In addition to the penalties provided herein, any such taxes remaining unpaid on the first day of the month next following the month in which such taxes become due, shall be delinquent and shall accrue interest at ten percent per annum.
- (d) Upon a written request, the commissioner of the revenue may extend the time for filing tangible personal property returns. The taxpayer must submit a request for an extension of time on or before March 1, including the reason for the extension request. Upon receipt of such request, the commissioner of the revenue may grant or refuse the request, and shall notify the taxpayer of his decision. Any extension of the filing date shall be for a fixed number of days, but not more than 60 days.
- (e) Motor vehicle, boat or trailer owners are required to file a new personal property tax return on or before March 1 of any tax year for which there is (i) a change in the name or address of the person or persons owning the vehicle; (ii) a change in the situs of the vehicle; or (iii) any other change affecting the assessment of the personal property tax on the vehicle for which a tax return was previously filed. Unless and until such a new personal property tax return is filed, the most recent tax return filed prior to January 1, 1996 or any return filed thereafter shall be the basis for the assessment of a motor vehicle boat or trailer. Motor

vehicle, boat or trailer owners are required to file a return as stated in sections 9-51(b) and 9-53 when acquiring one or more vehicles for which no personal property tax return has been filed with the county.

(f) Notwithstanding the provisions provided above to the contrary, no payment due on June 5, 2020 shall, if delinquent, accrue interest or a penalty until after July 31.

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



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: May 27, 2020

Item Number: 14.A.

Subject:

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

Board Action Requested:

Summary of Information:

Motion of adjournment and notice of the Board of Supervisors meeting to be held on June 24, 2020 at 2 p.m.

Attachments:

None

Preparer: Sara Hall, Clerk to the Board of Supervisors

Approved By:
