CHESTERFIELD COUNTY
CHESTERFIELD, VIRGINIA 23832

AGENDA
June 25, 2025

BOARD OF SUPERVISORS

JIM A. INGLE
CHAIR
BERMUDA DISTRICT
MARK S. MILLER, Ph.D.
VICE CHAIR
MIDLOTHIAN DISTRICT
JESSICA L. SCHNEIDER
CLOVER HILL DISTRICT
JAMES M. "Jim" HOLLAND
DALE DISTRICT
KEVIN P. CARROLL
MATOACA DISTRICT

JOSEPH P. CASEY, Ph.D.
COUNTY ADMINISTRATOR

2 p.m. Work Session - Administration Building, Room 502

1. Approval of Minutes

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

3. Everyday Excellence - General Services

4. Work Sessions

A. Environmental Stewardship Update

B. Local College Update by Brightpoint and Bryant and Stratton

C. Workforce Preparedness Update

D. 2025 General Assembly Legislation

E. Consent Agenda Highlights

5. Reports

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

6. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

7. Closed Session

A. Closed Session Pursuant to 2.2-3711(A)(1), Code of Virginia, 1950, as Amended, Relating to the Performance of the Clerk to the Board

8. Recess for Dinner

6 p.m. Evening Session - Public Meeting Room, 10001 Iron Bridge Road

9. Invocation by the Honorable Jessica L. Schneider, Clover Hill District Supervisor

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

11. County Administration Update

12. Board Member Reports

13. Resolutions and Special Recognitions

A. Resolution Recognizing 2025 Senior Volunteer Hall of Fame Inductees

B. Resolution Recognizing Mr. Jon Lugbill, Sports Backers, Upon His Retirement

C. Recognizing 2024-2025 Future Community Leader Certificate Program Recipient

14. New Business

A. Performance Grant Agreement with Bellwood Crossing LLC for Liberty Gardens Apartments Project

B. Approval of a Fixed Tax Rate Agreement with Project Skye (Skyward)

C. Approval of a Fixed Tax Rate Agreement with Project Loch (Aeris)

D. Appointments

1. Economic Development Authority
2. Health Center Commission (HCC) for the County of Chesterfield
3. Community Criminal Justice Board
4. Community Policy and Management Team
5. Social Services Board

E. Consent Items (14.E.1. - 14.E.12.)

1. Adoption of Resolutions

a. Resolution Recognizing Mr. Donald Birdsong, Jr, Department of General Services, Radio Shop Division, Upon His Retirement

b. Resolution Recognizing Ms. Lisa H. Coker, Mental Health Support Services, Upon her Retirement

c. Resolution Confirming Official Intent to Reimburse Capital Expenditures with Proceeds of a Future Borrowing

d. Resolution Authorizing the Issuance, Sale, and Award of General Obligation Bonds for Public Improvements and Refunding Purposes

2. Real Property Requests

a. Request to Quitclaim a Portion of a Water Easement Across the Property Owned by Industrial Lease IV Propco LLC

3. Set Public Hearing for July 23, 2025

a. To Consider Appropriation and Transfer of Funds and Grant Authorization to Proceed with Transportation Projects

b. To Consider the Quitclaim of a Portion of Right of Way Known as Meadowville Road

c. To Consider a Revision to Chapter 6 of the County Code Related to Business Licenses

d. To Consider Request to Quitclaim Rights in a Prescriptive Easement Known as Mount Hermon Road

4. Acceptance and Appropriation of Grant Funds from the Virginia Department of Aviation and Award Construction Contract and Potential Change Orders for Pavement Rehabilitation of the E and F T-Hangar Taxilanes at the Chesterfield County Airport

5. Acceptance of State Roads

6. Appropriation of Funds and Authorization to Award a Construction Contract for the Fall Line Trail: Route 1 (Marina Drive - Elliham Avenue) Project

7. Approval and Appropriation of FY2026 Opioid Direct Settlement Funding of Chesterfield Veteran Treatment Docket (VTD) Expansion

8. Approval of Addendum to the Local Government Agreement (LGA) with Virginia Department of Health for Health Department Consolidation

9. Approval of FY2025 Year-End Adjustments and Reserve Requests

10. Approval of Proposed FY2026 Budget Amendments

11. Award of Construction Contract for Proctors Creek WWTP Influent Pump Station Screen Replacement

12. Award of Contract and Potential Change Orders for Tennis Court Renovations at James River, Matoaca, and Thomas Dale High Schools

15. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

16. Deferred Items from Previous Meetings

17. Zoning Requests

A. 23SN0132 - Whitten Brothers Site Expansion - Clover Hill

B. 24SN1190 - Haley Ford Body Shop Parking Lot - Bermuda

C. 24SN1266 - Bellmeade Rezoning & Exceptions - Bermuda

D. 24SN1295 - Midlothian Quarry Expansion Rezoning - Clover Hill

E. 25SN1026 - Ball Second Dwelling - Mataoca

F. 25SN1029 - Aktig Second Dwelling - Midlothian

G. 25SN1056 - Field Family Day Care Home - Bermuda

H. 25SN1057 - Murphy Second Dwelling - Mataoca

I. 25SN1132 - Brandt Veterinary Services - Mataoca

J. 24SN1030 - Beulah Road Cluster Lots Rezoning & Exceptions - Dale

K. 24SN1313 - Iron Bridge Center - Bermuda

18. Public Hearings

A. To Consider a Siting Agreement with Hermon Energy

B. To Consider the Lease of County Property at 3401 Courthouse Road

C. To Consider a Lease Amendment for County Property at 11730 River Road

D. To Consider the Quitclaim of a Portion of County Right-Of-Way Adjacent to Warbro Road

E. To Consider the Conveyance of an Underground Easement to Southside Electric Cooperative at Lake Chesdin Park

19. Fifteen-Minute Citizen Comment Period on Unscheduled Matters

20. Adjournment

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

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 4.A.**

Subject:
Environmental Stewardship Update

Board Action Requested:
Receive an environmental stewardship update from County departments and partners.

Summary of Information:
The presentation will cover programming milestones and accomplishments over the past year by representatives from each group. Cooperative Extension is a part of the Virginia Cooperative Extension program under the two Virginia agricultural and technical universities, Virginia Tech and Virginia State. Chesterfield County provides both financial support and program space under agreement with the state. The presentation will be provided by Morris White, Deputy Director of the Northeast Region for Virginia Cooperative Extension. The James River Soil & Water Conservation District is a political subdivision of the Commonwealth charged with promoting conservation education and programs for Chesterfield and Prince George Counties. Their presentation will be provided by Brianna Morring, District Manager. The Chesterfield Farm Bureau is a member of the Virginia Farm Bureau and advocates for commercial agricultural interests within Chesterfield. The Farm Bureau's portion of the work session will be presented by Diaz Tompkins and will focus on their Young Farmers Program. General Services will close the presentation with information regarding programming enhancements in the department's Waste and Resource Recovery Division.

Attachments:
1. Presentation

Preparer: Neil Luther, Director, Parks and Recreation

Approved By:

Virginia Cooperative Extension
Virginia Tech • Virginia State University

Virginia Cooperative Extension Chesterfield Update

Presented by:
Morris White
NE District Director
Interim Unit Coordinator, Chesterfield

Virginia Cooperative Extension
Virginia Tech • Virginia State University

Thank You

FOR YOUR

SUPPORT

Crafts House

Aerial view of VSU campus.

Aerial view of Virginia Tech campus. Photo by Dan Mirolli

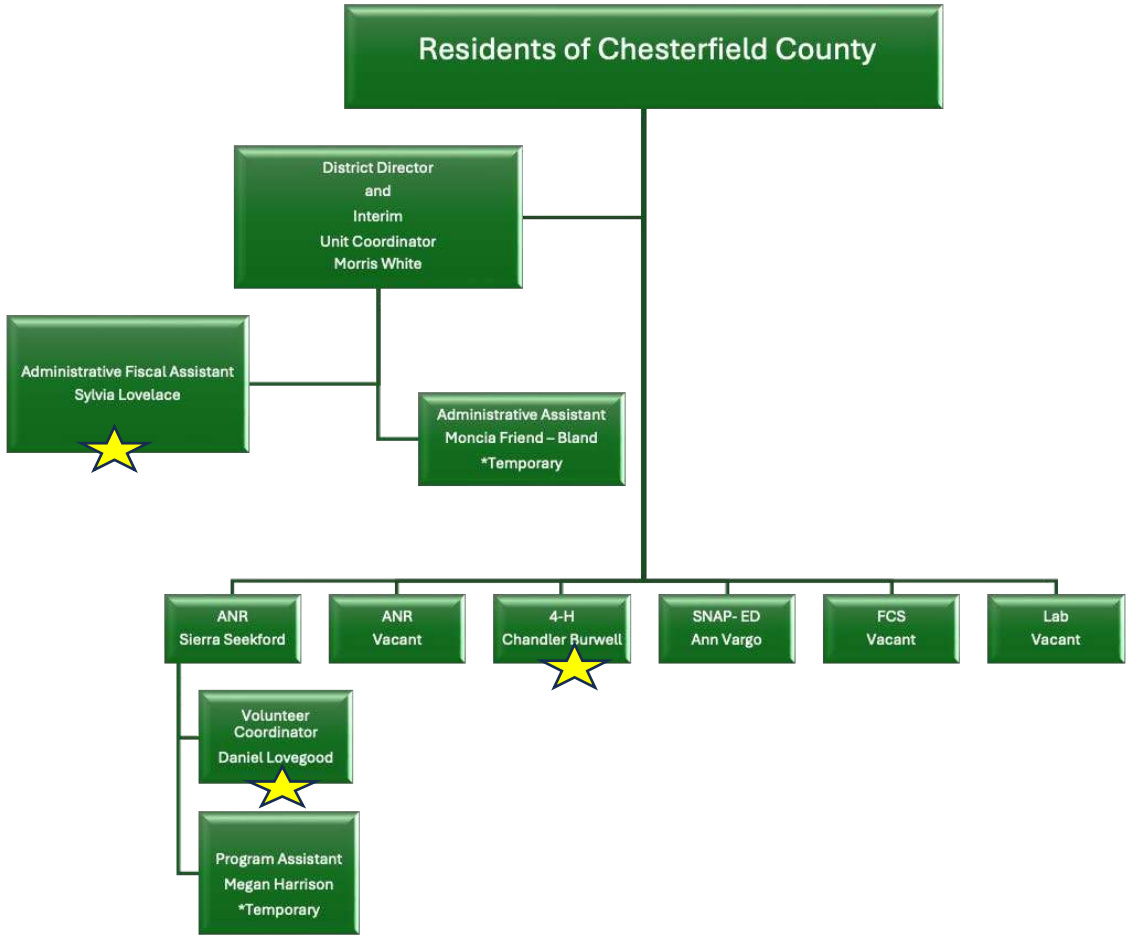
Virginia Cooperative Extension

Virginia Tech • Virginia State University

Cooperative Extension Program Areas

Chesterfield VCE Organizational Chart

June 2025/MFW



Virginia Cooperative Extension
Virginia Tech. • Virginia State University

Chesterfield Extension Master Gardeners – 2024 Impact

- 👏 **Incredible Volunteer Service**
  - **155 volunteers** contributed **13,786 hours**
  - **$461,693** in value (based on Virginia's volunteer rate)
  - Equivalent to **7 full-time staff members**
- 📈 **Community Reach & Education**
  - **708 public horticulture inquiries answered** – a 21% increase
  - Support provided through Help Desk, events, workshops, and direct consultations

Extension Master Gardeners

Chesterfield Extension Master Gardeners – 2024 Impact

- 🌿 **Environmental & Public Space Stewardship**
- Maintained:
  - Outdoor demonstration gardens (shade, succulent, native meadow)
  - Beehive, chicken coop, composting station, rain barrels
  - Youth garden, library gardens, and Veterans outreach garden

Extension Master Gardeners

Growing Leaders & Growing Community

- 🎓 **Volunteer Development & Leadership**
  - Recruited & trained **25 new EMG interns**
- 🤝 **Leveraging Partnerships**
  - **$66,000 in landscape improvements** with Parks & Recreation
  - Collaborated with Farm Bureau, James River SWCD, Central Library & more
- 💚 **A Force Multiplier for the County**
  - "Every hour of Extension staff time supports **89 hours** of volunteer service." Your continued support fuels this powerful multiplier effect!
  - 👏 **Thank You to Our Master Gardeners**
    - You are educators, stewards, and ambassadors — and the county is better because of your service.

Chesterfield 4-H CAMP!

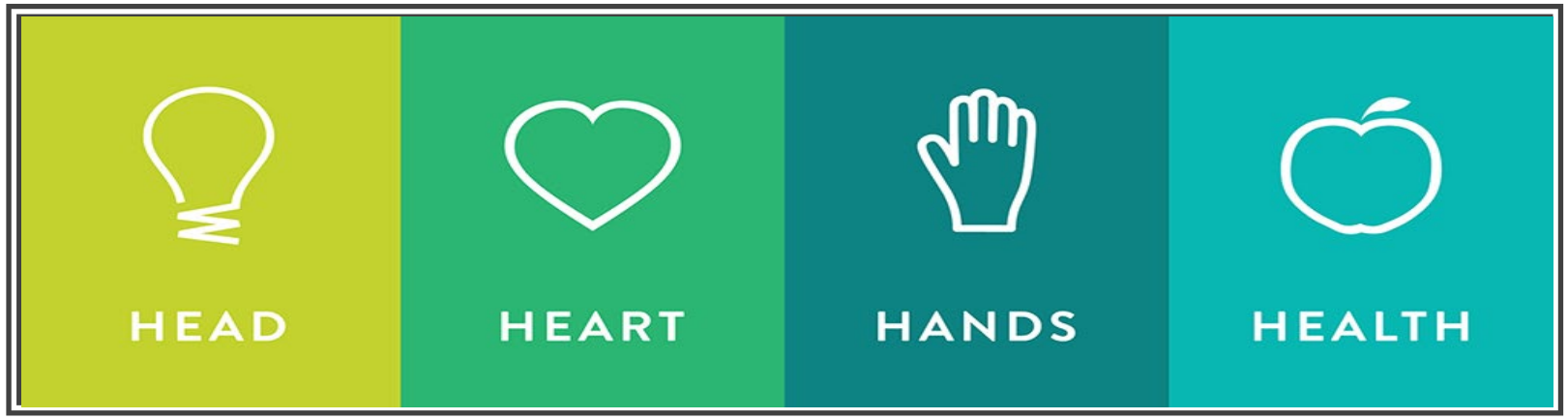
Where the Magic of 4-H Happens!

June 16 – 20, 2025

Jamestown 4-H Educational Center

JOHNSON TOURS

STAFF


HEAD
HEART
HANDS
HEALTH

THANK YOU!

Chesterfield County Board of Supervisors

2025 Stewardship Presentation

JAMES RIVER
SOIL AND WATER
CONSERVATION DISTRICT

Dedicated to Conservation in Chesterfield and Prince George

How we support clean water in Chesterfield

Nonpoint Source Pollution

- Excess fertilizers, herbicides, and insecticides
- Oil, grease and toxic chemicals from urban runoff and energy production
- Sediment from improperly managed construction sites, crop and forest lands, and eroding streambanks
- Bacteria and nutrients from livestock, pet waste, and faulty septic systems

Our History

- Districts were created during the Dust Bowl of the 1930s
- Locally led non -regulatory subdivision of state government
- Our main goal is to administer and provide financial and technical assistance to improve soil and water quality

Our District

Goals

Staff & Directors

Community

Our mission is to promote stewardship and conservation of soil and water natural resources by educating and providing assistance that encourages citizens to manage, protect and enhance land and water quality

How We Provide for Chesterfield Citizens

Services

VACS
Virginia Agricultural Cost-Share Program

VCAP
Virginia Conservation Assistance Program

Conservation Education & Outreach

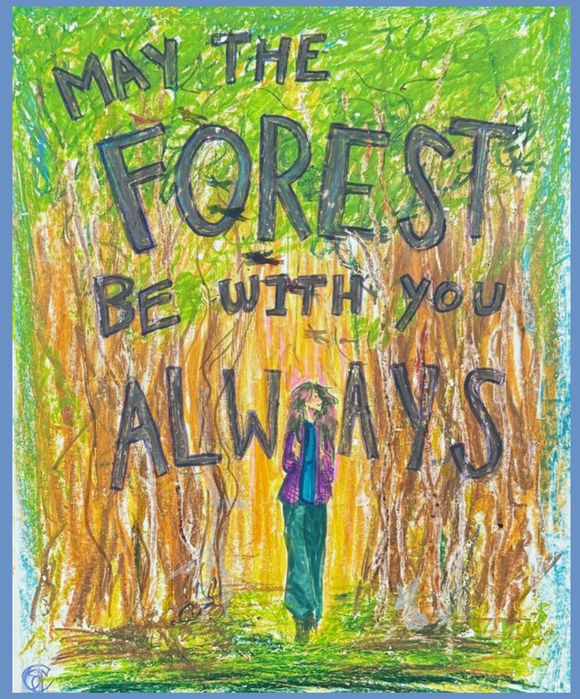
Our Impact

Virginia Agricultural Cost -Share Program

$1,093,193.54

Virginia Conservation Assistance Program

$110,784.25


MAY THE
FOREST
BE WITH YOU
ALWAYS

NACD STEWARDSHIP WEEK
April 28 - May 5, 2024
MAY THE
Forest
BE WITH YOU ALWAYS
BROUGHT TO YOU BY THE NATIONAL ASSOCIATION OF CONSERVATION DISTRICTS SINCE 1955

JAMES RIVER
Youth Conservation Camp

Follow Along

Website: JamesRiverSWCD.org

Facebook: JamesRiverSoilandWater

Instagram: JamesRiverSWCD

LinkTree :

Thank You!

With our new home at the Central Library, we can't wait to make a bigger impact in the Chesterfield community!

We are eager to continue our work, providing conservation programs for your agricultural producers, home and business owners, and offering educational opportunities for your citizens.

JAMES RIVER
SOIL AND WATER
CONSERVATION DISTRICT

Contact Us

Brianna Morring, District Manager

bmorring@princegeorgecountyva.gov

JamesRiverSWCD.org

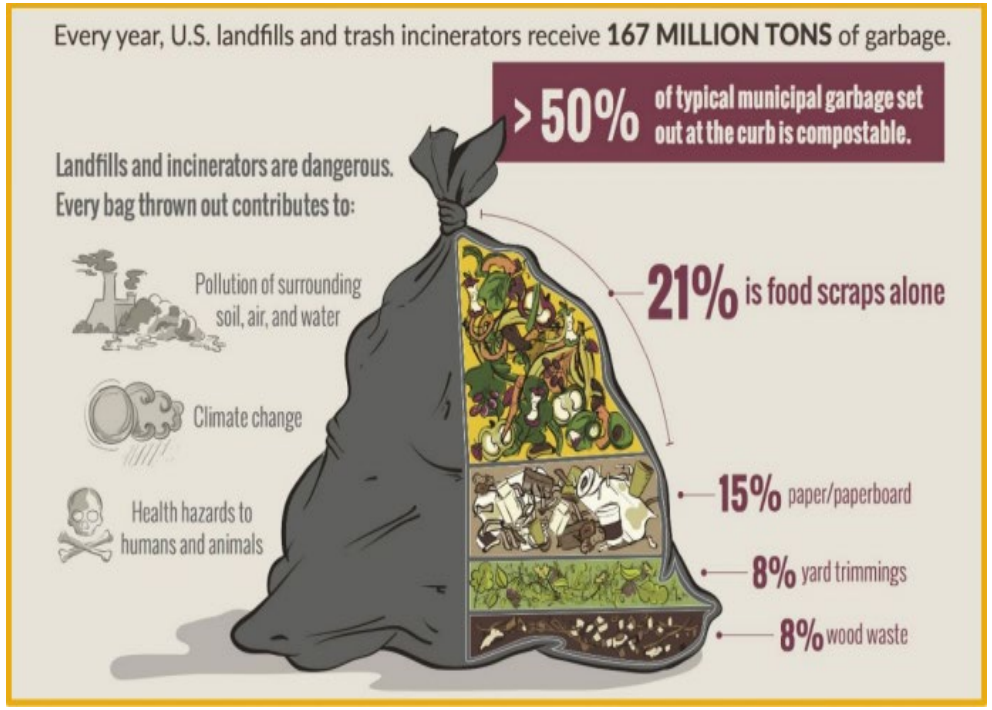
9501 Lori Rd. Chesterfield, VA 23832

CHESTERFIELD

GENERAL SERVICES

New Composting Collection

- ✓ Begins August 2025 at both Convenience Centers
- ✓ Contractor = NOPE Compost Company
- ✓ Additional Landfill Diversion – Improves Recycling Rate



CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 4.B.**

Subject:
Local College Update by Brightpoint and Bryant and Stratton

Board Action Requested:

Summary of Information:
Dr. William Fiege, President, Brightpoint College and Ms. Beth Murphy, Market Director for Bryant and Stratton College will give an update to the Board of Supervisors.

Attachments:
1. Presentation

Preparer: James Worsley, Deputy County Administrator

Approved By:

Local College Update

Board of Supervisors
June 25, 2025

Brightpoint Community College

Dr. William Fiege

Brightpoint
COMMUNITY COLLEGE

brightpoint.edu

Brightpoint
COMMUNITY COLLEGE

brightpoint.edu

Brightpoint
COMMUNITY COLLEGE

14
I DID IT!

I
URNED
THIS

MAMA
BEAR
Counting My Blessings
2025
BABY
BEAR
2025
2025

The
Future
is
BRIGHT

Bryant & Stratton College

Beth Murphy

Bryant & Stratton College

Bryant & Stratton College

& Stratton College
Bryant & Stratton
College

& Stratton
College

Bryant & Stratton
NURSING

BOBCATS
Bryant
& Stratton
College

Bryant & Stratto

Bryant & Stratton College
Bryant & Stratton
FOUNDED 1854
College
GREATER RICHMOND
CONVENTION CENTER

Questions

CHESTERFIELD COUNTY
1749
VIRGINIA

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 4.C.**

Subject:
Workforce Preparedness Update

Board Action Requested:

Summary of Information:
Katie Stokes and Chad Maclin from Chesterfield County Schools will present a Student Workforce Preparedness Update for the Board of Supervisors.

Attachments:
1. Presentation

Preparer: James Worsley, Deputy County Administrator

Approved By:

Chesterfield County Public Schools

CTE | CTC | WBL Update

Chad Maclin
Director CTE & CCPSOnline

Brian Russell
CTC Principal

Katy Stokes
Coordinator WBL

June 25, 2025

Today's CTE Update

1. **Career and Technical Education (CTE) in Chesterfield County**
   a. Comprehensive Middle and High Schools
   b. Technical Centers @ Courthouse, Hull, & Off-Site Locations

2. **CTC@Hull Expansion**

3. **Work-Based Learning (WBL) in Chesterfield County**

CTE in Chesterfield County

What is CTE?

In CTE courses and programs, students gain hands-on skills and knowledge for specific jobs or careers. CTE teaches practical skills that are needed in the workforce, such as carpentry, coding, healthcare, or culinary arts.

The goal is to equip students with the knowledge, skills, industry credentials, and real-world experiences needed to continue their education in a specific field.

In short, CTE helps students learn how to do a job well and prepares them for a successful career.

CTE in Chesterfield County

Where is CTE?

CTE courses can be found in all middle and high schools including Chesterfield Virtual School, CCPSOnline, alternative schools, and at the Courthouse and Hull Technical Centers.

Participation:

	Schools	Students	Staff
Middle School	12 *(13 - 2025/26)*	*10,675	20 *(22 - 2025-26)*
High School	11 *(12 - 2026/27)*	*13,873	118 *(122 - 2026/27)*
Technical Centers	2	*3,130	48 *(63 - 2026/27)*

**Student count is per course and includes duplicates*

CTE in Chesterfield County

Where is CTE?

High School CTE Participation by old (2007 - 2025) Career Cluster Model:

1. Agriculture | 344
2. Architecture & Construction | 1,161
3. Arts. A/V & Communication | 151
4. Business Man. & Admin. | 244
5. Education & Training | 352
6. Finance | 5,134
7. Gov. & Public Admin. | 346
8. Health Science | 1,388
9. Hospitality & Tourism | 1,400
10. Human Services | 596
11. Information Technology | 442
12. Law & Public Safety | 164
13. Manufacturing | 346
14. Marketing | 2,388
15. STEM | 485
16. Transportation & Logistics | 247

CCPS CTE Program of Studies | *CTE Fact Sheet*

CTE in Chesterfield County

CTE Outcomes - Industry Certifications and Higher Education Credits

Year	Took At Least One Career Credential	Passed At Least One Career Credential	Total Career Credentials Earned	DE Credits Earned
*24-25 SY	8,272	6733	9,193 *(and counting)*	684
23-24 SY	8,165	6,678	7,705	609
22-23 SY	8,388	6,970	8,252	436
21-22 SY	6,968	6,267	7,682	467
20-21 SY	5,274	4,494	4,535	310.5

**NOTE: awaiting additional results for: Nurse Aide and EMT*

CTE in Chesterfield County

What Industry Sectors Does CTE in Chesterfield County Include? (New Model 26)

Building and Moving - Advanced Manufacturing, Construction, Supply Chain & Transportation

Cultivating Resources - Agriculture, Energy & Natural Resources

Caring for Communities - Education, Health Care & Human Services, Public Service & Safety

Investing in the Future - Financial Services

Creating & Experiencing - Arts, Entertainment & Design, Hospitality, Events & Tourism

Marketing, Management & Technology - Digital Technology, Management & Entrepreneurship, Marketing & Sales

Revised Initial CCPS Career Cluster Framework (2026)

CTC@Hull Expansion

Why does CTC@Hull need to expand?

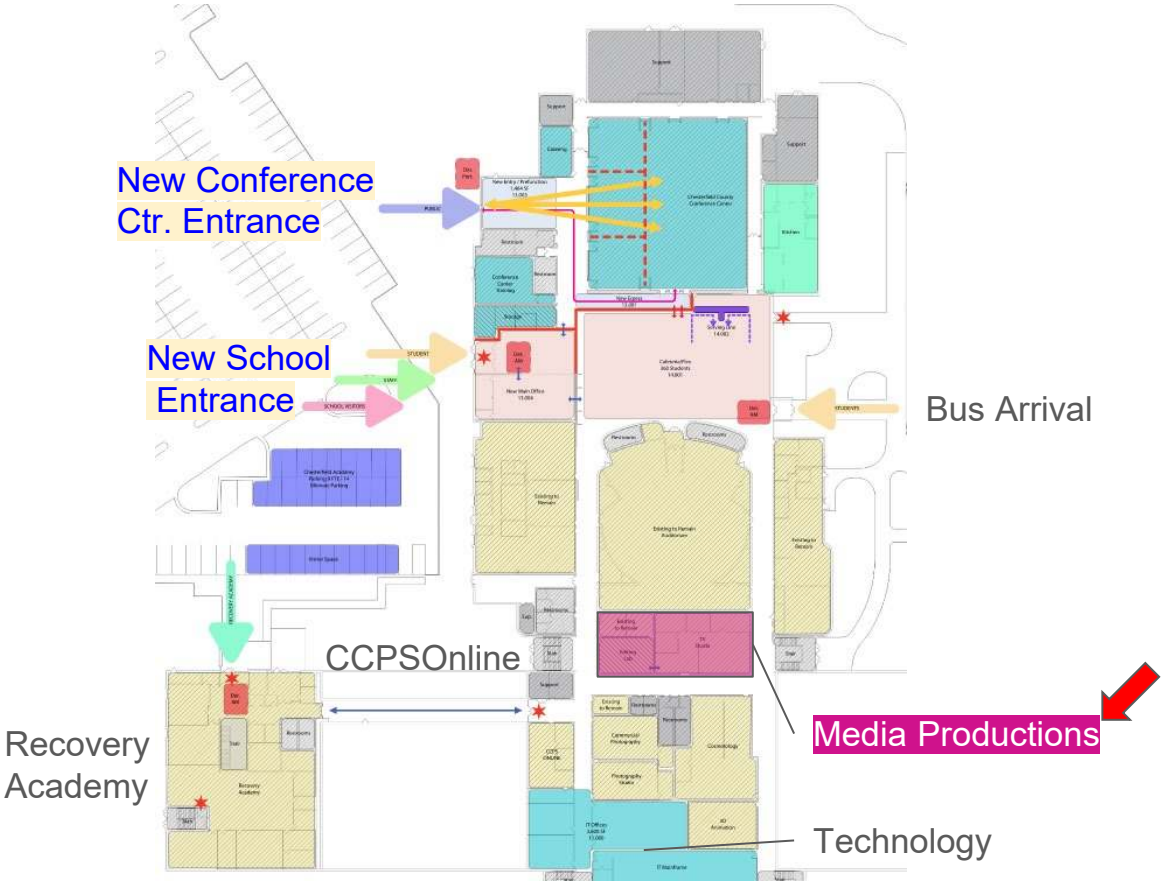
CTC Applications (25/26)

- Year 1 Students (30 Different CTE Programs)
  - 2,252 students submit 3,663 applications for 1,335 seats
  - **274%** OVERSUBSCRIBED
- Year 2 Students
  - 465 Students returning for 520 seats
  - 89% Return Rate

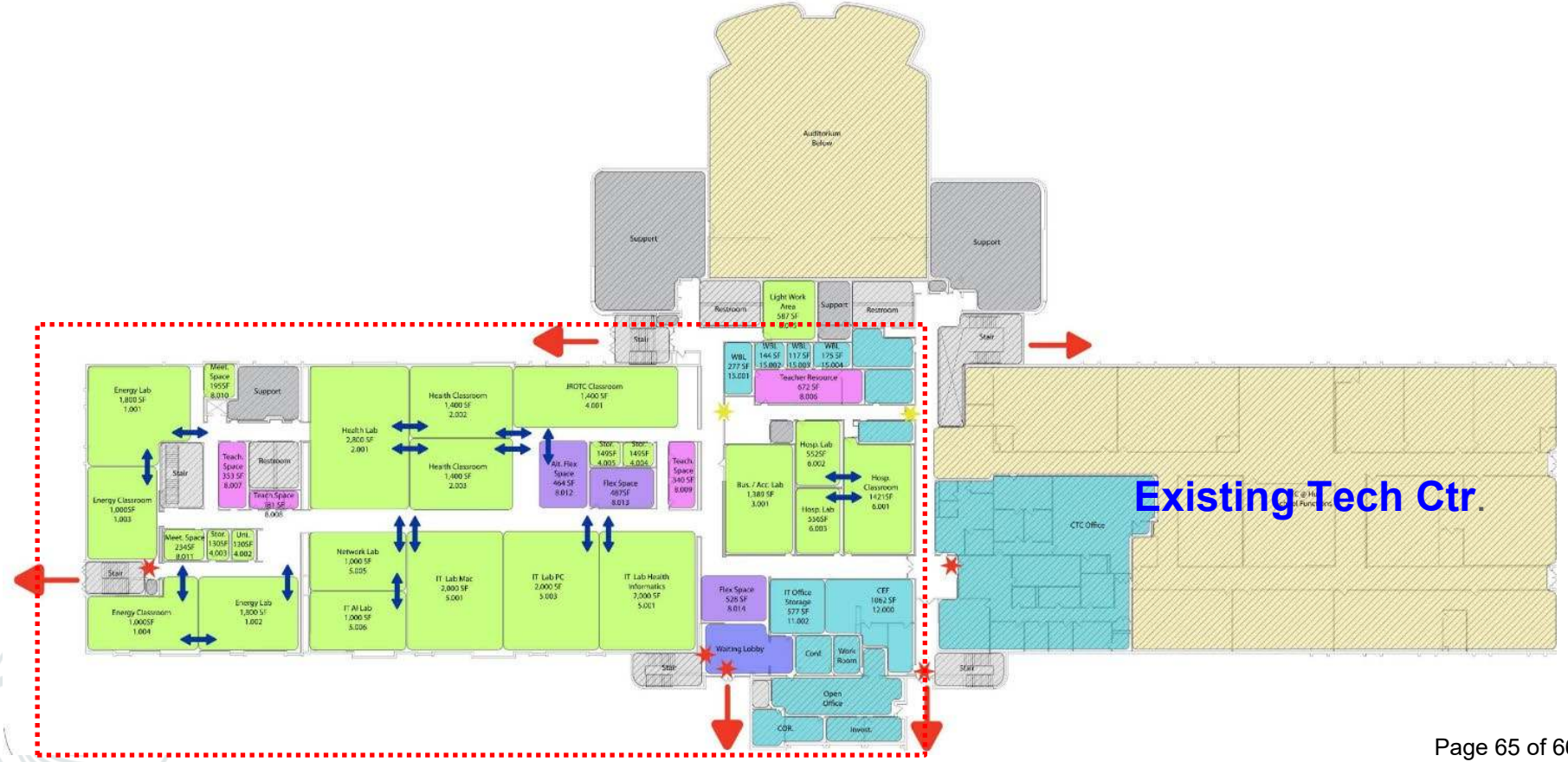
CTC@Hull Expansion

What Programs	# Seats
Cultivating Resources - Energy (Energy Distribution & Renewable Energy)	100
Caring for Communities - Health Care, Public Service (Nursing, Patient Care, Medical Biology, JROTC)	200
Investing in the Future - Financial Services (Bookkeeping)	50
Creating & Experiencing - Entertainment, Hospitality, Events & Tourism (Media Production, Lodging and Event Management)	110
Marketing, Management & Technology - Digital Technology (Programming/Coding, AI, Networking)	190

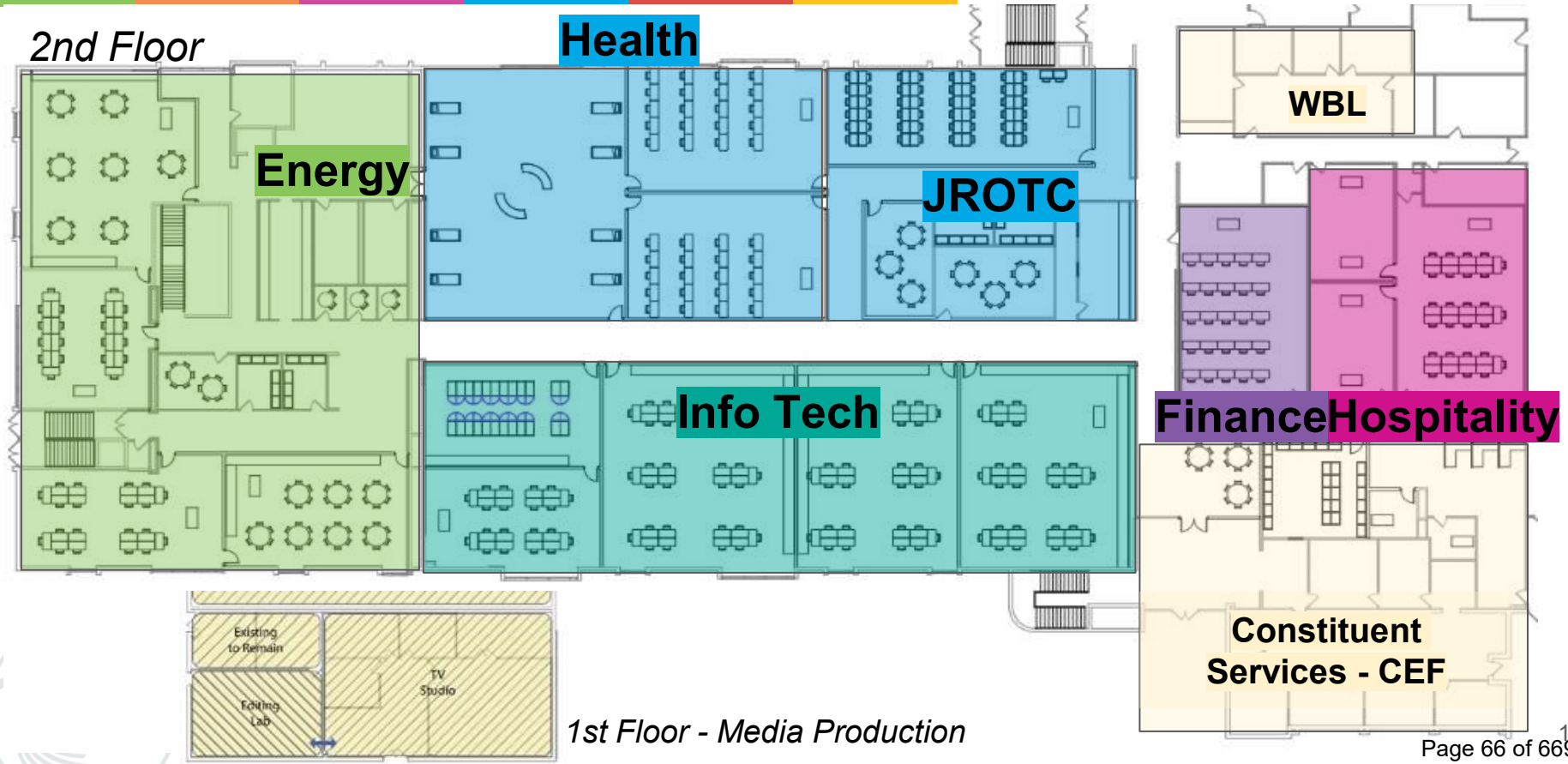
CTC@Hull Expansion - 1st Floor



CTC@Hull Expansion - 2nd Floor



CTC@Hull Expansion



CCPS Work-Based Learning

Work-Based Learning is: a continuum of school-coordinated workplace experiences that are related to students' career goals and/or interests. WBL is performed in partnership with local businesses and community organizations.

VDOE Stipulates

3E Performance Framework

- Internships
- Clinical Experiences
- School Based Enterprise/Entrepreneurship
- Apprenticeship

Credentials and Experiential Learning Are Like

8,792
Career Fair/Day

731
Workplace Tour

Guest Speaker
19,265

Informational Interview
263

37
Job Shadowing

2
Supervised Agriculture Experience

Externship
148

Entrepreneurship
83

School-Based Enterprise
891

Mentorship
(under 140 hrs)
87

79
Mentorship
(over 140 hrs)

216
Service Learning

22
Cooperative Education

Internship
801

Clinical Experience
167

Youth Registered Apprenticeship
1

Career Awareness

Career Exploration

Career Preparedness

29,175 - Low Intensity Experiences
2,410- High Intensity Student Experiences

Student and Employer Buy-In

EXPERIENCES

768
2020/21

11,803
2021/22

23,689
2022/23

28,036
2023/24

31,585
2024/25

COMMITMENT

Externships	5,920 hrs.
Service Learning	8,640 hrs.
Entrepreneurship	83 Businesses
School Based Enterprise	80,190 hrs.
Mentorship	11,060 hrs.
Internship	32,040 hrs.
Clinical Experiences	15,030 hrs.
Cooperative Education	6,160 hrs.
Youth Reg. Apprentice	280 hrs.

SY2024/25

PARTNERS

107
2020/21

251
2021/22

316
2022/23

532
2023/24

545
2024/25

Benefits to Employers and to Students

Students are:

- Better prepared
- More engaged
- Fully interested in career field
- Have necessary skills
- Want to learn more from professionals
- Want to continue working with company after graduation

What Students Report After Graduation

- CTE 4 Year Graduation Rate: 99.85%
- CTE Preparation Satisfaction: 94.42%
- Transition to school/work/military: 97.46%
  - School Type: 61.07% 4-year, 33.13% 2-year
  - Work Type: 32.34% Full Time, 33.59% Part Time
  - Military: 2.68%
- School/Work Relate to CTE Study: 82.16%

Chesterfield County Public Schools

CTE | CTC | WBL Update

Chad Maclin
Director CTE & CCPSOnline

Brian Russell
CTC Principal

Katy Stokes
Coordinator WBL

June 25, 2025

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 4.D.**

Subject:
2025 General Assembly Legislation

Board Action Requested:
The Board of Supervisors is requested to confirm the action recommended on Attachment B, Staff Recommendation Summary Sheet.

Summary of Information:
After each General Assembly session, staff identifies changes in state law: (1) which legally require the Board to adopt a change to the County Code; (2) on which the Board can choose to take, or not take, action, and (3) on which no action is required but which may be of interest to the Board. There are three actions the Board is mandated to take action to amend the County Code. The attached "summary sheet" (Attachment A) summarizes the three bills that will require the County to amend the County Code, the six bills for which the Board can choose whether or not to take action, and one elections-related bill which may be of interest to the Board. The Staff Recommendations Summary Sheet (Attachment B) summarizes each of these bills and the staff recommendation for each bill. Natalie Spillman, the County's Director of Intergovernmental Relations, previously sent the Board descriptions of other passed and failed 2025 bills that were of interest to the County.

Attachments:
1. Attachment A - 2025 Legislation Affecting the County - Summary Sheet
2. Attachment B - Staff Recommendation Summary Sheet

Preparer: Jeff Mincks, County Attorney

Approved By:

Attachment A

2025 VIRGINIA GENERAL ASSEMBLY
LEGISLATION AFFECTING THE COUNTY
June 25, 2025

I. MANDATORY CHANGES REQUIRING BOARD ACTION

1. Amend the County Code relating to affidavits for zoning public notice. [HB 2330]

   Staff Recommendation:
   This bill authorizes certain notices to be sent by first class mail along with an affidavit of mailing. Staff will be implementing these changes immediately to ensure that the County's notice practice is compliant with the new requirements but recommends including the changes into ZoMod instead of amending the current zoning ordinance now.

2. Amend the County Code relating to deadlines for subdivision and site plan approval. [HB 2660]

   Staff Recommendation:
   The bill significantly shortens the deadlines applicable to County review of subdivision and site plan approval. Staff will be implementing these changes immediately to ensure that the County's review is compliant with the new deadlines but recommends including the changes into ZoMod instead of amending the current zoning and subdivision ordinances now.

3. Amend the County Code relating to site plan and subdivision plat approvals. [SB 974]

   Staff Recommendation:
   This bill removes the authority of the Planning Commission to approve site plan and subdivision applications and reduces the time to forward those applications to state agencies. This item will be referred to the Planning Department and County Attorney for preparation of amendments to the subdivision and zoning ordinances, which will then be forwarded to the Planning Commission and, upon the Commission's recommendation, sent to the Board for action.

II. OPTIONAL CHANGES PERMITTING BOARD ACTION

4. Local Soil Foundation and Soil Management Fund [HB 1659]

   This bill authorizes the County to create a local Foundation and Soil Management Fund to make grants to private owners to repair foundations and take other measures relating to problematic soils such as shrink-swell soils. Staff recommends that this matter be referred to the Building Inspection and Environmental Engineering Departments to study whether such a fund is needed or advisable, and report back to the Board by November 30, 2025.

5. Amend the County Code relating to deadlines for zoning public notice. [HB 1996]

   Staff Recommendation:
   The bill changes the newspaper notice deadlines for zoning and planning cases to allow the second of the two required newspaper notices to be published no less than five days before the public hearing, instead of seven days. The zoning ordinance would need to be amended to take advantage of the change. Staff recommends referring the matter to the Planning Department and the County Attorney for preparation of ordinance amendments, which would then be forwarded to the Planning Commission and, upon the Commission's recommendation, sent to the Board for action.

6. Amend the County Code by adding a section relating to the Virginia Public Procurement Act; contract terms inconsistent with Virginia law. [HB 2150]

   Staff Recommendation:
   Under this bill, the Board can decide whether it wants to adopt new rules applicable to contracts for information technology goods and services as part of the County's procurement ordinance. These rules can only apply if the Board adopts them by ordinance. The new rules are these: (i) any term in a technology goods and services contract that conflicts with Virginia law is not valid or enforceable; (ii) any such contract must be governed by the laws of the Commonwealth of Virginia; and (iii) disputes arising under any such contract must be brought in the courts of the Commonwealth of Virginia. These rules would be beneficial to the County and staff recommends that the Board adopt them by ordinance. Staff recommends setting a public hearing for the July 23 Board meeting.

7. Appeal Period for Zoning Violation regarding Storage or Disposal of Nonagricultural Debris [SB 1422]

   Staff Recommendation:
   This bill authorizes a shorter appeal period to appeal for a notice of zoning violation relating to nonagricultural excavation material, waste and debris. This item will be referred to the Planning Department and County Attorney for preparation of amendments to the subdivision and zoning ordinances, which will then be forwarded to the Planning Commission and, upon the Commission's recommendation, to the Board.

8. Tree Canopy Fund [HB 2630]

   This bill authorizes localities to establish a fund to collect, maintain and distribute fees collected from developers who cannot provide full tree canopy requirements on-site and use such funds to plant and maintain trees on public or private property or to contribute to tax exempt entities for tree planting purposes. Staff recommends that the Board not utilize this new authority at this time because it would encourage site developers to not preserve existing tree canopies. The County can revisit this issue in the future if warranted.

9. Amend the County Code by enacting a new section relating to water and sewer connection fees; new residential developments. [SB 1263]

   Staff Recommendation:
   The General Assembly enacted SB 1263, which would permit the County to adopt either an ordinance or policy allowing for water and sewer connection fees, capital recovery charges, and availability fees remitted by applicants in connection with new residential developments to be reimbursed. There are a number of legal issues with this bill. These issues include potential conflicts with the County's covenants under its utility bonds, which require the collection and retention of all utility fees and charges. Bond covenants also require the charging of fair and reasonable utility charges and fees, and reimbursing charges and fees to select applicants could be viewed as not being fair and reasonable. As such, the Utilities Department and the County Attorney's Office do not recommend that the Board adopt an ordinance or policy under this new bill.

III. LEGISLATION OF INTEREST TO THE COUNTY

10. Elections; election results; reporting; provisional ballots. [SB 1044]

    The 2024 General Assembly adopted legislation to change the reporting requirements for absentee and provisional ballots. Under the new bill, the Department of Elections must establish standards for ascertaining and reporting information about absentee and provisional ballots that were cast for an election. The standards must direct that the results of absentee and provisional ballots be posted no later than 5:00 p.m. on the 10th day after the election day. The bill also requires the General Registrar to report to the Department of Elections, by precinct, the total number of provisional ballots cast, the number of those provisional ballots determined to be valid by the local Electoral Board, and the electoral results of such valid provisional ballots.

2025 Virginia General Assembly
Legislation Affecting the County
June 25, 2025
Staff Recommendations Summary Sheet

I. MANDATORY CHANGES REQUIRING BOARD ACTION

Item No.	Bill No.	Bill Description	Staff Recommendation		Recommended Board Decision: Action	Recommended Board Decision: No Action
1.	HB 2330	Amend the County Code relating to mailing zoning public notices by first-class mail.	Staff recommends that the Board refer this to the Planning Department and the County Attorney to implement changes so that the County's notice practices comply with the new requirements; include the changes in ZoMod instead of amending the current zoning ordinance.	1.	✓	
2.	HB 2660	Amend the County Code relating to deadlines for subdivision and site plan approval.	Staff recommends that the Board refer this to the Planning Department and the County Attorney to implement changes so that the County's subdivision and site plan reviews are compliant with the new deadlines; include the changes in ZoMod instead of amending the current zoning and subdivision ordinances.	2.	✓	
3.	SB 974	Amend the County Code relating to the timing of site plan and subdivision plat approvals.	Staff recommends that the Board refer this to the Planning Department and County Attorney to prepare amendments to the subdivision and zoning ordinances, which will be forwarded to the Planning Commission for its recommendation and then sent to the Board for a public hearing.	3.	✓	

II. OPTIONAL CHANGES PERMITTING BOARD ACTION

Item No.	Bill No.	Bill Description	Staff Recommendation		Recommended Board Decision: Action	Recommended Board Decision: No Action
4.	HB 1659	Creation of Local Soil Foundation and Soil Management Fund.	Staff recommends that the Board refer this to the Building Inspection and Environmental Engineering Departments to study whether such a fund is needed or advisable, and report back to the Board by November 30, 2025.	4.		

Item No.	Bill No.	Bill Description	Staff Recommendation	Recommended Board Decision: Action	Recommended Board Decision: No Action

5.	HB 1996	Amend the County Code relating to the timing of zoning public notices.	Staff recommends that the Board refer this to the Planning Department and the County Attorney to prepare ordinance amendments, which would be forwarded to the Planning Commission and then sent back to the Board for public hearing.	5. _____	_____
6.	HB 2150	Amend the County Code by adding a section relating to contract for information technology goods and services.	Staff recommends that the Board hold a public hearing on July 23, 3025 to adopt this amendment.	6. _____	_____
7.	SB 1422	Amend the County Code related to the appeal period for zoning violations regarding storage or disposal of nonagricultural debris.	Staff recommends that the Board refer this to Refer to the Planning Department and County Attorney to prepare amendments to the subdivision and zoning ordinances, which will be referred to the Planning Commission for its recommendation and then sent to the Board for public hearing.	7. _____	_____
8.	HB 2630	Establishing Tree Canopy Fund	Staff recommends the Board not adopt this new authority because it would encourage site developers to not preserve existing tree canopies.	8. _____	_____
9.	SB 1263	Amend the County Code by enacting a new section relating to reimburse water and sewer connection fees for new residential developments.	Staff recommends that the Board not adopt this authority because of legal problems with the legislation and possible conflicts with current utility bond covenants.	9. _____	_____

III. LEGISLATION OF INTEREST TO THE COUNTY

10.	SB 1044	Elections; election results; reporting' provisional ballots.

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 5.A.**

Subject:
Reports on the Status of District Improvement Operating and Capital Funds, General Fund Unassigned Balance and Debt Policy Ratios, and Investments

Board Action Requested:
Accept the attached District Improvement Operating and Capital Funds, General Fund Unassigned Fund Balance and Debt Policy Ratios, and Monthly Investment Reports.

Summary of Information:
The attached reports detail the proposed uses of District Improvement Operating and Capital Funds, the status of the current General Fund Unassigned Fund Balance and Debt Policy Ratios, and Monthly Investment Updates.

The Board is requested to accept these reports, and acceptance of the District Improvement Operating and Capital Report will serve as approval for staff to expend District Improvement Funds for the proposed uses as listed.

Additional financial and economic statistical information is available via the Key Financial Indicators dashboard published via the County's website.

Attachments:
1. DIF Report and April 2025 Investment Report

Preparer:

Approved By:

CHESTERFIELD COUNTY
District Improvement Operating and Capital Funds
Monthly Report

Report Date: June 2025

The County annually budgets District Improvement Operating and Capital Funds for each of the five magisterial districts that are used to improve the quality of life in each district. Two funding allocations are established per district:

- $33,500 per district in the General Fund to provide funding for operational support (e.g., public events or programs, purchase of county-owned equipment, public school programs, or other legally allowable expenses
- $500,000 per district in the County's Capital Improvement Fund to provide funding for long-term or large-scale expenditures (e.g., pedestrian improvements, improvements to school amenities and facilities, park improvements)

If funds remain unspent at the end of each fiscal year, operational funds are automatically reserved to be utilized in a future year, with capital funds automatically carrying over into the next fiscal year.

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

Acceptance of this report by the Board constitutes Board approval of this request.

District Improvement Fund Balances and Requests:

Bermuda	Operating	Capital
Current Balance	**$89,252.72**	**$814,232.68**
VSU Summer Camp	3,000.00	
Carver Middle School Auditorium Sound Equipment		32,700.00
Curtis Elementary School Outdoor Seating and Tables		16,200.00
Construct Crosswalk on Ecoff Avenue at Iron River Drive		81,000.00
Carver College & Career Academy Library Furniture		43,000.00
Remaining Balance	**$86,252.72**	**$641,332.68**

*Note: May approved project for cafeteria tabled for Bensley Elementary School are for Elizabeth Davis Middle School. No change in amount.

Clover Hill	Operating	Capital
Current Balance	**$101,794.60**	**$369,529.00**
VSU Summer Camp	3,000.00	
Concrete Ditch Installation on Southshore Road (Additional Funding)		10,488.96
Remaining Balance	**$98,794.60**	**$359,040.04**

CHESTERFIELD COUNTY
District Improvement Operating and Capital Funds
Monthly Report

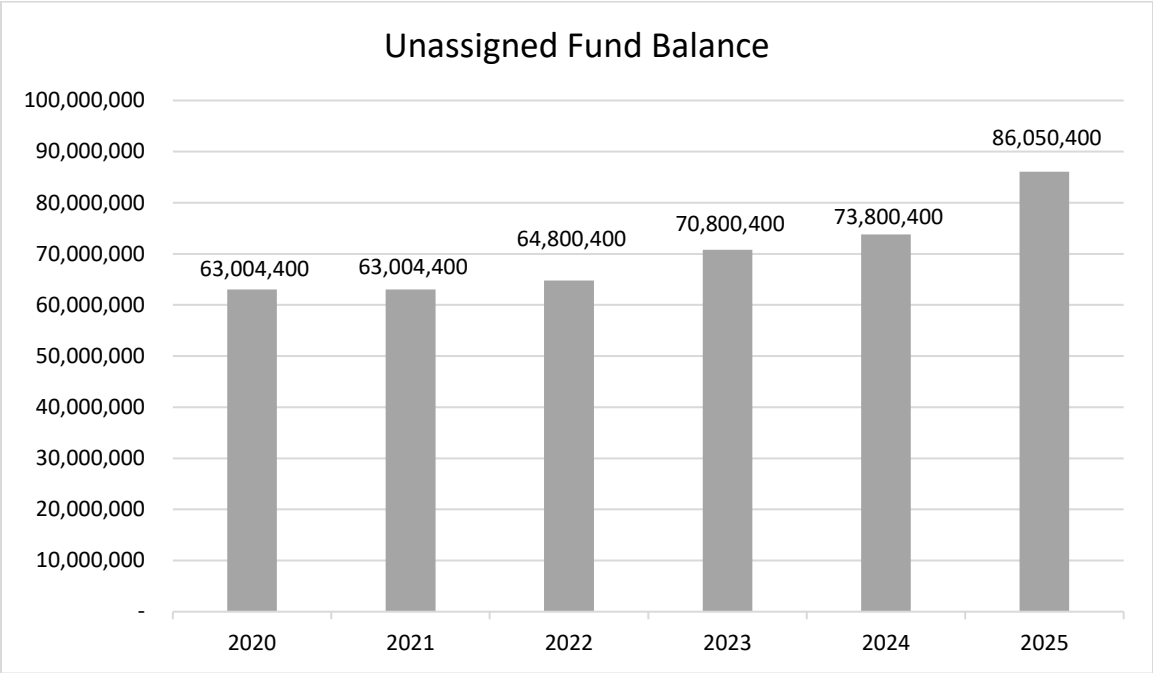
Dale	Operating	Capital
Current Balance	**$141,360.63**	**$710,780.00**
VSU Summer Camp	3,000.00	
Meadowbrook High School Cafeteria Tables		66,500.00
Remaining Balance	**$138,360.63**	**$644,280.00**

Matoaca	Operating	Capital
Current Balance	**$86,959.88**	**$264,125.99**
VSU Summer Camp	3,000.00	
Infield Groomer		3,800.00
Ettrick Park Storage Shed with Electrical Connection and Climate Control		10,000.00
Remaining Balance	**$89,959.88**	**$250,325.99**

Midlothian	Operating	Capital
Current Balance	**$173,680.05**	**$457,260.00**
VSU Summer Camp	3,000.00	
Remaining Balance	**$170,680.05**	**$457,260.00**

CHESTERFIELD COUNTY
General Fund Unassigned Fund Balance
And Debt Policy Ratios

Report Date: June 2025



Ratio	Actual June 30, 2023	Planning Cap	Planning Ceiling
Debt as a Percentage of Assessed Value[1]	1.31%	2.50%	3.00%(ceiling)
Debt to Personal Income	3.47%	5.00%	6.00% (ceiling)
Debt Service as a Percentage of General Government Expenditures	6.42%	10.00%	11.00% (ceiling)
Unassigned General Fund Balance as a Percentage of General Fund Expenditures	8.71%	8.50%	6.50% (floor)
10 Year Payout Ratio	66.46%	65.00%	60.00% (floor)

[1] Ratio calculations include general obligation bonds, certificates of participation, taxable revenue note, development agreements, public facility lease and obligations under capital lease. Excludes issuance premium or discount, Economic Development Authority special assessment revenue notes and Enterprise Fund obligations.

MONTHLY INVESTMENT REPORT

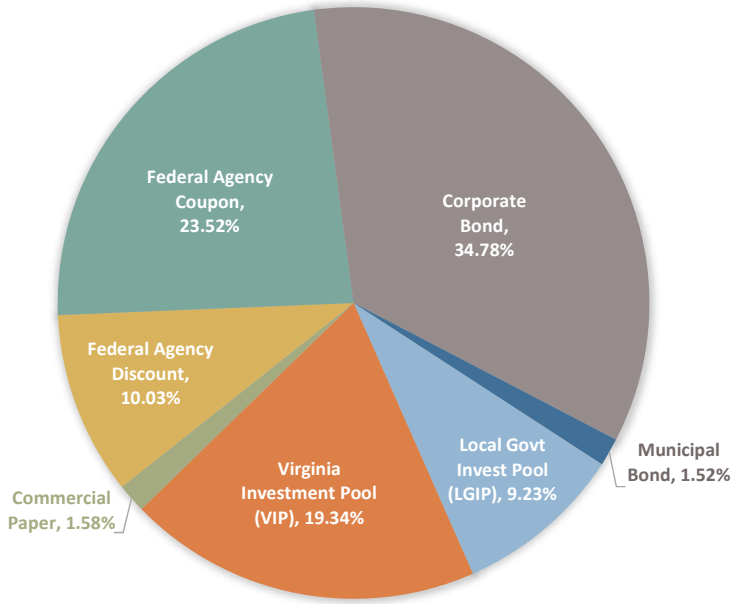
REBECCA R. LONGNAKER, CPA, MGT
TREASURER
P.O. BOX 70
CHESTERFIELD, VA 23832
Office: 804-748-1201
Email: longnakerr@chesterfield.gov
www.chesterfield.gov/treasurer

APRIL 2025

This investment report for April 2025 is presented in accordance with the Treasurer's Investment Policy. The objective of the policy is to obtain the highest possible yield on available financial assets, consistent with constraints imposed by safety objectives, cash flow considerations and the laws of the Commonwealth of Virginia that restrict the placement of public funds. All investments held are in compliance with this policy.

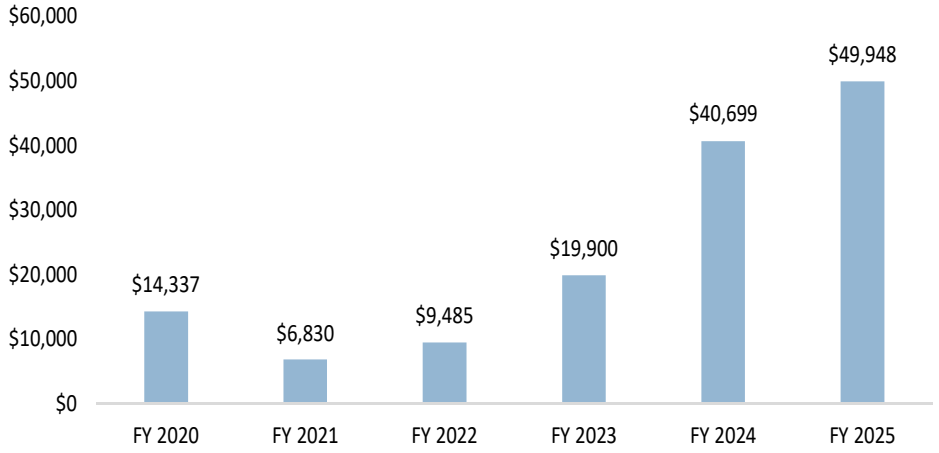
Investments at a glance (as of 4/30/2025)	
Total Value at Cost	$1,228,240,534.76
Average Days to Maturity	807
Yield to Maturity 365 Day Equivalent	4.57%
Cash Balance	$140,793,419.97

Investment Type Allocation



Portfolio Mix	Balance
Local Govt. Invest. Pool (LGIP)	$113,318,318.44
Virginia Investment Pool (VIP)	$237,497,248.34
Federal Agency Discount	$123,178,726.25
Federal Agency Coupon	$288,855,000.00
Municipal Bond	$18,674,632.50
Corporate Bond	$427,295,084.23
Commercial Paper	$19,421,525.00
Certificate of Deposit	$0.00
US Treasury Discount	$0.00
Total	**$1,228,240,534.76**

Cumulative Investment Earnings FY2025 (000's)



Investment earnings through April 2025 continue to exceed prior years even though yields have begun to drop. Economists are expecting two more rate cuts this year, however, expectations are changing frequently based on tariff negotiations. Investment earnings consist of cash payments only and do not reflect the impact of amortized discounts and premiums, nor do they reflect unrealized gains and losses. The current portfolio consists of securities purchased at premiums and discounts which will not be recognized until maturity.

Benchmark Comparisons

The 91-Day Treasury Bill, 2-Year Average Treasury and the Virginia Treasury Prime Liquidity are used as benchmarks for the County's portfolio performance. For the month of April, the County outperformed all of the yield benchmarks and all of the year over year change benchmarks.

YIELD BENCHMARKING

	CURRENT YIELD	ONE YEAR AGO	YoY CHANGE
Portfolio	4.57%	4.13%	0.44% pts
91-day T-Bill	4.32%	5.44%	-1.12% pts
2-Year Avg Treasury	4.44%	4.26%	0.18% pts
Va. Treas. Prime Liq.	4.07%	4.73%	-0.66% pts

Compliance Report

The Treasurer's Investment Policy specifies limits on categories of investments to obtain diversification and avoid incurring unreasonable risk inherent in over-investing in specific instruments. The County's Investment Portfolio is in full compliance with the Treasurer's Investment Policy.

	Code of Virginia			Treasurer's Investment Policy			
Investment Category	Maximum Maturity	Authorized % Limit	Rating Requirement	Maximum Maturity	Authorized % Limit	Rating Requirement	April Actual %
Local Government Investment Pool (LGIP)	N/A	100%	N/A	N/A	100%	N/A	9.23%
Virginia Investment Pool Trust Fund (VIP)	N/A	100%	N/A	N/A	100%	N/A	19.34%
Federal Agency Discount	No Limit	100%	N/A	5 Years	100%	N/A	10.03%
Federal Agency Coupon	No Limit	100%	N/A	5 Years	100%	N/A	23.52%
Municipal Bonds	No Limit	100%	N/A	5 Years	100%	N/A	1.52%
Corporate Bonds	5 Years	100%	AA/Aa	5 Years	100%	AA/Aa	34.78%
Commercial Paper	270 Days	35%	A1/P1/F1/D1	270 Days	35%	A1/P1/F1/D1	1.58%
Certificate of Deposit	1 Year	100%	A1/P1/AA/Aa	1 Year	100%	A1/P1/AA/Aa	0.00%
U.S. Treasury Discount	No Limit	100%	N/A	5 Years	100%	N/A	0.00%

Understanding Key Investment Terms

Local Government Investment Pool (LGIP)	A State-administered fund that enables governmental entities to realize the economies of large-scale investing and professional funds management.
Virginia Investment Pool Trust Fund (VIP)	A fund, administered by the Virginia Municipal League (VML) and Virginia Association of Counties (VACo), that provides political subdivisions of the Commonwealth of Virginia the ability to pool their funds and invest under the direction and daily supervision of a professional fund manager.
Federal Agency Discount	Fixed income government agency obligations priced below par and maturing in more than one year.
Federal Agency Coupon	Fixed income government agency obligations with a stated interest rate and maturing in more than one year.
Municipal Bonds	Fixed income obligations of state and local governments with a maturity of one week to 30 years.
Corporate Bonds	Corporate Bonds are debt securities issued by publicly-held corporations to raise money for expansion or other business needs with a rating from at least two agencies of Aa by Moody's Investor Service, Inc., AA by Standard and Poors, Inc. or AA by Fitch, and a maturity of no more than five years.
Commercial Paper	"Prime Quality" paper with a maturity of 270 days or less and rated at least prime 1, A-1, or F-1 by the major credit rating agencies.
Certificate of Deposit	Negotiable certificates of deposits of domestic banks and domestic offices of foreign banks with a rating of at least A-1 or P-1 for maturities one year or less, and AA or Aa for maturities over one year and not exceeding five years.
U.S. Treasury Discount	Fixed income government securities priced below par and maturing in less than one year.

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 7.A.**

Subject:
Closed Session Pursuant to 2.2-3711(A)(1), Code of Virginia, 1950, as Amended, Relating to the Performance of the Clerk to the Board

Board Action Requested:
Motion to adjourn to closed session.

Summary of Information:

Closed Session Pursuant to 2.2-3711(A)(1), Code of Virginia, 1950, as Amended, Relating to the Performance of the Clerk to the Board.

Attachments:
None

Preparer:

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 13.A.**

Subject:
Resolution Recognizing 2025 Senior Volunteer Hall of Fame Inductees

Board Action Requested:
The Chesterfield Senior Volunteer Hall of Fame Committee requests adoption of the attached resolution recognizing the 2025 induction of Robin Hoerber, Peter Plourd and Wonnease Rhone.

Summary of Information:
The Senior Volunteer Hall of Fame, which builds on the Older Americans Act of 1965, recognizes and celebrates older adults in our county who have rendered unusual or outstanding services to their county. It was started in 1982 and has grown through the years and is well respected in the county. Nominees range from 60 to 95 years old. Senior Volunteer Hall of Fame occurred on June 5 and was a part of Chesterfield County's celebration of Older Americans Month (May).

Robin Hoerber
Robin has volunteered at Mt. Pisgah United Methodist Church in numerous capacities for the past 30 years. She is a member and will soon begin serving as president of the Lions Club of Brandermill, Woodlake and Midlothian, an organization that promotes service to others. Robin enjoys serving at the Food Pantry of Belmont Community Resources Services, distributing boxes of food that have been prepared for individual families, and providing Spanish/English translation services for both customers and staff. After retiring from a 17-year career as a rehabilitation teacher with the Virginia Department for the Blind and Vision-Impaired, Robin has continued to work at helping blind citizens like herself. She became a member of the Lifelong Learning Institute, one of Chesterfield County's best-kept secrets. After taking a few courses herself, Robin decided to volunteer to teach a course, "Coping with Vision Loss," and was instrumental in educating our senior population on how to deal with vision loss. Although she has retired from the Association of Education and Rehabilitation for the Blind and Vision-Impaired, Robin continues to refer people to them for assistance.

Peter Plourd
Pete is a dedicated community member who finds ways to give back daily and help improve the lives of those around him. During any given week, it is not unusual for him to have volunteer commitments multiple times a week. He helps out at his golf club and serves on various committees at his church. As a Vietnam veteran, Pete has been an active member of the Military Officers of America, Veterans of Foreign Wars and the American Legion. He recently received the prestigious Silver Certificate and Pin for serving 500 hours with the Medical Reserve Corp, providing many of those hours of service at over 30 COVID vaccine clinics and call centers during 2020-2021. He also gives freely of his time to the Community Response Team, helping to protect the vulnerable in our community.

Wonnease Rhone
Wonnease founded the non-profit 5 Loaves a Mobile Food Pantry in 2020 during the COVID pandemic. The organization partners with farmers, churches and community organizations to address the hunger issue in the community for the homeless, seniors, and low-income families that reside in a food desert. Prior to that, she assisted with preparing and distributing food for the feeding ministry 3Gifts 4U. She is head usher at St. Paul Baptist Church and also serves as a member of the Street Canvassing team. Wonnease shows God's love to the least of his people each and every day of her life, and she has no plans of slowing down because there is much more to be accomplished if we intend to end hunger in her lifetime.

Kimberly Graves, Aging and Disability Resources Manager, will introduce the Senior Volunteer Hall of Fame inductees.

Attachments:
1. Resolution SVHOF - 2025
2. Presentation

Preparer: Kim Conley, Director, Community Engagement and Resources

Approved By:

RECOGNIZING SENIOR VOLUNTEER HALL OF FAME INDUCTEES

WHEREAS, volunteering is a powerful force for the solution of human problems, and the creative use of human resources is essential to a healthy, productive and humane society; and

WHEREAS, our nation's heritage is based on citizen involvement and citizen participation, and volunteerism is of enormous benefit in building a better community and a better sense of one's own wellbeing; and

WHEREAS, the active involvement of citizens is needed today more than ever to combat growing human and social problems, to renew our belief that these problems can be solved and to strengthen our sense of community; and

WHEREAS, volunteering offers all, young and old, the opportunity to participate in the life of their community and to link their talents and resources to address some of the major issues facing our counties, such as education, hunger, the needs of youths, and the needs of our elderly; and

WHEREAS, agencies that benefit from volunteers should show their appreciation and recognition to the many volunteers who possess numerous skills and talents, which they generously and enthusiastically apply to a variety of community tasks, and encourage others to participate in programs as volunteers; and

WHEREAS, sixteen adults in Chesterfield County, aged 60-plus, have donated 108,000 hours of volunteer service since they have attained the age of 60 and were nominated for the Chesterfield Senior Volunteer Hall of Fame.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors, this 25th day of June 2025, publicly recognizes Robin Hoerber, Peter Plourd and Wonnease Rhone, who were selected among the sixteen and were inducted into the Chesterfield Senior Volunteer Hall of Fame on June 5, 2025, and expresses appreciation to these dedicated volunteers who contribute immeasurably to various programs throughout the area to strengthen our county and build bridges to the future.

AND, BE IT FURTHER RESOLVED that a copy of this resolution be presented to Robin Hoerber, Peter Plourd and Wonnease Rhone and this resolution be permanently recorded among the papers of this Board of Supervisors of Chesterfield County, Virginia.

Forty-Third Annual Senior Volunteer Hall of Fame

CHESTERFIELD COUNTY
Senior Volunteer Hall of Fame

CHESTERFIELD COUNTY
Senior Volunteer
Hall of Fame

Robin Hoerber

Nominated by Robin Altimari

Robin Hoerber, from the Midlothian district. Is a retired rehabilitation teacher, who continues to support the visually impaired and teaches seniors how to cope with vision loss through the Lifelong Learning Institute. She has also served others for over 30 years at Mt. Pisgah United Methodist Church. She was nominated by Robin Altimari.

CHESTERFIELD COUNTY
Senior Volunteer Hall of Fame

Peter Plourd

Nominated by Sarah Gagnon

Medical Reserve Corps

Peter Plourd is a dedicated volunteer and Vietnam veteran who actively serves his community through church committees, his golf club, and veteran organizations. He contributed over 500 hours to the Medical Reserve Corps, including service at more than 30 COVID vaccine clinics and call centers. He also volunteers with the Community Response Team, helping protect vulnerable residents.

CHESTERFIELD COUNTY
Senior Volunteer
Hall of Fame

Wonnease Rhone

Nominated by Bernadette Gilmore

Chesterfield County Office of Aging & Disability Resources

Wonnease Rhone founded 5 *Loaves*, a mobile food pantry launched during the pandemic to serve families in need. She partners with churches, farmers, and local groups to fight hunger. Wonnease also serves as head usher and canvassing team member at St. Paul Baptist Church and remains committed to ending food insecurity in our community.

CHESTERFIELD VIRGINIA

Chesterfield County Aging & Disability Resources

CCA Chesterfield Council On Aging

CHESTERFIELD COUNTY Senior Volunteer Hall of Fame

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 13.B.**

Subject:
Resolution Recognizing Mr. Jon Lugbill, Sports Backers, Upon His Retirement

Board Action Requested:
Adoption of the attached resolution.

Summary of Information:
Mr. Jon Lugbill will retire from Sports Backers after 31 years of service to the residents and visitors of Chesterfield County and the Richmond region.

Attachments:
1. Resolution

Preparer: J.C. Poma, Executive Director, Sports Visitation and Entertainment

Approved By:

RECOGNIZING MR. JON LUGBILL, SPORTS BACKERS, UPON HIS RETIREMENT

WHEREAS, Mr. Jon Lugbill will be retiring from Sports Backers effective June 30, 2025; and

WHEREAS, Mr. Lugbill has served the residents and visitors of Chesterfield County with passion, humility, and distinguished pride in making the Richmond region a more active destination through large scale events and programs; and

WHEREAS, among many noteworthy achievements under **Mr. Lugbill's** leadership, Sports Backers was named the best sports commission in the country four times by the Sports Events and Tourism Association; and

WHEREAS, with exemplary leadership, **Mr. Lugbill** helped the Bike Walk RVA program receive Bicycling Magazine's People's Choice Advocacy Award and the Kids On the Move program receive the Youth Event of the Year by Running USA; and

WHEREAS, Mr. Lugbill's commitment to public service extends beyond events and programs, as is evident through his energetic passion to advocate for a healthier and more active Richmond region; and

WHEREAS, the Chesterfield County Board of Supervisors recognizes and sincerely appreciates the thirty-one years of dedication that **Mr. Lugbill** has devoted to Chesterfield County and the Richmond region.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors, this 25th day of June 2025, publicly recognizes the outstanding contributions of **Mr. Jon Lugbill** and extends appreciation, on behalf of its members and the citizens of Chesterfield County, congratulations upon his 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 **Mr. Lugbill** and that this resolution be permanently recorded among the papers of the Board of Supervisors of Chesterfield County, Virginia.

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 13.C.**

Subject:
Recognizing 2024-2025 Future Community Leader Certificate Program Recipient

Board Action Requested:
Recognition of 2024-2025 Future Community Leader Certificate Recipient

Summary of Information:
The Future Community Leader Certificate (FCLC) provides Chesterfield County high school students with the opportunity to learn about their local government, interact with government officials, and engage in volunteerism to support the community.

The requirements to complete the certificate program are as follows:

- Completion of the "Chesterfield County 101" program that was developed with Chesterfield County's Learning and Performance Center.
- Attend a Board of Supervisors meeting, observe board meeting operations, identify their representatives, and learn about community-related issues and concerns.
- Complete 25 hours of community service in the greater Richmond area. Ten (10) of those hours must be completed with Chesterfield County Government.

We are proud to announce the following recipient to be recognized:

- Gabrielle Jones (Midlothian District) - 12th grade, Midlothian High School

Further details about this recipient will be shared with the Board of Supervisors and the public at the meeting. Kimberly Conley, Director, Community Engagement and Resources, will give an overview of the program and introduce the student to receive a certificate.

Attachments:
None

Preparer: Kim Conley, Director, Community Engagement and Resources

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.A.**

Subject:
Performance Grant Agreement with Bellwood Crossing LLC for Liberty Gardens Apartments Project

Board Action Requested:
Approve a performance-based grant under the Route 1 Incentive Policy, for the Liberty Gardens Apartment project.

Summary of Information:
On June 26, 2019, the Board of Supervisors approved the Route 1 Incentive Policy as part of the implementation strategy for the Northern Jefferson Davis Special Area Plan to further encourage redevelopment activity along the corridor. The policy makes available performance-based grants for projects that 1) promote the goals and objectives of the special area plan, 2) invest at least $10 million, and 3) do so in one of the targeted zones (Rt. 1 and Willis Road, Rt. 1 and Rt. 288, or Rt. 1 and Chippenham Parkway).

The policy allows such projects to receive 80 percent of their incremental real estate taxes back in a grant for the first seven years. The grant would then trail off to 60, 40 and 20 percent, respectively, for the final three years of the ten-year grant period. Under the program guidelines, the amount will be based on the percentage of the incremental real estate tax increase as a result of the redevelopment, paid to the grant recipient over a 10-year period. This program is reimbursement based, not an upfront grant. The incentive is not triggered until the final Certificate of Occupancy is issued by the county.

On June 23, 2021, the BOS approved an extension of the policy to December 31, 2021; on December 15, 2021, the BOS approved an extension of the policy to December 31, 2023, and raised the investment cap to $10 million; on November 25, 2023, the BOS approved an extension of the policy to December 31, 2025, and that an approvable plan must be submitted by June 30, 2024; and on September 25, 2024, the BOS approved an extension of the policy to permit submittal of a plan of development to December 31, 2024.

The Economic Development Authority approved the grant at their March 5, 2020, Board meeting. A letter signed and dated from the EDA is attached as reference.

Liberty Gardens Development Description

Liberty Gardens (formerly Bellwood Crossing) is a 90-unit project located at 8075 Route 1. The site is 4.64 acres and was formerly a derelict property that had to have several buildings removed before construction could begin. Construction is well under way and should be completed this year.

The Liberty Gardens development is designed to meet the need for additional affordable housing in

Chesterfield County and specifically along Route 1, which is a priority funding area. Bellwood Crossings LLC has replaced the now demolished buildings with quality, affordable apartment units with amenities compared to those found in many market-rated communities. The project will have a maximum of 90 units, consisting of a mix of one-, two- and three-bedroom apartments.

The development will be pedestrian-friendly with sidewalks, pedestrian-scaled lighting and a recreation area. Off-street parking will also be provided. The development will provide an appropriate transition from the commercial uses along Route 1 to the single-family dwellings to the east. The building has been constructed close to Route 1 with parking behind the building.

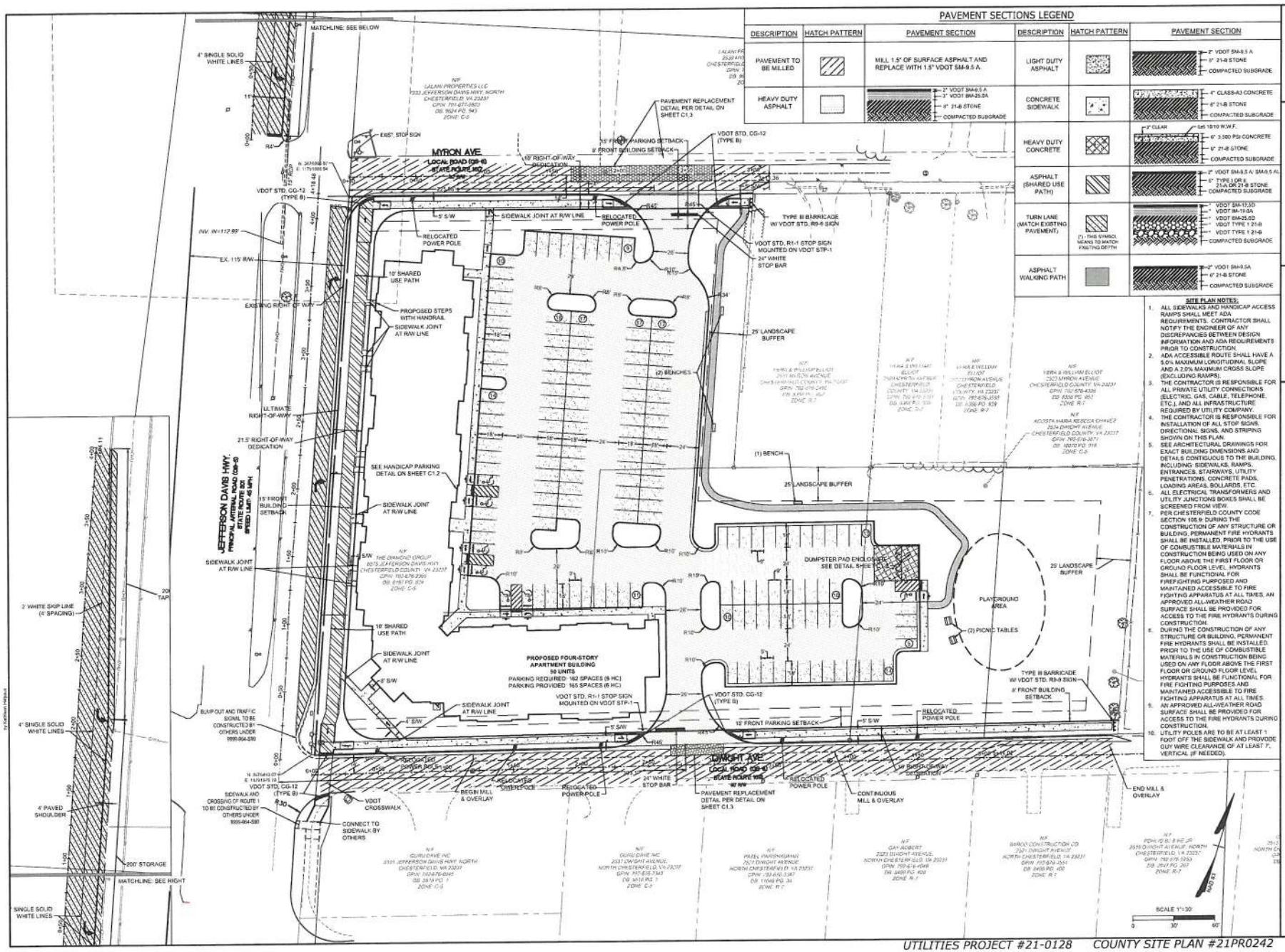
The project complies with the Route 1 Incentive Policy. The development will address the community's need for affordable housing, particularly benefiting the local workforce populations of our community, and encourage further revitalization and redevelopment in the surrounding area. Staff recommends approval of the performance-based grant under the Route 1 Incentive Policy.

Attachments:

1. Liberty Gardens Site Plan
2. Liberty Gardens Elevations
3. Tax Abatement - Bellwood
4. Liberty Gardens 1
5. Liberty Gardens 2
6. Liberty Gardens Land Use Plan Map
7. Liberty Gardens Draft Agreement

Preparer: Ted Barclay, Special Projects Manager

Approved By:



UTILITIES PROJECT #21-0128 COUNTY SITE PLAN #21PR0242

COMMONWEALTH OF VIRGINIA
KATHLEEN K. HALPAUS
Lic. No. 45244
8/29/2023
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE TMG-CHTFIELD OFFICE
4261 Charles Ross, Suite 100 | Prince George, VA 23875
TEL 804-541-6000 FAX 804-541-1311 www.timmonsgroup.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
03/28/2023	PEL COUNTY COMMENTS
05/31/2023	PEL COUNTY COMMENTS
07/24/2023	PEL COUNTY COMMENTS
08/29/2023	PEL COUNTY COMMENTS

DATE	10/26/2022
DRAWN BY	J. ALLESSIE
DESIGNED BY	K. HALPAUS
CHECKED BY	K. HALPAUS
SCALE	1"=30'

TIMMONS GROUP

LIBERTY GARDENS
BERMUDA DISTRICT - CHESTERFIELD COUNTY - VIRGINIA
SITE PLAN

JOB NO. 47635
SHEET NO. C3.0

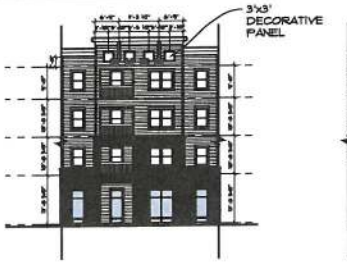
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced or utilized in whole or in part and shall not be used for any purpose whatsoever, including, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

PROJECT ELEVATION NOTES:

1. ALL CEILING HEIGHTS TO BE 9'-0", EXCEPT 12'-0" AT THE FIRST FLOOR.

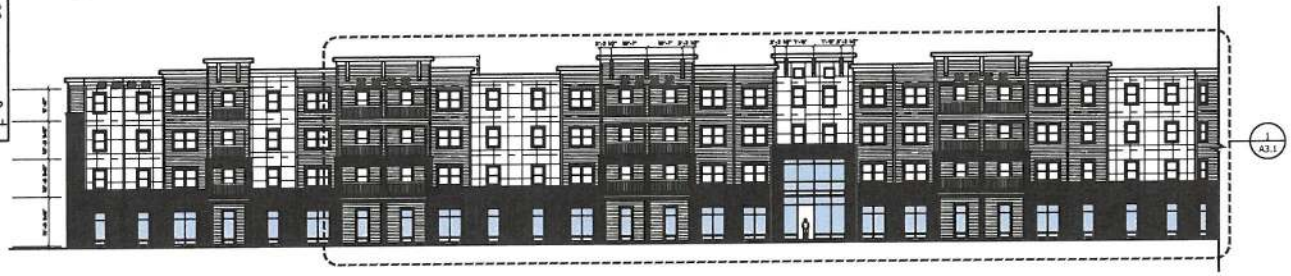
PROJECT GENERAL NOTES FOR VHDA REQUIREMENTS:

1. PROVIDE A MINIMUM OF 36% BRICK ON ALL ELEVATIONS. REMAINING AREA NOT COVERED BY BRICK TO BE COVERED WITH FIBER CEMENT BOARD OR LAP.
2. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 8" MINIMUM HIGHER THAN THE ADJOINING FINISHED GRADE.
3. ALL AREAS AROUND BUILDING ARE TO BE GRADED WITH A MINIMUM 5% SLOPE AWAY FROM FOUNDATION WALLS FOR A MINIMUM OF 10'.
4. THE USE OF NO OR VERY LOW MAINTENANCE MATERIALS IS REQUIRED FOR EXTERIOR BUILDING COVERINGS ON ALL NEW CONSTRUCTION PROJECTS. THESE INCLUDE HIGH QUALITY VINYL SIDING, BRICK, OR FIBER CEMENT SIDING. THE USE OF METAL SIDING IS PROHIBITED.
5. ALL EXTERIOR TRIM, INCLUDING FASCIA AND SOFFITS, WINDOW AND DOOR TRIM, GABLE VENTS, ETC. MUST ALSO BE CONSTRUCTED OF NO OR VERY LOW MAINTENANCE MATERIALS.
6. ALL BUILDINGS MUST INCLUDE SEAMLESS GUTTERS AND ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA DRIP EDGE MUST EXTEND 2 INCHES MINIMUM UNDER THE SHINGLES.
7. BUILDINGS AND UNITS MUST BE IDENTIFIED USING CLEARLY VISIBLE SIGNAGE AND NUMBERS. BUILDING AND UNIT IDENTIFICATION SIGNAGE MUST BE WELL LIT FROM DUSK TILL DAWN.
8. WEEP HOLES MUST BE BELOW FINISHED SLAB ELEVATION AND NOT COVERED WITH SOD, MULCH, FINISHED GRADE OR LANDSCAPING.
9. JUNCTION AND ACCESS BOXES TO BE PAINTED TO MATCH THE BUILDING.
10. BLUE SOLID HATCHED WINDOWS ARE CURTAIN WALL WINDOWS.



4 ELEVATION - CORNER
1/16" = 1'-0"

3 ELEVATION - DWIGHT AVENUE
1/16" = 1'-0"



2 ELEVATION - JEFFERSON DAVIS HIGHWAY
1/16" = 1'-0"

1 PARTIAL ELEVATION - JEFFERSON DAVIS HIGHWAY
1/8" = 1'-0"

ISSUED	8-13-21
PROJECT	2020-017
DATE	7-14-21
DRAWN BY / CHECKED BY	LFL/T

COMMONWEALTH OF VIRGINIA
No. 7586
8-17-21
ARCHITECT

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2000

BELLWOOD CROSSING
CHESTERFIELD COUNTY, VA

ELEVATION

A3.1

PLOTTED: 8/17/2021 11:38:43 AM - DRAWING: P:\SOUTH CREEK DEV\2020-017 CHESTERFIELD CO., VA\DRAWINGS\2020-017-A3-1.DWG - PLOTTED BY: LEE FLY - COPYRIGHT 2021

CHESTERFIELD
ECONOMIC DEVELOPMENT
Business Starts Here

March 5, 2020

South Creek Development, LLC
7204 West Friendly Drive
Greensboro, NC 27410
Re: Development Name: Bellwood Crossing
Owner/Applicant: Bellwood Crossing LLC
Dear Mr. Schryver:

As authorized by the Code of Virginia §58.1-3219, Chesterfield County established a deferral of real estate taxes incentive program that offers grants for projects that (1) promote the goals and objectives of a designated special area plan, (2) invest at least $5 million, and (3) do so in one of the targeted zones. Under this program, the development would receive 80% of its incremental real estate taxes back in a grant for the first seven years, and then would decrease to 60%, 40%, and 20%, respectively, for the final three years of the ten-year grant period.

Bellwood Crossing LLC applied for the grant and is located within the geographical boundaries of the grant eligibility area. Based on our review, the development qualifies for incentive program. Bellwood Crossing LLC will receive a deferral on a portion of the real estate tax increases based on the incentive program described above and it is our intention to provide the real estate tax abatement. Bellwood Crossing LLC will assist in the revitalization, rehabilitation, and redevelopment of the surrounding community. As evidenced by approving the real estate tax abatement, it is our belief that the development will address the community's need for affordable housing; particularly benefiting the local workforce populations of our community and encourage further revitalization and redevelopment in the surrounding area.

Please let me know if I can be of further assistance.

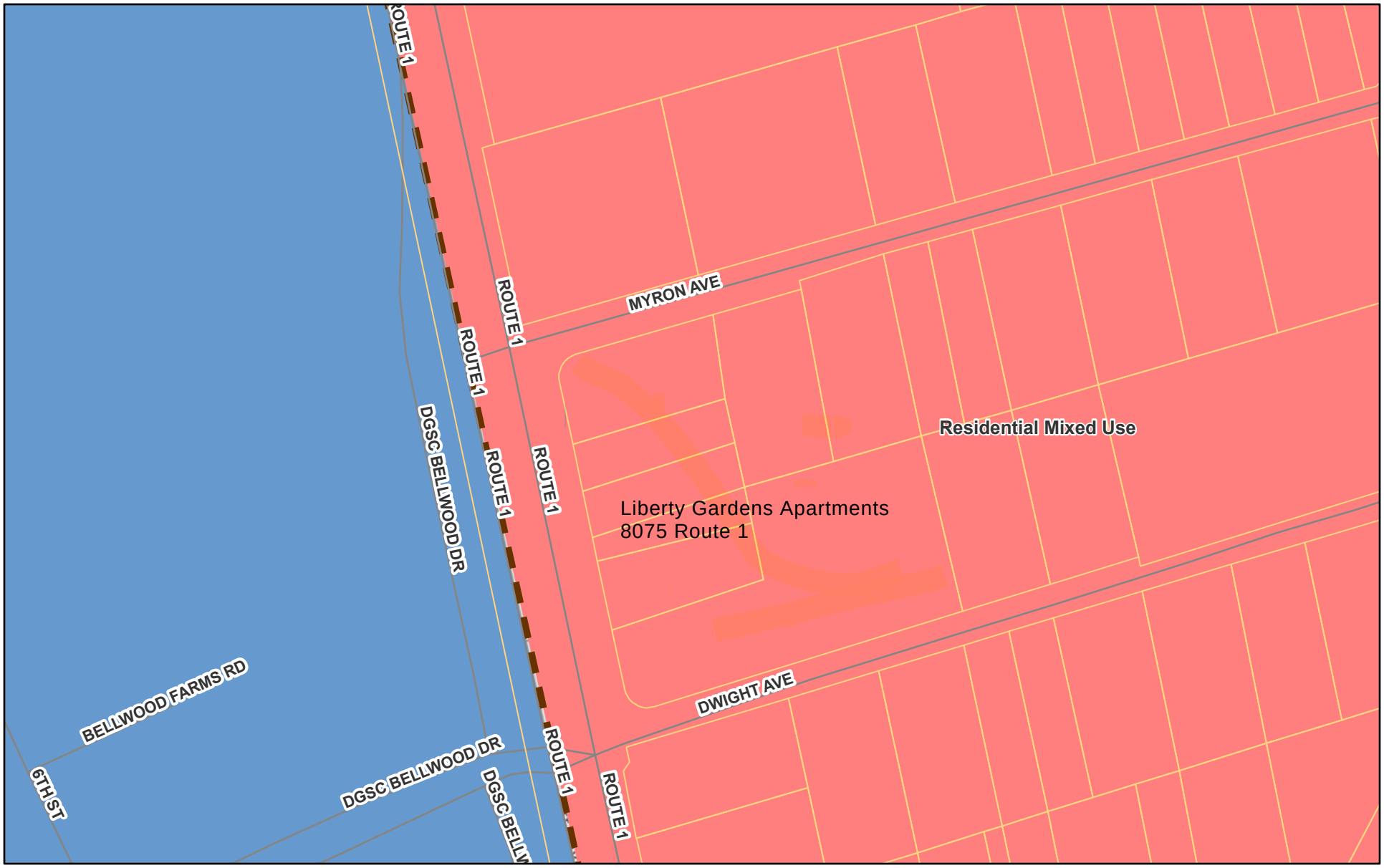
Sincerely,

H. Garrett Hart III, CEcD
Director

05/30/2025 12:28

05/30/2025 12:29

Chesterfield County, VA



6/6/2025, 1:28:34 PM

Parcels

Special Area Plan Boundary

CountyWide Plan

Industrial

Residential Mixed Use

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

Web AppBuilder for ArcGIS

Chesterfield County GIS

PERFORMANCE AGREEMENT
ROUTE 1 INCENTIVE POLICY

This Agreement (the "**Agreement**") made this ___ day of _____ 202___, by and among the County of Chesterfield, a political subdivision of the Commonwealth of Virginia (the "County"), the Economic Development Authority of the County of Chesterfield, a political subdivision of the Commonwealth of Virginia (the "**EDA**"), and Bellwood Crossing LLC authorized to transact business in the Commonwealth and its affiliates and subsidiaries (together, the "**Grantee,**" and with the County and the EDA, the "Parties"), recites and provides as follows:

Recitals

This Agreement is made pursuant to the terms of the Northern Jefferson Davis Revitalization Incentive Program ("the Program") which was adopted by the County's Board of Supervisors on June 26, 2019, as amended on June 23, 2021, December 15, 2021, November 25 , 2023 and September 25, 2024, by the Board as the Route 1 Incentive Policy; and

The Program, pursuant to its terms, provides for a real estate tax incentive policy to encourage redevelopment activity for properties along the Route 1 corridor within the geographic boundaries of the Northern Jefferson Davis Special Area Plan ("the Special Area Plan"), adopted by the County's Board of Supervisors on April 25, 2018, which is a component of the County's Comprehensive Plan; and

The reimbursement recipients plan to construct the Liberty Gardens Apartments (the "Project") located at 8075 Route 1 which is within the geographical boundaries of the Special Area Plan, thereby making an investment in the County which the County and the EDA have determined will provide significant economic benefits to the County in terms of tax revenue and economic activity and which will encourage redevelopment activity within the area of the Special Area Plan; and

In order to assist and promote the development of the Project, the County and the EDA have agreed to make a tax reimbursement pursuant to the terms of the Program ("the Locality Grant") to the recipient through the EDA subject to the terms of this Agreement; and

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

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

1. Additional Definitions. For the purposes of this Agreement, the following terms shall have the following definition:

"Capital Investment" means expenditures by or on behalf of the recipient of at least $10 million dollars ($10,000,000) to complete the Project, which promote at least one of the goals and objectives of the Route 1 Revitalization Incentive Program. By their execution of this Agreement, the parties agree that the Capital Investment promotes at least one of the goals and objectives of the Route 1 Revitalization Incentive Program.

"Property" shall mean the real estate, including any improvements, on which the Project is constructed and developed.

2. Locality Tax Reimbursement Terms: In consideration of and conditioned upon the recipient's performance set forth in this Agreement, the County and EDA shall make a Locality Tax Reimbursement based on the increase in the real estate taxes for the Property generated by development of the Project and paid by the Recipient to the County during the first ten (10) year period after the effective date of this Tax Reimbursement Agreement. The amount and timely

payment of taxes paid by the Recipient shall be verified by the Treasurer of the County. The amount of the Tax Reimbursement shall be calculated as follows:

(a) The tax year preceding the tax year in which the Tax Reimbursement Agreement is executed shall be referred to as the "Base Year". For each of the first 7 years of the Tax Reimbursement Agreement, the Recipient shall receive a Tax Reimbursement equal to 80% of the increase in real estate taxes paid by the Recipient above the real estate taxes assessed on the Property during the Base Year.

(b) For year 8 of the Tax Reimbursement Agreement, the Recipient will receive a tax reimbursement equal to 60% of the increase in real estate taxes paid by the Recipient above the real estate taxes assessed on the Property during the Base Year.

(c) For year 9 of the Tax Reimbursement Agreement, the Recipient will receive a tax reimbursement equal to 40% of the increase in real estate taxes paid by the recipient above the real estate taxes assessed on the Property during the Base Year.

(d) For year 10 of the Tax Reimbursement Agreement, the Recipient will receive a tax reimbursement equal to 20% of the increase in real estate taxes paid by the Recipient above the real estate taxes assessed on the Property during the Base Year.

3. Recipient's Performance Obligations. In consideration of and as a condition precedent to receiving the Locality Tax Reimbursement , the Recipient shall satisfy the following conditions:

(a) complete the Project, subject to the additional requirements set forth in Paragraph 3(c) below, as demonstrated by the issuance of certificates of occupancy by the County's Building Official for each building and structure that comprise the

Project; Recipient shall satisfy this condition no later than by December 31, 2027 (the "Performance Date").

(b) make the Capital Investment, as verified by the County and the EDA; Recipient shall satisfy this condition no later than by the Performance Date.

(c) complete the Project subject to these additional requirements that have been agreed upon by the Parties to this Agreement: Recipient shall satisfy this condition no later than by the Performance date.

(d) The Recipient e shall provide the County with a copy of their annual, third-party audit that is required to be submitted to the IRS each year under the LIHTC program.

In addition, for each tax year subject to this Agreement, the Recipient shall make full and timely payment of the real estate property tax assessed on the Property. If payment of taxes is untimely for any particular year, it shall be within the discretion of the Board of Supervisors to not pay the Tax Reimbursement for that particular year. Recipient shall satisfy this condition for each year of the 10-year tax abatement period.

4. Reporting Requirements. The Recipient shall provide at the Recipient's expense detailed verification reasonably satisfactory to the County and the EDA of the Recipient's progress on the Performance Obligations. Such progress reports will be provided annually (starting on January 31, 2026, and covering the period through the prior January 31), as well as at such other times as the County and/or EDA may reasonably require.

5. County's Right to Inspect. The Recipient hereby authorizes the County's Department of Real Estate Assessments and Treasurer to release to the County and the EDA the Recipient's real

estate tax information. Such information shall be marked and considered confidential and proprietary and shall be used by the County and/or EDA solely for verifying satisfaction of the Capital Investment Performance Obligations under this Agreement. If the County, EDA, the Department of Real Estate Assessments or the Office of the Treasurer should require additional documentation or consents from the Recipient to access such information, the Recipient shall promptly provide, at the Recipient's expense, such additional documentation or consents as reasonably requested.

6. General Provisions.

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

If to the County, then to:

Dr. Joseph P. Casey
County Administrator
P.O. Box 40
Chesterfield, Virginia 23832

If to the EDA, then to:

Chairman
Economic Development Authority
c/o Chesterfield County Department of Economic Development
9401 Courthouse Road, Suite B
Chesterfield, Virginia 23832

and

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

With a copy to:

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

If to the Recipient , then to:

With a copy to:

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

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

(c) Assignment. This Agreement shall not be assigned by the Recipient without the prior written consent of both the EDA and the County.

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

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

(f) Counterparts. This Agreement may be executed in counterparts, and if executed in counterparts, each such counterpart shall constitute one and the same instrument.

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

waiver of any such right in any one instance shall be deemed a waiver as to any other instance of any other right.

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

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

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

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

(l) Severability. If any portion of this Agreement is deemed unenforceable for any reason, the remaining portions shall survive and control the Parties hereto.

(m) Date of Effectiveness. This Agreement shall become effective and binding upon the Parties on the date on which the last party executes this Agreement.

WITNESS the following signatures and seals.

BELLWOOD CROSSING LLC

By: _____
Name:
Title:
Date: _____

COUNTY OF CHESTERFIELD, VIRGINIA,
a political subdivision of the Commonwealth of Virginia

By: _____
Name:
Title:
Date: _____

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

By: _____
Name:
Title:
Date: _____

APPROVED AS TO FORM:

_____
Deputy County Attorney

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.B.**

Subject:
Approval of a Fixed Tax Rate Agreement with Project Skye (Skyward)

Board Action Requested:
The Board is requested to approve a tax rate agreement with Project Skye (Skyward).

Summary of Information:
County staff are working with Project Skyward to locate a project in Chesterfield County. The project investment will provide significant economic benefits to the County, including substantial tax revenues. Skyward's decision to locate the project in the County was based in part on the County's favorable tax rates. Skyward has asked the County to enter into an agreement which will effectively maintain the current business personal property tax rates applicable to the project for a fixed term. Staff recommends approval.

Attachments:
1. Skyward Fixed Rate Agreement

Preparer: Garrett Hart, Director

Approved By:

FIXED TAX RATE AGREEMENT

THIS FIXED TAX RATE AGREEMENT (this "Tax Agreement") dated as of _____, 2025, by and among SKYWARD HOLDINGS LLC, a Delaware limited liability company, and its successors and assigns (together with its affiliates and related entities the "Customer"), and THE COUNTY OF CHESTERFIELD, a political subdivision of the Commonwealth of Virginia (the "County").

RECITALS:

A. The Customer is evaluating the feasibility of the acquisition of property consisting of approximately 871 acres[1], more or less, of undeveloped land located in Chesterfield County, Virginia described on Exhibit A (the "Property").

B. If the Customer acquires the Property, it proposes to establish on the Property a large-scale project, consisting of one or more data centers, and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer and network systems and associated components, such as servers, network equipment and appliances, telecommunications and storage systems, cooling systems, power supplies and systems for managing infrastructure and property performance (including generators), and equipment used for the transformation, transmission, distribution or management of electrical power and cooling, including substations, electrical plant equipment and associated air handlers, internet-related equipment, data communications connections, indoor environmental controls, fire protection systems, security devices, structures and site features, as well as certain accessory uses or buildings located on the Property and other related or associated uses, buildings or structures such as (but not limited to) utility buildings, structures and appurtenances located on, adjacent or near the Property that are reasonably related to the data centers (collectively, as the same may actually be constructed, the "Project").

C. The County has found the development of the Project to be in the public interest of the citizens of the County and thus desires to further encourage and support the Project, including by committing to a favorable ad valorem tax rate against the business tangible personal property for computer equipment and peripherals used in a data center (as described and defined in §58.1-3506(A)(43) of the Code of Virginia (1950), as amended) (the "Applicable Data Center Personal Property").

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained within this Tax Agreement and other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged by the parties, the County and the Customer agree as follows:

1. Ad Valorem Tax Rate. As of the Effective Date (as defined in Section 4(i)), the ad valorem tax rate assessed by the County for the Customer's Applicable Data Center Personal Property that is part of the Project is set at $0.24 per $100.00 of assessed value. In the event the County increases such ad valorem tax rate assessed by the County for business tangible personal

[1] Acreage to be finalized prior to closing.

property for computer equipment and peripherals used in a data center (as described and defined in §58.1-3506(A)(43) of the Code of Virginia (1950), as amended) above $0.24 per $100.00 of assessed value, the County agrees to issue to the Customer a grant annually for the remainder of the Term of this Tax Agreement, through the Economic Development Authority of the County of Chesterfield (the "EDA"), in an amount equal to the marginal increase in the ad valorem tax rate above $0.24 per $100.00 of assessed value. The Customer may elect to have the County issue all of such grant funds directly to the County of Chesterfield Utilities Department ("Utilities Department") to be applied to the Customer's utility infrastructure improvement costs associated with the Project as determined by the County Utilities Department.

2. Term. The term of this Tax Agreement will commence on the Effective Date and end on the date that is ten (10) years from the date of issuance of the first (1st) certificate of occupancy for an operational data center building on the Property (the "Term"). The Term shall automatically renew for two (2) successive terms of ten (10) years each (each a "Renewal Period") if Customer has achieved completion of the Project and utility infrastructure improvements or is demonstrating progress towards completion of the Project and utility infrastructure improvements. The obligations of the Customer and the County under this Tax Agreement are conditioned upon the Customer's acquisition of all or part of the Property. In the event that (a) the Customer does not acquire any of the Property within thirty-six (36) months after the Effective Date, or (b) there is a termination of the Real Estate Option Agreements between the Customer and the EDA pertaining to the purchase of the Property prior to thirty-six (36) months after the Effective Date, this Tax Agreement will automatically be cancelled, rendered void, and be of no further force or effect and the Customer and the County will have no further duties or obligations specified in this Tax Agreement.

3. Default and Remedies. In the event of a default under this Tax Agreement, the non-defaulting party will provide written notice of the default to the defaulting party and will specify a period of not less than fifteen (15) days in which the defaulting party will have a right to cure the default; provided, however, such cure period may be extended if: (a) a default cannot reasonably be cured within the cure period provided in such notice, (b) the curing party notifies the non-defaulting party of such fact by no later than the end of the cure period provided in the notice, (c) the curing party has been diligent in pursuing the cure and (d) the curing party in such extension notice indicates that it will (and actually does) diligently pursue the cure to completion. In the event the defaulting party fails to cure the default, the non-defaulting party may enforce this Tax Agreement by all remedies available at law or in equity.

4. Miscellaneous.

a. This Tax Agreement may be amended only by the mutual written consent of the County and the Customer.

b. If any provision of this Tax Agreement, or its application to any person, is held to be unenforceable for any reason, it will be adjusted rather than voided, if possible, in order to achieve the intent of the parties to the extent possible. In any event, invalidation of any provision of this Tax Agreement, or its application to any person, will not affect any other provision of this Tax Agreement or its application to any other person or circumstance, and the remaining portions of this Tax Agreement will continue in full force and effect.

c. All notices or other communications required or permitted to be served hereunder will be deemed served in accordance with this Tax Agreement if the notice is: (a) delivered by personal delivery; (b) deposited with a reputable national overnight courier service

(with charges prepaid) for next day delivery that retains receipts of its deliveries, properly addressed (with delivery conclusively presumed to occur on the next business day following such deposit absent evidence of actual failure of delivery), addressed as follows (unless prior written notice of another valid address has been provided):

To the County:

County of Chesterfield
9401 Courthouse Road, Suite B
Chesterfield, Virginia 23832
Attn: County Administrator, Director of Utilities, and
Economic Development Director

With a copy to:

County Attorney
Chesterfield County
9901 Lori Road, Room 503
Chesterfield, Virginia 23832

And with a copy to:

Hunton Andrews Kurth LLP
Riverfront Plaza, East Tower
951 East Byrd Street
Richmond, Virginia 23219
Attn: Johanna L. Orleski

To the Customer:

Skyward Holdings LLC
c/o Corporation Service Company
251 Little Falls Drive
Wilmington, DE 19808

With a copy to:

Troutman Pepper Locke
1001 Haxall Point, 15th Floor
Richmond, VA 23219
Attention: Carl H. Bivens, Esq.

The parties, by written notice given to the others, may designate any further or different names or addresses to which all notices or other communications will be sent.

d. This Tax Agreement and any exhibits referred to herein contain the entire agreement between the parties regarding the subject matter contained herein. All prior or

contemporaneous oral or written drafts of this Tax Agreement or other understandings with respect to the subject matter of this Tax Agreement between the parties are merged into this Tax Agreement.

e. This Tax Agreement may be executed in any number of counterparts, each of which when so executed and delivered (by electronic means or otherwise) will be deemed an original, and it will not be necessary in making proof of this Tax Agreement to produce or account for more than one such fully executed counterpart.

f. This Tax Agreement is governed by and shall be construed in accordance with the laws of the Commonwealth of Virginia.

g. Without the need for consent from the County, the rights and obligations of the Customer under this Tax Agreement may be transferred or assigned in whole or in part by the Customer to any affiliate controlling, controlled by or under common control with the Customer (and upon such assignment and the assumption by the assignee of all obligations of the assigning party hereunder, the assigning entity will be relieved of its covenants, commitments and obligations hereunder which arose after the assignment is executed). All other assignments of this Tax Agreement requested by the Customer will be subject to the County's prior written consent, which will not be unreasonably withheld, conditioned, or delayed.

h. Customer acknowledges that this Agreement will become a public document subject to disclosure under the Virginia Freedom of Information Act once it is placed on the agenda of the Board of Supervisors of the County for approval by the County. Until such time, the County agrees that all discussions, information and documentation shared between the County and the Customer related to this Tax Agreement will be confidential and will not be released to or shared with any other person or entity, whether verbally or in writing, without the prior approval of both the County and the Customer (other than as may be required by law or compelled by judicial order, and other than to their attorneys, lenders, engineers and other advisors who will also be automatically subject to this confidentiality requirement and will be so advised prior to furnishing information to them). Furthermore, the County and the Customer and anyone receiving information from the County and the Customer will be strictly prohibited from using, appropriating, or releasing any trade secrets or confidential proprietary information of the other except as may be required by law or compelled by judicial order. In the event that the County receives a request under the Virginia Freedom of Information Act for any of Customer's confidential proprietary information the County shall promptly provide notice to the Customer and in response to such request rely on any and all applicable exemptions from disclosure provided by the Code of Virginia. In the event that the County determines that it is required by any other applicable law to disclose any of the confidential proprietary information, the County shall promptly give advance notice to Customer. In the event that a protective order or other relief is not obtained by Customer, the County shall disclose within the time prescribed by law only that portion of the confidential proprietary information which its counsel advises that it is legally required to disclose.

i. This Tax Agreement is subject to approval by the Board of Supervisors of the County, and all financial obligations of the County under this Tax Agreement which extend beyond the fiscal year of the Effective Date are subject to appropriation by the Board of

Supervisors of the County. For the purposes of this Tax Agreement, the "Effective Date" shall be the date on which such approval is obtained, which is expected to occur on June 25, 2025.

[Remainder of Page Left Blank; Signatures Begin on Following Page]

WITNESS the following signatures as of the Effective Date.

CUSTOMER:

SKYWARD HOLDINGS LLC,
a Delaware limited liability company

By:_____
Name:_____
Title: _____

COUNTY:

CHESTERFIELD COUNTY, VIRGINIA,
a political subdivision of
the Commonwealth of Virginia

By:_____
Name:_____
Title: _____

Approved as to form: _____
County Attorney

EXHIBIT A
LEGAL DESCRIPTION[2]

Tax parcels: 693-985-2019, 693-685-6755 (in part), 693-685-6136

Beginning at a point lying in the centerline of Moseley Road (Route 605), said point being 0.7' Miles Southwest of Genito Road (Route 604), said point being the POINT OF BEGINNING; thence, departing the centerline of Moseley Road (Route 605), S72°23'20"E, passing through a Monument found at 17.47 feet, a total distance of 604.22 feet to a Monument found; thence N45°57'46"E, a distance of 309.01 feet to a Rod found; thence S50°40'07"E, a distance of 1547.62 feet to a Rod found; thence S33°19'55"W, a distance of 784.34 feet to a Rod found; thence S33°21'10"W, a distance of 1063.62 feet to a 32" Chopped White Oak; thence S53°12'16"E, a distance of 623.77 feet to a Rod found; thence S44°34'00"E, a distance of 140.27 feet to a Rod found; thence S50°42'35"E, a distance of 444.41 feet to a Rod found; thence S36°39'25"W, a distance of 968.17 feet to a Rod found; thence S05°56'01"E, a distance of 129.13 feet to a Rod found in a Creek; thence, with the center of the creek in a Northwesterly direction 694 feet to a Pipe found, said pipe being N62°27'32"W, a distance of 570.63 feet from the previous course; thence S37°10'48"W, a distance of 569.95 feet to a Rod found; thence N51°06'41"W, a distance of 65.29 feet to a Pipe found; thence N51°13'04"W, a distance of 1131.19 feet to a Rod found; thence N51°13'08"W, passing through a Rod found at 837.52 feet, a total distance of 851.02 feet to the centerline of Moseley Road (Route 605); thence, with the centerline of Moseley Road (Route 605), the following (16) sixteen courses: (1) Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 2638.24 feet, a central angle of 03°04'07", a tangent length of 70.66 feet, a chord bearing of N34°39'13"E, a chord length of 141.27 feet, a distance of 141.29 feet along the arc of said curve; (2) thence N37°32'33"E, a distance of 522.72 feet; (3) thence, Northerly along a tangent curve to the left, being concave to the West, having a radius of 334.42 feet, a central angle of 38°48'14", a tangent length of 117.78 feet, a chord bearing of N18°08'26"E, a chord length of 222.18 feet, a distance of 226.48 feet along the arc of said curve; (4) thence N00°59'47"W, a distance of 204.39 feet; (5) thence N01°33'51"W, a distance of 383.63 feet; (6) thence, Northerly along a non-tangent curve to the left, being concave to the West, having a radius of 372.91 feet, a central angle of 24°50'38", a tangent length of 82.14 feet, a chord bearing of N15°21'26"W, a chord length of 160.43 feet, a distance of 161.70 feet along the arc of said curve; (7) thence, Northwesterly along a non-tangent curve to the right, being concave to the Northeast, having a radius of 746.19 feet, a central angle of 08°05'16", a tangent length of 52.75 feet, a chord bearing of N23°31'08"W, a chord length of 105.24 feet, a distance of 105.33 feet along the arc of said curve; (8) thence, Northerly along a non-tangent curve to the right, being concave to the East, having a radius of 448.34 feet, a central angle of 24°26'20", a tangent length of 97.09 feet, a chord bearing of N04°15'13"W, a chord length of 189.79 feet, a distance of 191.23 feet along the arc of said curve; (9) thence N06°49'06"E, a distance of 127.78 feet; (10) thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 534.78 feet, a central angle of 28°35'38", a tangent length of 136.28 feet, a chord bearing of N21°06'55"E, a chord length of 264.13 feet, a distance of 266.89 feet along the arc of said curve; (11) thence N35°24'44"E, a distance of 361.59 feet; (12) thence N35°09'18"E, a distance of 316.65 feet; (13) thence, Northeasterly along a tangent curve to the left, being concave to the Northwest, having a

[2] Legal descriptions to be finalized prior to closing.

radius of 1030.42 feet, a central angle of 07°31'07", a tangent length of 67.71 feet, a chord bearing of N31°23'44"E, a chord length of 135.12 feet, a distance of 135.22 feet along the arc of said curve; (14) thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 1061.80 feet, a central angle of 09°26'53", a tangent length of 87.74 feet, a chord bearing of N32°31'46"E, a chord length of 174.89 feet, a distance of 175.09 feet along the arc of said curve; (15) thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 731.44 feet, a central angle of 06°06'35", a tangent length of 39.03 feet, a chord bearing of N35°14'15"E, a chord length of 77.96 feet, a distance of 78.00 feet along the arc of said curve; (16) thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 515.08 feet, a central angle of 04°50'22", a tangent length of 21.77 feet, a chord bearing of N31°39'44"E, a chord length of 43.49 feet, a distance of 43.51 feet along the arc of said curve, returning to the Point of Beginning.
Described Parcel contains 192 Acres, more or less.

Tax Parcel 696-684-4934 (IN TOTAL)

Beginning at a Rod found, said Rod having a Virginia State Plane South Zone coordinate value of N=3,686,818.25, E=11,694,745.73, more or less, said point being the POINT OF BEGINNING; thence S77°51'50"E, a distance of 709.93 feet to a 24" White Oak; thence S70°40'47"E, a distance of 381.22 feet to a Rod found; thence S81°44'20"E, a distance of 146.88 feet to a Rod found; thence S76°19'37"E, a distance of 2220.64 feet to a Rod found; thence S55°18'00"E, a distance of 865.71 feet to a Rod found; thence S36°32'18"W, a distance of 920.54 feet to a Rod found; thence S66°00'28"E, a distance of 679.20 feet to a Rod set; thence S13°24'55"W, a distance of 1099.89 feet to a point lying in the center of a Creek; thence, along the centerline of the Creek as it meanders in a Southerly direction, a distance of 1365 feet to a Rod found, creek being tied with the following six (6) courses: (1) S04°55'23"W, a distance of 309.25 feet; (2) thence S15°21'57"W, a distance of 241.41 feet; (3) thence S30°59'10"W, a distance of 120.65 feet; (4) thence S29°16'47"W, a distance of 268.68 feet; (5) thence S55°33'21"W, a distance of 142.51 feet; (6) thence S16°23'17"W, a distance of 203.19 feet; thence, departing the centerline of the Creek, N53°41'12"W, a distance of 547.51 feet to a Pipe found; thence N12°54'03"W, a distance of 219.99 feet to a Rod found; thence N62°17'40"W, a distance of 650.24 feet to a Rod found; thence S35°29'45"W, a distance of 475.00 feet; thence S07°22'16"W, a distance of 363.00 feet to a Rod found; thence S01°28'31"E, a distance of 371.57 feet to a Pipe found; thence N79°52'02"W, a distance of 969.94 feet to a Pipe found; thence N80°35'26"W, a distance of 911.30 feet to a Rod found; thence N04°02'38"E, a distance of 1169.28 feet to a Pipe found; thence N04°19'00"E, a distance of 834.89 feet to a point lying in the center of Horsepen Creek; thence along the centerline of Horsepen Creek as it meanders in a Northwesterly direction, a distance of 634 feet, more or less, to a Rod found, Horsepen Creek being tied with the following course: S86°15'42"W, a distance of 548.41 feet; Thence, departing the center of Horsepen Creek, N05°56'01"W, a distance of 129.13 feet to a Rod found; thence N36°39'25"E, a distance of 968.17 feet to a Rod found; thence N50°42'35"W, a distance of 444.41 feet to a Rod found; thence N44°34'00"W, a distance of 140.27 feet to a Rod found; thence N53°12'16"W, a distance of 623.77 feet to a chopped 32" White Oak; thence N33°21'10"E, a distance of 1063.62 feet, returning to the Point of Beginning.
Described Parcel contains 342 Acres, more or less.

Tax Parcel 696-684-4934 (IN PART)

Beginning at a Rod found, said Rod having a Virginia State Plane South Zone coordinate value of N=3,686,818.25, E=11,694,745.73, more or less, said point being the POINT OF BEGINNING; thence S77°51'50"E, a distance of 709.93 feet to a 24" White Oak; thence S70°40'47"E, a distance of 381.22 feet to a Rod found; thence S81°44'20"E, a distance of 146.88 feet to a Rod found; thence S76°19'37"E, a distance of 2220.64 feet to a Rod found; thence S55°18'00"E, a distance of 865.71 feet to a Rod found; thence S36°32'18"W, a distance of 920.54 feet to a Rod found; thence S66°00'28"E, a distance of 679.20 feet to a Rod set; thence S13°24'55"W, a distance of 1099.89 feet to a point lying in the center of a Creek; thence, along the centerline of the Creek as it meanders in a Southerly direction, a distance of 1365 feet to a Rod found, creek being tied with the following six (6) courses: (1) S04°55'23"W, a distance of 309.25 feet; (2) thence S15°21'57"W, a distance of 241.41 feet; (3) thence S30°59'10"W, a distance of 120.65 feet; (4) thence S29°16'47"W, a distance of 268.68 feet; (5) thence S55°33'21"W, a distance of 142.51 feet; (6) thence S16°23'17"W, a distance of 203.19 feet; thence, departing the centerline of the Creek, N53°41'12"W, a distance of 547.51 feet to a Pipe found; thence N12°54'03"W, a distance of 219.99 feet to a Rod found; thence N62°17'40"W, a distance of 650.24 feet to a Rod found; thence S35°29'45"W, a distance of 177.44 feet to a point lying in the center of Horsepen Creek; thence, with the centerline of Horsepen Creek as it meanders in a Northwesterly direction, a distance of 3357 feet, more or less, to a Rod found, Horsepen Creek being tied with the following eight (8) courses: (1) N66°43'53"W, a distance of 328.41 feet; (2) thence N79°16'19"W, a distance of 203.76 feet; (3) thence N25°41'12"W, a distance of 137.25 feet; (4) thence N61°45'35"W, a distance of 335.53 feet; (5) thence N78°05'55"W, a distance of 237.62 feet; (6) thence N26°01'09"W, a distance of 313.87 feet; (7) thence N50°48'12"W, a distance of 891.83 feet; (8) thence S86°15'42"W, a distance of 548.41 feet; Thence, departing the center of Horsepen Creek, N05°56'01"W, a distance of 129.13 feet to a Rod found; thence N36°39'25"E, a distance of 968.17 feet to a Rod found; thence N50°42'35"W, a distance of 444.41 feet to a Rod found; thence N44°34'00"W, a distance of 140.27 feet to a Rod found; thence N53°12'16"W, a distance of 623.77 feet to a chopped 32" White Oak; thence N33°21'10"E, a distance of 1063.62 feet, returning to the Point of Beginning.
Described Parcel contains 281 Acres, more or less.

Tax Parcel 696-684-4934 (REMAINDER)

Beginning at a Pipe found, said Pipe having a Virginia State Plane South Zone coordinate value of N=3,681,986.95, E=11,696,793.95, more or less, said Pipe being the POINT OF BEGINNING; thence N79°52'02"W, a distance of 969.94 feet to a Pipe found; thence N80°35'26"W, a distance of 911.30 feet to a Rod found; thence N04°02'38"E, a distance of 1169.28 feet to a Pipe found; thence N04°19'00"E, a distance of 834.89 feet to a point lying in the center of Horsepen Creek; thence, with the centerline of Horsepen Creek as it meanders in a Southeasterly direction, a distance of 3357 feet, more or less, to a point, said Horsepen Creek being mathematically tied, for reference, by the following seven (7) courses: (1) S50°48'12"E, a distance of 891.83 feet; (2)thence S26°01'09"E, a distance of 313.87 feet; (3)thence S78°05'55"E, a distance of 237.62 feet; (4)thence S61°45'35"E, a distance of 335.53 feet; (5)thence S25°41'12"E, a distance of 137.25 feet; (6)thence S79°16'19"E, a distance of 203.76 feet; (7)thence S66°43'53"E, a distance of 328.41 feet; thence, departing the center of Horsepen Creek, S35°29'45"W, a distance of 297.56 feet; thence

S07°22'16"W, a distance of 363.00 feet to a Rod found; thence S01°28'31"E, a distance of 371.57 feet, returning to the Point of Beginning.
Described Parcel contains 61 Acres, more or less.

Tax Parcel 698-685-7912

Beginning at a Rod found, said Rod having a Virginia State Plane South Zone coordinate value of N=3,685,504.02, E=11,698,814.35, more or less, said Rod being the POINT OF BEGINNING; thence S55°18'00"E, a distance of 328.57 feet to a Rod found; thence S13°24'55"W, a distance of 851.99 feet to a Rod set; thence N66°00'28"W, a distance of 679.20 feet to a Rod found; thence N36°32'18"E, a distance of 920.54 feet, returning to the Point of Beginning.
Described Parcel contains 10.000 Acres, more or less.

Tax Parcels 698-683-8741 & 700-681-5125

Beginning at a Rod found, said Rod having a Virginia State Plane South Zone coordinate value of N=3,685,316.97, E=11,699,084.48, more or less, said Rod being the POINT OF BEGINNING; thence S56°51'25"E, a distance of 308.15 feet to an 8" Gum tree with embedded wire; thence S53°51'30"E, a distance of 658.32 feet to a Rod found; thence S55°41'05"E, a distance of 1342.78 feet to a Rod found; thence S35°35'37"W, a distance of 1584.88 feet; thence S70°06'26"E, passing through a Rod found at 3.39 feet, a total distance of 1461.14 feet to a Pipe found; thence S13°54'43"W, passing through a Rod found at 647.07 feet, a total distance of 667.07 feet to the center of a Branch; thence, with the centerline of the Branch, as it meanders in a southerly direction, 1686 feet, more or less, to it's intersection with Horsepen Creek; thence, in a westerly direction, with the centerline of Horsepen Creek 2485 feet, more or less, said branch and creek being tied mathematically by the following five (5) courses: (1) S02°58'58"W, a distance of 640.61 feet; (2) thence S07°023'0"W, a distance of 636.21 feet; (3) thence N72°05'14"W, a distance of 593.33 feet; (4) thence N58°28'39"W, a distance of 698.47 feet; (5) thence N36°07'58"W, a distance of 753.05 feet; thence, departing the centerline of Horsepen Creek, N84°39'31"W, passing through a Rod found at 20.00 feet, a distance of 373.53 feet to a Rod found; thence, N68°24'31"W, a distance of 957.83 feet to bent Pipe found; thence N12°47'10"W, a distance of 407.93 feet to a Pipe found; thence N53°41'12"W, a distance of 41.48 feet to a Rod found in the center of a Creek; thence, with the centerline of the Creek, as it meanders in a northerly direction, 1365 feet, more or less to a Rod set, said Creek being tied mathematically by the following six (6) courses: (1) N16°23'17"E, a distance of 203.19 feet; (2) thence N55°33'21"E, a distance of 142.51 feet; (3) thence N29°16'47"E, a distance of 268.68 feet; (4) thence N30°59'10"E, a distance of 120.65 feet; (5) thence N15°21'57"E, a distance of 241.41 feet; (6) thence N04°55'23"E, a distance of 309.25 feet; thence, departing the centerline of the Creek, N13°24'55"E, a distance of 1951.88 feet, returning to the Point of Beginning.
Described Parcel contains 200 Acres, more or less.

Tax Parcel 698-680-0602 (in part)
NOTE: 698-680-0602 f/k/a 697-680-2507

Beginning at a Rod found lying along the West line of the Powhite Parkway extension (unimproved), said Rod having a Virginia State Plane South Zone coordinate value of

N=3,683,825.59, E=11,702,264.78, more or less, said point being the POINT OF BEGINNING; thence, with the West line of the Powhite Parkway extension (unimproved) the following three (3) courses: (1) Southerly along a curve to the left, being concave to the East, having a radius of 4100.00 feet, a central angle of 29°55'30", a tangent length of 1095.72 feet, a chord bearing of S20°38’22"W, a chord length of 2117.14 feet, a distance of 2141.40 feet along the arc of said curve to a Rod found; (2) thence S05°40’36"W, a distance of 1392.83 feet to a Rod found; (3) thence, Southerly along a non-tangent curve to the right, being concave to the West, having a radius of 2900.00 feet, a central angle of 03°32'18", a tangent length of 89.57 feet, a chord bearing of S07°26’45"W, a chord length of 179.06 feet, a distance of 179.09 feet along the arc of said curve to a point lying in the center of Horsepen Creek; thence, departing the West line of Powhite Parkway extension (unimproved), and continuing with the center of Horsepen Creek, in a Westerly a distance of 211 feet, more or less, until it intersects with a Branch; thence in a Northerly direction with the center of the branch, a distance of 1686 feet, more or less; said Horsepen creek and Branch being tied by the following three (3) courses: (1) N84°43'26"W, a distance of 195.57 feet to the intersection of Horsepen Creek and the branch, then heading North; (2) thence N07°02’30"E, a distance of 636.21 feet; (3) thence N02°58’58"E, a distance of 640.61 feet to a point; thence, departing the Branch, N13°54’43"E, a distance of 667.07 feet to a Pipe found; thence N70°06’26"W, a distance of 1461.14 feet to a point; thence N35°35’37"E, a distance of 1584.88 feet to a Rod found; thence S58°38’48"E, a distance of 255.63 feet to a Rod found; thence S59°17’55"E, a distance of 132.46 feet to a Rod set; thence S89°32’24"E, a distance of 325.75 feet to a Monument found; thence N86°44’52"E, a distance of 238.11 feet to a Pipe found; thence N88°12’16"E, a distance of 386.10 feet, returning to the Point of Beginning.
Describe Parcel contains 55 Acres, more or less.

Tax Parcels 701-684-2865, 701-684-8129 & 703-685-4335

Beginning at a Rod found lying at the Southeastern terminus of Mount Hermon Road (Route 977), said Rod being the POINT OF BEGINNING; thence, with the eastern line of Mount Hermon Road (Route 977) the following three (3) courses: (1)N71°43'02"E, a distance of 1843.65 feet to a Rod found; (2)thence N37°47'57"E, a distance of 32.93 feet to a Rod found; (3)thence N61°22'50"E, a distance of 2897.28 feet to a Rod found; thence, departing the eastern line of Mount Hermon Road (Route 977), S07°55'44"E, a distance of 2001.82 feet to a Rod found; thence N88°03'54"E, a distance of 1154.87 feet to the center of a Ditch; thence, with the Ditch, as it meanders in an easterly direction 484 feet, more or less to a Rod found, said Ditch being tied mathematically for reference only by the following four (4) courses: (1)S57°39'58"E, a distance of 162.53 feet; (2)thence N88°53'49"E, a distance of 135.31 feet; (3)thence N61°45'41"E, a distance of 149.25 feet; (4)thence S86°17'08"E, a distance of 30.59 feet to a Rod found; thence, departing the Ditch, S06°31'59"E, a distance of 1138.57 feet to a Rod found; thence N84°28'23"W, a distance of 2090.48 feet to a Rod set; thence S88°25'13"W, a distance of 767.00 feet to a Rod set; thence N89°05'14"W, a distance of 423.64 feet to a Monument found; thence S87°56'42"W, a distance of 390.70 feet to a Rod found; thence S87°56'55"W, a distance of 256.59 feet to a Rod found; thence S88°12'16"W, a distance of 386.10 feet to a Rod found; thence S86°44'52"W, a distance of 238.11 feet to a Monument found; thence N89°32'24"W, a distance of 325.75 feet to a Rod set; thence N59°17'55"W, a distance of 132.46 feet to a Rod found; thence N58°38'48"W, a distance of 255.63 feet to a Rod found; thence N55°41'05"W, a distance of 1342.78 feet, returning to the Point of Beginning.

Described Parcel contains 216 Acres, more or less.

137356.1

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.C.**

Subject:
Approval of a Fixed Tax Rate Agreement with Project Loch (Aeris)

Board Action Requested:
The Board is requested to approve a tax rate agreement with Project Loch (Aeris).

Summary of Information:
County staff is working with Project Aeris to locate a project in Chesterfield County. The project investment will provide significant economic benefits to the County including substantial tax revenues. Aeris's decision to locate the project in the County was based in part on the County's favorable tax rates. Aeris has asked the County to enter into an agreement which will effectively maintain the current business personal property tax rates applicable to the project for a fixed term. Staff recommends approval.

Attachments:
1. AERIS INVESTMENTS LLC - Fixed Rate Agreement (002)

Preparer: Garrett Hart, Director

Approved By:

FIXED TAX RATE AGREEMENT

THIS FIXED TAX RATE AGREEMENT (this "Tax Agreement") dated as of _____, 2025, by and among AERIS INVESTMENTS LLC, a Delaware limited liability company, and its successors and assigns (together with its affiliates and related entities the "Customer"), and THE COUNTY OF CHESTERFIELD, a political subdivision of the Commonwealth of Virginia (the "County").

RECITALS:

A. The Customer is evaluating the feasibility of the acquisition of property consisting of approximately 342 acres [1], more or less, of undeveloped land located in Chesterfield County, Virginia described on Exhibit A (the "Property").

B. If the Customer acquires the Property, it proposes to establish on the Property a large-scale project, consisting of one or more data centers, and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer and network systems and associated components, such as servers, network equipment and appliances, telecommunications and storage systems, cooling systems, power supplies and systems for managing infrastructure and property performance (including generators), and equipment used for the transformation, transmission, distribution or management of electrical power and cooling, including substations, electrical plant equipment and associated air handlers, internet-related equipment, data communications connections, indoor environmental controls, fire protection systems, security devices, structures and site features, as well as certain accessory uses or buildings located on the Property and other related or associated uses, buildings or structures such as (but not limited to) utility buildings, structures and appurtenances located on, adjacent or near the Property that are reasonably related to the data centers (collectively, as the same may actually be constructed, the "Project").

C. The County has found the development of the Project to be in the public interest of the citizens of the County and thus desires to further encourage and support the Project, including by committing to a favorable ad valorem tax rate against the business tangible personal property for computer equipment and peripherals used in a data center (as described and defined in §58.1-3506(A)(43) of the Code of Virginia (1950), as amended) (the "Applicable Data Center Personal Property").

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained within this Tax Agreement and other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged by the parties, the County and the Customer agree as follows:

1. Ad Valorem Tax Rate. As of the Effective Date (as defined in Section 4(i)), the ad valorem tax rate assessed by the County for the Customer's Applicable Data Center Personal Property that is part of the Project is set at $0.24 per $100.00 of assessed value. In the event the County increases such ad valorem tax rate assessed by the County for business tangible personal

[1] Acreage to be finalized prior to closing.

property for computer equipment and peripherals used in a data center (as described and defined in §58.1-3506(A)(43) of the Code of Virginia (1950), as amended) above $0.24 per $100.00 of assessed value, the County agrees to issue to the Customer a grant annually for the remainder of the Term of this Tax Agreement, through the Economic Development Authority of the County of Chesterfield (the "EDA"), in an amount equal to the marginal increase in the ad valorem tax rate above $0.24 per $100.00 of assessed value. The Customer may elect to have the County issue all of such grant funds directly to the County of Chesterfield Utilities Department ("Utilities Department") to be applied to the Customer's utility infrastructure improvement costs associated with the Project as determined by the County Utilities Department.

2. Term. The term of this Tax Agreement will commence on the Effective Date and end on the date that is ten (10) years from the date of issuance of the first (1st) certificate of occupancy for an operational data center building on the Property (the "Term"). The Term shall automatically renew for two (2) successive terms of ten (10) years each (each a "Renewal Period") if Customer has achieved completion of the Project and utility infrastructure improvements or is demonstrating progress towards completion of the Project and utility infrastructure improvements. The obligations of the Customer and the County under this Tax Agreement are conditioned upon the Customer's acquisition of all or part of the Property. In the event that (a) the Customer does not acquire any of the Property within thirty-six (36) months after the Effective Date, or (b) there is a termination of the Real Estate Option Agreements between the Customer and the EDA pertaining to the purchase of the Property prior to thirty-six (36) months after the Effective Date, this Tax Agreement will automatically be cancelled, rendered void, and be of no further force or effect and the Customer and the County will have no further duties or obligations specified in this Tax Agreement.

3. Default and Remedies. In the event of a default under this Tax Agreement, the non-defaulting party will provide written notice of the default to the defaulting party and will specify a period of not less than fifteen (15) days in which the defaulting party will have a right to cure the default; provided, however, such cure period may be extended if: (a) a default cannot reasonably be cured within the cure period provided in such notice, (b) the curing party notifies the non-defaulting party of such fact by no later than the end of the cure period provided in the notice, (c) the curing party has been diligent in pursuing the cure and (d) the curing party in such extension notice indicates that it will (and actually does) diligently pursue the cure to completion. In the event the defaulting party fails to cure the default, the non-defaulting party may enforce this Tax Agreement by all remedies available at law or in equity.

4. Miscellaneous.

a. This Tax Agreement may be amended only by the mutual written consent of the County and the Customer.

b. If any provision of this Tax Agreement, or its application to any person, is held to be unenforceable for any reason, it will be adjusted rather than voided, if possible, in order to achieve the intent of the parties to the extent possible. In any event, invalidation of any provision of this Tax Agreement, or its application to any person, will not affect any other provision of this Tax Agreement or its application to any other person or circumstance, and the remaining portions of this Tax Agreement will continue in full force and effect.

c. All notices or other communications required or permitted to be served hereunder will be deemed served in accordance with this Tax Agreement if the notice is: (a) delivered by personal delivery; (b) deposited with a reputable national overnight courier service

(with charges prepaid) for next day delivery that retains receipts of its deliveries, properly addressed (with delivery conclusively presumed to occur on the next business day following such deposit absent evidence of actual failure of delivery), addressed as follows (unless prior written notice of another valid address has been provided):

To the County:

County of Chesterfield
9401 Courthouse Road, Suite B
Chesterfield, Virginia 23832
Attn: County Administrator, Director of Utilities, and
Economic Development Director

With a copy to:

County Attorney
Chesterfield County
9901 Lori Road, Room 503
Chesterfield, Virginia 23832

And with a copy to:

Hunton Andrews Kurth LLP
Riverfront Plaza, East Tower
951 East Byrd Street
Richmond, Virginia 23219
Attn: Johanna L. Orleski

To the Customer:

Aeris Investments LLC
c/o Corporation Service Company
251 Little Falls Drive
Wilmington, DE 19808

With a copy to:

Troutman Pepper Locke
1001 Haxall Point, 15th Floor
Richmond, VA 23219
Attention: Carl H. Bivens, Esq.

The parties, by written notice given to the others, may designate any further or different names or addresses to which all notices or other communications will be sent.

d. This Tax Agreement and any exhibits referred to herein contain the entire agreement between the parties regarding the subject matter contained herein. All prior or

contemporaneous oral or written drafts of this Tax Agreement or other understandings with respect to the subject matter of this Tax Agreement between the parties are merged into this Tax Agreement.

e. This Tax Agreement may be executed in any number of counterparts, each of which when so executed and delivered (by electronic means or otherwise) will be deemed an original, and it will not be necessary in making proof of this Tax Agreement to produce or account for more than one such fully executed counterpart.

f. This Tax Agreement is governed by and shall be construed in accordance with the laws of the Commonwealth of Virginia.

g. Without the need for consent from the County, the rights and obligations of the Customer under this Tax Agreement may be transferred or assigned in whole or in part by the Customer to any affiliate controlling, controlled by or under common control with the Customer (and upon such assignment and the assumption by the assignee of all obligations of the assigning party hereunder, the assigning entity will be relieved of its covenants, commitments and obligations hereunder which arose after the assignment is executed). All other assignments of this Tax Agreement requested by the Customer will be subject to the County's prior written consent, which will not be unreasonably withheld, conditioned, or delayed.

h. Customer acknowledges that this Agreement will become a public document subject to disclosure under the Virginia Freedom of Information Act once it is placed on the agenda of the Board of Supervisors of the County for approval by the County. Until such time, the County agrees that all discussions, information and documentation shared between the County and the Customer related to this Tax Agreement will be confidential and will not be released to or shared with any other person or entity, whether verbally or in writing, without the prior approval of both the County and the Customer (other than as may be required by law or compelled by judicial order, and other than to their attorneys, lenders, engineers and other advisors who will also be automatically subject to this confidentiality requirement and will be so advised prior to furnishing information to them). Furthermore, the County and the Customer and anyone receiving information from the County and the Customer will be strictly prohibited from using, appropriating, or releasing any trade secrets or confidential proprietary information of the other except as may be required by law or compelled by judicial order. In the event that the County receives a request under the Virginia Freedom of Information Act for any of Customer's confidential proprietary information the County shall promptly provide notice to the Customer and in response to such request rely on any and all applicable exemptions from disclosure provided by the Code of Virginia. In the event that the County determines that it is required by any other applicable law to disclose any of the confidential proprietary information, the County shall promptly give advance notice to Customer. In the event that a protective order or other relief is not obtained by Customer, the County shall disclose within the time prescribed by law only that portion of the confidential proprietary information which its counsel advises that it is legally required to disclose.

i. This Tax Agreement is subject to approval by the Board of Supervisors of the County, and all financial obligations of the County under this Tax Agreement which extend beyond the fiscal year of the Effective Date are subject to appropriation by the Board of

Supervisors of the County. For the purposes of this Tax Agreement, the "Effective Date" shall be the date on which such approval is obtained, which is expected to occur on June 25, 2025.

[Remainder of Page Left Blank; Signatures Begin on Following Page]

WITNESS the following signatures as of the Effective Date.

CUSTOMER:

AERIS INVESTMENTS LLC,
a Delaware limited liability company

By:_____
Name:_____
Title: _____

COUNTY:

CHESTERFIELD COUNTY, VIRGINIA,
a political subdivision of
the Commonwealth of Virginia

By:_____
Name:_____
Title: _____

Approved as to form: _____
County Attorney

EXHIBIT A
LEGAL DESCRIPTION[2]

PARCEL ID: 718-705-602200000 (IN PART), 718-706-363600000 (IN PART) & 716-706-972000000(IN PART) COMBINED

DESCRIPTION OF A 36.028 ACRE PARCEL OF LAND LOCATED IN THE MIDLOTHIAN MAGISTERIAL DISTRICT, CHESTERFIELD COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING A VDOT MONUMENT FOUND AT THE INTERSECTION OF THE NORTH EAST RIGHT-OF-WAY LINE OF WATKINS CENTRE PARKWAY AND THE SOUTH WEST RIGHT OF WAY LINE OF THE SOUTH BOUND LANE OF ROUTE 288 HIGHWAY RAMP; THENCE CONTINUING ALONG THE NORTH EAST RIGHT-OF-WAY LINE OF SAID WATKINS CENTRE PARKWAY - ROUTE 7225 N 59°39'31" W, 744.77' TO A VDOT MONUMENT FOUND; THENCE S 30°16'56" W, 15.20' TO A POINT; THENCE N 59°38'32" W, 363.25' TO A VDOT MONUMENT FOUND; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2659.04', AN ARC LENGTH OF 567.48', A DELTA OF 12°15'04", AND A CHORD BEARING N 54°04'00" W FOR A CHORD DISTANCE OF 567.48' TO A VDOT MONUMENT FOUND; THENCE N 32°02'20" W, 231.15' TO A MONUMENT FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE LEAVING THE NORTH EAST RIGHT-OF-WAY LINE OF SAID WATKINS CENTRE PARKWAY ROUTE 7225 AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD N 72°14'15" E, 206.64' TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 21284.51', AN ARC LENGTH OF 799.61', A DELTA OF 02°09'09", AND A CHORD BEARING N 70°22'35" E FOR A CHORD DISTANCE OF 799.56' TO AN IRON ROD SET; THENCE N 69°18'01" E, 591.82' TO A POINT ALONG THE SOUTH WEST RIGHT-OF-WAY AND LIMITED ACCESS LINE OF ROUTE 288, SAID POINT BEING S 15°13-20"E, 4.48 FROM A VDOT MONUMENT FOUND; THENCE FROM SAID POINT CONTINUING ALONG THE SOUTH WEST RIGHT-OF-WAY LINE OF SAID ROUTE 288 S 13°52'48" E, 1079.79' TO A VDOT MONUMENT FOUND; THENCE S 05°46'29" W, 66.50' TO A VDOT MONUMENT FOUND; THENCE S 02°48'07" E, 224.30' TO A VDOT MONUMENT FOUND; THENCE S 08°33'40" W, 77.16' TO A POINT; THENCE S 28°04'27" W, 51.47' TO A VDOT MONUMENT FOUND; THENCE S 35°38'04" W, 61.40' TO A VDOT MONUMENT FOUND; THENCE S 54°02'14" W, 38.21' TO A VDOT MONUMENT FOUND; THENCE S 16°47'11" W, 32.15' TO A VDOT MONUMENT FOUND; THENCE S 44°19'20" W, 26.10' TO A VDOT MONUMENT FOUND; THENCE S 60°19'34" W, 15.61' TO A VDOT MONUMENT FOUND; THENCE S 70°56'53" W, 81.83' TO THE POINT OF BEGINNING, CONTAINING: 36.028 ACRES OF LAND, MORE OR LESS

[2] Legal descriptions to be finalized prior to closing.

PARCEL ID: 718-705-602200000 (IN PART), 718-706-363600000 (IN PART) & 716-706-972000000(IN PART) COMBINED

DESCRIPTION OF A 109.351 ACRE PARCEL OF LAND LOCATED IN THE MIDLOTHIAN MAGISTERIAL DISTRICT, CHESTERFIELD COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD SET AT THE INTERSECTION OF THE SOUTH LINE OF THE NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY AND THE SOUTH WEST RIGHT-OF-WAY LINE OF WATKINS CENTRE PARKWAY - ROUTE 7225, THENCE CONTINUING ALONG THE SOUTH WEST RIGHT-OF-WAY LINE OF SAID WATKINS CENTRE PARKWAY, S 59°03'41" E, 689.27' TO A VDOT MONUMENT FOUND; THENCE, ALONG AND TRANSITIONING FROM WATKINS CENTRE PARKWAY - ROUTE 7225 TO OTTERDALE ROAD - ROUTE 667 ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2850.18', AN ARC LENGTH OF 291.57',A DELTA OF 05°51'40" AND A CHORD BEARING S 56°51'39" E FOR A CHORD DISTANCE OF 291.44' TO A VDOT MONUMENT FOUND; THENCE S 59°42'08" E, 1166.72' TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1389.73', AN ARC LENGTH OF 1453.21' , A DELTA OF 59°54'46" AND A CHORD BEARING S 29°45'28" E FOR A CHORD DISTANCE OF 1387.90' TO A ROD FOUND ALONG THE SOUTH WEST LINE OF OTTERDALE ROAD - ROUTE 667; THENCE LEAVING THE SOUTH WEST LINE OF SAID OTTERDALE ROAD - ROUTE 667 N 72°26'18" W, 295.14' TO AN IRON ROD FOUND; THENCE S 87°03'01" W, 590.74' TO AN IRON ROD FOUND; THENCE S 86°33'00" W, 580.73' TO AN IRON ROD FOUND; THENCE N 08°56'45" W, 247.39' TO AN IRON ROD FOUND; THENCE N 05°57'11" W, 246.14' TO AN IRON ROD FOUND;THENCE S 89°54'16" W, 1806.34' TO AN IRON ROD FOUND; THENCE N 00°12'51" W, 957.12' TO AN IRON ROD FOUND; THENCE N 74°44'00" W, 647.96' TO AN IRON ROD FOUND; THENCE N 19°17'54" E, 256.73' TO AN IRON ROD FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD; THENCE CONTINUING ALONG THE SOUTH LINE OF THE SAID NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY N 72°14'15" E, 1400.48' TO THE POINT OF BEGINNING, CONTAINING: 109.351 ACRES OF LAND, MORE OR LESS.

PARCEL ID: 715-705-246900000 & 715-706-303700000 COMBINED

DESCRIPTION OF A 42.0± ACRE PARCEL OF LAND LOCATED IN THE MIDLOTHIAN MAGISTERIAL DISTRICT, CHESTERFIELD COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING A ROD SET ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORFOLK AND SOUTHERN RAILROAD, LOCATED 1400.48' FROM THE INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY LINE AND THE SOUTH WEST RIGHT-OF-WAY LINE OF WATKINS CENTER PARKWAY; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID NORFOLK AND SOUTHERN RAILROAD, S 19°17'54" W, 256.73' TO AN IRON ROD FOUND; THENCE S 74°44'00" E, 647.96' TO AN

IRON ROD FOUND; THENCE S 00°12'51" E, 957.12' TO AN IRON ROD FOUND; THENCE S 70°14'47" W,HAVING PASSED THROUGH AN IRON ROD FOUND AT 963.33' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF APPROXIMATELY 973' TO A POINT IN THE CENTER OF A CREEK; THENCE CONTINUING ALONG THE CENTER OF SAID CREEK APPROXIMATELY 2100' TO A POINT AND HAVING THE FOLLOWING EIGHTEEN TIE LINE BEARINGS AND DISTANCES STARTING FROM THE PREVIOUS ROD FOUND ON LINE:

(1) THENCE N 48°07'58" W, 115.64' TO A POINT;
(2) THENCE N 14°58'59" W, 145.00' TO A POINT;
(3)THENCE N 30°59'38" W, 194.50' TO A POINT;
(4) THENCE S 78°27'03" W, 97.58' TO A POINT;
(5) THENCE N 28°19'06" W, 55.54' TO A POINT;
(6) THENCE N 15°35'03" E, 212.63' TO A POINT;
(7) THENCE N 28°34'09" W, 150.87' TO A POINT;
(8) THENCE N 58°39'59" W, 209.53' TO A POINT;
(9) THENCE N 67°58'30" W, 92.89' TO A POINT;
(10) THENCE N 35°33'26" W, 73.75' TO A POINT;
(11) THENCE N 11°31'54" E, 81.91' TO A POINT;
(12) THENCE N 48°58'30" W, 79.74' TO A POINT;
(13) THENCE N 19°39'59" E, 35.03' TO A POINT;
(14) THENCE N 67°10'51" W, 64.80' TO A POINT;
(15) THENCE S 57°02'56" W, 34.65' TO A POINT;
(16) THENCE N 27°36'18" W, 98.37' TO A POINT;
(17) THENCE S 68°16'29" W, 49.88' TO A POINT;
(18) THENCE N 37°32'30" W, 79.71' TO A POINT, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE SAID CREEK AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID NORFOLK SOUTHERN RAILROAD; THENCE, LEAVING THE CENTER OF SAID CREEK AND CONTINUING WITH THE SOUTH RIGHT-OF-WAY LINE OF THE SAID NORFOLK SOUTHERN RAILROAD AND PASSING THROUGH AN IRON SET AT APPROXIMATELY 25' ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10601.74', AN ARC LENGTH OF 685.05'. A DELTA OF 03°42'08" AND A CHORD BEARING N 70°23'11" E FOR A CHORD DISTANCE OF 684.92' TO AN IRON ROD SET; THENCE N 72°14'15" E, 680.06' TO THE POINT OF BEGINNING, CONTAINING: APPROXIMATELY 42± ACRES OF LAND, MORE OR LESS.

PARCEL ID: 716-704-334500000, 717-703-628600000(IN PART) & 718-702-466900000(IN PART) COMBINED

DESCRIPTION OF A 162.0± ACRE PARCEL OF LAND LOCATED IN THE MIDLOTHIAN MAGISTERIAL DISTRICT, CHESTERFIELD COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING LOCATED IN THE CENTER OF OTTERDALE ROAD - ROUTE 667 AND BEING APPROXIMATELY 0.82 MILES FROM THE INTERSECTION OF SAID OTTERDALE ROAD - ROUTE 667 AND OLD HUNDRED ROAD - ROUTE 652;THENCE LEAVING THE CENTER OF SAID OTTERDALE ROAD -

ROUTE 667, N 81°42'26" W, HAVING PASSED THROUGH IRON RODS FOUND AT 23.91' AND 285.58' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF APPROXIMATELY 291'± TO A POINT IN THE CENTER OF A CREEK; THENCE CONTINUING ALONG THE CENTER OF SAID CREEK APPROXIMATELY 255' TO A POINT AND HAVING THE FOLLOWING FIVE TIE LINE BEARINGS AND DISTANCES STARTING FROM THE PREVIOUS ROD FOUND ON LINE:
(1) THENCE S 24°13'44" W, 100.46' TO A POINT;
(2) THENCE S 07°18'39" E, 12.71' TO A POINT;
(3) THENCE S 40°58'01" W, 58.22' TO A POINT;
(4) THENCE S 84°37'58" W, 38.01' TO A POINT;
(5) THENCE S 25°54'58" W, 43.24' TO A POINT;
THENCE LEAVING THE CENTER OF SAID CREEK, S 89°25'26" W, HAVING PASSED THROUGH AN IRON ROD SET AT 25' AND THENCE CONTINUING FOR A TOTAL DISTANCE 133.70' TO AN IRON ROD FOUND; THENCE N 10°51'37" W, 1240.76' TO AN IRON ROD SET; THENCE N 58°48'17" W, 1010.46' TO AN IRON ROD SET; THENCE N 55°18'17" W, 252.78' TO AN IRON ROD SET; THENCE N 58°18'17" W, 1070.52' TO AN IRON ROD SET; THENCE N 48°18'17" W, 191.40' TO AN IRON ROD SET; THENCE N 61°48'17" W, 374.22' TO AN IRON ROD SET; THENCE S 57°11'43" W, HAVING PASSED THROUGH AN IRON ROD FOUND AT 93.72' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF APPROXIMATELY 119' TO A POINT IN THE CENTER OF A CREEK; THENCE CONTINUING ALONG THE CENTER OF SAID CREEK APPROXIMATELY 1215' TO A POINT AND HAVING THE FOLLOWING THREE TIE LINE BEARINGS AND DISTANCES STARTING FROM THE PREVIOUS ROD SET ON LINE:
(1) THENCE N 37°36'57" W, 409.88' TO A POINT;
(2) THENCE N 31°13'24" W, 354.41' TO A POINT;
(3) THENCE N 18°16'41" W, 245.78' TO AN IRON ROD FOUND LOCATED APPROXIMATELY 10' FROM THE CENTER OF CREEK;THENCE LEAVING THE CENTER OF SAID CREEK AND CONTINUING FROM SAID ROD FOUND N 70°14'47" E, 963.33' TO AN IRON ROD FOUND; THENCE N 89°54'16" E HAVING PASSED THROUGH AN IRON ROD FOUND AT 1381.28' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 1806.34' TO AN IRON ROD FOUND; THENCE S 05°57'11" E, 246.14' TO AN IRON ROD FOUND; THENCE S 08°56'45" E, 247.39' TO AN IRON ROD FOUND; THENCE N 86°33'00" E, 580.73' TO A N IRON ROD FOUND; THENCE N 87°03'01" E, 590.74' TO AN IRON ROD FOUND; THENCE S 72°26'18" E, 295.14' TO AN IRON ROD FOUND ALONG THE SOUTH WEST RIGHT-OF-WAY OF SAID OTTERDALE ROAD - ROUTE 667; THENCE CONTINUING ALONG THE SOUTH WEST RIGHT-OF-WAY OF SAID OTTERDALE ROAD - ROUTE 667, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1389.73', AN ARC LENGTH OF 123.26', A DELTA OF 05°04'55' AND A CHORD BEARING S 02°44'23" W FOR A CHORD DISTANCE OF 123.22' TO AN IRON ROD FOUND; THENCE S 05°19'15" W, 403.70' TO A VDOT MONUMENT FOUND; THENCE S 84°42'46" E, 64.09' TO A POINT IN THE CENTER OF SAID OTTERDALE ROAD - ROUTE 667; THENCE CONTINUING ALONG THE CENTER OF SAID OTTERDALE ROAD - ROUTE 667, S 03°39'02" W, 238.09' TO A POINT; THENCE N 86°20'58" W, 820.25' TO A POINT; THENCE S 02°14'51" E, 531.78' TO A POINT; THENCE S 01°32'25" E, 133.30' TO A POINT; THENCE S 09°34'59" E, 166.19' TO A POINT; THENCE S 81°56'23" E, 143.87' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE

OF A CREEK APPROXIMATELY 420' TO A POINT AND HAVING THE FOLLOWING THREE TIE LINE BEARINGS AND DISTANCES STARTING FROM THE PREVIOUS POINT:
(1)THENCE S 23°10'07" E, 110.52' TO A POINT;
(2THENCE S 05°51'54" E, 205.05' TO A POINT;
(3)THENCE S 18°22'38" E, 89.18' TO AN ANGLE IRON FOUND;
THENCE CONTINUING ALONG THE CENTER OF SAID CREEK APPROXIMATELY 1210' TO A POINT AND HAVING THE FOLLOWING FIFTEEN TIE LINE BEARINGS AND DISTANCES STARTING FROM THE PREVIOUS ANGLE IRON FOUND ON LINE:
(1) THENCE S 12°14'55" E, 194.68' TO A POINT;
(2) THENCE S 59°36'25" E, 61.37' TO A POINT;
(3) THENCE S 01°13'35" E, 215.10' TO A POINT;
(4) THENCE S 62°56'58" W, 25.00' TO A POINT;
(5) THENCE S 11°19'04" E, 48.78' TO A POINT;
(6) THENCE S 42°17'40" W, 43.77' TO A POINT;
(7) THENCE S 13°26'25" E, 50.69' TO A POINT;
(8) THENCE S 37°47'45" W, 37.25' TO A POINT;
(9) THENCE S 20°34'11" E, 37.73' TO A POINT;
(10) THENCE S 11°06'30" W, 162.02' TO A POINT;
(11) THENCE S 00°00'00" E, 73.81' TO A POINT;
(12) THENCE S 32°29'24" W, 31.56' TO A POINT;
(13) THENCE S 00°00'00" E, 84.70' TO A POINT;
(14) THENCE S 53°09'00" W, 30.27' TO A POINT;
(15) THENCE S 11°19'43" E, 67.68' TO AN IRON ROD FOUND ON LINE 11.89' EAST OF CORNER; THENCE S 81°34'46" E, 283.71' TO A POINT IN THE CENTER OF OTTERDALE ROAD - ROUTE 66, SAID POINT BEING APPROXIMATELY 295' FROM CENTER OF THE CREEK ALONG THE PREVIOUS BEARING; THENCE CONTINUING ALONG THE CENTER OF SAID OTTERDALE ROAD - ROUTE 667, S 08°16'51" W, 161.94' TO THE POINT OF BEGINNING, CONTAINING: APPROXIMATELY 162.0 ACRES OF LAND, MORE OR LESS.

137355.1

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.D.1.**

Subject:
Economic Development Authority

Board Action Requested:
Nominate/reappoint Mr. John V. Cogbill, III to serve on the Economic Development Authority for the County of Chesterfield.

Summary of Information:
The Economic Development Authority (EDA) works in conjunction with the Department of Economic Development to help create new jobs, expand the tax base and diversify the economy of Chesterfield County. The authority is chartered through a state law that allows cities and counties to create industrial or economic development authorities with wide-ranging powers, not available to local governments, in order to facilitate economic development opportunities within the community.

All members of the EDA are at-large members and 13 applications were received from citizens interested in serving. Board members concur with the reappointment of Mr. Cogbill, Clover Hill district, whose term is effective July 1, 2025 and will expire June 30, 2029.

Attachments:
None

Preparer: Garrett Hart, Director

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.D.2.**

Subject:
Health Center Commission (HCC) for the County of Chesterfield

Board Action Requested:
Reappointment/Appointment of members to the Health Center Commission

Summary of Information:
The Health Center Commission (HCC) for the County of Chesterfield governs and oversees the operations of Lucy Corr. Dr. James Worsley, Deputy County Administrator for Human Services, serves as an ex-officio member-advisor to the HCC.

Ms. Sarah Snead will complete her first four-year term on June 30, 2025 and she is able to be reappointed and has indicated the desire to serve for an additional four-year term on the Commission. Her second four-year term would be effective July 1, 2025 and would run through June 30, 2029.

Mr. Hobart Harvey is completing his second four-year term on June 30, 2025 and is not eligible for reappointment. Mr. Matthew Clarke, a Midlothian District resident, has submitted an application and indicated his desire to be appointed to the Health Center Commission. Staff interviewed Mr. Clarke and supports his request to be appointed and believes his background would greatly benefit the larger good of Lucy Coor. Mr. Clarke's four-year term would be effective July 1, 2025 and would run through June 30, 2029.

Board members have indicated support for the reappointment of Ms. Snead and the appointment of Mr. Clarke. Staff supports the recommendations for appointment.

Under the existing Rules of Procedures, appointments to boards and commissions may be nominated and appointed at the same meeting. nominees are voted on in the order in which they were nominated.

Attachments:
None

Preparer: James Worsley, Deputy County Administrator

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.D.3.**

Subject:
Community Criminal Justice Board

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

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

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

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

It is requested that the following be appointed/reappointed to serve a two-year term that begins July 1, 2025, and ends June 30, 2027.

Ms. My'chael Jefferson-Reese-reappointment	Defense Attorney
Mr. William E. Feasenmyer-reappointment	Colonial Heights Citizen Representative
Mr. Christopher Harris-reappointment	Colonial Heights Citizen Representative
Chesterfield Chief Magistrate	
Colonial Heights Commonwealth's Attorney	
Chesterfield County Commonwealth's Attorney	
Chesterfield County Deputy County Administrator	
Chestefield Mental Health Support Services Executive Director	
General District Court Judge	

Juvenile and Domestic Relations Court Judge
Chesterfield County Sheriff

All nominees have agreed to serve if appointed.

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

Attachments:
None

Preparer: Gary Hughes, Director

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.D.4.**

Subject:
Community Policy and Management Team

Board Action Requested:
Appoint Ms. Jaimey Honea as a parent representative to the Community Policy and Management Team.

Summary of Information:
The purpose of the Community Policy and Management Team (Code of Virginia § 2.2-5204 and § 2.2-5205), is to implement the requirements of the Children's Services Act of Virginia, including the expenditure of funds appropriated by the localities and allocated by the State.

Per the Virginia Children's Services Act, "the governing body of each single jurisdiction district and the governing bodies of each multi-jurisdictional district must appoint a Community Policy and Management Team. The minimum mandatory membership (Code of Virginia § 2.2-5205) of each team includes local agency heads or their designees from the Community Services Board; Department of Social Services; Juvenile Court Services Unit; and school division."

Staff recommends the appointment of Ms. Jaimey Honea to the role of parent representative. Ms. Honea's diverse experience will provide a valuable perspective on the team. Staff has interviewed her and recommends her appointment to fill the existing vacancy that resulted from Ms. Gezelle Glasgow's resignation. She is a resident of the Midlothian District. Her term shall be effective July 1, 2025, and expire June 30, 2028.

Board members concur with this appointment.

Attachments:
None

Preparer: Kiva Rogers, Director

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.D.5.**

Subject:
Social Services Board

Board Action Requested:
Reappoint Mrs. Angie Grant and Mr. James Payne, Jr., to the Chesterfield-Colonial Heights Social Services Board

Summary of Information:
The purpose of the Social Services Board is to administer and provide oversight for the services rendered by the department. In collaboration with individuals, families and the community, our mission is to provide advocacy and excellent services that encourage self-sufficiency; preserve and restore families; and protect the well-being of children, the elderly and the disabled.

Mrs. Angie Grant and Mr. James Payne, Jr., have successfully completed their initial four-year term serving in these at-large positions. Both individuals are eligible for reappointment and have formally submitted their applications for consideration. Staff recommends the reappointment of these individuals. Mrs. Grant, the current Board Chair, has significantly contributed to the Board and the department during her term. Mr. Payne has been an active and engaged Board member, serving as Board Chair during his tenure. The second four-year terms for both Mrs. Grant and Mr. Payne would be effective July 1, 2025 through June 30, 2029.

Board members concur with these reappointments.

Attachments:
None

Preparer: Kiva Rogers, Director

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.1.a.**

Subject:
Resolution Recognizing Mr. Donald Birdsong, Jr, Department of General Services, Radio Shop Division, Upon His Retirement

Board Action Requested:
Adoption of the attached resolution.

Summary of Information:
Mr. Birdsong will retire from the Department of General Services, Radio Shop Division on July 1, 2025, after providing almost 40 years of service to the citizens of Chesterfield County.

Attachments:
1. Resolution

Preparer: John Neal, Director, General Services

Approved By:

RECOGNIZING MR. DONALD L. BIRDSONG, JR. UPON HIS RETIREMENT

WHEREAS, Mr. Donald Birdsong, Jr. will retire from the Chesterfield County Department of General Services Radio Shop Division on July 1, 2025; and

WHEREAS, Mr. Birdsong began his career in Chesterfield County Government on July 22, 1985, as a Communications and Electronics Specialist; and

WHEREAS, in June 1987, **Mr. Birdsong's** position was reclassified to a Sr. Communications and Electronics Specialist; and

WHEREAS, in February 1990, **Mr. Birdsong's** position was reclassified to a Communications and Electronics Systems Analyst; and

WHEREAS, Mr. Birdsong had a wealth of knowledge which was instrumental in helping to manage many projects; and

WHEREAS, Mr. Birdsong had a strong work ethic and attention to details, and he was able to prioritize work with little direction or guidance; and

WHEREAS, Mr. Birdsong was able to "think on his feet" and make decisions and he could be relied on for quick answers to technical questions; and

WHEREAS, Mr. Birdsong's experience, having learned new technology and managing to repair some of the most sophisticated equipment on the market, made him a valuable player on the team; and

WHEREAS, there are numerous examples of how **Mr. Birdsong**'s knowledge and expertise were a benefit to the county; and

WHEREAS, in June 1993, a lightning strike took out part of the emergency radio system and cellular phone, and **Mr. Birdsong** repaired the equipment within a few hours, thereby saving time and money because of his in-house expertise; and

WHEREAS, in 2023, **Mr. Birdsong** was recognized for providing emergency assistance to a neighboring county by engaging our public safety crews with another county's frequencies which was a significant improvement in terms of safety and operational effectiveness; and

WHEREAS, Mr. Birdsong has been described as pleasant, dedicated, hardworking and totally reliable, and his performance was well above normal standards or expectations; and

WHEREAS, throughout his career of close to 40 years, **Mr. Birdsong** has always exceeded expectations; and

WHEREAS, Mr. Birdsong was a valued member of the team, performed his duties with dedication and self-motivation, and he will be missed by his co-workers and customers.

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

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.1.b.**

Subject:
Resolution Recognizing Ms. Lisa H. Coker, Mental Health Support Services, Upon her Retirement

Board Action Requested:
The Board is requested to adopt the attached resolution.

Summary of Information:
Ms. Lisa H. Coker retired from Mental Health Support Services effective June 1, 2025 after providing over 28 years of dedicated service to the citizens of Chesterfield County.

Attachments:
1. Resolution

Preparer: Kelly Fried, Executive Director

Approved By:

RECOGNIZING MS. LISA H. COKER UPON HER RETIREMENT

WHEREAS, Ms. Lisa H. Coker retired from Chesterfield County Mental Health Support Services on June 1, 2025, after providing over 28 years of service; and

WHEREAS, Ms. Coker was hired as a Case Manager for the Adult Substance Use Services program on July 15, 1996; and

WHEREAS, Ms. Coker provided case management support for pregnant and postpartum women affected by substance use; and

WHEREAS, Ms. Coker acted as the liaison for Chesterfield County's Opiate Addiction and Rewards for Recovery program, which assisted uninsured and underinsured individuals in accessing life-saving medications; and

WHEREAS, Ms. Coker contributed to the development and implementation of the curriculum for the Gaining Effective Methadone Skills (GEMS) group, the Be Well Group, and the Recovery Group, all of which focused on a holistic approach to treatment and recovery; and

WHEREAS, Ms. Coker completed certification in the National Acupuncture Detoxification Association (NADA) protocol and provided Acuwellness services to program participants; and

WHEREAS, Ms. Coker in 2017 pioneered the implementation of billable case management services for the Adult Substance Use Services program; and

WHEREAS, Ms. Coker played a vital role in establishing and maintaining the MHSS Memorial Garden which serves as a space for recognizing clients and staff who have passed away and provides a peaceful place for quiet reflection; and

WHEREAS, Ms. Coker created and maintained a comprehensive list of local resources to better assist individuals with their needs; and

WHEREAS, Ms. Coker was a strong advocate for those she served, using her extensive knowledge of substance use and mental health treatment to ensure access to the necessary treatments and resources to improve the quality of life of individuals and families of Chesterfield County.

NOW, THEREFORE, BE IT RESOLVED that the Chesterfield County Board of Supervisors recognizes the outstanding contributions of **Ms. Lisa H. Coker** and extends appreciation, on behalf of its members and the citizens of Chesterfield County, congratulations upon her retirement, and best wishes for a long, happy, and healthy retirement.

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.1.c.**

Subject:
Resolution Confirming Official Intent to Reimburse Capital Expenditures with Proceeds of a Future Borrowing

Board Action Requested:
Adopt the attached resolution

Summary of Information:
This resolution allows the County to reimburse capital improvement expenditures made prior to the issuance of one or more series of tax-exempt borrowings. The reimbursement is not expected to exceed $50,000,000. Proceeds of future borrowings may be used to reimburse expenditures incurred no more than 60 days prior to the date of adoption of this resolution, and no later than 18 months after the later of the date on which the expenditure is paid or the project is placed in service or abandoned, with limited exceptions.

The resolution shall take effect immediately upon its passage.

Attachments:
1. Reimbursement Resolution

Preparer: Gerard Durkin, Director of Budget and Management

Approved By:

RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF A BORROWING

WHEREAS, the County of Chesterfield, Virginia (the "County"), intends to undertake certain capital improvement projects for the benefit of the County, including but not limited to (i) acquisition of real property and interests, (ii) construction renovation, expansion, or major maintenance of public buildings and facilities, (iii) transportation and mobility improvements (collectively, the "Projects"); and

WHEREAS, plans for the Projects have advanced, and the County expects to advance its own funds to pay expenditures related to the Projects (the "Expenditures") and to receive reimbursement for such Expenditures from proceeds of bonds or other debt obligations to be issued by or on behalf of the County (collectively, the "Bonds");

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

1. The County intends to issue, or request a conduit issuer to issue, Bonds of one or more series to pay the costs of the Projects in a principal amount not currently expected to exceed $50,000,000.

2. The County intends that the proceeds of the Bonds be used to reimburse the County for Expenditures made on or after the date that is no more than 60 days prior to the date hereof. The County reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds.

3. Each Expenditure was or will be, unless otherwise approved by bond counsel, either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item that is not customarily payable from current revenues or (d) a grant to a party that is not related to or an agent of the County so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the County.

4. The County intends to make a reimbursement allocation, which is a written allocation by the County that evidences the County's use of proceeds of the Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the related Projects are placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The County recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, expenditures by "small issuers" (based on the year of issuance and not the year of expenditure) and expenditures for construction of at least five years.

5. The County intends that the adoption of this Resolution confirms the "official intent" within the meaning of Treasury Regulations Section 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended.

6. This Resolution shall take effect immediately upon its passage.

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.1.d.**

Subject:
Resolution Authorizing the Issuance, Sale, and Award of General Obligation Bonds for Public Improvements and Refunding Purposes

Board Action Requested:
Adopt a resolution authorizing the issuance, sale, and award of (i) General Obligation Public Improvement Bonds in the maximum aggregate principal amount of $75,000,000 and (ii) General Obligation Refunding Bonds in the maximum aggregate principal amount of $60,000,000 to finance capital projects and refund certain outstanding bond series.

Summary of Information:
As part of the County's capital financing plan and debt management strategy, staff recommends issuing up to $75 million in general obligation bonds to finance voter-approved capital improvement projects related to the public school system. These bonds represent a portion of the $540 million authorized by referendum in November 2022.

In addition, based on current market conditions, the County has the opportunity to refinance portions of its outstanding Series 2015A, 2015B, and 2016 bonds. Issuing up to $60 million in general obligation refunding bonds will allow the County to achieve net present value savings and lower long-term debt service costs, in accordance with the County's adopted refunding guidelines.

Both the improvement and refunding bonds may be sold through either a competitive or negotiated sale, depending on market conditions and the recommendation of Davenport & Company LLC, the County's financial advisor.

The proposed resolution delegates authority to the County Administrator (or designee) to determine the final terms of the bonds, execute all related documents, and proceed with the issuance and sale.

Attachments:
1. 2025 GO - Bond Resolution

Preparer: Gerard Durkin, Director of Budget and Management

Approved By:

RESOLUTION PROVIDING FOR THE ISSUANCE, SALE AND AWARD OF GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF THE COUNTY OF CHESTERFIELD, VIRGINIA, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $75,000,000, HERETOFORE AUTHORIZED, PROVIDING FOR THE ISSUANCE, SALE AND AWARD OF GENERAL OBLIGATION REFUNDING BONDS OF THE COUNTY OF CHESTERFIELD, VIRGINIA, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $60,000,000, PROVIDING FOR THE FORM, DETAILS AND PAYMENT OF SUCH BONDS, AND PROVIDING FOR THE REFUNDING OF CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE COUNTY

WHEREAS, by resolution adopted on June 29, 2022 (the "Authorizing Resolution"), the Board of Supervisors (the "Board") of the County of Chesterfield, Virginia (the "County") (a) authorized the issuance of general obligation capital improvement bonds in the maximum principal amount of $540,000,000 to finance various capital improvement projects for (i) public school system purposes, (ii) public safety purposes, (iii) public library purposes and (iv) parks and recreation purposes (collectively, the "Projects"), subject to the approval of the voters at a special election, and (b) requested the Circuit Court of the County of Chesterfield to order a special election on the issuance of such bonds;

WHEREAS, pursuant to a special election held on November 8, 2022 (the "Election"), the qualified voters of the County approved the issuance of general obligation bonds of the County in the maximum principal amount of $540,000,000 to finance the Projects;

WHEREAS, the County has previously issued $194,800,000 principal amount of such general obligation bonds and $345,200,000 principal amount remains authorized but unissued;

WHEREAS, the Board desires to (a) issue up to $75,000,000 principal amount of such general obligation bonds (as further described herein, the "New Money Bonds") authorized by the Authorizing Resolution and approved by the qualified voters of the County pursuant to the Election and (b) use the proceeds thereof to (i) finance a portion of the costs of the Projects related to the public school system, and (ii) pay related costs of issuance; and

WHEREAS, the County has previously issued its General Obligation Public Improvement Bonds, Series 2015A, in the original principal amount of $34,690,000 (the "Series 2015A Bonds");

WHEREAS, the County has previously issued its General Obligation Public Improvement Refunding Bonds, Series 2015B, in the original principal amount of $57,420,000 (the "Series 2015B Bonds");

WHEREAS, the County has previously issued its General Obligation Public Improvement and Refunding Bonds, Series 2016, in the original principal amount of $86,480,000 (the "Series 2016 Bonds");

WHEREAS, the County may effect debt service savings by issuing its general obligation refunding bonds (the "Refunding Bonds") to refund all or a portion of the outstanding maturities of the Series 2015A Bonds, the Series 2015B Bonds and the Series 2016 Bonds (such refunded series and maturities or portions thereof shall be referred to herein as the "Refunded Bonds"); and

WHEREAS, the County administration, in consultation with Davenport & Company LLC, acting as the County's financial advisor (the "Financial Advisor"), has recommended that the County sell the New Money Bonds and the Refunding Bonds (together, the "Bonds"), in one or more series through one or more of the following methods: (a) a public offering through a competitive sale or (b) a public offering through a negotiated underwriting;

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

1. Issuance of Bonds. Pursuant to the Constitution and statutes of the Commonwealth of Virginia, including the Public Finance Act of 1991, and in accordance with the authorization of the Authorizing Resolution and the approval of the qualified voters pursuant to the Election, the Board hereby provides for the issuance and sale of the New Money Bonds in an aggregate principal amount not to exceed $75,000,000 to finance a portion of the costs of the Projects and to pay related costs of issuance. Pursuant to the Constitution and statutes of the Commonwealth of Virginia, including the Public Finance Act of 1991, the Board further hereby provides for the issuance and sale of the Refunding Bonds in an aggregate principal amount not to exceed $60,000,000 to finance the refunding of the Refunded Bonds and to pay related costs of issuance.

2. Bond Details.

(a) The New Money Bonds shall be designated "General Obligation Public Improvement Bonds, Series 2025A" or such other designation as the County Administrator (such term as used herein to include the County Administrator and the Deputy County Administrator for Finance and Administration) may determine, shall be in registered form, shall be dated such date as may be determined by the County Administrator, shall be in denominations of $5,000 and integral multiples thereof and shall be numbered RA-1 upward. Subject to the provisions and limitations of this Resolution, the Board authorizes the County Administrator to undertake the issuance and sale of the New Money Bonds and to determine the final pricing terms of the New Money Bonds as he shall deem to be in the best interests of the County; provided, however, that the New Money Bonds shall (i) be issued in an aggregate principal amount not exceeding the limit set forth in Section 1, (ii) have a "true" or "Canadian" interest cost not to exceed 6.00% (taking into account any original issue discount or premium), (iii) be sold at a price not less than 95.0% of the original aggregate principal amount thereof (excluding any original issue discount or premium), and (iv) mature, or be subject to mandatory sinking fund redemption in annual installments, in years ending no later than December 31, 2054.

(b) The Refunding Bonds shall be designated "General Obligation Refunding Bonds, Series 2025B" or such other designation as the County Administrator may determine, shall be in registered form, shall be dated such date as may be determined by the County Administrator, shall be in denominations of $5,000 and integral multiples thereof and shall be numbered RB-1 upward. Subject to the provisions and limitations of this Resolution, the Board authorizes the

County Administrator to undertake the issuance and sale of the Refunding Bonds and to determine the final pricing terms of the Refunding Bonds as he shall deem to be in the best interests of the County; provided, however, that the Refunding Bonds shall (i) be issued in an aggregate principal amount not exceeding the limit set forth in Section 1, (ii) have a "true" or "Canadian" interest cost not to exceed 5.00% (taking into account any original issue discount or premium), (iii) be sold at a price not less than 95.0% of the original aggregate principal amount thereof (excluding any original issue discount or premium), and (iv) mature, or be subject to mandatory sinking fund redemption in annual installments, in years ending no later than December 31, 2036. In addition, the Refunding Bonds shall produce positive net present value debt service savings to the County.

(c) Principal of the Bonds shall be payable annually on dates determined by the County Administrator. Each Bond shall bear interest from its date at such rate as shall be determined at the time of sale, calculated on the basis of a 360-day year of twelve 30-day months, payable semiannually on dates determined by the County Administrator. Principal and premium, if any, shall be payable to the registered owners upon surrender of Bonds as they become due at the office of the Registrar (as hereinafter defined). Interest shall be payable by check or draft mailed to the registered owners at their addresses as they appear on the registration books kept by the Registrar on a date prior to each interest payment date that shall be determined by the County Administrator (the "Record Date"); provided, however, that at the request of the registered owner of the Bonds, payment may be made by wire transfer pursuant to the most recent wire instructions received by the Registrar from such registered owner. If any payment date with respect to the Bonds is not a Business Day (as hereinafter defined), such payment shall be made on the next succeeding Business Day with the same effect as if made on the stated payment date and no additional interest shall accrue. "Business Day" shall mean a day on which banking business is transacted, but not including a Saturday, Sunday or legal holiday, or any other day on which banking institutions are authorized by law to close in the Commonwealth of Virginia. Principal, premium, if any, and interest shall be payable in lawful money of the United States of America.

(d) Initially, one Bond certificate for each maturity of each series of the Bonds shall be issued to and registered in the name of The Depository Trust Company ("DTC") or its nominee. The County has heretofore entered into a Letter of Representations relating to a book-entry system to be maintained by DTC with respect to the Bonds. "Securities Depository" shall mean DTC or any other securities depository for the Bonds appointed pursuant to Subsection 2(e).

(e) In the event that (i) the Securities Depository determines not to continue to act as the securities depository for the Bonds by giving notice to the Registrar, and the County discharges the Securities Depository of its responsibilities with respect to the Bonds, or (ii) the County in its sole discretion determines (A) that beneficial owners of the Bonds shall be able to obtain certificated Bonds or (B) to select a new Securities Depository, then its Deputy County Administrator for Finance and Administration or Director of Budget and Management, either of whom may act, shall, at the direction of the County, attempt to locate another qualified securities depository to serve as Securities Depository and authenticate and deliver certificated Bonds to the new Securities Depository or its nominee, or authenticate and deliver certificated Bonds to the beneficial owners or to the Securities Depository participants on behalf of beneficial owners substantially in the form provided for in Section 5; provided, however, that such form shall provide for interest on the Bonds to be payable (X) from the date of the Bonds if they are authenticated prior to the first interest payment date or (Y) otherwise from the interest payment date that is or

immediately precedes the date on which the Bonds are authenticated (unless payment of interest thereon is in default, in which case interest on such Bonds shall be payable from the date to which interest has been paid). In delivering certificated Bonds, the Deputy County Administrator for Finance and Administration or Director of Budget and Management, either of whom may act, shall be entitled to rely on the records of the Securities Depository as to the beneficial owners or the records of the Securities Depository participants acting on behalf of beneficial owners. Such certificated Bonds will then be registrable, transferable and exchangeable as set forth in Section 7.

(f) So long as there is a Securities Depository for the Bonds, (i) it or its nominee shall be the registered owner of the Bonds, (ii) notwithstanding anything to the contrary in this Resolution, determinations of persons entitled to payment of principal, premium, if any, and interest, transfers of ownership and exchanges and receipt of notices shall be the responsibility of the Securities Depository and shall be effected pursuant to rules and procedures established by such Securities Depository, (iii) the Registrar and the County shall not be responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants, (iv) references in this Resolution to registered owners of the Bonds shall mean such Securities Depository or its nominee and shall not mean the beneficial owners of the Bonds and (v) in the event of any inconsistency between the provisions of this Resolution and the provisions of the above-referenced Letter of Representations such provisions of the Letter of Representations, except to the extent set forth in this paragraph and Subsection 2(e), shall control.

3. Redemption Provisions.

(a) Subject to the limitations contained herein, the County Administrator is authorized to determine the redemption provisions of the Bonds, including provisions for optional, extraordinary and mandatory sinking fund redemption.

(b) The Bonds may be subject to redemption prior to maturity at the option of the County at any time on or after the dates, if any, determined by the County Administrator, in whole or in part, at redemption price(s) that the County Administrator determines to be in the best interests of the County based on financial market conditions, together with any interest accrued to the date fixed for redemption. Such redemption price terms may include traditional redemption prices not to exceed 102% of the principal amount to be redeemed as well as "make whole" redemption prices.

(c) Any Bonds sold as term bonds may be subject to mandatory sinking fund redemption upon terms determined by the County Administrator.

(d) If less than all of the Bonds of a series are called for redemption, the maturities of the series of Bonds (or principal portions thereof) to be redeemed shall be selected by the Deputy County Administrator for Finance and Administration or Director of Budget and Management, either of whom may act, in such manner as such officer may determine to be in the best interests of the County. If less than all of the Bonds of a particular maturity of a series are called for redemption, the Bonds (or portions thereof) within such maturity of a series to be redeemed shall be selected by the Securities Depository pursuant to its rules and procedures or, if the book-entry system is discontinued, shall be selected by the Registrar by lot in such manner as

the Registrar in its discretion may determine. In either case, (i) the portion of any Bond to be redeemed shall be in the principal amount of $5,000 or some integral multiple thereof and (ii) in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds that is obtained by dividing the principal amount of such Bond by $5,000. The County shall cause notice of the call for redemption identifying the Bonds or portions thereof to be redeemed to be sent by facsimile or electronic transmission, registered or certified mail or overnight express delivery, not less than 30 nor more than 60 days prior to the date fixed for redemption, to the registered owner(s) of the Bonds. The County shall not be responsible for giving notice of redemption to anyone other than DTC or another qualified securities depository then serving or its nominee unless no qualified securities depository is the registered owner(s) of the Bonds. If no qualified securities depository is the registered owner of the Bonds, notice of redemption shall be mailed to the registered owners of the Bonds. If a portion of a Bond is called for redemption, a new Bond in principal amount equal to the unredeemed portion thereof will be issued to the registered owner upon the surrender thereof.

(e) In the case of an optional redemption, the notice may state that (i) it is conditioned upon the deposit of moneys, in an amount equal to the amount necessary to effect the redemption, no later than the date fixed for redemption or (ii) the County retains the right to rescind such notice on or prior to the date fixed for redemption (in either case, a "Conditional Redemption"), and such notice and optional redemption shall be of no effect if such moneys are not so deposited or if the notice is rescinded as described herein. Any Conditional Redemption may be rescinded at any time. The County shall give prompt notice of such rescission to the affected bondholders. Any Bonds subject to Conditional Redemption where redemption has been rescinded shall remain outstanding, and the rescission shall not constitute an event of default. Further, in the case of a Conditional Redemption, the failure of the County to make funds available on or before the date fixed for redemption shall not constitute an event of default, and the County shall give immediate notice to all organizations registered with the Securities and Exchange Commission (the "SEC") as securities depositories or the affected bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

4. Execution and Authentication. The Bonds shall be signed by the manual or facsimile signature of the Chair or Vice Chair of the Board, and the Board's seal shall be affixed thereto, or a facsimile thereof printed thereon, and shall be attested by the manual or facsimile signature of the Clerk or Deputy Clerk of the Board; provided, however, that no Bond signed by facsimile signatures shall be valid until it has been authenticated by the manual signature of the Registrar or, if a bank has been appointed registrar pursuant to Section 7, an authorized officer or employee of the Registrar and the date of authentication noted thereon.

5. Bond Form. The Bonds shall be in substantially the form of Exhibit A attached hereto, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the officers signing the Bonds, whose approval shall be evidenced conclusively by their execution and delivery of the Bonds.

6. Pledge of Full Faith and Credit. The full faith and credit of the County are irrevocably pledged for the payment of principal of and premium, if any, and interest on the Bonds. Unless other funds are lawfully available and appropriated for timely payment of the Bonds, the Board shall levy and collect an annual ad valorem tax, over and above all other taxes authorized

or limited by law and without limitation as to rate or amount, on all locally taxable property in the County sufficient to pay when due the principal of and premium, if any, and interest on the Bonds.

7. Registration, Transfer and Owners of Bonds.

(a) The County Treasurer is hereby appointed paying agent and registrar for the Bonds (the "Registrar"). The County Administrator is authorized, on behalf of the County, to appoint a qualified bank or trust company as successor paying agent and registrar for the Bonds if at any time the County Administrator determines such appointment to be in the best interests of the County. The Registrar shall maintain registration books for the registration of the Bonds and transfers thereof. Upon presentation and surrender of any Bonds to the Registrar, or its corporate trust office if the Registrar is a bank or trust company, together with an assignment duly executed by the registered owner or the owner's duly authorized attorney or legal representative in such form as shall be satisfactory to the Registrar, the County shall execute, and the Registrar shall authenticate, if required by Section 4, and deliver in exchange, a new Bond or Bonds of the same series and having an equal aggregate principal amount, in authorized denominations, of the same form and maturity, bearing interest at the same rate, and registered in the name(s) as requested by the then registered owner or the owner's duly authorized attorney or legal representative. Any such exchange shall be at the expense of the County, except that the Registrar may charge the person requesting such exchange the amount of any tax or other governmental charge required to be paid with respect thereto.

(b) The Registrar shall treat the registered owner as the person exclusively entitled to payment of principal, premium, if any, and interest and the exercise of all other rights and powers of the owner, except that interest payments shall be made to the person shown as owner on the registration books on the applicable Record Date.

8. Sale of Bonds. The Board approves the following terms of the sale of the Bonds:

(a) The Bonds shall be sold through a competitive sale or a negotiated sale, as the County Administrator, in collaboration with the Financial Advisor, determines to be in the best interests of the County.

(b) If the County Administrator determines that any Bonds shall be sold by competitive sale, the County Administrator is authorized to receive bids for such Bonds and award such Bonds to the bidder(s) providing the lowest "true" or "Canadian" interest cost, subject to the limitations set forth in Sections 1 and 2. Following a competitive sale, the County Administrator shall file a certificate with the Clerk of the Board setting forth the final terms of the Bonds. The actions of the County Administrator in selling the Bonds by competitive sale shall be conclusive, and no further action with respect to the sale and issuance of the Bonds shall be necessary on the part of the Board.

(c) If any Bonds are sold by competitive sale, the County Administrator, in collaboration with the Financial Advisor, is authorized and directed to take all proper steps to advertise such Bonds for sale in accordance with the terms and conditions as shall be provided in the notice of sale relating to the Bonds. The County Administrator is further authorized to cause to be prepared and disseminated a notice of sale of the Bonds in such form and containing such

terms and conditions as the County Administrator may deem advisable, subject to the provisions of this Resolution.

(d) If the County Administrator determines that any Bonds shall be sold by negotiated sale, the County Administrator is authorized, in collaboration with the Financial Advisor, to choose one or more investment banks or firms to serve as underwriter(s) for such Bonds and to execute and deliver to the underwriter(s) a bond purchase agreement (the "Bond Purchase Agreement") in a form to be approved by the County Administrator in consultation with the County Attorney and the County's bond counsel. The execution of the Bond Purchase Agreement by the County Administrator shall constitute conclusive evidence of his approval thereof. Following a negotiated sale, the County Administrator shall file a copy of the Bond Purchase Agreement with the records of the Board. The actions of the County Administrator in selling the Bonds by negotiated sale to the underwriter(s) shall be conclusive, and no further action with respect to the sale and issuance of the Bonds shall be necessary on the part of the Board.

9. Approval of Preparation and Execution of Official Statement.

(a) The County Administrator and other appropriate officials and employees of the County are hereby authorized and directed to prepare and distribute, or cause to be prepared and distributed, to prospective purchasers of the Bonds a Preliminary Official Statement (the "Preliminary Official Statement") describing the Bonds and the County in a form consistent with the provisions of this Resolution. All actions taken by the County Administrator and such other officials and employees of the County with respect to the preparation and distribution of the Preliminary Official Statement are hereby ratified and confirmed.

(b) The County Administrator and other appropriate officials and employees of the County are hereby authorized and directed to prepare, or cause to be prepared, a final Official Statement (the "Official Statement"), which shall be in substantially the form of the Preliminary Official Statement with such completions, omissions, insertions and changes as are necessary to complete the Official Statement and deem it final for purposes of Rule 15c-12 (the "Rule") of the SEC.

(c) The County Administrator is hereby authorized and directed to execute and deliver to the underwriter(s) of the Bonds the final Official Statement. The County shall arrange for the delivery to the underwriter(s) of the Bonds of a reasonable number of printed copies of the final Official Statement, within seven business days after the Bonds have been sold, for delivery to each potential investor requesting a copy of the Official Statement and to each person to whom the underwriter(s) initially sells Bonds.

10. Official Statement. The draft Preliminary Official Statement describing the Bonds, copies of which have been made available to the Board prior to this meeting, is hereby approved as the form of the Preliminary Official Statement by which the Bonds may be offered for sale to the public; provided that the County Administrator, in collaboration with the Financial Advisor, may make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this Resolution as the County Administrator may consider to be in the best interests of the County. After the Bonds have been sold, the County Administrator, in collaboration with the Financial Advisor, shall make such completions, omissions, insertions

and changes in the Preliminary Official Statement not inconsistent with this Resolution as are necessary or desirable to complete it as a final Official Statement. In addition, the County shall arrange for the delivery to the underwriter(s) of the Bonds of a reasonable number of printed copies of the final Official Statement, within seven business days after the Bonds have been sold, for delivery to each potential investor requesting a copy of the Official Statement and to each person to whom the underwriter(s) initially sells Bonds.

11. Official Statement Deemed Final. The County Administrator is authorized, on behalf of the County, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of the Rule, except for the omission from the Preliminary Official Statement of certain pricing and other information permitted to be omitted pursuant to the Rule. The distribution of the Preliminary Official Statement and the execution and delivery of the Official Statement in final form shall be conclusive evidence that each has been deemed final as of its date by the County, except for the omission in the Preliminary Official Statement of such pricing and other information permitted to be omitted pursuant to the Rule.

12. Preparation and Delivery of Bonds. After the Bonds have been awarded, the Chair or Vice Chair and the Clerk or Deputy Clerk of the Board are authorized and directed to take all proper steps to have the Bonds prepared and executed in accordance with their terms and to deliver the Bonds to the underwriter(s) thereof upon payment therefor.

13. Redemption of Refunded Bonds. The County Administrator is authorized and directed to determine which maturities of the Series 2015A Bonds, the Series 2015B Bonds and the Series 2016 Bonds, if any, shall constitute the Refunded Bonds. The County Administrator shall direct that notices of redemption be given to the registered owners of the Refunded Bonds in accordance with the terms of the Refunded Bonds.

14. Escrow Deposit Agreement. The County Administrator and the County Treasurer, either of whom may act, are authorized and directed to execute an escrow deposit agreement in connection with the Refunded Bonds (the "Escrow Agreement") between the County and an escrow agent to be appointed by the County Administrator (the "Escrow Agent"). The Escrow Agreement shall be in the form approved by the County Administrator, in collaboration with the County Attorney and the County's bond counsel. The execution and delivery of the Escrow Agreement by any of such authorized signatories shall constitute conclusive evidence of his or her approval of the Escrow Agreement. The Escrow Agreement shall provide for the irrevocable deposit of a portion of the Refunding Bond proceeds (the "Refunding Portion") in an escrow fund that shall be sufficient, when invested in noncallable obligations of, or unconditionally guaranteed by, the United States Government (the "Government Obligations"), (i) to pay when due the interest on the Refunded Bonds to the first respective dates on which they may be redeemed at the option of the County and (ii) to pay upon the earlier of maturity or redemption the principal of the Refunded Bonds; provided, however, that such Refunding Portion shall be invested in such manner that none of the Bonds will be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, and regulations issued pursuant thereto (the "Code"). Such officers shall provide for the deposit of the remaining proceeds of the Refunding Bonds in a special account to be used to pay the costs incurred in refunding the Refunded Bonds and the costs of issuing the Refunding Bonds . The Escrow Agent is authorized to execute, on behalf of the

County, an initial and final subscription form for the purchase of the Government Obligations, if and as necessary. The County Administrator and the County Treasurer are further authorized and directed to take all such further action as may be necessary or desirable in connection with the payment and refunding of the Refunded Bonds.

15. Arbitrage Covenants. The County covenants that it shall not take or omit to take any action the taking or omission of which will cause any of the Bonds to be "arbitrage bonds" (within the meaning of Section 148 of the Code), or otherwise cause interest on any of the Bonds to be includable in the gross income for federal income tax purposes of the registered owners thereof under existing law. Without limiting the generality of the foregoing, the County shall comply with any provision of law that may require the County at any time to rebate to the United States any part of the earnings derived from the investment of the gross proceeds of the Bonds, unless the County receives an opinion of nationally recognized bond counsel that such compliance is not required to prevent interest on any of the Bonds from being includable in the gross income for federal income tax purposes of the registered owners thereof under existing law. The Escrow Agent is authorized and directed to execute initial and final subscription forms for the purchase of the Government Obligations and such other contracts and agreements necessary to provide for the defeasance of the Refunded Bonds as are approved by the County Administrator, in collaboration with the County's bond counsel.

16. Non-Arbitrage Certificate and Elections. Such officers of the County as may be requested by the County's bond counsel are authorized and directed to execute an appropriate certificate setting forth (a) the expected uses and investment of the proceeds of the Bonds in order to show that such expected uses and investment will not violate the provisions of Section 148 of the Code and (b) any elections such officers deem desirable regarding rebate of earnings to the United States for purposes of complying with Section 148 of the Code. Such certificate shall be prepared in consultation with the County's bond counsel, and such elections shall be made after consultation with bond counsel.

17. Limitation on Private Use. The County covenants that it shall not permit the proceeds of the Bonds or the facilities financed or refinanced with the proceeds of the Bonds to be used in any manner that would result in (a) 5% or more of such proceeds or facilities being used in a trade or business carried on by any person other than a governmental unit, as provided in Section 141(b) of the Code, (b) 5% or more of such proceeds or facilities being used with respect to any output facility (other than a facility for the furnishing of water), within the meaning of Section 141(b)(4) of the Code, or (c) 5% or more of such proceeds being used directly or indirectly to make or finance loans to any persons other than a governmental unit, as provided in Section 141(c) of the Code; provided, however, that if the County receives an opinion of nationally recognized bond counsel that any such covenants need not be complied with to prevent the interest on any of the Bonds from being includable in the gross income for federal income tax purposes of the registered owners thereof under existing law, the County need not comply with such covenants.

18. Continuing Disclosure Agreement. The Chair and Vice Chair of the Board and the County Administrator, any of whom may act, are hereby authorized and directed to execute a continuing disclosure agreement (the "Continuing Disclosure Agreement") setting forth the reports and notices to be filed by the County and containing such covenants as may be necessary to assist the underwriter(s) of the Bonds in complying with the provisions of the Rule promulgated by the

SEC. The Continuing Disclosure Agreement shall be substantially in the form of the County's prior continuing disclosure agreements, which is hereby approved for purposes of the Bonds; provided that the County Administrator, in collaboration with the Financial Advisor, may make such changes in the Continuing Disclosure Agreement not inconsistent with this Resolution or the Rule, as the County Administrator may determine to be in the best interests of the County. The execution thereof by such officers shall constitute conclusive evidence of their approval of any such completions, omissions, insertions and changes.

19. Deposit of New Money Bond Proceeds. The County Treasurer is hereby authorized and directed to provide for delivery of the proceeds of the New Money Bonds to or at the direction of the County in such manner as necessary to pay costs of the Projects and related costs of issuance.

20. SNAP Investment Authorization. The County has previously received and reviewed the Information Statement describing the State Non-Arbitrage Program of the Commonwealth of Virginia ("SNAP") and the Contract Creating the State Non-Arbitrage Program Pool (the "Contract"), and the Board hereby authorizes the County Treasurer in her discretion to use SNAP in connection with the investment of the portion of the proceeds of the Bonds used to finance the Project. The Board acknowledges that the Treasury Board of the Commonwealth of Virginia is not, and shall not be, in any way liable to the County in connection with SNAP, except as otherwise provided in the Contract.

21. Reimbursement of Expenditures. The County intends that the proceeds of the Bonds may be used to reimburse expenditures for the Projects made prior to the date hereof. As such, the County intends that the adoption of this Resolution confirms the "official intent" within the meaning of Treasury Regulations Section 1.150-2 promulgated under the Code.

22. Other Actions. All other actions of officers of the County and the Board in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of the Bonds and the financing of the Projects are hereby ratified, approved and confirmed. The officers of the County are hereby authorized and directed to execute and deliver all certificates and instruments and to take all such further action as may be considered necessary or desirable in connection with the issuance, sale and delivery of the Bonds and the financing of the Projects.

23. Repeal of Conflicting Resolutions. All resolutions or parts of resolutions in conflict herewith are repealed.

24. Effective Date. This Resolution shall take effect immediately.

EXHIBIT A

[FORM OF BOND]

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the issuer or its agent for registration of transfer, exchange or payment, and any certificate is registered in the name of Cede & Co., or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

REGISTERED **REGISTERED**

No. R[A][B]-___ **$_____**

UNITED STATES OF AMERICA

COMMONWEALTH OF VIRGINIA

COUNTY OF CHESTERFIELD

General Obligation [Public Improvement][Refunding] Bond
Series 2025[A][B]

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
_____%	_____, ____	_____, 2025	_____ ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: **DOLLARS**

The County of Chesterfield, Virginia (the "County"), for value received, promises to pay, upon surrender hereof to the registered owner hereof, or its registered assigns or legal representative, the principal sum stated above on the maturity date stated above, subject to prior redemption as hereinafter provided, and to pay interest hereon from its date semiannually on each _____ __ and _____ __, beginning _____ __, ____, at the annual rate stated above, calculated on the basis of a 360-day year of twelve 30-day months. Principal[, premium, if any,] and interest are payable in lawful money of the United States of America by the County Treasurer, who has been appointed paying agent and registrar for the Bonds (as hereinafter defined), or by such bank or trust company as may be appointed by the County Administrator (such term as used herein to include the County Administrator and the Deputy County Administrator for Finance and Administration) as successor paying agent and registrar (the "Registrar"). If any payment date with respect to the Bonds is not a Business Day (as hereinafter defined), such payment shall be made on the next succeeding Business Day with the same effect as if made on the stated payment date and no additional interest shall accrue. "Business Day" shall mean a day on which banking

business is transacted, but not including a Saturday, Sunday or legal holiday, or any other day on which banking institutions are authorized by law to close in the Commonwealth of Virginia.

Notwithstanding any other provision hereof, this bond is subject to a book-entry system maintained by The Depository Trust Company ("DTC"), and the payment of principal[, premium, if any,] and interest, the providing of notices and other matters shall be made as described in the County's Blanket Letter of Representations to DTC.

This bond is one of an issue of $_____ General Obligation [Public Improvement] [Refunding] Bonds, Series 2025[A][B] (the "Bonds"), of like date and tenor, except as to number, denomination, rate of interest, privilege of redemption and maturity. The issuance of the Bonds was approved by the qualified voters of the County in an election held on November 8, 2022, and authorized by a resolution adopted by the Board of Supervisors of the County (the "Board") on June 29, 2022. The Bonds are issued pursuant to the Constitution and statutes of the Commonwealth of Virginia, including the Public Finance Act of 1991, and a resolution adopted by the Board on [_____, 2025] (the "Resolution"), to provide funds to [finance the costs of capital improvement projects for public school system purposes] [refund certain of the County's outstanding general obligation bonds] and to pay related costs of issuance.

The full faith and credit of the County are irrevocably pledged for the payment of principal of [and premium, if any,] and interest on the Bonds. Unless other funds are lawfully available and appropriated for timely payment of the Bonds, the Board of the County shall levy and collect an annual ad valorem tax, over and above all other taxes authorized or limited by law and without limitation as to rate or amount, on all locally taxable property in the County sufficient to pay when due the principal of [and premium, if any,] and interest on the Bonds.

Optional Redemption Provisions. Bonds maturing on or before _____ __, 20__, are not subject to redemption prior to maturity. Bonds maturing on or after _____ __, 20__, are subject to redemption prior to maturity at the option of the County at any time on or after _____ __, 20__, in whole or in part (in integral multiples of $5,000), upon payment of the following redemption prices (expressed as a percentage of principal amount of Bonds to be redeemed) plus interest accrued and unpaid to the date fixed for redemption:

Period During Which Redeemed Both Dates Inclusive	**Redemption Price**
_____ __, 20__, to _____ __, 20__	___%
_____ __, 20__, to _____ __, 20__	___
_____ __, 20__, and thereafter	___

[Mandatory Sinking Fund Redemption Provisions. Bonds maturing on [_____ __, 20__], are required to be redeemed in part before maturity by the County on [_____ __] in the years and amounts set forth below, at a redemption price equal to the principal amount of the Bonds to be redeemed, plus interest accrued and unpaid to the date fixed for redemption:

Year	**Amount**	**Year**	**Amount**

]

Selection of Bonds to be Redeemed. If less than all of the Bonds are called for redemption, the maturities of the Bonds to be redeemed shall be selected by the Deputy County Administrator for Finance and Administration or the Director of Budget and Management of the County, either of whom may act, in such manner as such officer may determine to be in the best interests of the County. If less than all of the Bonds of a particular maturity are called for redemption, the Bonds (or portions thereof) within such maturity to be redeemed shall be selected by DTC or any successor securities depository pursuant to its rules and procedures or, if the book-entry system is discontinued, shall be selected by the Registrar by lot in such manner as the Registrar in its discretion may determine. In either case, (a) the portion of any Bond to be redeemed shall be in the principal amount of $5,000 or some integral multiple thereof and (b) in selecting Bonds for redemption, each Bond shall be considered as representing that number of Bonds that is obtained by dividing the principal amount of such Bond by $5,000. The County shall cause notice of the call for redemption identifying the Bonds or portions thereof to be redeemed to be sent by facsimile or electronic transmission, registered or certified mail or overnight express delivery, not less than 30 nor more than 60 days prior to the date fixed for redemption, to DTC or its nominee as the registered owner of the Bonds. If a portion of this bond is called for redemption, a new bond in the principal amount of the unredeemed portion hereof shall be issued to the registered owner upon surrender hereof.

Conditional Notice. In the case of an optional redemption, the notice may state that (a) it is conditioned upon the deposit of moneys, in an amount equal to the amount necessary to effect the redemption, no later than the date fixed for redemption or (b) the County retains the right to rescind such notice on or prior to the date fixed for redemption (in either case, a "Conditional Redemption"), and such notice and optional redemption shall be of no effect if such moneys are not so deposited or if the notice is rescinded as described herein. Any Conditional Redemption may be rescinded at any time. The County shall give prompt notice of such rescission to the holders of the affected Bonds. Any Bonds subject to Conditional Redemption where redemption has been rescinded shall remain outstanding, and the rescission shall not constitute an event of default. Further, in the case of a Conditional Redemption, the failure of the County to make funds available on or before the date fixed for redemption shall not constitute an event of default, and the County shall give immediate notice to all organizations registered with the Securities and Exchange Commission as securities depositories or the holders of the affected Bonds that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

The Registrar shall treat the registered owner of this bond as the person exclusively entitled to payment of principal of and premium, if any, and interest on this bond and the exercise of all others rights and powers of the owner, except that interest payments shall be made to the person shown as the owner on the registration books on the ___ day of the month [preceding] [in which] each interest payment [is due].

All acts, conditions and things required by the Constitution and statutes of the Commonwealth of Virginia to happen, exist or be performed precedent to and in connection with the issuance of this bond have happened, exist and have been performed, and the issue of Bonds of which this bond is one, together with all other indebtedness of the County, is within every debt and other limit prescribed by the Constitution and statutes of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the County of Chesterfield, Virginia, has caused this bond to be to be signed by the Chair or Vice Chair of the Board of Supervisors of the County, its seal to be affixed hereto and attested by the Clerk or Deputy Clerk of the Board of Supervisors of the County, and this bond to be dated the date first above written.

(SEAL)

_____
Chair, Board of Supervisors of the County of Chesterfield, Virginia

(ATTEST)

_____
Clerk, Board of Supervisors of the County of Chesterfield, Virginia

ASSIGNMENT

FOR VALUE RECEIVED the undersigned sell(s), assign(s) and transfer(s) unto

_____

(Please print or type name and address, including postal zip code, of Transferee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF TRANSFEREE:

_____

the within bond and all rights thereunder, hereby irrevocably constituting and appointing _____, Attorney, to transfer said bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____

NOTICE: Signature(s) must be guaranteed by an Eligible Guarantor Institution such as a Commercial Bank, Trust Company, Securities Broker/Dealer, Credit Union or Savings Association who is a member of a medallion program approved by The Securities Transfer Association, Inc.

_____

(Signature of Registered Owner)

NOTICE: The signature above must correspond with the name of the registered owner as it appears on the front of this bond in every particular, without alteration or enlargement or any change whatsoever.

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.2.a.**

Subject:
Request to Quitclaim a Portion of a Water Easement Across the Property Owned by Industrial Lease IV Propco LLC

Board Action Requested:
Authorize the Chairman of the Board of Supervisors and the County Administrator to execute a quitclaim deed to quitclaim a portion of a water easement across the property owned by Industrial Lease IV Propco LLC.

Summary of Information:
Industrial Lease IV Propco LLC has requested the quitclaim of a portion of a water easement as shown on the attached plat. This easement is no longer needed, and a new easement will be dedicated. This conveyance is for the development of the IGS Storage Building and has been reviewed by the utilities department.

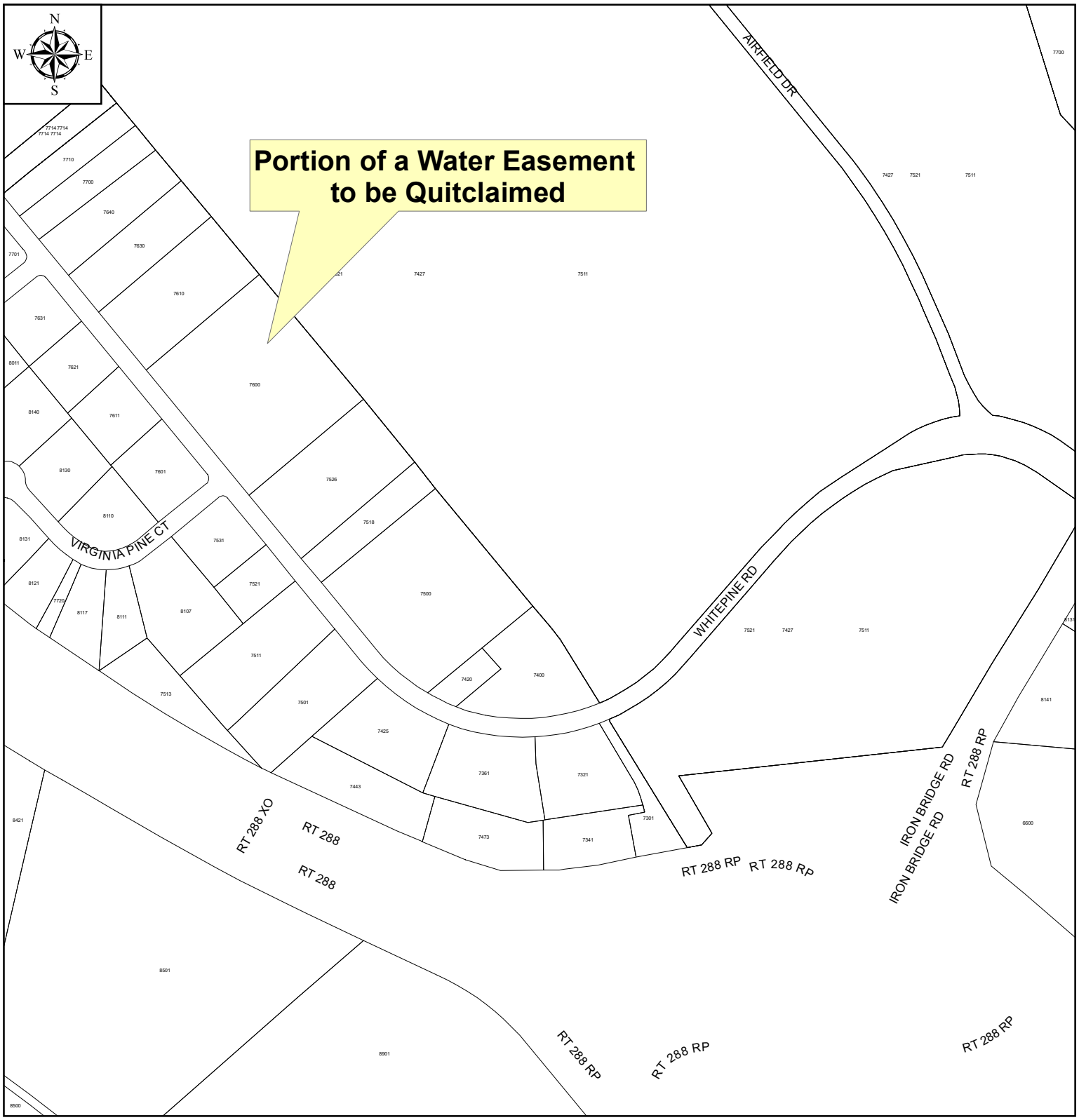
Approval is recommended.

Attachments:
1. Industrial Lease IV Propco LLC Quitclaim Sketch
2. Industrial Lease IV Propco LLC Quitclaim Plat

Preparer: Lynn Snow, Real Property Manager

Approved By:

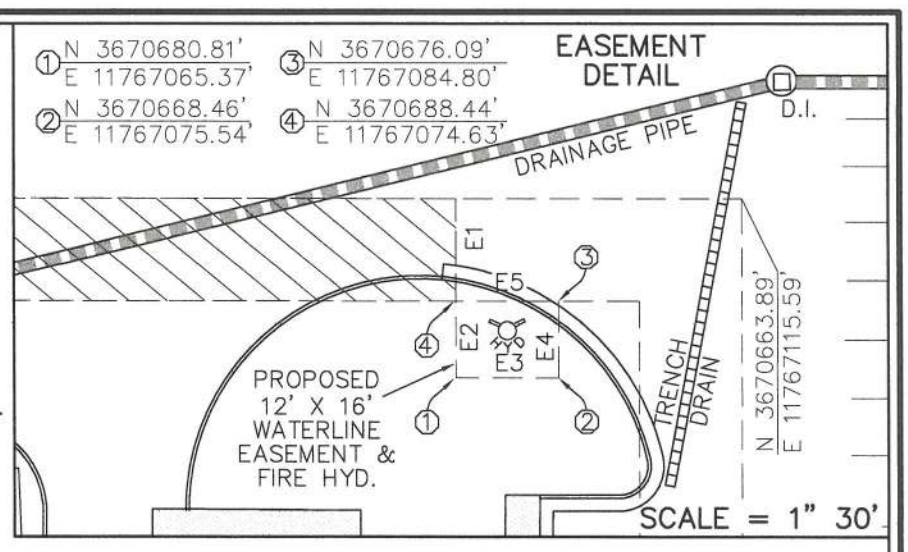
Board of Supervisors Meeting - June 25, 2025
Request to Quitclaim a Portion of a Water Easement Across the Property Owned by Industrial Lease IV Propco LLC



Chesterfield County
Real Property Office

1 inch = 500 feet

LINE TABLE		
LINE	BEARING	LENGTH
E1	S50°30'57"W	16.00
E2	S50°30'57"W	12.00
E3	S39°29'03"E	16.00
E4	N50°30'57"E	12.00
E5	N39°29'03"W	16.00



NAD 83

CHESTERFIELD COUNTY AIRPORT

CONNTY OF CHESTERFIELD
GPIN: 768-671-3895-00003
DB.1004 PG.312

S39°29'03"E → ABANDONED TAXI WAY

603.74'

DITCH

60' TAXWAY EASEMENT

FENCE (TYP)

GRAVEL OVERFLOW PARKING

R/F

FRAME BRIDGE (TYP)

SEE EASEMENT DETAIL

158.70' N88°03'38"W

N 3670693.25' E 11767245.59'

CONC.

PORTION OF 16' WATERLINE EASEMENT TO BE QUITCLAIMED 16' x 260' (HATCHED)

← N39°29'03"W

~ASPHALT~

260'

205.0'

16.0' S50°30'57"W

SURVEY TIE LINE

D.I.

45'

6'

13'

12'

16'

TRENCH DRAIN

CONC. DITCH

35' EASEMENT

150' BUILDING LINE RESTRICTION VACATED PER DB.2149 PG.49

S39°29'03"E 260.0'

GRAVEL

CONC.

CONC.

CONC.

116.5'

WALL

16' WATERLINE EASEMENT DB.2273 PG.780

CONC. WITH INDUSTRIAL EQUIPTMENT

PROPOSED 12' X 16' WATERLINE EASEMENT & FIRE HYD.

CONC. WALK

FENCE

SPEED BUMP (TYP)

550.00'

S50°30'57"W

WPRD LLC ET AL GPIN: 767-670-114000000 DB.13377 PG.364

SHELTERS WITH INDUSTRIAL EQUIPTMENT

No.7600

INDUSTRIAL LEASE IV PROPCO, LLC GPIN: 766-670-807400000 DB.11861 PG.167

15'

25' EASEMENT

116.4'

BRICK PATIO

WALL

BRICK WALK

~ASPHALT~

CONC. DITCH

N 3670343.52' E 11766821.10'

D.I.

DRAINAGE PIPE (TYP)

D.I.

D.I.

63.6'

63.7'

15' VEPCO EASEMENT

SIGN

NAIL IN CONC. FOUND

603.74'

DITCH

← N39°29'03"W

WHITEPINE ROAD
70' R/W ~ ST.RT. 701 ~ PB.27 PG.63-64

~ASPHALT~

VIRGINIA PINE COURT 70' R/W ST. RT. 980 PB.33 PG.47

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481

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MAP SHOWING A PROPOSED WATERLINE EASEMENT AND A PORTION OF EXISTING WATERLINE EASEMENT TO BE QUITCLAIMED
DALE DISTRICT ~ CHESTERFIELD CO., VA.

REVISED: 1-8-2025
DATE: 11-5-2024
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=60'
JOB NO. 240616325

COMMONWEALTH OF VIRGINIA
JEFFREY K. FLOYD
No. 001905
1-8-2025
LAND SURVEYOR

print 11 x 17

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.3.a.**

Subject:
To Consider Appropriation and Transfer of Funds and Grant Authorization to Proceed with Transportation Projects

Board Action Requested:
The Board is requested to set July 23, 2025, as the date to hold a public hearing to consider the appropriation and transfer of funds and to grant authorization to proceed for new and existing transportation projects.

Summary of Information:
The Board will be asked to consider the appropriation and transfer of over $62 million in federal, state, regional and local funds to advance new and existing transportation projects (Attachment A). Appropriations over 1% of the total county budget require a public hearing.

Annually, in a review of all existing and newly awarded transportation project funding, the Department requests Board approval of any new or additional funding allocations derived from various sources. The project funding appropriations are a result of CVTA Regional, VDOT's Six-Year Improvement Program, VDOT's Secondary Six-Year Funding and Virginia Department of Rail and Public Transportation grants.

Staff recommends the Board take the following actions to grant authorization to proceed with the projects shown in Attachment A, and to further advance the Courthouse Road Extension to Salem Church Road project which received design authorization by the Board on November 15, 2023.

1. Authorize the County Administrator to enter into VDOT agreements/contracts, permits/mitigation agreements and surety agreements acceptable to the County Attorney; and
2. Authorize the County Administrator to proceed with engineering, right-of-way acquisitions, including the advertisement of eminent domain public hearings if necessary, and to accept the conveyance of right of way and easements that are acquired; and
3. Authorize the Chair of the Board of Supervisors and County Administrator to execute easement agreements for relocation of utilities; and
4. Authorize the Procurement Director to proceed with Advertisement of a construction contract.

Attachments:
1. Attachment A

Preparer: Chessa Walker, Director of Transportation

Approved By:

New/ Existing	Project	Description	Project Estimate	Previously Allocated	Additional Funding Required	Funding Type	Transfer Request	Appropriation Request
							Local	State/Regional
Existing	Route 360 (Woodlake Village Pkwy - Otterdale Rd) Widening	Widen Route 360 from four to six lanes from Woodlake Village Parkway to Otterdale Road and add pedestrian accommodations along both the east and west sides.	44,498,551	750,000	10,947,475	CVTA Regional		32,801,076
Existing	Meadowdale Boulevard (Dalebrook Dr - Beulah Rd) Pedestrian - Bike Improvements	Construct a sidewalk and bike lanes along both sides of Meadowdale Boulevard between Dalebrook Drive and Beulah Road. These sidewalks will tie into the existing sidewalks at both termini, providing pedestrian access between Bensley Elementary School, the apartments, and retail at Hopkins Road.	4,484,925	4,026,000	-	CMAQ/CRP	137,700	321,225
Existing	Otterdale Road at Hampton Park Drive Intersection Lighting	Install lighting at the Otterdale Road at Hampton Park Drive roundabout	864,723	734,723	-	Secondary		130,000
Existing	Otterdale Road at Harpers Mill Parkway Intersection Lighting	Install lighting at the Otterdale Road at Harpers Mill Parkway roundabout	863,633	718,633	-	Secondary		145,000
Existing	Route 60 (GRTC Route 1A) Transit Operating Funds	Route 60 Transit Service to Walmart	2,190,522	-	-	VDRPT - TRIP	438,104	1,752,418
Existing	Route 1 (Falling Creek Wayside Park - Food Lion) Pedestrian - Bike Improvements	Construct a trail along the east side of Route 1 and a sidewalk along the west side of Route 1 between Falling Creek Avenue and the Food Lion, north of Chippenham Parkway. The project also includes the construction of five bus stops with landing pads: four with benches and trash cans and one with a shelter. A pedestrian signal will be installed at Cogbill Road. Ornamental streetlights and landscaping will be installed.	7,151,000	3,977,000	174,000	Smart Scale		3,000,000
Existing	Enon Church Rd at Bermuda Orchard Road Pedestrian Improvements	Construct a shared-use path along Enon Church Road at R. Garland Dodd Park and install a pedestrian crossing across Enon Church Road at Bermuda Orchard Lane.	1,037,000	976,000	-	CMAQ/CRP		61,000
New	Route 1 (Whitehouse Rd - Harrowgate Rd) Sidewalk - Ped Crossing	Construct a sidewalk and pedestrian crossing from Whitehouse Road to Harrowgate Road.	1,405,000	-	-	CMAQ		1,405,000
New	Busy Street Extension	Extend Busy Street from Couthouse Road to Busy Street.	22,383,031	2,108,899	-	CVTA Regional Smart Scale		5,511,555 14,762,577
New	Route 60 at Chestefield Towne Center	Construct bus stop on Route 60 at Chestefield Towne Center.	965,540	-	-	VDRPT - TRIP	308,973	656,567
New	Route 1 at New Park Road Bus Stop Pedestrian Hybrid Beacon	Construct a pedestrian hybrid beacon at the New Park Road bus stop.	809,199	-	-	VDRPT - TRIP	258,944	550,255
New	Countywide Microtransit Study	This project will fund a Countywide microtransti study.	216,000	-	-	VDRPT - MERIT	108,000	108,000
						TOTAL:	$1,251,721	$61,204,673

ATTACHMENT A

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.3.b.**

Subject:
To Consider the Quitclaim of a Portion of Right of Way Known as Meadowville Road

Board Action Requested:
The Board is requested to set July 23, 2025, as the date to hold a public hearing to consider the quitclaim of a portion of right of way known as Meadowville Road.

Summary of Information:
Twin Rivers Apartments, LLC, has requested the quitclaim of a portion of right of way known as Meadowville Road. This portion of right of way is no longer needed. The necessary drainage (public), water easement, sewer easement and temporary construction easements will be retained. The Board is requested to set July 23, 2025, as the date to hold a public hearing to consider the quitclaim. The quitclaim has been reviewed by county staff, Dominion Energy, Verizon and Comcast.

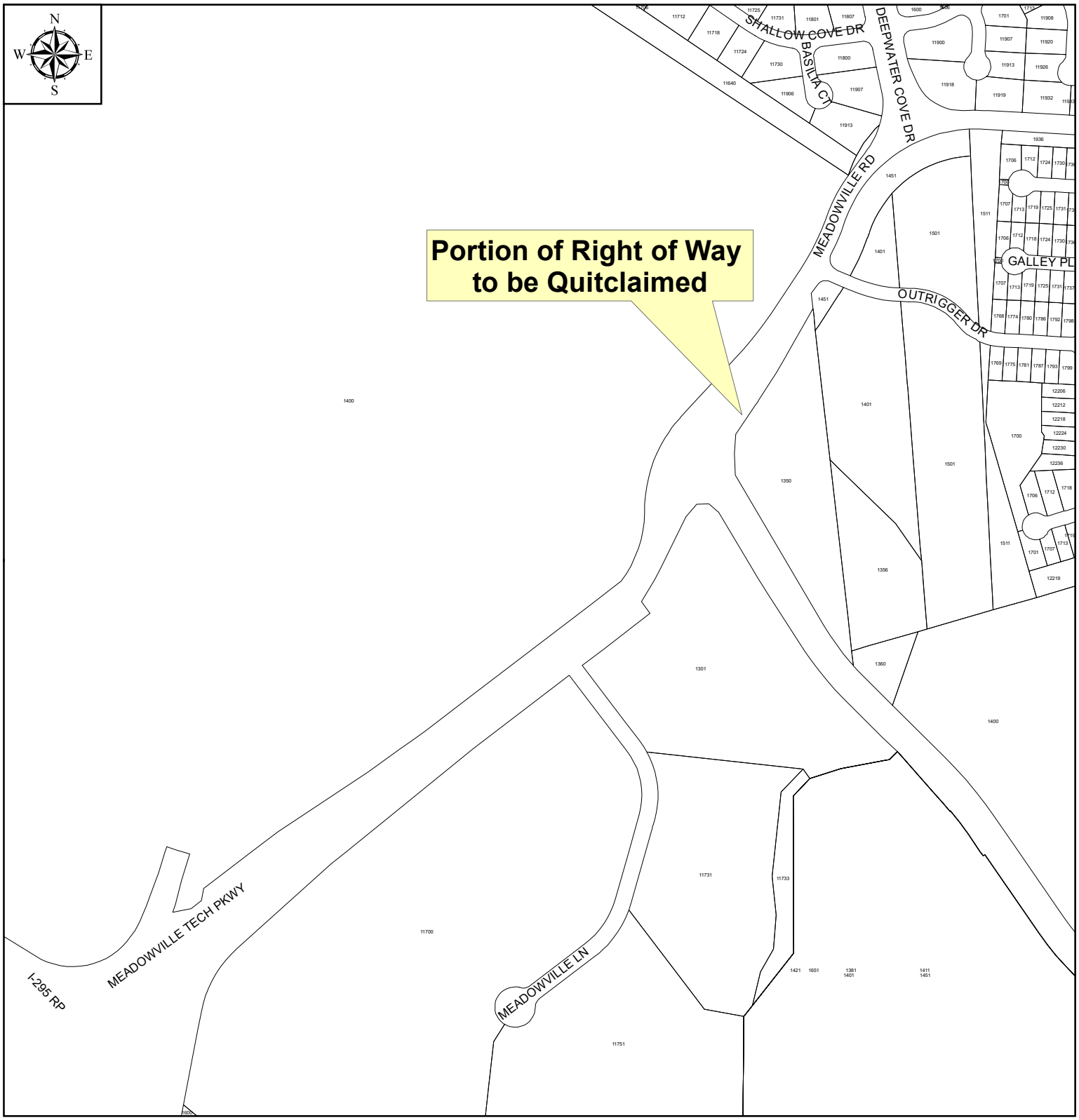
Approval is recommended.

Attachments:
1. Twin Rivers Apartments LLC Quitclaim Sketch
2. Twin Rivers Apartments LLC Quitclaim Plat

Preparer: Lynn Snow, Real Property Manager

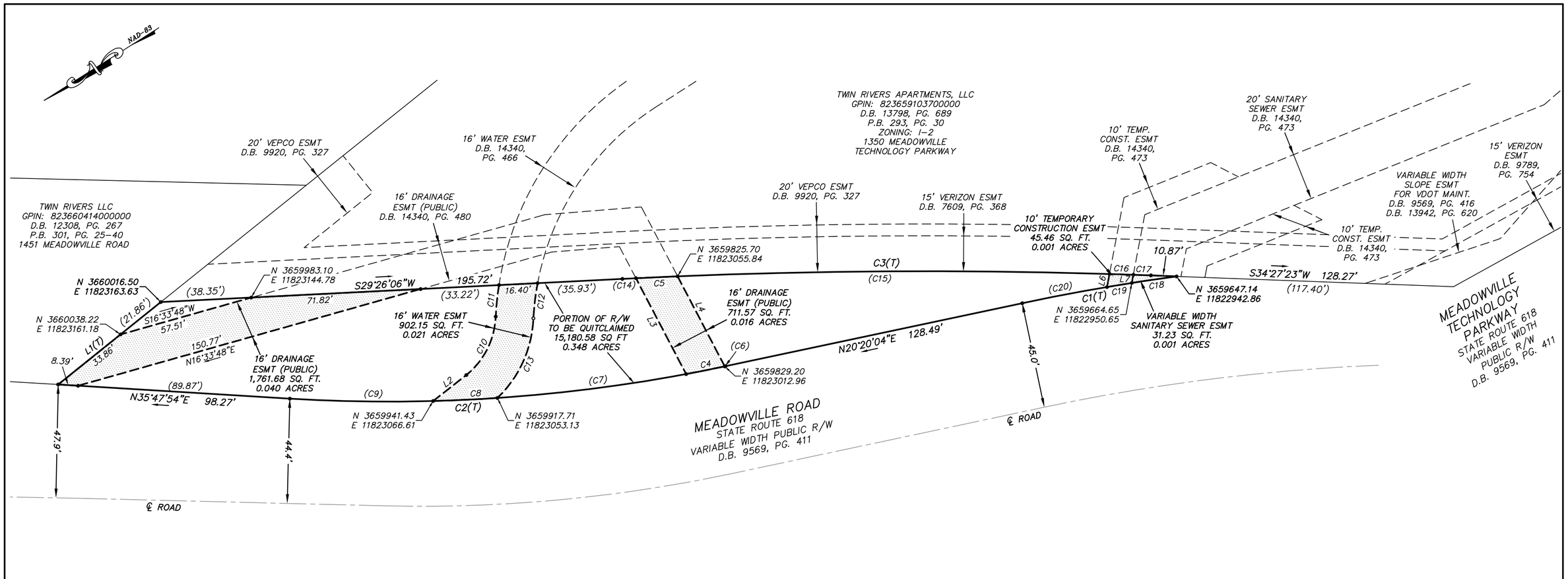
Approved By:

Board of Supervisors Meeting - June 25, 2025
To Consider the Quitclaim of a Portion of Right-Of-Way Known as Meadowville Road



Chesterfield County
Real Property Office

1 inch = 500 feet



CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	891.93'	66.35'	4°15'45"	N22°27'57"E	66.34'	C11	129.50'	13.41'	5°55'58"	S51°44'42"E	13.40'
C2	687.54'	185.56'	15°27'50"	S28°03'59"W	185.00'	C12	113.50'	15.02'	7°34'52"	N50°52'42"W	15.01'
C3	2555.00'	223.92'	5°01'17"	S31°56'44"W	223.85'	C13	49.50'	37.91'	43°52'56"	N33°20'11"W	36.99'
C4	687.55'	16.68'	1°23'24"	S21°03'16"W	16.68'	C14	2555.00'	5.75'	0°07'44"	S29°29'58"W	5.75'
C5	2555.00'	17.67'	0°23'46"	S29°45'44"W	17.67'	C15	2555.00'	182.93'	4°06'08"	S32°00'41"W	182.89'
C6	687.54'	0.30'	0°01'29"	S20°20'04"W	0.30'	C16	2555.00'	10.12'	0°13'37"	S34°10'33"W	10.12'
C7	687.55'	80.60'	6°43'00"	S25°06'28"W	80.55'	C17	2555.00'	7.45'	0°10'01"	S34°22'22"W	7.45'
C8	687.55'	27.27'	2°16'22"	S29°36'09"W	27.27'	C18	891.93'	19.17'	1°13'52"	N23°58'53"E	19.17'
C9	687.54'	60.71'	5°03'33"	S33°16'07"W	60.69'	C19	891.93'	10.64'	0°41'02"	N23°01'26"E	10.64'
C10	33.50'	28.56'	48°51'05"	S30°58'42"E	27.71'	C20	891.93'	36.54'	2°20'51"	N21°30'30"E	36.54'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°26'27"E	55.72'
L2	S05°41'47"E	17.84'
L3	S85°19'40"E	45.81'
L4	N85°19'40"W	43.03'
L6	S46°54'25"E	5.60'
L7	N46°54'25"W	3.51'

THIS DOES NOT REPRESENT
A CURRENT FIELD SURVEY.

THIS PLAT IS SUBJECT TO ANY EASEMENT
OF RECORD AND OTHER PERTINENT FACTS
WHICH A TITLE SEARCH MIGHT DISCLOSE.

CO. PROJECT #20–0236
CO. SITE #21PR0167

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
DRAFT
MAYNARD J TINSMAN III
LIC. NO. 2860
05-28-2025
LAND SURVEYOR

PLAT
of
0.348 ACRES OF MEADOWVILLE ROAD
RIGHT OF WAY TO BE QUITCLAIMED,
(2) 16' DRAINAGE EASEMENTS (PUBLIC),
16' WATER EASEMENT,
VARIABLE WIDTH SANITARY SEWER EASEMENT
& 10' TEMPORARY CONSTRUCTION EASEMENT
ADJACENT TO GPIN: 823659103700000
BERMUDA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

SCALE: 1" = 30' MAY 28, 2025

Townes
SITE ENGINEERING
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VIRGINIA 23114
PHONE: (804) 748–9011 FAX: (804) 748–2590

DRAWN BY: SDF

PROJECT No: 20170305 CHECKED BY: _____ SHEET 1 OF 1

Z:\Shared\J Drive\SDSKPROJ\20170305\Drawings\Survey Drawings\20170305_QUITCLAIM.dwg, 5/28/2025 2:07:14 PM, Bluebeam PDF

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.3.c.**

Subject:
To Consider a Revision to Chapter 6 of the County Code Related to Business Licenses

Board Action Requested:
The Board of Supervisors is requested to set a public hearing for July 23, 2025, to consider a revision to Chapter 6 of the County Code related to the gross receipts thresholds for business license taxation.

Summary of Information:
This item is to authorize staff to proceed with the required legal notice for advertising a public hearing related to a revision to Chapter 6 of the County Code regarding business license taxation.

The proposed revision would update the gross receipts thresholds used to determine when businesses are subject to the license tax or the flat fee. These thresholds have been modified during recent budget cycles, with an additional adjustment included for the upcoming tax year. It is recommended that the gross receipt threshold that establishes which businesses pay a flat $10 fee versus various industry classification tax rates be increased to $550,000 for tax year 2026.

Approval for this advertisement ensures that this legal notice is advertised in a timely and prescribed manner. This item requests authorization to advertise the necessary public hearing in accordance with state code. The estimated time for this public hearing is 6:00 p.m.

Attachments:
None

Preparer: Gerard Durkin, Director of Budget and Management

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.3.d.**

Subject:
To Consider Request to Quitclaim Rights in a Prescriptive Easement Known as Mount Hermon Road

Board Action Requested:
The Board is requested to set July 23, 2025, as the date to hold a public hearing to consider the quitclaim of rights in a prescriptive easement known as Mount Hermon Road.

Summary of Information:
The county has been requested to quitclaim all of its right, title, and interest in a prescriptive easement known as Mount Hermon Road. The easement is no longer needed. The Board is requested to set July 23, 2025, as the date to hold a public hearing to consider the quitclaim. The quitclaim has been approved by county staff.

Attachments:
None

Preparer: Lynn Snow, Real Property Manager

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.4.**

Subject:
Acceptance and Appropriation of Grant Funds from the Virginia Department of Aviation and Award Construction Contract and Potential Change Orders for Pavement Rehabilitation of the E and F T-Hangar Taxilanes at the Chesterfield County Airport

Board Action Requested:
Approve acceptance and appropriation of grant funds from the Virginia Department of Aviation and award construction contract and potential change orders up to the project budget for pavement rehabilitation of the taxilanes for T-hangars E and F at Chesterfield County Airport.

Summary of Information:
The existing pavement on the Airport T-Hangar Taxilanes is exhibiting various types of distress due to normal wear and tear. The current pavement was constructed more than 20 years ago, and although there has been regular maintenance, the pavement has deteriorated to the point where rehabilitation is required.

This grant funds the pavement rehabilitation for T-Hangars E and F, which is the first of several pavement replacement projects. The pavement rehabilitation for the remaining T-Hangars will be addressed in separate grants and construction projects.

The total cost of this project is $1,069,559, to Branscome, the lowest responsible and responsive vendor. The grant award is $962,603.21, and the local match (10%) is $106,955.79.

Attachments:
1. FCI Grant CS0007-54 T-Hangar E F Taxilanes Rehabilitation (Bid-Construction) REVIEW COPY

Preparer: John Neal, Director, General Services

Approved By:

Commonwealth of Virginia
Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422

Grant Agreement

Part I - Offer

Project Number:	**CS0007-54**
Date of Approval:	**May 21, 2025**
Date of Offer:	**May 21, 2025**
Date of Offer Expiration:	**July 20, 2025**

WHEREAS, by executing a *Master Agreement on Terms and Conditions for Accepting State Aviation Funding Resources* (hereinafter referred to as the "Master Agreement"), effective on June 8, 2022, the **County of Chesterfield, VA** (hereinafter referred to as the "Sponsor") agreed to the terms and conditions for accepting state aviation funding from the Commonwealth of Virginia (hereinafter referred to as the "Commonwealth"); and

WHEREAS, the Sponsor has submitted a request for a grant of state funds to assist in the development of **Richmond Executive-Chesterfield County Airport** (hereinafter referred to as the "Airport") together with the appropriate supporting documentation; and

WHEREAS, the Commonwealth acting by and through the Virginia Aviation Board (hereinafter referred to as the "Board") and/or the Virginia Department of Aviation (hereinafter referred to as the "Department"), has approved a project for development of the Airport which consists of the following (hereafter referred to as the "Project"):

T-Hangar E & F Taxilanes Rehabilitation (Bid/Construction)

NOW, THEREFORE, pursuant to the authority granted to the Department by §5.1-2.2 of the *Code of Virginia* (1950), as amended, and in consideration of (a) the authority granted to the Sponsor to operate and maintain the Airport, (b) the Sponsor's adoption and ratification of the assurances provided in the Master Agreement, and (c) the benefits to accrue to the Commonwealth and the public from the accomplishment of this Project, the Department offers to pay, as the Commonwealth's share, **ninety** (**90.00**) percent of all eligible Project costs.

This offer is made on and subject to the following terms and conditions:

1. The Master Agreement is incorporated by reference herein, and this offer is subject to the terms and conditions of said Master Agreement.

2. The maximum obligation of the Commonwealth payable under this Grant Agreement shall not exceed **$962,603.21**.

3. If the Federal Aviation Administration (hereinafter referred to as the "FAA") will be participating in the funding of this Project, the Sponsor has, at the time of the execution of this Grant Agreement, a commitment from FAA for federal funds in the amount of **$N/A**.

4. This Grant Term will expire on **September 30, 2026**.

5. The Grant Obligation Term is **20 years**.

REVIEW COPY

The Sponsor's acceptance of this Grant Offer with its terms and conditions shall be evidenced by execution of this Grant Offer by, or on behalf of, the Sponsor, as hereinafter provided, and said Grant Offer and acceptance shall comprise a Grant Agreement for the distribution of funds by the Department as authorized under §5.1-2.2 *Code of Virginia* (1950), as amended. This Grant Agreement shall become effective upon the Sponsor's acceptance and shall remain in full force as provided herein.

Commonwealth of Virginia
Department of Aviation

By, _____

Its, Director

Part II - Acceptance

The Sponsor hereby accepts and agrees to all the terms, conditions and assurances contained in this Grant Agreement.

County of Chesterfield, VA

By, _____

C. Matt Harris
Deputy County Administrator, County of Chesterfield, VA

Certification of Sponsor's Attorney

Acting as Attorney for the Sponsor, I do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the Commonwealth of Virginia. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the Commonwealth of Virginia. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

By, _____

Michael S. J. Chernau
Senior Deputy County Attorney, County of Chesterfield, VA

REVIEW COPY

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.5.**

Subject:
Acceptance of State Roads

Board Action Requested:
Adoption of resolutions for the referenced state roads acceptances.

Summary of Information:
Bermuda District: Ashton Park Drive Extension
Traditions of America at Chesterfield Section 1

Matoaca District: Harpers Mill Southwest - Section 5
Lake Margaret Section 7

Attachments:
1. 2025-06-25 - Bermuda - Ashton Park Drive Extension,BOS Sketch
2. 2025-06-25 - Bermuda - Traditions of America at Chesterfield Section 1 Sketch
3. 2025-06-25 - Matoaca - Harpers Mill Southwest - Section 5 Sketch
4. 2025-06-25 - Matoaca -Lake Margaret Section 7 Sketch
5. Ashton Park Drive Extension (0.14 miles) SRA24-0006
6. Traditions of America at Chesterfield Section 1 (0.53) SRA25-0006
7. Harpers Mill Southwest - Section 5 (0.81) miles) SRA24-0037, caw
8. Lake Margaret Section 7 (1.17) SRA24-0025

Preparer: Scott Smedley, Director of Environmental Engineering

Approved By:

TO: Board of Supervisors

FROM: Department of Environmental Engineering

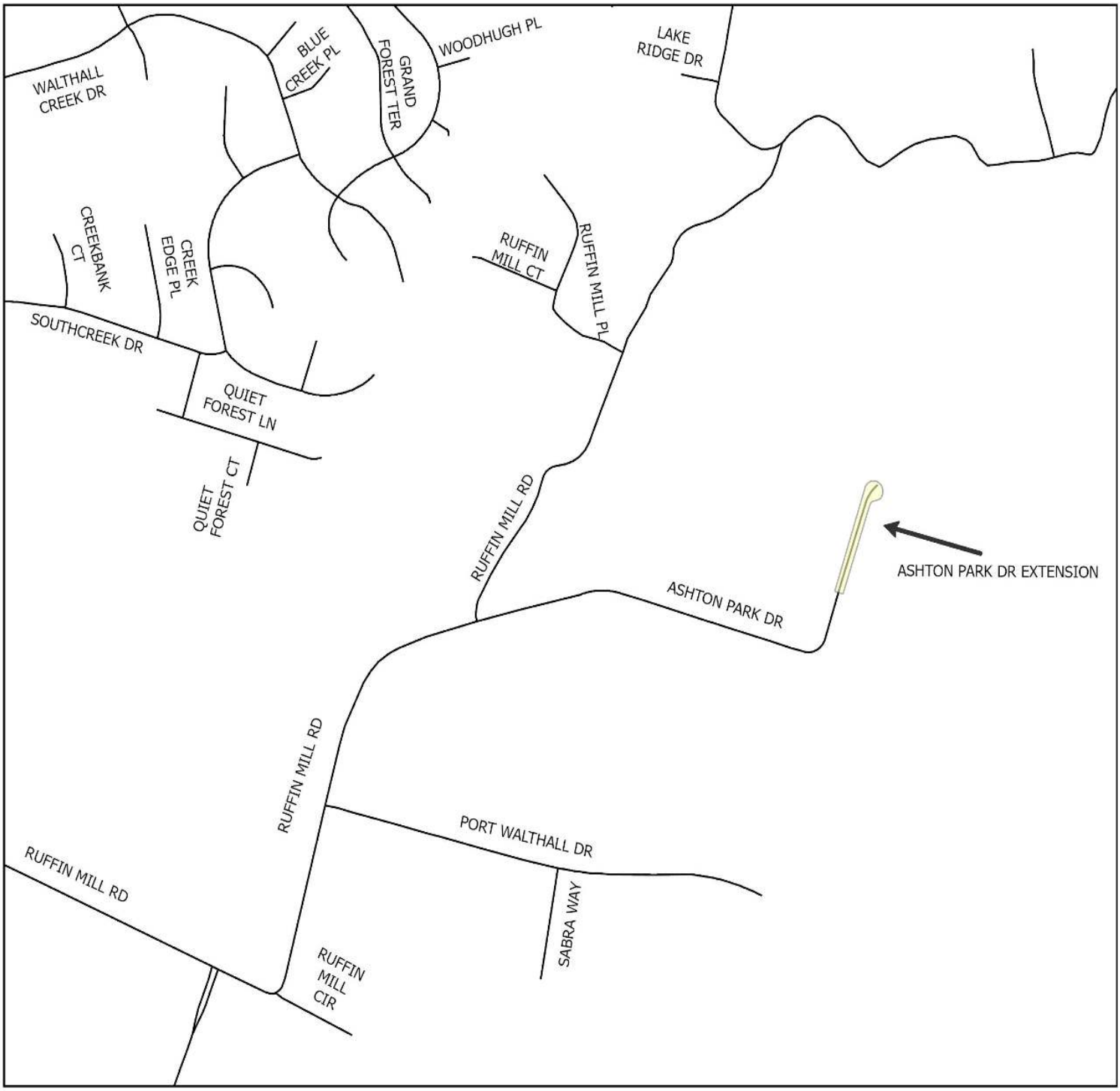
SUBJECT: Ashton Park Drive Extension

DISTRICT: Bermuda

MEETING DATE: June 25, 2025

ROADS FOR CONSIDERATION: Ashton Park Dr

Vicinity Map: Ashton Park Drive Extension



Produced By Chesterfield County Environmental Engineering

TO: Board of Supervisors

FROM: Department of Environmental Engineering

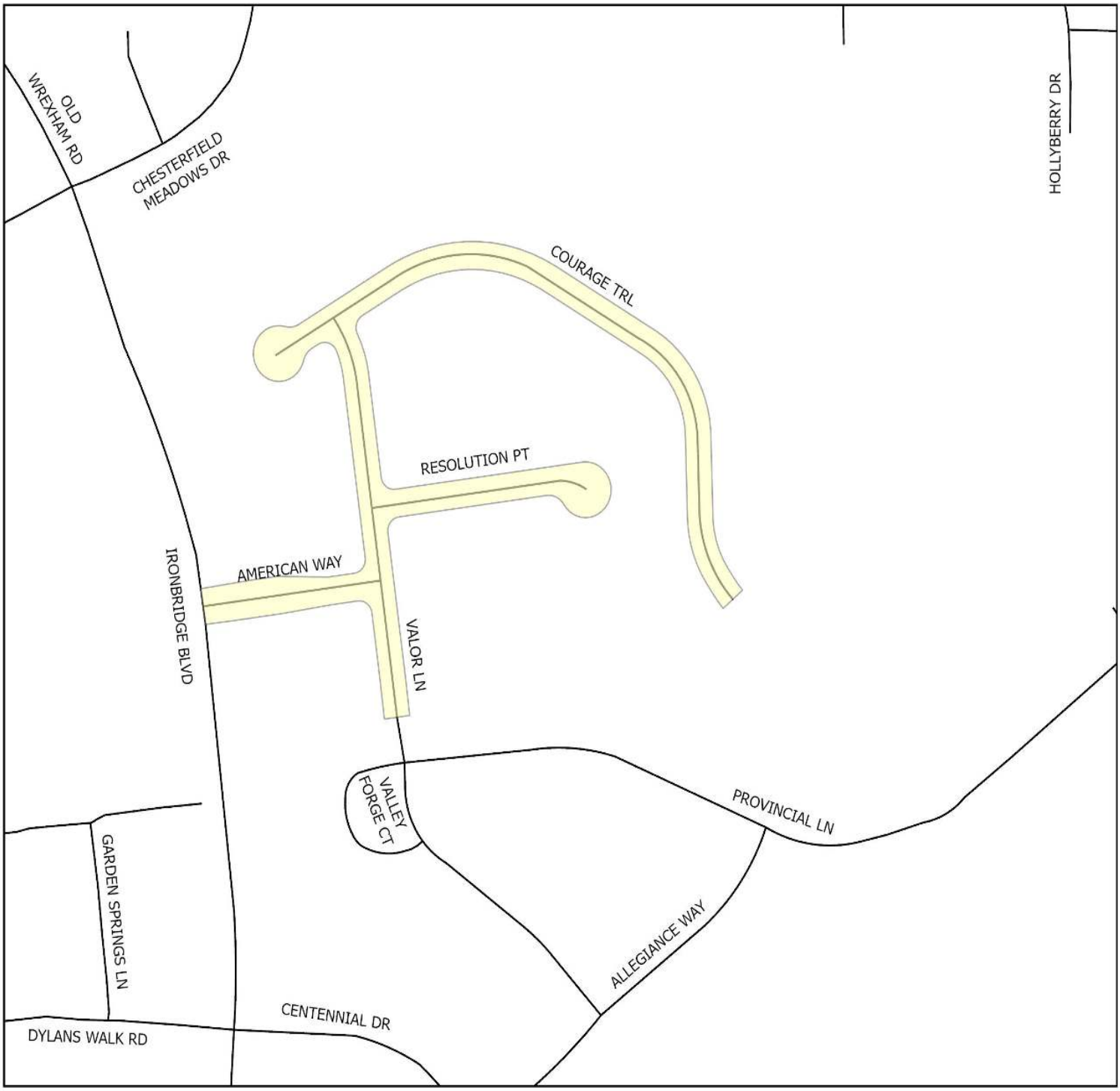
SUBJECT:Traditions of America at Chesterfield Section 1

DISTRICT: Bermuda

MEETING DATE: June 25, 2025

ROADS FOR CONSIDERATION: American Way **Resolution Pt**
Courage Trl **Valor Ln**

Vicinity Map: Traditions of America at Chesterfield Section 1



Produced By Chesterfield County Environmental Engineering

TO: Board of Supervisors

FROM: Department of Environmental Engineering

SUBJECT: Harpers Mill Southwest - Section 5

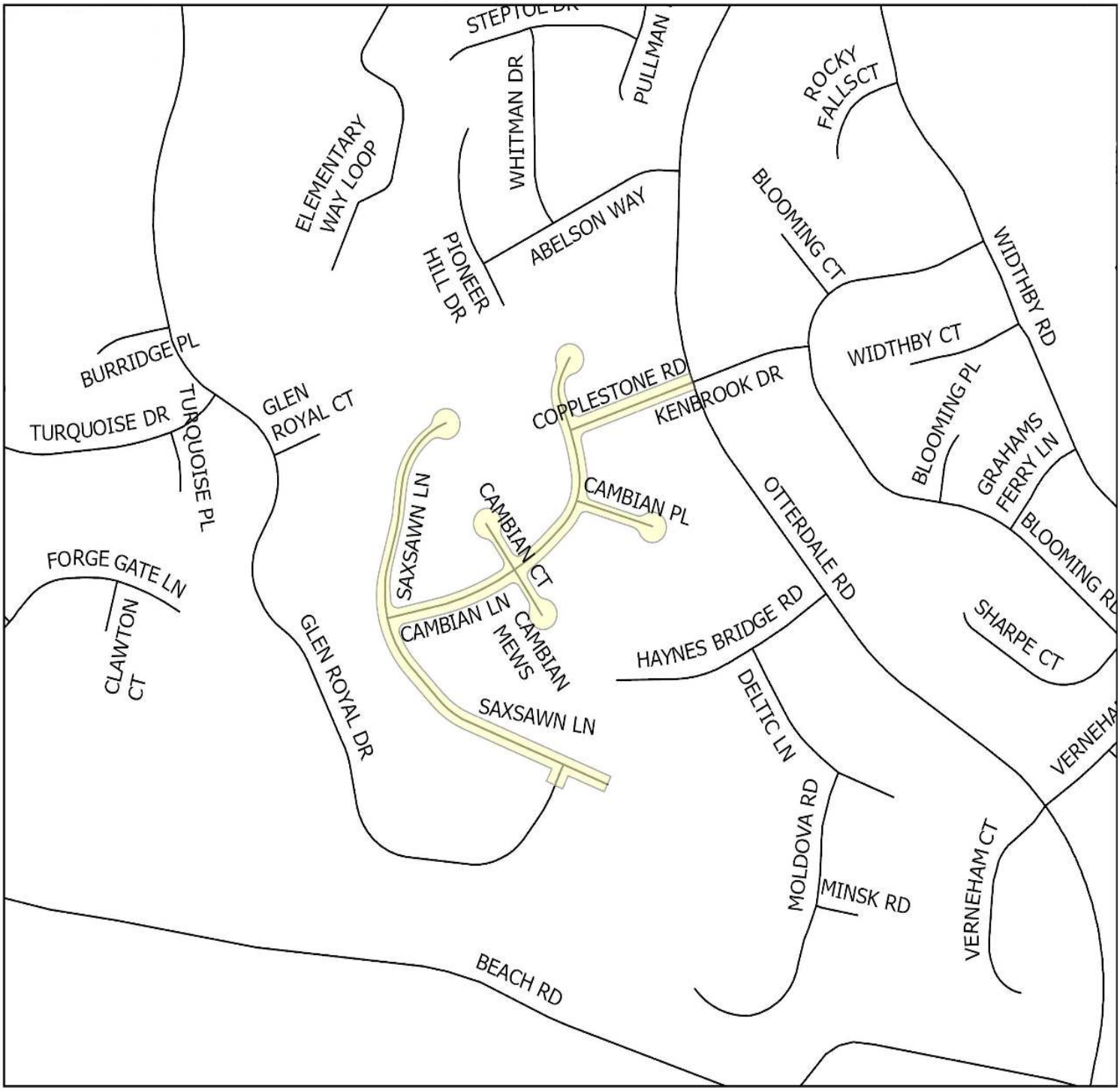
DISTRICT: Matoaca

MEETING DATE: June 25, 2025

ROADS FOR CONSIDERATION:

Cambian Ct	Cambian Place
Cambian Ln	Copplestone Rd
Cambian Mews	Glen Royal Dr
	Saxsawn Ln

Vicinity Map: Harpers Mill Southwest - Section 5



Produced By Chesterfield County Environmental Engineering

TO: Board of Supervisors

FROM: Department of Environmental Engineering

SUBJECT: Lake Margaret Section 7

DISTRICT: Matoaca

MEETING DATE: June 25, 2025

ROADS FOR CONSIDERATION: **Abercrombie Ct** **Abercrombie Pl**
Abercrombie Dr **Thornford Ter**

Vicinity Map: Lake Margaret Section 7

Produced By Chesterfield County Environmental Engineering

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

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

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

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

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

Project / Subdivision: Ashton Park Drive Extension

Type Change to the Secondary System of State Highways: Addition

Reason for Change: New Street

Street Name and/or Route Number

Ashton Park Drive, State Route Number 932

From: 0.63 miles northeast of Ruffin Mill Road, (Route 746)

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

Recordation Reference: Plat Book 276, Page 40

Right of Way width (feet) = 70

WHEREAS, the streets described below are shown on a plat recorded in the Clerk's Office of the Circuit Court of Chesterfield County; and
WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the streets meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation.
NOW, THEREFORE, BE IT RESOLVED, that this Board requests the Virginia Department of Transportation to add the streets described below to the secondary system of state highways, pursuant to Sections 33.2-705 and 33.2-334, Code of Virginia, and the Department's Subdivision Street Requirements.
AND, BE IT FURTHER RESOLVED, that this Board guarantees a clear and unrestricted right-of-way, as described, and any necessary easements for cuts, fills and drainage.
AND, BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

Project / Subdivision: Traditions of America at Chesterfield Section 1
Type Change to the Secondary System of State Highways: Additions
Reason for Change: New Streets

Street Name and/or Route Number
American Way, State Route Number 8617
From: Ironbridge Boulevard, (Route 4880)
To: Valor Lane, (Route 8618), a distance of 0.07 miles
Recordation Reference: Plat Book 299, Page 68
Right of Way width (feet) = 50

Valor Lane, State Route Number 8618
From: American Way, (Route 8617)
To: 0.03 miles south of American Way, (Route 8617), a distance of 0.03 miles
Recordation Reference: Plat Book 299, Page 68
Right of Way width (feet) = 50

Valor Lane, State Route Number 8618
From: Resolution Point, (Route 8619)
To: Courage Trail, (Route 8620), a distance of 0.07 miles
Recordation Reference: Plat Book 299, Page 68
Right of Way width (feet) = 50

Valor Lane, State Route Number 8618
From: American Way, (Route 8617)
To: Resolution Point, (Route 8619), a distance of 0.03 miles
Recordation Reference: Plat Book 299, Page 68
Right of Way width (feet) = 50

Resolution Point, State Route Number 8619
From: Valor Lane, (Route 8618)
To: The cul-de-sac, a distance of 0.09 miles
Recordation Reference: Plat Book 299, Page 68
Right of Way width (feet) = 50

Courage Trail, State Route Number 8620
From: Valor Lane, (Route 8618)
To: 0.21 miles southeast of Valor Lane, (Route 8618), a distance of 0.21 miles
Recordation Reference: Plat Book 299, Page 68
Right of Way width (feet) = 50

Courage Trail, State Route Number 8620
From: Valor Lane, (Route 8618)
To: The cul-de-sac, a distance of 0.03 miles
Recordation Reference: Plat Book 299, Page 68
Right of Way width (feet) = 50

WHEREAS, the streets described below are shown on a plat recorded in the Clerk's Office of the Circuit Court of Chesterfield County; and
WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the streets meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation.
NOW, THEREFORE, BE IT RESOLVED, that this Board requests the Virginia Department of Transportation to add the streets described below to the secondary system of state highways, pursuant to Sections 33.2-705 and 33.2-334, Code of Virginia, and the Department's Subdivision Street Requirements.
AND, BE IT FURTHER RESOLVED, that this Board guarantees a clear and unrestricted right-of-way, as described, and any necessary easements for cuts, fills and drainage.
AND, BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

Project / Subdivision: Harpers Mill Southwest - Section 5
Type Change to the Secondary System of State Highways: Additions
Reason for Change: New Streets

Street Name and/or Route Number
Glen Royal Drive, State Route Number 8101
From: Saxsawn Lane, (Route 8648)
To: 0.01 miles south of Saxsawn Lane, (Route 8648), a distance of 0.01 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

Copplestone Road, State Route Number 8643
From: Otterdale Road, (Route 667)
To: Cambian Lane, (Route 8644), a distance of 0.09 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

Cambian Lane, State Route Number 8644
From: Cambian Court, (Route 8646)
To: Saxsawn Lane, (Route 8648), a distance of 0.09 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

Cambian Lane, State Route Number 8644
From: Cambian Place, (Route 8645)
To: Cambian Court, (Route 8646), a distance of 0.06 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

Cambian Lane, State Route Number 8644
From: Copplestone Road, (Route 8643)
To: Cambian Place, (Route 8645), a distance of 0.05 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

Cambian Lane, State Route Number 8644
From: Copplestone Road, (Route 8643)
To: The cul-de-sac, a distance of 0.05 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

Cambian Place, State Route Number 8645
From: Cambian Lane, (Route 8644)
To: The cul-de-sac, a distance of 0.06 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 40

Cambian Court, State Route Number 8646
From: Cambian Lane, (Route 8644)
To: The cul-de-sac, a distance of 0.02 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 40

Cambian Mews, State Route Number 8647
From: Cambian Lane, (Route 8644)
To: The cul-de-sac, a distance of 0.06 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 40

Saxsawn Lane, State Route Number 8648
From: Glen Royal Drive, (Route 8101)
To: 0.02 miles south of Glen Royal Drive, (Route 8101), a distance of 0.02 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

Saxsawn Lane, State Route Number 8648
From: Cambian Lane, (Route 8644)
To: The cul-de sac, a distance of 0.14 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 40

Saxsawn Lane, State Route Number 8648
From: Cambian Lane, (Route 8644)
To: Glen Royal Drive, (Route 8101), a distance of 0.16 miles
Recordation Reference: Plat Book 290, Page 70
Right of Way width (feet) = 55

WHEREAS, the streets described below are shown on a plat recorded in the Clerk's Office of the Circuit Court of Chesterfield County; and
WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised this Board the streets meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation.
NOW, THEREFORE, BE IT RESOLVED, that this Board requests the Virginia Department of Transportation to add the streets described below to the secondary system of state highways, pursuant to Sections 33.2-705 and 33.2-334, Code of Virginia, and the Department's Subdivision Street Requirements.
AND, BE IT FURTHER RESOLVED, that this Board guarantees a clear and unrestricted right-of-way, as described, and any necessary easements for cuts, fills and drainage.
AND, BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

Project / Subdivision: Lake Margaret Section 7
Type Change to the Secondary System of State Highways: Additions
Reason for Change: New Streets

Street Name and/or Route Number
Abercrombie Drive, State Route Number 8580
From: 0.01 miles west of Alsandair Drive, (Route 8578)
To: Abercrombie Place, (Route 8651), a distance of 0.12 miles
Recordation Reference: Plat Book 310, Page 93
Right of Way width (feet) = 50

Abercrombie Drive, State Route Number 8580
From: Abercrombie Court, (Route 8649)
To: 0.01 miles south of McKibben Drive, (Route 8257), a distance of 0.14 miles
Recordation Reference: Plat Book 310, Page 93
Right of Way width (feet) = 50

Abercrombie Drive, State Route Number 8580
From: Abercrombie Place, (Route 8651)
To: Thornford Terrace, (Route 8650), a distance of 0.16 miles
Recordation Reference: Plat Book 310, Page 93
Right of Way width (feet) = 50

Abercrombie Drive, State Route Number 8580
From: Thornford Terrace, (Route 8650)
To: Abercrombie Court, (Route 8649), a distance of 0.13 miles
Recordation Reference: Plat Book 310, Page 93
Right of Way width (feet) = 50

Abercrombie Court, State Route Number 8649
From: Abercrombie Drive, (Route 8580)
To: The cul-de-sac, a distance of 0.11 miles
Recordation Reference: Plat Book 310, Page 93
Right of Way width (feet) = 50

Thornford Terrace, State Route Number 8650
From: Abercrombie Drive, (Route 8580)
To: The cul-de-sac, a distance of 0.21 miles
Recordation Reference: Plat Book 310, Page 93
Right of Way width (feet) = 50

Abercrombie Place, State Route Number 8651
From: Abercrombie Drive, (Route 8580)
To: The cul-de-sac, a distance of 0.30 miles
Recordation Reference: Plat Book 310, Page 93
Right of Way width (feet) = 50

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.6.**

Subject:
Appropriation of Funds and Authorization to Award a Construction Contract for the Fall Line Trail: Route 1 (Marina Drive - Elliham Avenue) Project

Board Action Requested:
The Board is requested to take the following actions for the Fall Line Trail:Route 1 (Marina Drive - Elliham Avenue) project:

1. Appropriate $974,757 in anticipated VDOT reimbursements as follows: Route 1 (Marina Drive - Merriewood Road), $211,419; Route 1 (Merriewood Road - Elliham Avenue), $547,024; Route 1 at Marina Drive, $216,314;
2. Transfer $782,799 in funds from the General Road Account as follows: Route 1 (Marina Drive - Merriewood Road), $284,808; Route 1 (Merriewood Road - Elliham Avenue), $443,913; Route 1 at Marina Drive, $54,078; and
3. Authorize the Director of Procurement to award a construction contract, upon authorization from VDOT, to Messer Contracting, LLC in the amount of $5,581,710.25 and to execute all necessary change orders up to the full amount budgeted for the project.

Summary of Information:
In 2018 and 2021, the Board authorized staff to proceed with design, right-of-way acquisition, and advertisement for the Route 1 (Marina Drive - Merriewood Road), Route 1 (Merriewood Road - Elliham Avenue) Sidewalk and Route 1 at Marina Drive Pedestrian Crossing projects. With the adoption of the Northern Route 1 Special Area Plan and the VDOT Ashland-to-Petersburg Trail Study, the sidewalk was revised to a shared-use path. This project involves the construction of 0.8 mile of the Fall Line Trail, including the installation of a pedestrian hybrid beacon at Marina Drive and pedestrian signals at Dundas Road. These projects were combined into one construction project.

On May 28, 2025, the county received one bid for the project. The bid is approximately 25% higher than the engineer's estimate of $4,463,755.92. Staff has evaluated the bid and recommended awarding the contract to the lowest responsive and responsible bidder, Messer Contracting, LLC, in the amount of $5,581,710.25, upon authorization from VDOT.

Additional funding (anticipated VDOT reimbursements and local funds) needs to be appropriated and transferred to the project in order to award the contract. State and federal funds in the amount of $974,757 have been secured, including $216,314 in state Transportation Alternative Program funds. A proposal to replace these funds with TAP funds from the Richmond Regional Transportation Planning Organization will be

considered at the RRTPO's August meeting. Should the RRTPO not approve the additional funds, there is sufficient funding in the General Road Improvement Account to cover this amount, in addition to $782,799, needed to fully fund the project.

The contract allows the contractor to select the project start date from August 4 through October 31, 2025 with a construction duration of one year.

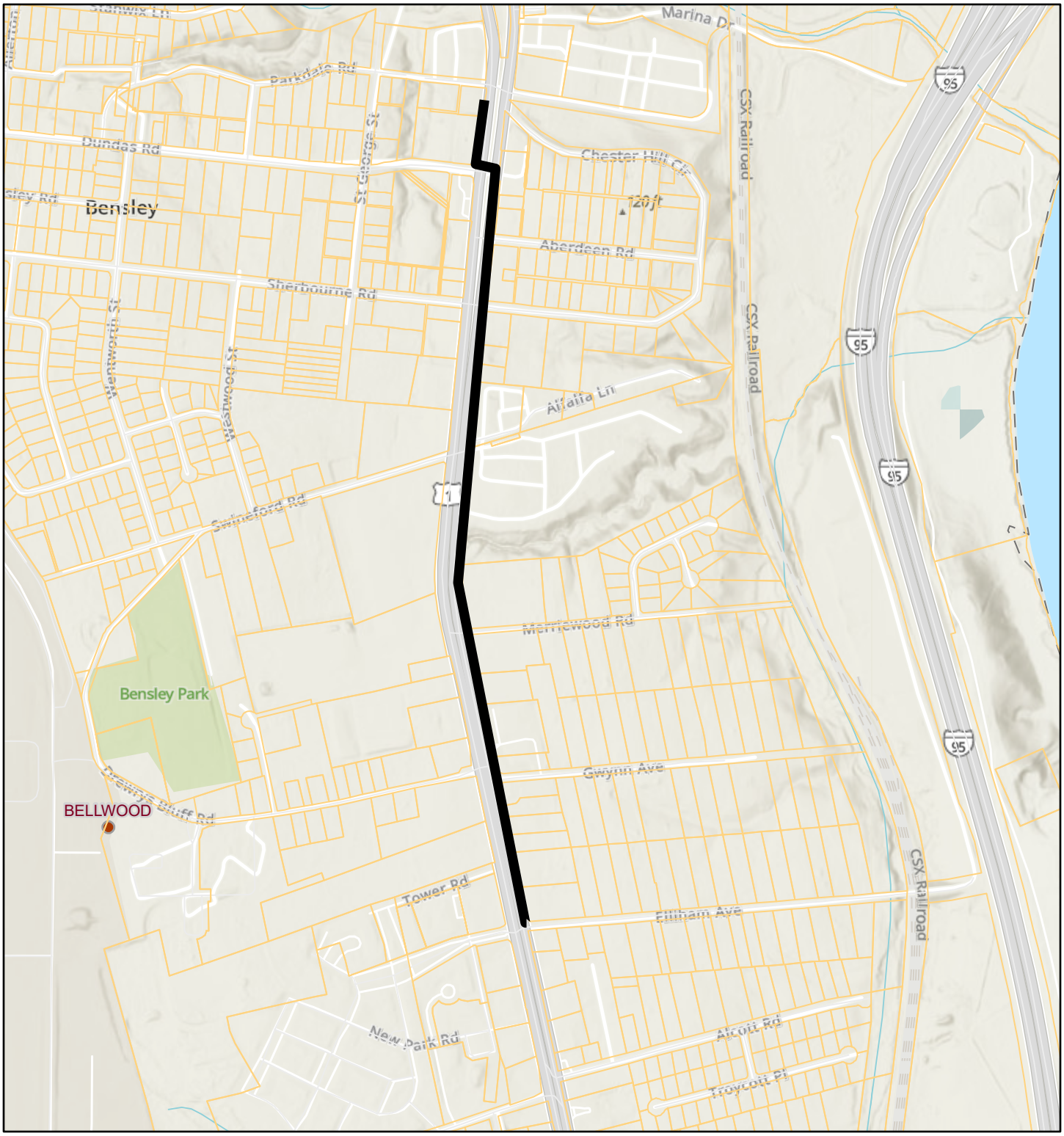
Attachments:

1. Project Location

Preparer: Chessa Walker, Director of Transportation

Approved By:

Fall Line Trail: Route 1 (Marina Dr - Elliham Ave)



June 4, 2025

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Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.7.**

Subject:
Approval and Appropriation of FY2026 Opioid Direct Settlement Funding of Chesterfield Veteran Treatment Docket (VTD) Expansion

Board Action Requested:
Consider, approve and appropriate the proposed FY26 Opioid Direct Settlement funding of Chesterfield Veteran Docket (VTD) Expansion for $290,500.

Summary of Information:
Chesterfield County is projected to receive $13.3M in opioid settlement funding through direct settlement distributions and defined funding streams through the Opioid Abatement Authority (OAA) over the life of the settlements to treat, prevent, and reduce opioid use disorder and the misuse of opioids.

The Veteran Treatment Docket (VTD) is a joint venture between the Chesterfield Circuit Court, Chesterfield Commonwealth's Attorney, Chesterfield Public Defender, Chesterfield Sheriff's Office, Chesterfield Community Services Board, Chesterfield Community Corrections, Chesterfield Treatment Courts, Department of Veteran's Affairs, the Virginia Department of Veteran's Services, and volunteer veterans from our local community. It has been operating in a pilot format without any dedicated staffing, except for half of the time (20 hours) of one full-time employee position of Chesterfield Mental Health and Support Services. The Supreme Court of Virginia provides the operating standards to all Veteran Treatment Dockets within the Commonwealth, and their updated guidelines require a minimum of six hours of treatment to be provided to each participant in a docket per week. In its current pilot state and staffing level, the VTD is unable to meet those state requirements.

It is proposed that in FY26, Chesterfield Treatment Courts receive $290,500 from Chesterfield's opioid direct settlement distributions to fund the expansion of VTD. This funding will support the creation of two new direct service provider positions, a new administrative assistant position, and provide substance-use disorder and mental health treatment services to justice-involved veterans within Chesterfield County. One direct service-provider position will be a probation officer housed within Chesterfield Community Corrections Services for conducting direct supervision of VTD participants. The other direct service-provider position will be a senior clinician within Chesterfield Mental Health and Support Services for providing group and individual therapeutic services to VTD participants. The administrative assistant will conduct data collection and entry into a state database required by the Supreme Court of Virginia, as well as preparing court documents, scheduling, and other basic administrative functions. Funding will also support expanded operational costs for VTD, including professional services, training and education, and wrap-around support.

All opioid settlement-supported projects will be evaluated and reported back to the Board of Supervisors to see

overall cost benefits before approval of future funding.
It is projected that the VTD expansion costs will be included in the FY27 VTD annual budget. Board Members have all been briefed and are in support of this request.

Attachments:
None

Preparer: Geoff Easton, Director, Treatment Courts

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.8.**

Subject:
Approval of Addendum to the Local Government Agreement (LGA) with Virginia Department of Health for Health Department Consolidation

Board Action Requested:
Approve addendum to the Local Government Agreement (LGA) with the City of Colonial Heights for Health Department Consolidation.

Summary of Information:
The Colonial Heights City Council, the Chesterfield County Board of Supervisors, the Virginia Department of Health (VDH), and the Chesterfield Health District, have updated the Local Government Agreement (LGA) with a mutual understanding and agreement acknowledging that the consolidation of the Colonial Heights Health Department with the Chesterfield Health Department, located at 9501 Lucy Corr Circle, Chesterfield, VA 23832.

The Colonial Heights City Council agrees to continue funding all operations and services associated with the Colonial Heights Health Department pursuant to the LGA. The Chesterfield Health Department agrees to transfer lease payments from the Colonial Heights City Council to the Chesterfield Board of Supervisors as a reduction to Chesterfield County's annual local commitment request.

The Chesterfield County Board of Supervisors authorizes the County Administrator to sign the new addendum.

Board Members have been briefed and in support of this addendum approval.

Attachments:
1. Chesterfield FY24 LGA - Fully Executed
2. Addendum to the LGA - Consolidation

Preparer: James Worsley, Deputy County Administrator

Approved By:

Electronic Signature Agreement Page

STATEMENT OF AGREEMENT TO PROCESS NEEDED SIGNATURES OF THE VIRGINIA DEPARTMENT OF HEALTH (VDH) LOCAL GOVERNMENT AGREEMENT ELECTRONICALLY

VDH and The Chesterfield Board of Supervisors agree to use electronic signatures, as authorized in Title 59.1, Chapter 42.1 Uniform Electronic Transactions Act of the Code of Virginia.

James D. Worsley, PH. D., ICMA-CM, Deputy County Administrator
Authorizing officer printed name and title

DocuSigned by:
James Worsley
8D696C986F6A430...
Authorizing officer signature

Robert W. Hicks
Acting Deputy Commissioner, Community Health Services
Virginia Department of Health

Robert W. Hicks
Authorizing signature

LGA-Revised December 2022

DocuSign Envelope ID: 8361C566-9490-497E-AF44-155C5EC5844D

AGREEMENT BETWEEN THE VIRGINIA DEPARTMENT OF HEALTH AND THE CHESTERFIELD BOARD OF SUPERVISORS FOR FUNDING AND SERVICES OF THE CHESTERFIELD HEALTH DEPARTMENT

This agreement ("Agreement") for the services to be provided by the Chesterfield Health Department and the funding therefore is by and between the Virginia Department of Health ("VDH") and Chesterfield Board of Supervisors (collectively "the Parties").

The Agreement is created in satisfaction of the requirements of § 32.1-31 of the Code of Virginia (1950), as amended, in order to operate the Chesterfield Health Department under the terms of this Agreement.

NOW, THEREFORE, in consideration of the covenants and agreements in this Agreement, the sufficiency of which is acknowledged, the Parties agree as follows.

§ 1. VDH, over the course of one fiscal year, will pay an amount not to exceed $2,997,825.00, from the state general fund to support the cooperative budget in accordance with, and dependent upon, appropriations by the General Assembly, and in like time frame, the Board of Supervisors of Chesterfield will provide by appropriation and in equal quarterly payments a sum of $2,376,232.00 local matching funds and $450,112.00 one-hundred percent local funds for a total of $2,826,344.00 local funds for this fiscal year.

CWR
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In addition, the Board of Supervisors has approved the Chesterfield Health Department to carry forward $76,534.00 in local matching funds for a total of $2,452,766.00 matching funds and an additional $217,052.00 in one-hundred percent local funds from the prior fiscal year closing locality balance.

These joint funds will be distributed in timely installments, as services are rendered in the operation of the Chesterfield Health Department, which shall perform public health services in Chesterfield as indicated in Attachment A(1.), and will perform services required by local ordinances as indicated in Attachment A(2.). Payments from the local government are due on the third Monday of each fiscal quarter.

§ 2. The term of the agreement begins July 1,2023. This Agreement will be automatically extended on a state fiscal year to year renewal basis under the existing terms and conditions of the Agreement unless timely written notice of termination is provided by either party. Such written notice shall be given at least 60 days prior to the beginning of the fiscal year in which the termination is to be effective.

§ 3. The Commonwealth of Virginia ("Commonwealth") and VDH shall be responsible for providing liability insurance coverage and will provide legal defense for state employees of the local health department for acts or occurrences arising from performance of activities conducted pursuant to state statutes and regulations.

A. The responsibility of the Commonwealth and VDH to provide liability insurance coverage shall be limited to and governed by the Commonwealth of Virginia Public Liability Risk Management Plan, established under § 2.2-1837 of the Code of Virginia (1950), as amended. Such insurance coverage shall extend to the services specified in Attachments A(1.) and A(2.), unless the locality has opted to provide coverage for the employee under the Public Officials Liability Self-Insurance Plan, established under § 2.2-1839 of the Code of Virginia (1950), as amended, or under a policy procured by the locality.

B. The Commonwealth and VDH will be responsible for providing legal defense for those acts or occurrences arising from the performance of those services listed in Attachment A(1.), conducted in the performance of this contract, as provided for under the Code of Virginia and as provided for under the terms and conditions of the Commonwealth of Virginia Public Liability Risk Management Plan.

C. Services listed in Attachment A(2.), any services performed pursuant to a local ordinance, and any services authorized solely by Title 15.2 of the Code of Virginia (1950), as amended, when performed by a state employee, are herewith expressly exempted from any requirements of legal defense or representation by the Attorney General or the Commonwealth. For purposes of assuring the eligibility of a state employee performing such services for liability coverage under the Commonwealth of Virginia Public Liability Risk Management Plan , the Attorney General has approved, pursuant to § 2.2-507 of the Code of Virginia (1950), as amended, and the Commonwealth of Virginia Public Liability Risk Management Plan , the legal representation of said employee by the city or county attorney, and, the Board of Supervisors of Chesterfield hereby expressly agrees to provide the legal defense or representation at its sole expense in such cases by its local attorney.

D. In no event shall the Commonwealth or VDH be responsible for providing legal defense or insurance coverage for local government employees.

§ 4. Title to equipment purchased with funds appropriated by the local government and transferred to the Commonwealth, either as match for state dollars or as a purchase under appropriated funds expressly allocated to support the activities of the local health department, will be retained by the Commonwealth and will be entered into the Virginia Fixed Asset Accounting and Control System. Local appropriations for equipment to be locally owned and controlled should not be remitted to the Commonwealth, and the local government's procurement procedures shall apply in the purchase. The locality assumes the responsibility to maintain the equipment and all records thereon.

§ 5. This Agreement may only be amended or otherwise modified by an instrument in writing signed by the Parties.

DocuSigned by:
Robert Hicks
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Robert W. Hicks
Acting Deputy Commissioner
Community Health Services
Virginia Department of Health

3/25/2024 | 1:13:27 PM EDT
Date

DocuSigned by:
Alexander Samuel
8E93399D38D400...

Alexander Samuel, MD, MPH
District Health Director
Chesterfield Health District

3/25/2024 | 1:04:00 PM EDT
Date

DocuSigned by:
James Worsley
8D696C986F6A430...

Local authorizing officer signature

James D. Worsley, Ph.D.,ICMA-CM
Authorizing officer printed name

Deputy County Administrator
Authorizing officer title

3/25/2024 | 11:45:49 AM EDT
Date

Approved as to form by the Office of the Attorney General on July 23, 2018

Attachments: Local Government Agreement, Attachment A(1.)
Local Government Agreement, Attachment A(2.)

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LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

BASIC PUBLIC HEALTH SERVICES TO BE **ASSURED** BY LOCAL HEALTH DEPARTMENTS
INCOME LEVEL A IS DEFINED BY THE BOARD OF HEALTH TO BE MEDICALLY INDIGENT (32.1-11)

For Each Service Provided, Check Block for Highest Income Level Served			
COLLABORATIVE COMMUNITY HEALTH IMPROVEMENT PROCESS	Income A only	Defined by Federal Regulations	All (specify income level if not ALL)
Assure that ongoing collaborative community health assessment and strategic health improvement planning processes are established. To include public health, health care systems and community partners. As provided for in §32.1-122.03 Code Link-32.1-122.03; State Health Plan Link Virginia Plan for Well-Being 2016-2020			X
COMMUNICABLE DISEASE SERVICES	Income A only	Defined by Federal Regulations	All (specify income level if not ALL)
Immunization of patients against certain diseases, including Childhood Immunizations As provided for in 32.1-46 Code Link-32.1-46			X
Sexually transmitted disease screening, diagnosis, treatment, and surveillance 32.1-57, Districts may provide counseling Code Link-32.1-57			X
Surveillance and investigation of disease 32.1-35 and 32.1-39 Code Links-32.1-35, 32.1-39, 32.1-43			X
HIV/AIDS surveillance, investigation, and sero prevalence survey 32.1-36, 32.1-36.1, 32.1-39 Code Links-32.1-36, 32.1-36.1,32.1-39			X
Tuberculosis control screening, diagnosis, treatment, and surveillance 32.1-49, 32.1-50.1, and 32.1-54 Code Links-32.1-49, 32.1-50, 32.1-50.1			X
FAMILY PLANING SERVICES	Income A only	Defined by Federal Regulations	All
Clinic services including drugs and Contraceptive supplies Family Planning Population Research Act of 1970, Title X Code Link-32.1-77, 42 U.S.C 300 et seq., and 42 CFR Part 59		X	
Pregnancy testing and counseling Family Planning Population Research Act of 1970, Title X Code Link-32.1-77, 42 U.S.C. 300 et seq., and 42 CFR Part 59\		X	

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

BASIC PUBLIC HEALTH SERVICES TO BE **ASSURED** BY LOCAL HEALTH DEPARTMENTS
INCOME LEVEL A IS DEFINED BY THE BOARD OF HEALTH TO BE MEDICALLY INDIGENT (32.1-11)

CHILD HEALTH SERVICES	Income A only	Defined by Federal Regulations	All
Children Specialty Services; diagnosis, treatment, follow-up, and parent teaching 32.1-77, 32.1-89 and 32.1-90 Code Links-32.1-77, 32.1-89, 32.1-90			X
Screening for genetic traits and inborn errors of metabolism, and provision of dietary supplements Code Links-32.1-65, 32.1-67, 32.1-68			X
Well child care up to age 6 Board of Health Code Link-32.1-77	X		
WIC : Federal grant requirement Public Law 108-265 as amended, Child Nutrition Act of 1966; Child Nutrition and WIC Reauthorization Act 2009 Code Link42 U.S.C. § 1786; 7 C.F.R. Part 26		X	
EPSDT: DMAS MOA Social Security Act section 1905(r) (5) Code Link-32.1-11			X
Blood lead level testing Code Link-32.1-46.1, 32.1-46.2			X
Outreach, Patient and Community Health Education Code Link-32.1-11, 32.1-11.3,			X
Community Education Code Link-32.1-11, 32.1-23			X
Pre-school Physicals for school entry Code Link-22.1-270	X		
Services for Children with Special health care needs Title V, Social Security Act Code Link-32.1-77			X
Child restraints in motor vehicles Code Link-46.2-1095, 46.2-1097			X
Babycare, **Child**: DMAS MOA			X
MATERNAL HEALTH SERVICES	**Income A only**	**Defined by Federal Regulations**	**All**
Prenatal and post partum care for low risk and intermediate risk women, Title V, Social Security Act Code Link-32.1-77		X	
Babycare, **Maternal**: DMAS MOA		X	
WIC: Federal grant requirement Public Law 108-265 as amended, Child Nutrition Act of 1966; Child Nutrition and WIC Reauthorization Act 2009 Code Link 42 U.S.C §1786 and 7CFR Part 26		X	

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

ENVIRONMENTAL HEALTH SERVICES
BASIC PUBLIC HEALTH SERVICES TO BE **ASSURED** BY LOCAL HEALTH DEPARTMENTS

The following services performed in accordance with the provisions of the Code of Virginia, the regulation of the Board of Health and/or VDH agreements with other state or federal agencies and VDH policies. Data regarding the below services shall be entered in, or exported to, the statewide environmental health database for all available data fields. Local health department staff shall be responsible for responding to all complaints, constituent responses, media inquiries, and Freedom of Information Act request related to the following services.	
Investigation of communicable diseases: Pursuant to §§ 32.1-35 and 32.1-39 of the Code of the Code of Virginia, the local health director and local staff are responsible for investigating any outbreak or unusual occurrence of a preventable disease that the Board of Health requires to be reported. Code Links-32.1-35, 32.1-39	X
Marinas: Pursuant to § 32.1-246 of the Code of Virginia, local health department staff are responsible for permitting marinas and other places where boats are moored and is responsible for inspecting them to ensure that their sanitary fixtures and sewage disposal facilities are in compliance with the Marina Regulations (12VAC5-570-10 et seq.) Code Link-32.1-246	X
Migrant labor camps: Pursuant to §§ 32.1-203-32.1-211 of the Code of Virginia, local health departments are responsible for issuing, denying, suspending and revoking permits to operate migrant labor camps. Local health departments also must inspect migrant labor camps and ensure that the construction, operation and maintenance of such camps are in compliance with the Rules and Regulations Governing Migrant Labor Camps (12VAC5-501-10 et seq.). Code Links-32.1 Chapter 6 Article 6	X
Milk: Pursuant to §§ 3.2-5206, 3.2-5208 of the Code of Virginia and the agency's MOA with VDACS, the local health department is responsible for issuing, denying, suspending and revoking permits for Grade "A" milk processing plants which offer milk and or milk products for sale in Virginia. Local health departments are also responsible for the inspection of Grade "A" milk plants for compliance with the Regulations Governing Grade "A" Milk (2VAC5-490-10). Code Links- 3.2-5206, 3.2-5208	X
Alternative discharging sewage systems: Pursuant to § 32.1-164(A) of the Code of Virginia, local health departments are responsible for issuing, denying and revoking construction and operation permits for alternative discharging systems serving individual family dwellings with flows less than or equal to 1,000 gallons per day on a monthly average. Local health departments are also required to conduct regular inspections of alternative discharging systems in order to ensure that their construction and operation are in compliance with the Alternative Discharging Sewage Treatment Regulations for Individual Family Dwellings (12VAC5-640-10 et seq.). Code Link-32.1-164	X
Onsite sewage systems: Pursuant to § 32.1-163 et seq. of the Code of Virginia, local health department staff is responsible for reviewing and processing site evaluations and designs of onsite sewage systems in accordance with applicable state regulations and may perform such evaluations and designs as allowed. Local health department staff is also responsible for issuing, denying and revoking construction and operation permits for conventional and alternative onsite sewage systems. Local health department staff are responsible for assuring that onsite sewage systems are inspected at time of construction for compliance with the Sewage Handling and Disposal Regulations (12VAC5-610-20 et seq.; "SHDR") and the Alternative Onsite Sewage System Regulations (12VAC5-613-10 et seq.; "AOSS Regulations"); local health department staff may perform such inspections as required. Local health department staff is also responsible for assuring the performance, operation, and maintenance of onsite sewage systems are in compliance with the SHDR and AOSS Regulations. Code Link-32.1-163	X
Rabies: Pursuant to § 3.2-6500 et seq. of the Code of Virginia, the local health department is responsible for investigating complaints and reports of suspected rabid animals exposing a person, companion animal, or livestock to rabies. Code Link- 3.2-6500	X

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

ENVIRONMENTAL HEALTH SERVICES
BASIC PUBLIC HEALTH SERVICES TO BE **ASSURED** BY LOCAL HEALTH DEPARTMENTS

Restaurants/eating establishments: Pursuant to § 35.1-14 of the Code of Virginia, local health departments are responsible for issuing, denying, renewing, revoking and suspending permits to operate food establishments. In addition, local health departments are required to conduct at least one annual inspection of each food establishment to ensure compliance with the requirements of the Food Regulations (12VAC5-421-10 et seq.). These regulations include requirements and standards for the safe preparation, handling, protection, and preservation of food; the sanitary maintenance and use of equipment and physical facilities; the safe and sanitary supply of water and disposal of waste and employee hygiene standards. Code Link- 35.1-14	X
Hotels/Motels: In accordance with § 35.1-13 of the Code of Virginia, local health department staff is responsible for issuing, denying, revoking and suspending permits to operate hotels. The local health department is responsible for conducting inspections of hotels to ensure compliance with the Hotel Regulations (12VAC5-431-10 et seq.). These regulations include requirements and standards for physical plant sanitation; safe and sanitary housekeeping and maintenance practices; safe and sanitary water supply and sewage disposal and vector and pest control. Code Link-35.1-13	X
Wells: Pursuant to § 32.1-176.4, and the resulting authority provided by the Board, local health departments are responsible for issuing, denying and revoking construction permits and inspection statements for private wells. Local health departments are also responsible for inspecting private wells to ensure that their construction and location are in compliance with the Private Well Regulations. (12VAC5-630-10 et seq.) Code Link-32.1-176.4	X
Homes for adults: The local health department, at the request of the Department of Social Services (DSS), will inspect DSS-permitted homes for adults to evaluate their food safety operations, wastewater disposal and general environmental health conditions. (22VAC40-80-160(B)(3))	X
Juvenile Justice Institutions: Pursuant to § 35.1-23 of the Code of Virginia and the agency's memorandum of understanding with the Department of Corrections, local health departments are responsible for conducting at least one annual unannounced inspection of juvenile justice institutions in order to evaluate their kitchen facilities, general sanitation and environmental health conditions. Code Link-35.1-23	X
Jail inspections: Pursuant to § 53.1-68 of the Code of Virginia and the agency's memorandum of understanding with the Department of Corrections, local health departments are responsible for conducting at least one annual unannounced inspection of correction facilities in order to evaluate their kitchen facilities, general sanitation and environmental health conditions. Code Link-53.1-68	X
Daycare centers: At the request of DSS will inspect DSS-permitted daycare centers to evaluate their food safety operations, wastewater disposal and general environmental health conditions. (22VAC40-80-160(B)(3))	X
Radon Pursuant to § 32.1-229, local health department may assist VDH Central Office with Radon testing and analysis. Code Link-32.1-229.	X
Summer camps/ Campgrounds: Pursuant to §§ 35.1-16 and 35.1-17 of the Code of Virginia and the corresponding regulations, local health departments are responsible for issuing, denying, and revoking permits to operate summer camps and campgrounds. The local health department is responsible for conducting inspections of summer camps and campgrounds not less than annually to ensure that their construction, operation and maintenance are in compliance with the Regulations for Summer Camps (12VAC5-440-10 et seq.) and the Rules and Regulations Governing Campgrounds (12VAC5-450-10 et seq.). Code Links-35.1-16, 35.1-17	X

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

OTHER PUBLIC HEALTH SERVICES
BASIC PUBLIC HEALTH SERVICES TO BE **ASSURED** BY LOCAL HEALTH DEPARTMENTS

The following services performed in accordance with the provisions of the Code of Virginia, the regulations of the Board of Health and/or the policies and procedures of the State Department of Health	
Pre-Admission Screenings (PAS) DMAS MOA Code Link- 32.1-330	X
Comprehensive Services Act Community Policy and Management Teams (CPMT) 2.2-5201-2.2-5211 Code Link- 2.2-5201, 2.2-5211	X
Interagency Coordinating Council (Infants/Toddlers) Early Intervention Services Code Link- 2.2-5305, 2.2-5306	X
Vital Records Code Link- 32.1-254, 32.1-255, 32.1-272	X
Immunizations for maternity and post-partum patients Code Link-32.1-11, 32.1-325, 54.1-3408.	X
AIDS Drug Assistance Program (ADAP) Code Link-32.1-11,	X
Emergency Preparedness and Response Code Link-32.1-42, 32.1-43 et seq., 32.1-229,	X
HIV Counseling, Testing and Referral Code Link-32.1-37.2	X

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(1.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

OPTIONAL PUBLIC HEALTH SERVICES

For Each Service Provided, Check Block for Highest Income Level Served			
COMMUNICABLE DISEASE SERVICES	Income A only	Defined by Federal Regulations	All
Foreign Travel Immunizations			X
Other:			
CHILD HEALTH SERVICES			
Disabled disability Waiver Screenings DMAS MOA Code Link-32.1-330Other:			
Other			
MATERNAL HEALTH SERVICES	Income A only	Defined by Federal Regulations	All
Other:			
FAMILY PLANNING SERVICES	Income A only	Defined by Federal Regulations	All
Nutrition Education			
Preventive Health Services			
Pre-Conception Health Care			
Other:			
MEDICAL SERVICES - **Please identify services**	Income A only	Defined by Federal Regulations	All
Community Education			X
Other			

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VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

OPTIONAL PUBLIC HEALTH SERVICES

For Each Service Provided, Check Block for Highest Income Level Served

SPECIALTY CLINIC SERVICES - **Please identify services**	Income A only	Defined by Federal Regulations	All

DENTAL HEALTH SERVICES - **Please identify services**	Income A only	Defined by Federal Regulations	All

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(2.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

PUBLIC HEALTH ENVIRONMENTAL SERVICES PROVIDED
UNDER LOCAL ORDINANCE OR CONTRACT

Neither the *Code of Virginia* nor Regulations of the Board of Health requires the following services to be provided by the local health department	Place an X in this column if service is provided for locality	Local ordinance code cite	Provide a brief description of local ordinance requirements
Water supply sanitation-Inspection of Water Supplies. Code Link- 15.2-2144 on local regulation			
Other Environmental – identify services below			

LOCAL GOVERNMENT AGREEMENT, ATTACHMENT A(2.)

VIRGINIA DEPARTMENT OF HEALTH
COMMUNITY HEALTH SERVICES

PUBLIC HEALTH SERVICES PROVIDED UNDER
LOCAL ORDINANCES OR CONTRACT WITH LOCAL GOVERNMENTS

OPTIONAL PUBLIC HEALTH MEDICAL SERVICES

For Each Service Provided, Check Block for Highest Income Level Served			
Neither the *Code of Virginia* nor Regulations of the Board of Health requires the following services to be provided by the local health department. **(identify services below)**	Income A only	Local ordinance code cite, or contract number	All

LOCAL GOVERNMENT AGREEMENT, ADDENDUM A(2.)

As the Health Department for the Chesterfield, the District can receive services and support from the local government. When appropriate, the Health District may reimburse the local government for any provided services and support. Upon receipt of the proper documentation, the Health District will expeditiously process vouchers for payment:

Telephones services covered under the County contract can be used by the Health District at the same rate as other departments.

Charges for information systems and support contracted or owned by the County will be reimbursed based upon utilization.

Supplies and/or equipment purchased by the County for the Health District's use will be charged at actual cost.

Special work performed by the County Buildings and Services Department that is not covered under the Local Lease Agreement will be reimbursed. Supply and labor costs should be properly documented.

If unexpected requirements arise during the fiscal year, the need for any services and related reimbursements will be properly authorized and documented. This Amendment is not intended to restrict the appropriate use of County resources by the Health District.

DocuSigned by:
Robert Hicks
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Robert W. Hicks
Acting Deputy Commissioner, Community Health Services
Virginia Department of Health

3/25/2024 | 1:13:27 PM EDT
Date

DocuSigned by:
James Worsley
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Local Authorizing Officer

Deputy County Administrator
Title

3/25/2024 | 11:45:49 AM EDT
Date

Addendum to the Local Government Agreement (LGA)

This agreement is entered into by the City of **Colonial Heights (City)**, the County of **Chesterfield (County)**the **Virginia Department of Health (VDH)**, and the **Chesterfield Health District** (**Department**) (collectively, the "Parties"), to confirm their mutual understanding and agreement regarding the consolidation of the Colonial Heights Health Department with the Chesterfield Health Department, located at 9501 Lucy Corr Circle, Chesterfield, VA 23832.

The Parties acknowledge and agree that the Colonial Heights Health Department will be closing its current facility, located at 200 Highland Avenue, Colonial Heights, VA, 23834 and consolidating all services with the Chesterfield Health Department, located at 9501 Lucy Corr Circle, Chesterfield, VA 23834 effective September 1, 2025.

The purpose of this Addendum is to document mutual agreement on specific conditions and expectations for the consolidation, ensuring transparency, accountability, and compliance with the existing LGA.

The City agrees to continue funding all operations and services associated with the Colonial Heights Health Department pursuant to its LGA. The City will pay such funds to the Department pursuant to its LGA and the Department will credit all applicable funds received from the City to the County's local commitment obligation under its LGA.

The Department shall be responsible for developing the annual budget for the operation of the department and will provide the City with advance written notice of the costs applicable to the operation of the Colonial Heights Health Department no later than January 1 of each fiscal year. Any increase in operational expenses attributable to Colonial Heights greater than $5000 must be approved in advance by the City.

The Department agrees to develop by July 1, 2025, and maintain thereafter a financial accounting process to ensure that the operational and budgetary expenses of the Colonial Heights Health Department and the Chesterfield Health Department are tracked and reported separately.

This addendum shall remain in effect for the term of the County and the City LGA with VDH.

CITY OF COLONIAL HEIGHTS	**VIRGINIA DEPARTMENT OF HEALTH- Chesterfield**
By:	By:
Title:	Title:
Date:	Date:

CHESTERFIELD COUNTY	VIRGINIA DEPARTMENT OF HEALTH:
By:	By:
Title:	Title:
Date:	Date:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.9.**

Subject:
Approval of FY2025 Year-End Adjustments and Reserve Requests

Board Action Requested:
Consider and Adopt FY2025 year-end revenue and expenditure adjustments for the County as follows:

1. Authorize the County Administrator to assign to a revenue stabilization reserve all unspent, or otherwise unreserved, FY2025 appropriations that are in excess of the items detailed in the attached schedules.

2. Appropriate revenues and expenditures for specific programs as well as authorize reallocations among General Fund departments and related funds and make adjustments to revenues and expenditures as outlined on the attached County - Schedule A.

3. Appropriate revenues and expenditures and authorize other adjustments for specific programs, projects, and non-General Fund departments as outlined on the attached County - Schedule B.

4. Authorize the County Administrator to assign and reappropriate various revenues and unspent expenditures contingent upon positive results of operations as determined by the County's financial audit, as outlined on the attached County - Schedule C, and reserve all remaining funds for potential reappropriation during FY2026; additional requests to commit remaining funds will be brought to the Board of Supervisors following the financial audit.

5. Authorize a $16.1 million contribution to the Unassigned Fund Balance to ensure adequate balances within the policy guidelines prior to June 30, 2025.

Consider and Adopt FY2025 year-end revenue and expenditure adjustments for CCPS as follows:

1. Approve the revenue adjustments and appropriation changes outlined in CCPS - Schedule A.

2. Approve the reserve requirements/requests as shown in CCPS - Schedule B.

3. Approve the reserve requests for FY2025-budgeted activities continuing into FY2026 as shown in CCPS - Schedule C.

4. Request that any remaining ending balance based on the final FY2025 audit be reserved for Future School Needs in the general fund.

Summary of Information:

County:

FY2025 projections forecast a positive net year-end position primarily due to strong revenue activity.

Key drivers of the positive revenue forecast include strong performance in interest income due to the prevailing rate environment and stronger than forecast local sales tax receipts. A large share of the excess revenue was intentionally unbudgeted as its use is restricted and the funds are reserved at year-end for specific future uses (examples: BPOL, CDAs).

The expenditure side of the budget is projected to be closer to budget. While still projected to be in surplus, there have been operational pressures due to prevailing market conditions. Additionally, state unfunded mandates still continue to exert pressure on the operating budget.

This item requests some adjustments to departments and capital projects as detailed in Schedules A and B. Some departments require an additional appropriation due to expenditure pressures.

Furthermore, the Board will be asked to consider a small number of carryover and reserve requests in a future Board of Supervisors meeting held after the completion of the financial audit.

Schedule C includes requests to contribute funds to the Unassigned Fund Balance to ensure adequate balances within the policy guidelines; the Board of Supervisors is requested to make this deposit to the unassigned fund balance prior to June 30, 2025, to be within policy requirements prior to the start of FY2026. Additional requests include funds for School land acquisition as well as funding for turf field replacements.

Schools:

Excluding the amounts to be reserved as outlined in CCPS Schedule C, the net ending balance for the operating fund (revenues vs. expenditures) is projected to be $11.6M or 1.1 percent of the total FY2025 revised operating fund budget. This net surplus is driven by an estimated $3.4M in additional revenue attributable to funding received from an updated, actual Average Daily Membership (ADM) as of March 31, 2025, vacancy savings and lower fuel costs. CCPS Schedule A is included with this memo which requests adjustments to the revenue and expenditure appropriations based on the estimated revenue changes related to actual March 31, 2025 student enrollment and current spending patterns.

There is a need to increase the budget for the Communities in Schools (CIS) program funded directly by the CIS local chapter by $400,000 to account for additional positions added after the budget process was finalized. This portion of the CIS program is funded entirely through funds raised by CIS in order to support their program and efforts within the community.

There are three schedules included in this agenda item, all of which contain requests for action by the Board of Supervisors. CCPS - Schedule A requests adjustments to revenue and expenditure appropriations, CCPS - Schedule B delineates proposed allocation of FY2025 surplus, and CCPS -Schedule C contains reserve requests for FY 2025-budgeted activities that will continue into FY2026.

Attachments:

1. FY2025 County - Schedule A
2. FY2025 County - Schedule B

3. FY2025 County - Schedule C
4. CCPS School Board Resolution
5. CCPS Memo - FY2025 - Year-End Funds
6. CCPS Schedules A - C
7. CCPS Memo - Financial Reports for the Period Ending March 31, 2025

Preparer: Gerard Durkin, Director of Budget and Management

Approved By:

FY2025 Schedule A

General Fund Department Revenue/Expenditure Adjustments

Wednesday, June 25, 2025

Department	Revenue	Expenditure
Non-Departmental	12,050,000	
Tax Relief for the Elderly and Disabled		4,200,000
Economic Development		1,350,000
Parks and Recreation		1,100,000
Waste and Resource Recovery		950,000
Buildings and Grounds		450,000
Transfers Out: Capital Projects		4,000,000
	12,050,000	**12,050,000**

FY2025 Schedule B

Other Fund Revenue/Expenditure Adjustments

Wednesday, June 25, 2025

Department	Revenue	Expenditure
Capital Improvement Program - Local Funding	4,000,000	
Project Contingency		4,000,000
Revenue Recovery	724,322	
Replacement of Defibrillators and Ventilators		724,322
	4,724,322	**4,724,322**

FY2025 Schedule C
Requests to Reserve/Commit Funds

Wednesday, June 25, 2025

These items will be reserved/committed.

Description	Amount
Unassigned Fund Balance	16,100,000
School Land Acquisition	2,608,072
Capital Projects - Turf Fields	3,700,000
	22,408,072

Note: The above amounts (in priority order) are based on year-end projections and numbers will be finalized once the FY2025 audit closes. Subsequent Board actions will determine the final allocations of year-end results.

Memo #079-25
Attachment D

VIRGINIA: At a regularly scheduled meeting of the Chesterfield County School Board held Tuesday, May 13, 2025, at 6:30 pm in the Public Meeting Room at the Chesterfield County Government Complex

PRESENT: Ann C. Coker, Chair
Lisa M. Hudgins, Vice Chair
Dominique R. Chatters
Dorothy L. Heffron
Steven A. Paranto

RESOLUTION

WHEREAS, the ending balance for FY2025 is sufficient as currently projected to meet the reserve requirements/requests in Schedule B and requested reserves for budgeted activities continuing into FY2026 identified in Schedule C;

NOW, THEREFORE, BE IT RESOLVED, that on motion of Steven A. Paranto, seconded by Dorothy H. Heffron, the School Board hereby requests that the Board of Supervisors to 1) approve the revenue and expenditure revisions and appropriation changes shoen in Schedule A, 2) reserve and re-appropriate the funds identified at Schedules B and C in the School Operating Funds, and 3) request any remaining ending balance in the school operating fund be reserved for future budget years. This request is dependent upon the final results of FY2025 operations, adjusted according to the county's financial audit.

Elke G. Namola
Elke Namola, Clerk

John J. Murray
John Murray, Ed.D, Superintendent

CHESTERFIELD COUNTY PUBLIC SCHOOLS
CHESTERFIELD, VIRGINIA

CCPS MEMORANDUM #079–25 May 13, 2025

TO: School Board

FROM: John Murray, Ed.D.
Superintendent

SUBJECT: FY2025 Year-End Funds

SUPPORTING DOCUMENTS
ATTACHMENT A: Presentation
ATTACHMENT B: Supplemental Schedules A-C
ATTACHMENT C: Financial Reports for the Period Ending March 30, 2025
ATTACHMENT D: Resolution

PERTINENT INFORMATION
On June 17, 2024, the School Board Adopted an annual financial plan totaling $992,494,200 for all funds. The FY2025 Financial Report reflecting actual revenues and expenditures as of March 31, 2025, as well as a year-end projection for each fund as well as recommended actions primarily for the projected results of operations are detailed in Attachment C.

Operating Fund
Excluding the amounts to be reserved as outlined in Schedule C, the net ending balance for the operating fund (revenues vs. expenditures) is projected to be $11.6M or .03 percent of the total FY2025 revised operating fund budget. This net surplus is driven by an estimated $3.4M in additional revenue attributable to funding received from an updated, actual Average Daily Membership (ADM) as of March 31, 2025, vacancy savings and lower fuel costs. Schedule A is included with this memo which requests adjustments to the revenue and expenditure appropriations based on the estimated revenue changes related to actual March 31, 2025 student enrollment and current spending patterns.

The updated projection reflects an expense savings that remains consistent with midyear projections plus additional state and local revenues. Expenditures and revenues will continue to be monitored through June 2025. Final changes may result from finalization of the Virginia State Budget.

Other Funds

There is a need to increase the budget for the Communities in Schools (CIS) program funded directly by the CIS local chapter by $400,000 to account for additional positions added after the budget process was finalized. This portion of the CIS program is funded entirely through funds raised by CIS in order to support their program and efforts within the community.

Summary

There are three schedules included in Attachment B for this agenda item, all of which contain requests for action by the Board of Supervisors. Schedule A requests adjustments to revenue and expenditure appropriations, Schedule B delineates proposed allocation of FY2025 surplus, and Schedule C contains reserve requests for FY 2025-budgeted activities that will continue into FY2026.

RECOMMENDED ACTION

It is recommended that the School Board:

1) Approve the revenue adjustments and appropriation changes outlined in Schedule A;

2) Approve the reserve requirements/requests as shown in Schedule B;

3) Approve the reserve requests for FY2025-budgeted activities continuing into FY2026 as shown in Schedule C;

4) Request that any remaining ending balance based on the final FY2025 audit be reserved for Future School Needs in the general fund; and

5) Approve the Resolution at Attachment D and authorize the Superintendent to make other appropriation adjustments to the school operating funds as may be necessary to implement the actions contained in this year-end budget review.

Memo # 079-25
Attachment B

SCHEDULE A

FY 2025 Revenue Adjustments

School Operating Fund	
Local Sources	$ 991,700
State Aid	2,400,000
	$ 3,391,700
School Grants Fund	
Local	$ 400,000
	$ 400,000
School Federal Food Service Fund	**NONE**
	$ –

FY 2025 Expenditure Appropriation Adjustments

School Operating Fund	
Administration, Attendance & Health	100,000
Operations	3,291,700
	$ 3,391,700
School Grants Fund	
Instruction	$ 400,000
	$ 400,000

School Federal Food Service Fund	NONE
	$ -

SCHEDULE B
Reserves for Future Budget Years

Fund Balance school uses in the operating budget	$ 7,000,000
Bus Replacement	$ 600,000
Debt Reserve	$ 4,000,000
	$11,600,000

SCHEDULE C
Reserves for FY2025 budgeted activities continuing into FY2026

CCPS Operating Fund

Wellness	$ 300,500
Textbooks	234,600
Digital content	3,345,400
Local Match to Grants	1,090,300
Donated Funds	67,400
DIF/SIF	5,200
Budget Software	230,000
Mega Trailer Lease	690,900
All-in State Funding	10,000,000
Algebra Readiness State Funding	522,000
Early Reading Intervention State Funding	452,400
Rebate funds (equipment)	57,900

Vehicle	50,000
	$17,046,600

CHESTERFIELD COUNTY PUBLIC SCHOOLS

School Board

Financial Reports

For the period ending March 31, 2025

Chesterfield County Public Schools

CHESTERFIELD COUNTY PUBLIC SCHOOLS

OPERATING FUND

Chesterfield County Public Schools
FY2025 Quarterly Financial Report by Revenue Source
For the Period Ending March 31, 2025

Operating Fund Revenues	Adopted Budget	Revised Budget *	YTD Revenue	Amount to be Received	Total to be Received	(Deficit) / Excess	Actual YTD %	Projected %
Local								
Use of Property								
Building Rental	$200,000	$200,000	$302,181	$197,819	$500,000	$ 300,000	151.09%	250%
Other uses of monies and Property	$0	$0	$657	$0	$657	$ 657	0.00%	0%
Print Shop Fees	$500,000	$500,000	$436,342	$93,658	$530,000	$ 30,000	87.27%	106%
Intercounty Use of Buildings	$1,125,000	$1,125,000	$256,336	$1,704,000	$1,960,336	$ 835,336	22.79%	174%
Student Parking Fees	$150,000	$150,000	$120,767	$5,000	$125,767	$ (24,233)	80.51%	84%
Total Use of Property	*$1,975,000*	*$1,975,000*	*$1,116,283*	*$2,000,477*	*$3,116,761*	$ 1,141,761	56.52%	158%
Tuition and Other Fees								
Tuition (Adult Ed/Summer Session)	$1,245,000	$1,245,000	$857,434	$387,566	$1,245,000	$ -	68.87%	100%
Other Fees (Sale of Postage/Field Trips)	$1,683,000	$1,683,000	$1,375,687	$307,312.84	$1,683,000	$ -	81.74%	100%
Donations/Reimbursements	$2,885,000	$2,899,889	$1,303,227	$1,446,661.21	$2,749,889	$ (150,000)	44.94%	95%
Total Tuition and Other Fees	*$5,813,000*	*$5,827,889*	*$3,536,349*	$2,141,540	$5,677,889	$ (150,000)	60.68%	97%
Total Local	***$7,788,000***	***$7,802,889***	***$4,652,632***	***$4,142,017***	***$8,794,649***	***$ 991,761***	***59.63%***	***113%***
State								
Sales Tax	$87,489,400	$84,831,300	$58,825,307	$26,005,993	$84,831,300	$ -	69.34%	100%
State Revenue	$419,306,800	$452,251,200	$325,072,105	$129,579,095	$454,651,200	$ 2,400,000	71.88%	101%
Total State	***$506,796,200***	***$537,082,500***	***$383,897,413***	***$155,585,087***	***$539,482,500***	***$2,400,000***	**71.48%**	**100%**
Federal								
Federal Revenue	$300,000	$175,000	$183,365	-$8,365	$175,000	$ -	104.78%	100%
Total Federal	***$300,000***	***$175,000***	***$183,365***	***-$8,365***	***$175,000***	***$0***	**104.78%**	**100%**
Transfers								
Transfer from CIP (Interest Earnings)	$0	$0	$0		$0	$ -	0.00%	0%
County Transfer	$398,844,300	$398,849,215	$245,050,950	$153,798,265	$398,849,215	$ -	61.44%	100%
Total Transfers	***$398,844,300***	***$398,849,215***	***$245,050,950***	***$153,798,265***	***$398,849,215***	***$ -***	***61.44%***	***100%***
Total	**$913,728,500**	**$943,909,604**	**$633,784,359**	**$313,517,005**	**$947,301,364**	**$ 3,391,761**	**67.1%**	**100.4%**

*Revised budget includes carry-overs and encumbrances from FY2024

Chesterfield County Public Schools
FY2025 Financial Report by Expenditure Category
For the Period Ending March 31, 2025
Operating Fund Expenditures

Appropriation Category		Adopted Budget	Revised Budget *	Current Month	YTD Expenditures	Current Encumbrances	Balance	Projected Expenditures through 6/30/2025	Total FY2025	Projected Balance through 6/30/2025	% Available
61	Instruction	$ 631,745,300	$ 674,893,745	$ 55,025,144	$ 449,100,317	$ 5,564,366	$ 220,229,062	$ 200,535,598	$ 655,200,281	$ 19,693,465	2.92%
62	Admin/A&H	$ 33,467,000	$ 34,361,277	$ 2,826,063	$ 23,531,158	$ 526,770	$ 10,303,349	$ 10,352,477	$ 34,410,405	$ (49,128)	-0.14%
63	Transportation	$ 55,853,500	$ 64,403,983	$ 5,585,388	$ 45,380,097	$ 1,808,397	$ 17,215,489	$ 16,406,997	$ 63,595,490	$ 808,493	1.26%
64	O&M	$ 88,421,000	$ 173,582,719	$ 7,051,544	$ 87,230,641	$ 13,073,159	$ 73,278,919	$ 75,585,706	$ 175,889,506	$ (2,306,787)	-1.33%
68	Technology	$ 23,795,700	$ 24,690,074	$ 1,583,128	$ 18,641,640	$ 1,404,537	$ 4,643,897	$ 4,543,246	$ 24,589,423	$ 100,650	0.41%
99	Debt	$ 68,446,000	$ 66,446,000	$ -	$ 62,185,721	$ -	$ 4,260,279	$ 4,260,279	$ 66,446,000	$ -	0.00%
Total		**$ 901,728,500**	**$ 1,038,377,798**	**$ 72,071,268**	**$ 686,069,574**	**$ 22,377,229**	**$ 329,930,996**	**$ 311,684,303**	**$ 1,020,131,105**	**$ 18,246,693**	**1.76%**

*Revised budget includes carry-overs and encumbrances from FY2024

*Balance excluding All-in carryforward to FY26 **$ 8,246,693**

CHESTERFIELD COUNTY PUBLIC SCHOOLS

OPERATING FUND by OBJECT

Chesterfield County Public Schools
FY2025 Financial Report by Expenditure Object
For the Period Ending March 31, 2025
Operating Fund

Object	Description	Original Budget	Revised Budget *	March 31 Actual	March 31 YTD	Encumbrances	Balance	Projected Expenditures 4/1/2025 - 6/30/2025	FY2025 Total	Projected Balance through 6/30/2025
511110	BOARD MEMBER	$ 145,600	$ 145,600	$ 11,834	$ 106,505	$ -	$ 39,095	$ 35,501	$ 142,007	$ 3,593
511120	SUPERINTENDENT	$ 282,340	$ 282,340	$ 24,026	$ 216,703	$ -	$ 65,637	$ 72,077	$ 288,780	$ (6,440)
511130	ASSISTANT SUPERINTENDENT	$ 1,581,654	$ 1,581,654	$ 123,954	$ 1,062,168	$ -	$ 519,486	$ 371,862	$ 1,434,030	$ 147,624
511150	DIRECTOR FT	$ 4,013,876	$ 4,179,341	$ 346,756	$ 3,039,933	$ -	$ 1,139,408	$ 1,040,267	$ 4,080,201	$ 99,140
511160	ASST DIRECTOR FT	$ 1,297,825	$ 1,464,508	$ 127,027	$ 1,085,374	$ -	$ 379,134	$ 381,081	$ 1,466,456	$ (1,948)
511170	SUPERVISOR FT	$ 3,293,076	$ 3,506,980	$ 278,321	$ 2,518,617	$ -	$ 988,363	$ 834,962	$ 3,353,579	$ 153,401
511190	OTHER ADMIN STAFF	$ 1,387,105	$ 1,523,068	$ 128,302	$ 1,074,352	$ -	$ 448,716	$ 384,905	$ 1,459,256	$ 63,812
511210	TEACHER FT	$ 321,451,241	$ 325,347,836	$ 25,922,204	$ 206,902,580	$ -	$ 118,445,256	$ 103,163,459	$ 310,066,039	$ 15,281,797
511220	LIBRARIAN FT	$ 7,393,271	$ 7,393,271	$ 589,032	$ 4,733,994	$ -	$ 2,659,277	$ 2,338,456	$ 7,072,450	$ 320,821
511230	GUIDANCE COUNSELOR FT	$ 16,831,577	$ 16,877,894	$ 1,370,898	$ 11,180,419	$ -	$ 5,697,475	$ 5,320,393	$ 16,500,812	$ 377,082
511250	INST SPECIALIST FT	$ 4,365,612	$ 4,442,287	$ 411,891	$ 3,420,034	$ -	$ 1,022,253	$ 1,268,306	$ 4,688,340	$ (246,053)
511260	PRINCIPAL FT	$ 9,484,849	$ 9,484,849	$ 777,209	$ 7,029,212	$ -	$ 2,455,637	$ 2,331,628	$ 9,360,840	$ 124,009
511270	ASSISTANT PRINCIPAL FT	$ 12,518,227	$ 12,621,053	$ 1,092,879	$ 9,217,915	$ -	$ 3,403,138	$ 3,278,638	$ 12,496,553	$ 124,500
511280	ADMIN ASST FT	$ 2,650,240	$ 2,650,240	$ 205,890	$ 1,672,236	$ -	$ 978,004	$ 823,559	$ 2,495,795	$ 154,445
511290	OTHER INST STAFF FT	$ 615,660	$ 615,660	$ 45,891	$ 394,360	$ -	$ 221,300	$ 178,975	$ 573,335	$ 42,325
511295	TECHNOLOGY INTEGRATOR	$ 5,862,005	$ 5,862,005	$ 484,872	$ 4,353,949	$ -	$ 1,508,056	$ 1,454,615	$ 5,808,564	$ 53,441
511300	OTHER PROFESSIONAL FT	$ 12,297,060	$ 14,259,908	$ 987,015	$ 9,105,932	$ -	$ 5,153,976	$ 3,231,115	$ 12,337,047	$ 1,922,861
511310	NURSE FT	$ 5,056,581	$ 5,056,581	$ 409,563	$ 3,308,916	$ -	$ 1,747,665	$ 1,634,156	$ 4,943,072	$ 113,509
511320	PSYCHOLOGIST FT	$ 3,043,120	$ 2,969,731	$ 242,593	$ 2,027,642	$ -	$ 942,089	$ 887,889	$ 2,915,531	$ 54,200
511333	ED DIAGNOSTICIAN FT	$ 909,506	$ 909,506	$ 72,124	$ 526,330	$ -	$ 383,176	$ 273,351	$ 799,681	$ 109,825
511336	OCCUP PHYS THERAPY FT	$ 1,700,209	$ 1,700,209	$ 140,833	$ 1,136,917	$ -	$ 563,292	$ 563,332	$ 1,700,249	$ (40)
511340	SOCIAL WORKER FT	$ 3,063,107	$ 3,063,107	$ 255,129	$ 2,091,493	$ -	$ 971,614	$ 974,593	$ 3,066,086	$ (2,979)
511350	SYSTEM ANALYST PROGRAMMER FT	$ 5,076,718	$ 5,152,816	$ 482,894	$ 3,773,930	$ -	$ 1,378,886	$ 1,448,682	$ 5,222,612	$ (69,796)
511370	ACCOUNTANT AUDITOR	$ 525,625	$ 577,314	$ 56,448	$ 402,964	$ -	$ 174,350	$ 169,345	$ 572,309	$ 5,005
511420	SECURITY GUARD FT	$ 1,085,790	$ 3,328,874	$ 271,620	$ 2,075,903	$ -	$ 1,252,971	$ 1,083,764	$ 3,159,667	$ 169,207
511430	TUTOR MONITOR	$ 768,154	$ 768,154	$ 55,692	$ 444,399	$ -	$ 323,755	$ 222,769	$ 667,168	$ 100,986
511480	HEARING IMP INTERPRETER FT	$ 811,651	$ 576,034	$ 43,253	$ 373,151	$ -	$ 202,883	$ 173,012	$ 546,164	$ 29,870
511490	BILINGUAL INTERPRETER	$ 75,375	$ 75,375	$ 6,281	$ 52,168	$ -	$ 23,207	$ 25,125	$ 77,293	$ (1,918)
511500	CLERICAL FT	$ 20,903,722	$ 21,190,920	$ 1,769,547	$ 15,164,556	$ -	$ 6,026,364	$ 5,859,642	$ 21,024,199	$ 166,721
511510	INST AIDE FT	$ 18,028,582	$ 18,621,579	$ 1,398,016	$ 11,147,364	$ -	$ 7,474,215	$ 5,577,163	$ 16,724,527	$ 1,897,052
511570	CLINIC AIDE FT	$ 1,513,622	$ 1,513,622	$ 116,451	$ 907,930	$ -	$ 605,692	$ 462,310	$ 1,370,241	$ 143,381
511580	PRINTER FT	$ 221,227	$ 221,227	$ (20,520)	$ 165,253	$ -	$ 55,974	$ (61,560)	$ 103,693	$ 117,534
511610	TRADES CRAFTS FT	$ 4,439,073	$ 4,258,325	$ 330,668	$ 3,018,450	$ -	$ 1,239,875	$ 992,004	$ 4,010,453	$ 247,872
511630	BUILDING OPERATIONS SUPERVISOR	$ 2,900,869	$ 2,974,367	$ 239,855	$ 2,136,654	$ -	$ 837,713	$ 719,565	$ 2,856,219	$ 118,148
511810	BUS DRIVER FT	$ 18,233,218	$ 18,233,218	$ 1,441,762	$ 11,551,171	$ -	$ 6,682,047	$ 5,709,379	$ 17,260,551	$ 972,667
511840	SERVICE CREW	$ 241,697	$ 280,694	$ 19,761	$ 171,475	$ -	$ 109,219	$ 59,284	$ 230,760	$ 49,934
511910	CUSTODIAN FT	$ 7,073,632	$ 7,073,632	$ 561,309	$ 4,998,080	$ -	$ 2,075,552	$ 1,683,928	$ 6,682,008	$ 391,624
511920	WAREHOUSE FT	$ 205,323	$ 166,326	$ 12,852	$ 107,801	$ -	$ 58,525	$ 38,556	$ 146,358	$ 19,968
512000	SALARIES AND WAGES OT	$ 4,349,278	$ 3,788,578	$ 750,421	$ 4,223,698	$ -	$ (435,120)	$ 2,686,840	$ 6,910,538	$ (3,121,960)
512500	CLERICAL OVERTIME	$ -	$ -	$ -	$ 415	$ -	$ (415)	$ -	$ 415	$ (415)
513210	TEACHER PT	$ 1,347,035	$ 1,367,272	$ 85,460	$ 1,023,464	$ -	$ 343,808	$ 341,841	$ 1,365,305	$ 1,967
513220	LIBRARIAN PT	$ -	$ -	$ 2,098	$ 15,723	$ -	$ (15,723)	$ 8,393	$ 24,116	$ (24,116)
513336	OCCUPATIONAL PHYS THERAPY PT	$ 33,377	$ 65,741	$ 7,062	$ 56,493	$ -	$ 9,248	$ 28,246	$ 84,739	$ (18,998)
513500	CLERICAL PT	$ 79,443	$ 79,443	$ 6,620	$ 59,582	$ -	$ 19,861	$ 19,861	$ 79,443	$ 0
514000	TEMP WAGES LONG TERM ABSENCES	$ 216,300	$ 216,300	$ -	$ -	$ -	$ 216,300	$ 216,300	$ 216,300	$ -
514160	ASST DIRECTOR TEMP	$ -	$ 39,365	$ -	$ 30,223	$ -	$ 9,142	$ -	$ 30,223	$ 9,142
514190	OTHER ADMINISTRATIVE TEMPORARY	$ 81,166	$ 88,466	$ 623	$ 50,025	$ -	$ 38,441	$ 2,492	$ 52,517	$ 35,949
514210	TEACHER TEMP	$ 6,044,499	$ 11,043,822	$ 550,216	$ 4,833,628	$ -	$ 6,210,194	$ 588,436	$ 5,422,064	$ 5,621,758
514220	LIBRARIAN TEMP	$ 115,900	$ 115,900	$ 813	$ 60,716	$ -	$ 55,184	$ 3,253	$ 63,969	$ 51,931
514230	GUIDANCE COUNSELOR TEMP	$ 112,500	$ 97,664	$ 5,069	$ 90,023	$ -	$ 7,641	$ 44,073	$ 134,096	$ (36,432)
514250	INSTRUCT SPECIALIST, TEMPORARY	$ -	$ 2,836	$ -	$ 2,527	$ -	$ 309	$ -	$ 2,527	$ 309
514260	PRINCIPAL TEMP	$ 314,748	$ 314,748	$ 1,113	$ 224,910	$ -	$ 89,838	$ 113,345	$ 338,255	$ (23,507)
514270	ASST PRINCIPAL TEMP	$ 49,000	$ 75,500	$ 11,660	$ 138,443	$ -	$ (62,943)	$ 68,943	$ 207,386	$ (131,886)
514290	OTHER INSTRUCTIONAL - TEMP	$ 12,600	$ 5,300	$ 7,598	$ 39,130	$ -	$ (33,830)	$ 30,393	$ 69,524	$ (64,224)

Chesterfield County Public Schools
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Object	Description	Original Budget	Revised Budget *	March 31 Actual	March 31 YTD	Encumbrances	Balance	Projected Expenditures 4/1/2025 - 6/30/2025	FY2025 Total	Projected Balance through 6/30/2025
514300	OTHER PROFESSIONAL TEMP	$ 274,336	$ 331,911	$ 14,853	$ 214,617	$ -	$ 117,294	$ 59,412	$ 274,028	$ 57,883
514310	NURSE TEMP	$ 84,333	$ 84,333	$ 3,776	$ 55,886	$ -	$ 28,447	$ 15,104	$ 70,990	$ 13,343
514320	PSYCHOLOGIST TEMPORARY	$ 99,500	$ 192,510	$ 10,802	$ 62,919	$ -	$ 129,591	$ 43,207	$ 106,126	$ 86,384
514336	OT/PT TEMPORARY	$ 1,800	$ 1,800	$ -	$ -	$ -	$ 1,800	$ -	$ -	$ 1,800
514420	SECURITY GUARD TEMP	$ 49,854	$ 32,707	$ 3,626	$ 29,024	$ -	$ 3,683	$ 14,504	$ 43,528	$ (10,821)
514480	HEARING IMP INTERPRETER TEMP	$ 3,000	$ 3,000	$ -	$ -	$ -	$ 3,000	$ -	$ -	$ 3,000
514490	ESOL INTERPRETER TEMP	$ 21,814	$ 10,649	$ 247	$ 1,317	$ -	$ 9,332	$ 990	$ 2,307	$ 8,342
514500	CLERICAL TEMP	$ 162,859	$ 224,017	$ 22,637	$ 247,752	$ -	$ (23,735)	$ 92,694	$ 340,446	$ (116,429)
514510	INST AIDE TEMP	$ 150,000	$ 150,201	$ 332	$ 180,947	$ -	$ (30,746)	$ 49,376	$ 230,323	$ (80,122)
514570	CLINICAL AIDE TEMP	$ 14,000	$ 14,000	$ -	$ 8,278	$ -	$ 5,722	$ -	$ 8,278	$ 5,722
514580	PRINTER TEMP	$ 2,500	$ 2,500	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ 2,500
514810	BUS DRIVER TEMP	$ 565,800	$ 565,800	$ 27,483	$ 727,082	$ -	$ (161,282)	$ 290,963	$ 1,018,045	$ (452,245)
514840	SERVICE CREW TEMP	$ 39,000	$ 39,000	$ 2,423	$ 19,721	$ -	$ 19,279	$ 9,692	$ 29,413	$ 9,587
514999	OTHER SALARIES TEMP	$ 405,000	$ 405,000	$ 20,016	$ 191,486	$ -	$ 213,514	$ 80,064	$ 271,550	$ 133,450
515210	TEACHER SUB	$ 7,547,800	$ 8,416,400	$ 1,305,946	$ 6,818,963	$ -	$ 1,597,437	$ 3,514,253	$ 10,333,216	$ (1,916,816)
515220	LIBRARIAN SUB	$ 55,700	$ 173,582	$ 16,032	$ 93,974	$ -	$ 79,608	$ 60,229	$ 154,203	$ 19,379
515430	TUTOR MONITOR SUBSTITUTE	$ -	$ -	$ 319	$ 5,567	$ -	$ (5,567)	$ 1,277	$ 6,844	$ (6,844)
515510	INST AIDE SUB	$ 207,000	$ 207,000	$ 38,375	$ 219,164	$ -	$ (12,164)	$ 124,202	$ 343,366	$ (136,366)
515570	CLINICAL AIDE SUB	$ -	$ -	$ 3,865	$ 24,721	$ -	$ (24,721)	$ 9,820	$ 34,542	$ (34,542)
515810	BUS DRIVER SUB	$ 454,000	$ 454,000	$ 12,209	$ 122,140	$ -	$ 331,860	$ 46,844	$ 168,984	$ 285,016
516210	TEACHER ACADEMIC SUPPLEMENT	$ 1,006,340	$ 1,006,340	$ -	$ 397,524	$ -	$ 608,816	$ 608,816	$ 1,006,340	$ (0)
516211	TEACHER ATHLETIC SUPPLEMENT	$ 1,872,002	$ 1,872,002	$ 1,983	$ 1,112,705	$ -	$ 759,297	$ 759,297	$ 1,872,002	$ -
516999	OTHER SALARIES SUPPLEMENT	$ 1,954,592	$ 3,058,854	$ 42,822	$ 1,450,240	$ -	$ 1,608,614	$ 1,609,023	$ 3,059,263	$ (409)
517170	SUPERVISOR SRP	$ 86,316	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
517190	OTHER ADMIN STAFF, SRP	$ 130,259	$ 60,589	$ 1,979	$ 15,833	$ -	$ 44,756	$ 5,937	$ 21,771	$ 38,818
517210	TEACHER SRP	$ 2,492,732	$ 2,229,422	$ 47,395	$ 332,629	$ -	$ 1,896,793	$ 142,185	$ 474,814	$ 1,754,608
517220	LIBRARIAN SRP	$ 350,642	$ 350,642	$ 7,226	$ 52,625	$ -	$ 298,017	$ 21,679	$ 74,304	$ 276,338
517230	GUIDANCE COUNSELOR SRP	$ 84,252	$ 84,252	$ 1,728	$ 12,096	$ -	$ 72,156	$ 5,184	$ 17,280	$ 66,972
517250	INST SPECIALIST SRP	$ 235,147	$ 235,147	$ 4,084	$ 32,675	$ -	$ 202,472	$ 12,253	$ 44,928	$ 190,219
517270	ASSISTANT PRINCIPAL SRP	$ 259,617	$ 120,277	$ 4,021	$ 32,171	$ -	$ 88,106	$ 12,064	$ 44,235	$ 76,042
517295	TECHNOLOGY INTEGRATOR SRP	$ 90,601	$ 90,601	$ 1,856	$ 14,845	$ -	$ 75,756	$ -	$ 14,845	$ 75,756
517320	PSYCHOLOGIST SRP	$ 112,118	$ 112,118	$ 1,906	$ 13,339	$ -	$ 98,779	$ 5,717	$ 19,056	$ 93,062
517340	SOCIAL WORKER SRP	$ 123,590	$ 53,920	$ 1,979	$ 15,833	$ -	$ 38,087	$ 5,937	$ 21,771	$ 32,149
517490	BILINGUAL INTERPRETER SRP	$ 47,863	$ 47,863	$ 1,380	$ 9,658	$ -	$ 38,205	$ 4,139	$ 13,797	$ 34,066
517500	CLERICAL SRP	$ 253,615	$ 253,615	$ 9,280	$ 71,088	$ -	$ 182,527	$ 27,840	$ 98,928	$ 154,687
517510	INST AIDE SRP	$ 179,827	$ 179,827	$ 6,406	$ 44,841	$ -	$ 134,986	$ 19,217	$ 64,058	$ 115,769
517610	TRADES CRAFTS SRP	$ 70,552	$ 134,888	$ 4,084	$ 32,675	$ -	$ 102,213	$ 12,253	$ 44,928	$ 89,960
517630	FACILITY COORDINATOR	$ 142,490	$ 68,992	$ 2,042	$ 16,337	$ -	$ 52,655	$ 6,127	$ 22,464	$ 46,528
517810	BUS DRIVER SRP	$ 36,857	$ 36,857	$ 1,380	$ 9,658	$ -	$ 27,199	$ 4,139	$ 13,797	$ 23,060
517910	CUSTODIAN SRP	$ 44,092	$ 44,092	$ 2,042	$ 16,337	$ -	$ 27,755	$ 6,127	$ 22,464	$ 21,628
518300	CASH AWARDS	$ 1,551,000	$ 6,398,100	$ -	$ 3,066,950	$ -	$ 3,331,150	$ 3,066,950	$ 6,133,900	$ 264,200
519006	ANNUAL LEAVE PAYOUT	$ 661,000	$ 661,000	$ 7,481	$ 772,169	$ -	$ (111,169)	$ -	$ 772,169	$ (111,169)
519007	SICK LEAVE PAYOUT	$ 612,500	$ 612,500	$ 870	$ 372,949	$ -	$ 239,551	$ -	$ 372,949	$ 239,551
519008	PERSONAL DAY PAYOUT	$ 596,000	$ 596,000	$ 26,361	$ 795,979	$ -	$ (199,979)	$ -	$ 795,979	$ (199,979)
519998	SALARY LAPSE	$ (30,349,985)	$ (25,861,024)	$ -	$ -	$ -	$ (25,861,024)	$ -	$ -	$ (25,861,024)
519999	OTHER SALARIES	$ 2,398,722	$ 3,353,233	$ -	$ -	$ -	$ 3,353,233	$ -	$ -	$ 3,353,233
521000	FICA EXPENSE	$ 41,282,478	$ 42,966,656	$ 3,181,492	$ 26,305,583	$ -	$ 16,661,073	$ 13,098,396	$ 39,403,979	$ 3,562,676
522100	VRS RETIREMENT	$ 78,813,292	$ 80,325,595	$ 3,039,371	$ 25,119,444	$ -	$ 55,206,151	$ 9,108,089	$ 34,227,533	$ 46,098,062
522110	VRS HYBRID PLAN CONTRIBUTION	$ -	$ -	$ 3,350,644	$ 26,694,334	$ -	$ (26,694,334)	$ 10,051,931	$ 36,746,265	$ (36,746,265)
522111	VRS RETIREE HEALTHCARE CREDIT	$ -	$ -	$ 518,917	$ 4,218,432	$ -	$ (4,218,432)	$ 1,556,752	$ 5,775,183	$ (5,775,183)
522200	SUPPLEMENTAL RETIREMENT	$ 1,200,000	$ 1,500,000	$ -	$ 1,500,000	$ -	$ -	$ 2,000,000	$ 3,500,000	$ (2,000,000)
523010	ANTHEM INS ACTIVE	$ 68,989,983	$ 69,955,055	$ 5,648,727	$ 39,251,239	$ -	$ 30,703,816	$ 21,717,855	$ 60,969,093	$ 8,985,962
523011	ANTHEM INS RETIREE	$ 3,640,000	$ 3,640,000	$ 227,886	$ 2,133,722	$ -	$ 1,506,278	$ 904,709	$ 3,038,431	$ 601,569
523045	HEALTH SAVINGS ACCOUNT EXP	$ -	$ 1,923	$ 14,043	$ 3,034,483	$ -	$ (3,032,560)	$ 69,417	$ 3,103,900	$ (3,101,977)

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523070	DENTAL INS ACTIVE	$ 775,661	$ 791,059	$ 63,833	$ 454,756	$ -	$ 336,303	$ 243,924	$ 698,680	$ 92,379
523071	DENTAL INS RETIREE	$ -	$ -	$ 32,020	$ 290,430	$ -	$ (290,430)	$ 96,060	$ 386,490	$ (386,490)
523092	MEDICARE INS EXPENSE	$ 5,200,000	$ 5,200,000	$ 422,029	$ 3,783,484	$ -	$ 1,416,516	$ 1,266,088	$ 5,049,572	$ 150,428
523910	HEALTH INSURANCE REIMB	$ 960,378	$ 960,378	$ -	$ 500,840	$ -	$ 459,538	$ 459,538	$ 960,378	$ -
524100	VRS GROUP LIFE INSURANCE	$ 5,970,200	$ 6,094,784	$ 517,317	$ 4,204,987	$ -	$ 1,889,797	$ 1,551,951	$ 5,756,938	$ 337,846
525000	VRS HYBRID DISABILITY	$ 779,900	$ 796,301	$ 65,008	$ 518,744	$ -	$ 277,557	$ 195,024	$ 713,768	$ 82,533
526002	STATE UNEMPLOYMENT INS VEC	$ 125,000	$ 125,000	$ -	$ 116,498	$ -	$ 8,502	$ 8,502	$ 125,000	$ -
527001	WORKERS COMP INDEMNITY	$ 350,000	$ 350,000	$ 3,627	$ 65,667	$ -	$ 284,333	$ 21,889	$ 87,555	$ 262,445
527002	WORKERS COMP MEDICAL AND OTHER	$ 1,375,500	$ 1,375,500	$ 47,967	$ 967,436	$ -	$ 408,064	$ 322,395	$ 1,289,831	$ 85,669
527003	WORKERS COMP AND OTHER CHGS	$ 320,000	$ 320,000	$ 9,146	$ 177,844	$ -	$ 142,156	$ 56,135	$ 233,979	$ 86,021
528200	EDUCATION TUITION ASSIST	$ 305,000	$ 305,000	$ 3,000	$ 139,893	$ -	$ 165,107	$ 165,107	$ 305,000	$ -
528300	CAR ALLOWANCES	$ 12,000	$ 12,000	$ 1,642	$ 8,842	$ -	$ 3,158	$ 4,927	$ 13,770	$ (1,770)
528400	REQUIRED MEDICAL EXAMS	$ 66,500	$ 66,500	$ 26,569	$ 34,256	$ -	$ 32,244	$ 32,333	$ 66,589	$ (89)
528500	OTHER POST EMPLOYMENT BENEFITS	$ 1,000,000	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ -
531100	PROFESSIONAL HEALTH SVCS	$ 341,520	$ 228,689	$ 23,528	$ 359,358	$ 312,145	$ (442,814)	$ 86,139	$ 757,642	$ (528,953)
531120	OCCUPATIONAL THERAPY SERVICES	$ -	$ 22,785	$ 8,029	$ 29,988	$ 34,595	$ (41,798)	$ -	$ 64,583	$ (41,798)
531122	SPEECH THERAPY SERVICES	$ 686,570	$ 1,770,360	$ 256,378	$ 2,336,104	$ 2,351,906	$ (2,917,649)	$ -	$ 4,688,009	$ (2,917,649)
531124	TRANSLATION SERVICES	$ 103,350	$ 120,376	$ 10,059	$ 79,898	$ 22,128	$ 18,350	$ 18,350	$ 120,376	$ -
531127	DEVELOPMENTAL SERVICES	$ 54,600	$ 54,600	$ 950	$ 2,360	$ -	$ 52,240	$ 52,240	$ 54,600	$ -
531200	ACCOUNTING AUDITING FINANCE	$ 134,000	$ 134,000	$ -	$ 132,266	$ -	$ 1,734	$ 1,734	$ 134,000	$ -
531300	MGMT CONSULTING SVC	$ 29,250	$ 29,250	$ -	$ 6,580	$ -	$ 22,670	$ 22,670	$ 29,250	$ -
531306	CONSULTANT SVCS	$ 46,500	$ 3,191	$ -	$ 11,610	$ -	$ (8,419)	$ -	$ 11,610	$ (8,419)
531307	PROFESSIONAL INSERVICE TRAININ	$ 5,000	$ 1,000	$ -	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -
531308	PROFESSIONAL EDUCATION SVC	$ 277,223	$ 266,897	$ 1,740	$ 107,897	$ 1,604	$ 157,396	$ 157,396	$ 266,897	$ -
531402	ENGINEERING SVCS	$ 115,021	$ 115,021	$ -	$ 32,145	$ -	$ 82,875	$ 82,875	$ 115,021	$ -
531500	LEGAL SVCS	$ 537,105	$ 571,062	$ 39,220	$ 176,614	$ 299,340	$ 95,107	$ 25,107	$ 501,062	$ 70,000
531700	TECH SVCS	$ 156,000	$ 96,002	$ -	$ 7,359	$ -	$ 88,643	$ 88,643	$ 96,002	$ -
531999	OTHER PROFESSIONAL SVCS	$ 3,203,327	$ 3,634,679	$ 232,472	$ 2,123,672	$ 760,080	$ 750,928	$ 671,529	$ 3,555,280	$ 79,399
533105	COMPUTER EQUIP REPAIR MAINT	$ -	$ 8,000	$ -	$ 4,065	$ -	$ 3,935	$ 3,935	$ 8,000	$ -
533199	OTHER REPAIR MAINT	$ 113,450	$ 248,292	$ 15,271	$ 181,795	$ 55,680	$ 10,817	$ 14,836	$ 252,311	$ (4,019)
533265	REFUSE SVC ANNUAL CONTRACT	$ 772,545	$ 769,545	$ 62,461	$ 493,197	$ 256,803	$ 19,545	$ 19,545	$ 769,545	$ -
533275	SOFTWARE MAINT ANNUAL CONTRACT	$ 1,684,272	$ 6,596,471	$ 553,171	$ 2,266,068	$ 283,660	$ 4,046,742	$ 1,164,602	$ 3,714,331	$ 2,882,140
533299	OTHER MAINT SVC CONT	$ 7,434,443	$ 7,414,730	$ 485,060	$ 5,634,277	$ 4,254,957	$ (2,474,504)	$ 231,615	$ 10,120,848	$ (2,706,118)
534000	TRANSPORTATION SVCS	$ -	$ 1,201,573	$ 85,616	$ 757,491	$ 445,467	$ (1,384)	$ -	$ 1,202,957	$ (1,384)
535000	PRINTING AND BINDING SVCS	$ 132,414	$ 137,904	$ 3,758	$ 95,651	$ 26,600	$ 15,654	$ 16,147	$ 138,397	$ (493)
536001	MEDIA ADVERTISING	$ 104,678	$ 133,381	$ 20,595	$ 91,152	$ 25,496	$ 16,733	$ 16,733	$ 133,381	$ -
538100	TUITION PAID DIVISION INSTATE	$ 4,573,166	$ 4,902,762	$ 39,896	$ 4,647,306	$ 55,605	$ 199,851	$ 199,851	$ 4,902,762	$ -
538300	TUITION PAID PRIVATE SCHS	$ 240,000	$ 251,626	$ (52,905)	$ (88,792)	$ 215,006	$ 125,412	$ 125,412	$ 251,626	$ -
539008	PERMITS AND LICENSES	$ 12,470	$ 13,049	$ 100	$ 6,710	$ -	$ 6,339	$ 6,339	$ 13,049	$ -
539012	TRAINING SVCS	$ 82,086	$ 79,491	$ -	$ 6,245	$ 3,500	$ 69,746	$ 69,746	$ 79,491	$ -
539016	TESTING SVCS	$ 221,865	$ 277,323	$ -	$ 95,605	$ 19,803	$ 161,915	$ 161,915	$ 277,323	$ -
539030	MOVEMENT OF TRAILERS	$ 30,000	$ 30,000	$ -	$ 7,030	$ 22,970	$ -	$ -	$ 30,000	$ -
539090	PAYMENT TO PARENTS IN LIEU TRA	$ 1,200	$ 1,200	$ 1,090	$ 7,962	$ 412	$ (7,174)	$ -	$ 8,374	$ (7,174)
539999	OTHER CONTRACTUAL SVCS	$ 22,592,589	$ 23,738,276	$ 1,645,741	$ 16,442,197	$ 7,197,031	$ 99,048	$ 282,634	$ 23,921,861	$ (183,585)
542000	INCTY FLEET VEHICLE OPERATION	$ 8,207,395	$ 8,207,895	$ 813,938	$ 6,780,847	$ -	$ 1,427,048	$ 2,488,607	$ 9,269,454	$ (1,061,559)
542001	INCTY FLEET PERMANENT LEASE	$ 4,600	$ 4,600	$ 497	$ 4,473	$ -	$ 127	$ 1,491	$ 5,964	$ (1,364)
542002	INCTY FLEET MOTOR POOL	$ 350	$ 350	$ 3,420	$ 30,180	$ -	$ (29,830)	$ 10,610	$ 40,790	$ (40,440)
542006	INCTY FLEET FUEL SALES	$ 5,868,340	$ 5,868,340	$ 391,135	$ 2,809,956	$ -	$ 3,058,384	$ 1,248,870	$ 4,058,826	$ 1,809,514
544000	INCTY PRINT SHOP CHGS	$ 281,468	$ 318,743	$ 34,379	$ 212,892	$ 243	$ 105,609	$ 109,998	$ 323,132	$ (4,389)
545010	INCTY RISK MGMT SELF INS	$ 6,720,335	$ 6,720,335	$ -	$ 6,598,866	$ -	$ 121,469	$ 47,503	$ 6,646,369	$ 73,966
546010	INCTY SCH BUS CHGS	$ 114,810	$ 178,348	$ 12,299	$ 55,392	$ -	$ 122,956	$ 122,956	$ 178,348	$ -
546600	INCTY TELEPHONE CHGS	$ 53,016	$ 53,016	$ -	$ -	$ -	$ 53,016	$ 53,016	$ 53,016	$ -
546700	INCTY POLICE SVCS	$ 121,259	$ 647,680	$ 107,850	$ 381,968	$ -	$ 265,712	$ 263,782	$ 645,750	$ 1,930
546750	INCTY FIREMAN CHGS	$ 12,320	$ 12,320	$ 10,400	$ 10,400	$ -	$ 1,920	$ 1,920	$ 12,320	$ -

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546800	INCTY RADIO SHOP CHGS	$ 112,180	$ 133,031	$ 22,652	$ 85,085	$ -	$ 47,946	$ 47,946	$ 133,031	$ -
546803	INCTY RADIO SHOP ANNUAL	$ 228,820	$ 268,820	$ -	$ 246,588	$ -	$ 22,232	$ 22,232	$ 268,820	$ -
551100	ELECTRIC SVCS	$ 13,259,500	$ 14,939,500	$ 1,098,548	$ 10,670,353	$ -	$ 4,269,147	$ 3,962,814	$ 14,633,167	$ 306,333
551210	HEATING NATURAL GAS	$ 1,250,000	$ 1,205,000	$ 221,587	$ 1,338,380	$ -	$ (133,380)	$ 447,592	$ 1,785,971	$ (580,971)
551211	HEATING GAS	$ 765,000	$ 810,000	$ -	$ 1,557	$ -	$ 808,443	$ 43,443	$ 45,000	$ 765,000
551220	HEATING PROPANE	$ 818,000	$ 818,000	$ 40,971	$ 310,698	$ 29,303	$ 478,000	$ -	$ 340,000	$ 478,000
551310	WATER SVC	$ 659,600	$ 659,600	$ 42,230	$ 444,027	$ -	$ 215,573	$ 137,082	$ 581,109	$ 78,491
551320	SEWER SVC	$ 597,000	$ 597,000	$ 46,707	$ 443,333	$ -	$ 153,667	$ 106,200	$ 549,533	$ 47,467
552100	POSTAL SVCS	$ 575,838	$ 600,621	$ 9,075	$ 319,417	$ 146,164	$ 135,040	$ 136,050	$ 601,631	$ (1,011)
552300	TELECOMMUNICATIONS	$ 935,160	$ 935,160	$ 54,347	$ 679,012	$ 221,072	$ 35,077	$ 35,100	$ 935,184	$ (24)
552320	WIRELESS PHONE SVC CHGS	$ 244,435	$ 254,595	$ 17,541	$ 131,232	$ 95,497	$ 27,866	$ 27,866	$ 254,595	$ -
552340	DATA LINES	$ 1,369,000	$ 1,384,552	$ 113,187	$ 1,032,075	$ 332,032	$ 20,445	$ 20,445	$ 1,384,552	$ -
553080	GENERAL LIABILITY PREMIUM	$ 32,670	$ 32,670	$ -	$ 31,394	$ -	$ 1,276	$ 1,276	$ 32,670	$ -
554100	LEASE RENT EQUIP	$ 186,419	$ 219,451	$ 9,679	$ 85,492	$ 76,900	$ 57,059	$ 59,424	$ 221,816	$ (2,366)
554200	BLDG RENT OR LEASE	$ 24,022	$ 28,024	$ 201,076	$ 416,212	$ 201,065	$ (589,253)	$ 396,249	$ 1,013,525	$ (985,501)
554220	FACILITY RENTAL	$ 41,850	$ 41,850	$ -	$ 500	$ -	$ 41,350	$ 41,350	$ 41,850	$ -
554300	OTHER LEASES RENTALS	$ 1,062,083	$ 1,857,883	$ 92,875	$ 785,292	$ 381,780	$ 690,811	$ 690,811	$ 1,857,883	$ -
555100	MILEAGE	$ 428,371	$ 414,797	$ 42,397	$ 213,430	$ -	$ 201,367	$ 206,075	$ 419,505	$ (4,708)
555200	EDUCATION AND CONFERENCES	$ 31,230	$ 18,765	$ (1,585)	$ 3,049	$ -	$ 15,716	$ 15,716	$ 18,765	$ -
555500	REGISTRATION FEES	$ 130,010	$ 186,321	$ 30,375	$ 95,600	$ 10,677	$ 80,044	$ 80,538	$ 186,815	$ (494)
555600	TOLLS PARKING	$ 1,290	$ 1,345	$ 129	$ 819	$ 193	$ 333	$ 392	$ 1,404	$ (59)
555700	MEALS PER DIEM	$ -	$ 425	$ -	$ 423	$ -	$ 2	$ 2	$ 425	$ -
555800	MISC TRAVEL EXP	$ 420,524	$ 467,034	$ 11,147	$ 205,039	$ 636	$ 261,359	$ 261,359	$ 467,034	$ -
558100	DUES ASSOCIATION MEMBERSHIP	$ 273,865	$ 276,855	$ 7,883	$ 198,858	$ 8,931	$ 69,066	$ 69,066	$ 276,855	$ -
558610	OTHER CHGS AND SERVICES	$ 6,590	$ 6,590	$ -	$ 1,440	$ -	$ 5,150	$ 5,150	$ 6,590	$ -
559100	OTHER FEES AND CHARGES	$ 10,140	$ 17,000	$ 95	$ 4,216	$ 4,430	$ 8,354	$ 9,095	$ 17,741	$ (741)
559980	BAD DEBT EXP	$ 150,000	$ 150,000	$ -	$ -	$ -	$ 150,000	$ 236,000	$ 236,000	$ (86,000)
560010	OFFICE SUPPLIES	$ 316,111	$ 351,314	$ 18,636	$ 166,668	$ 61,276	$ 123,371	$ 123,371	$ 351,314	$ -
560013	DOC SVCS PRINTING FORMS	$ -	$ -	$ (3)	$ -	$ -	$ -	$ -	$ -	$ -
560014	TESTING SUPPLIES	$ 1,128,080	$ 1,072,651	$ 2,660	$ 420,405	$ 415,591	$ 236,654	$ 236,654	$ 1,072,651	$ -
560021	FOOD	$ 226,777	$ 322,803	$ 23,199	$ 201,615	$ 17,617	$ 103,571	$ 111,248	$ 330,480	$ (7,676)
560042	MEDICAL SUPPLIES	$ 140,533	$ 141,302	$ 5,332	$ 49,162	$ 18,973	$ 73,167	$ 73,167	$ 141,302	$ -
560043	CHARGEABLE MEDICINE	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
560053	JANITORIAL SUPPLIES	$ 200,000	$ 287,391	$ 25,145	$ 210,624	$ 76,767	$ -	$ -	$ 287,391	$ -
560070	REPAIR MAINT SUPPLY	$ 2,162,175	$ 2,107,657	$ 203,263	$ 1,720,644	$ 782,604	$ (395,590)	$ 166,407	$ 2,669,655	$ (561,998)
560071	REPAIR PARTS	$ -	$ 2,651	$ 30,992	$ 32,563	$ 1,080	$ (30,992)	$ -	$ 33,643	$ (30,992)
560081	VEHICLE FUEL	$ -	$ -	$ -	$ 46	$ -	$ (46)	$ -	$ 46	$ (46)
560110	UNIFORMS	$ 143,629	$ 161,030	$ 12,160	$ 116,523	$ 29,572	$ 14,934	$ 14,976	$ 161,071	$ (41)
560120	BOOKS SUBSCRIPTIONS	$ 486,540	$ 643,241	$ 44,564	$ 349,172	$ 174,324	$ 119,745	$ 120,913	$ 644,409	$ (1,168)
560122	LIBRARY BOOKS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
560123	COPIER/PRINTER SUPPLIES	$ 558,998	$ 600,345	$ 43,837	$ 385,721	$ 89,921	$ 124,703	$ 125,752	$ 601,394	$ (1,050)
560133	INST SUPPLIES	$ 4,182,807	$ 9,914,095	$ 258,690	$ 5,401,937	$ 328,211	$ 4,183,946	$ 1,387,466	$ 7,117,615	$ 2,796,480
560134	AV MATERIALS AND SUPPLIES	$ 83,338	$ 99,332	$ 2,646	$ 38,041	$ 37,232	$ 24,059	$ 24,059	$ 99,332	$ -
560140	OTHER OPERATING SUPPLIES	$ 1,026,279	$ 906,019	$ 70,800	$ 565,372	$ 118,618	$ 222,029	$ 222,138	$ 906,128	$ (109)
560141	EXP SOFTWARE	$ 5,508,227	$ 7,397,293	$ 314,777	$ 3,244,210	$ 217,777	$ 3,935,307	$ 3,936,952	$ 7,398,938	$ (1,645)
560143	SAFETY SUPPLIES	$ 3,000	$ 2,550	$ -	$ 1,350	$ 1,200	$ -	$ -	$ 2,550	$ -
560147	ELECTRONIC SUBSCRIPTIONS	$ 200	$ 200	$ -	$ -	$ -	$ 200	$ 200	$ 200	$ -
560160	TEXTBOOKS	$ 296,398	$ 517,008	$ 26,914	$ 227,695	$ 64,772	$ 224,541	$ 224,541	$ 517,008	$ -
560990	OTHER MATERIALS AND SUPPLIES	$ 26,948	$ 134,982	$ 8,705	$ 134,176	$ 13,933	$ (13,127)	$ 3,500	$ 151,609	$ (16,627)
561002	EXP SITE IMPROVEMENT	$ -	$ -	$ 13,920	$ 13,920	$ -	$ (13,920)	$ -	$ 13,920	$ (13,920)
561010	EXP MACH AND EQUIP	$ 115,000	$ 205,684	$ 16,749	$ 117,333	$ 211,189	$ (122,839)	$ 0	$ 328,523	$ (122,839)
561020	EXP FURNITURE AND EQUIP RPL	$ 420,288	$ 439,791	$ (62)	$ 346,799	$ 62,449	$ 30,544	$ 49,119	$ 458,366	$ (18,575)
561070	EXP COMPUTER EQUIP RPL	$ 199,523	$ 70,725	$ 146	$ 10,232	$ 577	$ 59,916	$ 59,916	$ 70,725	$ -
561080	EXP EDUCATION EQUIP RPL	$ 212,469	$ 143,195	$ 1,398	$ 42,338	$ 3,478	$ 97,379	$ 97,379	$ 143,195	$ -

Chesterfield County Public Schools
FY2025 Financial Report by Expenditure Object
For the Period Ending March 31, 2025
Operating Fund

Object	Description	Original Budget	Revised Budget *	March 31 Actual	March 31 YTD	Encumbrances	Balance	Projected Expenditures 4/1/2025 - 6/30/2025	FY2025 Total	Projected Balance through 6/30/2025
561085	EXP COPIER/PRINTER RPL	$ -	$ 55,255	$ 40,998	$ 62,536	$ 46,585	$ (53,867)	$ -	$ 109,122	$ (53,867)
561160	EXP AUDIO VISUAL EQUIP RPL	$ 78,400	$ 91,701	$ -	$ 18,420	$ 57,430	$ 15,851	$ 15,851	$ 91,701	$ -
562020	EXP FURNITURE AND EQUIP ADD	$ 141,015	$ 285,156	$ 12,976	$ 192,711	$ 21,818	$ 70,627	$ 70,627	$ 285,156	$ -
562030	EXP RADIO EQUIP ADD	$ -	$ -	$ -	$ -	$ 19,963	$ (19,963)	$ -	$ 19,963	$ (19,963)
562070	EXP COMPUTER EQUIP ADD	$ 1,392,168	$ 543,890	$ 43,318	$ 381,450	$ 65,187	$ 97,253	$ 106,823	$ 553,459	$ (9,570)
562080	EXP EDUCATION EQUIP ADD	$ 176,146	$ 123,455	$ 16,776	$ 77,057	$ 7,131	$ 39,267	$ 39,267	$ 123,455	$ -
562085	EXP COPIER/PRINTER ADD	$ -	$ 26,112	$ 4,213	$ 15,900	$ 13,217	$ (3,005)	$ 1	$ 29,117	$ (3,005)
562160	EXP AUDIO VISUAL EQUIP ADD	$ 29,500	$ 57,525	$ 1,761	$ 33,431	$ 13,716	$ 10,378	$ 10,378	$ 57,525	$ -
564010	FUND BALANCE FUNDED	$ 2,399,628	$ 2,541,782	$ -	$ -	$ -	$ 2,541,782	$ -	$ -	$ 2,541,782
564020	FUND BALANCE UNFUNDED	$ (12,000,000)	$ (12,000,000)	$ -	$ -	$ -	$ (12,000,000)	$ (12,000,000)	$ (12,000,000)	$ -
564030	ANNUAL BUDGET RESERVE	$ 1,415,859	$ 176,638	$ -	$ -	$ -	$ 176,638	$ 176,638	$ 176,638	$ -
581010	CAPITAL MACH AND EQUIP RPL	$ 326,000	$ 26,506	$ -	$ -	$ -	$ 26,506	$ 26,506	$ 26,506	$ -
581020	CAPITAL FURNITURE FIXTURE RPL	$ 34,927	$ 56,012	$ -	$ 56,012	$ -	$ -	$ -	$ 56,012	$ -
581021	CAPITAL OFFICE EQUIP RPL	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
581050	CAPITAL PASSENGR VEHICLE RPL	$ 75,000	$ 79,000	$ -	$ 77,415	$ -	$ 1,585	$ 1,585	$ 79,000	$ -
581061	CAPITAL SVC VEHICLE RPL	$ 124,457	$ 124,457	$ -	$ 123,848	$ -	$ 609	$ 609	$ 124,457	$ -
581070	CAPITAL COMPUTER EQUIP RPL	$ -	$ 10,651	$ -	$ 10,651	$ -	$ -	$ -	$ 10,651	$ -
581080	CAPITAL EDUCATION EQUIP RPL	$ 56,639	$ 66,088	$ -	$ 59,587	$ -	$ 6,500	$ 6,500	$ 66,088	$ -
581085	CAPITAL COPIER/PRINTER RPL	$ -	$ 80,176	$ (12,053)	$ 68,122	$ -	$ 12,054	$ 12,054	$ 80,176	$ -
581091	CAPITAL BUS RPL	$ 7,823,584	$ 10,823,584	$ 1,333,672	$ 9,739,450	$ 1,079,718	$ 4,416	$ 4,416	$ 10,823,584	$ -
582010	CAPITAL MACH AND EQUIP ADD	$ 84,000	$ 53,984	$ -	$ 44,609	$ -	$ 9,375	$ 9,375	$ 53,984	$ -
582020	CAPITAL FURNITURE FIXTURE ADD	$ 434	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
582050	CAPITAL PASSENGR VEHICLE ADD	$ -	$ -	$ -	$ -	$ 48,945	$ (48,945)	$ 98,000	$ 146,945	$ (146,945)
582070	CAPITAL COMPUTER EQUIP ADD	$ 10,892	$ 262,676	$ (8,310)	$ 240,773	$ -	$ 21,903	$ 21,903	$ 262,676	$ -
582080	CAPITAL EDUCATIONAL EQUIP ADD	$ 5,000	$ 83,526	$ -	$ 24,994	$ 47,429	$ 11,103	$ 11,103	$ 83,526	$ -
582085	CAPITAL COPIER/PRINTER ADD	$ -	$ 13,789	$ -	$ 13,787	$ -	$ 2	$ 2	$ 13,789	$ -
582160	CAPITAL ADDL AV EQUIPMENT	$ -	$ 9,334	$ -	$ 9,334	$ -	$ -	$ -	$ 9,334	$ -
583111	SITE IMPROV	$ -	$ 16,790	$ (12,304)	$ 31,362	$ 16,790	$ (31,362)	$ -	$ 48,152	$ (31,362)
583119	OTHER SITE IMPROV	$ 25,442	$ 24,240	$ (1,616)	$ 22,624	$ -	$ 1,616	$ 1,616	$ 24,240	$ -
584121	BLDG IMPROV	$ 323,986	$ 323,986	$ (30,992)	$ 90,238	$ 58,431	$ 175,317	$ 175,317	$ 323,986	$ -
591100	BOND PRINCIPAL	$ 45,493,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
591200	BOND INTEREST	$ 22,867,686	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
591300	ISSUANCE COSTS	$ 84,914	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
612800	TRF TO DEBT SERVICE	$ -	$ 66,446,000	$ -	$ 62,185,721	$ -	$ 4,260,279	$ 4,260,279	$ 66,446,000	$ -
613300	TRF TO CSA FUND	$ 5,143,200	$ 5,143,200	$ 1,285,800	$ 3,857,400	$ -	$ 1,285,800	$ 1,285,800	$ 5,143,200	$ -
618200	TRF TO SCH SPECIAL REV FUND	$ 1,093,100	$ 1,791,737	$ 72,082	$ 431,148	$ -	$ 1,360,589	$ 1,360,589	$ 1,791,737	$ -
618800	TRF TO SCH CP FUND	$ 6,469,100	$ 83,185,932	$ 236,044	$ 22,940,685	$ -	$ 60,245,247	$ 60,245,247	$ 83,185,932	$ -
	TOTAL	**$ 910,254,722**	**$ 1,038,377,798**	**$ 72,071,268**	**$ 686,069,574**	**$ 22,377,229**	**$ 329,930,996**	**$ 311,684,303**	**$1,020,131,105**	**$ 18,246,693**
									*Balance excluding All-in carryforward to FY26	**$ 8,246,693**

*Revised budget includes carry-overs and encumbrances from FY2024

CHESTERFIELD COUNTY PUBLIC SCHOOLS

GRANTS FUND

Chesterfield County Public Schools
FY2025 Financial Report by Expenditure Category
For the Period Ending March 31, 2025
Grants Fund

Revenue Summary	Adopted Budget	Revised Budget	YTD Revenue	Amount to be Received	Total to be Received	(Deficit) / Excess	Actual YTD %	Projected %
Grants	$39,433,500	$ 63,033,343	$ 24,966,764	$ 38,066,579	$ 63,033,343	$ -	60%	100%

Expenditure Summary		Adopted Budget	Revised Budget *	Current Month	YTD Expenditures	Current Encumbrances	Balance	Projected Expenditures through 6/30/2025	Projected Balance through 6/30/2025	% Available
61	Instruction	$ 36,857,800	$ 52,138,347	$ 2,928,027	$ 24,940,856	$ 934,162	$ 26,263,329	$ 26,263,329	$0	0%
62	Admin/A&H	$ -	$ 330,796	$ -	$ 217,390	$ -	$ 113,406	$ 113,406	$0	0%
63	Transportation	$ -	$ 10,880	$ -	$ -	$ -	$ 10,880	$ 10,880	$0	0%
64	O&M	$ 487,700	$ 5,358,644	$ 17,224	$ 4,730,728	$ 477,249	$ 150,666	$ 150,666	$0	0%
65	Food Service	$ -	$ 32,258	$ -	$ 8	$ -	$ 32,250	$ 32,250	$0	0%
68	Technology	$ 2,088,000	$ 5,167,850	$ 784	$ 3,069,006	$ 17,387	$ 2,081,456	$ 2,081,456	$0	0%
Total		**$ 39,433,500**	**$ 63,038,775**	**$ 2,946,035**	**$ 32,957,989**	**$ 1,428,799**	**$ 28,651,987**	**$28,651,987**	**$0**	**0%**

*Revised budget includes carry-overs and encumbrances from FY2024

CHESTERFIELD COUNTY PUBLIC SCHOOLS

FEDERAL FOOD SERVICE FUND

Chesterfield County Public Schools
FY2025 Financial Report by Revenue Source and Expenditure Category
For the Period Ending March 31, 2025
Food Service Fund

Revenue Summary	Adopted Budget	Revised Budget	YTD Revenue	Amount to be Received	Total to be Received	(Deficit) / Excess	Actual YTD %	Projected %
Local	$8,184,800	$8,184,800	$4,343,140	$3,841,660	$8,184,800	$0	46.94%	100.00%
State	$728,200	$728,200	$303,090	$425,110	$728,200	$0	58.38%	100.00%
Federal	$21,219,800	$21,219,800	$14,745,762	$11,474,038	$26,219,800	$5,000,000	54.07%	123.56%
Use of Reserves	$9,199,400	$9,199,400	$0	$3,523,904	$3,523,904	-$5,675,496	38.31%	38.31%
Total	**$39,332,200**	**$39,332,200**	**$19,391,992**	**$19,264,712**	**$38,656,704**	**-$675,496**	**49.30%**	**100%**

Expenditure Summary		Adopted Budget	Revised Budget *	Current Month	YTD Expenditures	Current Encumbrances	Balance	Projected Expenditures through 6/30/2025	Projected Balance through 6/30/2025	% Available
65	Food Service	$38,879,600	$39,871,451	$2,955,355	$24,299,411	$443,524	$15,128,516	$14,403,618	$724,899	1.82%
68	FS - Technology	$452,600	$494,983	$39,184	$301,671	$154,505	$38,807	$88,210	-$49,403	-9.98%
	Total	**$39,332,200**	**$40,366,434**	**$2,994,538**	**$24,601,082**	**$598,029**	**$15,167,324**	**$14,491,828**	**$675,496**	**1.67%**

*Revised budget includes carry-overs and encumbrances from FY2024

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.10.**

Subject:
Approval of Proposed FY2026 Budget Amendments

Board Action Requested:
Approve Proposed Amendments to the FY2026 Budget

Summary of Information:
The Board is requested to appropriate up to $800,000 to reflect the finalization of the state budget and other adjustments following the adoption of the County's FY2026 budget. It is requested that the Board amend the budget to:

Authorize the addition of six positions within the Commonwealth's Attorney's Office based on allocations in the FY2026 state budget. The Virginia Compensation Board has approved six new Assistant Commonwealth's Attorney (ACA) positions for Chesterfield County. Five of these positions will support docket coverage in General District and Circuit Court, the Juvenile and Domestic Relations team, and new civil administrative duties required under recent legislative changes. The sixth ACA position will be used to convert an existing County-funded position to state funding, enabling the County to redirect the local funding toward the creation of a new paralegal position. As a result, the overall staffing headcount of the office will increase by six: five attorneys and one paralegal. These additions help address the documented attorney and support staff shortfalls identified in the most recent workload assessment conducted by the National Center for State Courts. While the additional funding is welcome, it does not fully cover all associated costs for these positions or the additional positions recommended in the report. The County currently subsidizes positions that should ideally be state-funded, and the County will continue advocating for the full implementation of the NCSC recommendations.

Authorize the addition of one Deputy Clerk position in the Circuit Court Clerk's Office, funded by the Compensation Board effective July 1, 2025. This position was allocated in response to increased workload stemming from the implementation of HB2723/SB1466 (2025), which expands the ability of individuals to petition for the sealing or expungement of criminal records. The legislation creates new procedural responsibilities for Circuit Court clerks, including processing petitions, managing hearings, and maintaining sealed or expunged records in accordance with revised statutory timelines and eligibility criteria.

The costs associated with all of these positions will be supported in FY2026 through higher-than anticipated state reimbursements, made possible by the County's historically conservative budgeting practices. However, this should not be interpreted as full state funding, and ongoing County support will remain necessary absent additional action at the state level.

Staff recommends approval.

Attachments:
None

Preparer: Gerard Durkin, Director of Budget and Management

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.11.**

Subject:
Award of Construction Contract for Proctors Creek WWTP Influent Pump Station Screen Replacement

Board Action Requested:
The Board of Supervisors is requested to authorize the Director of Procurement to award the construction contract to MEB General Contractors, Inc., in the amount of $1,944,000 and execute all necessary change orders up to the full amount budgeted for the Proctors Creek WWTP Influent Pump Station Screen Replacement.

Summary of Information:
This project consists of the replacement of the existing Influent Pump Station Bosker Screen. This project will replace existing equipment which is malfunctioning and has reached the end of its useful life. Staff received a total of two bids ranging from $1,944,000 to $3,585,261.91. The lowest responsive bid was from MEB General Contractors, Inc., in the amount of $1,944,000. The County's engineering consultant, Arcadis, has evaluated the bids and recommends award of the contract to MEB General Contractors, Inc., the lowest responsive bidder.

Funds for this project are available in the current CIP.

Attachments:
None

Preparer: George Hayes, Director of Utilities

Approved By:

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 14.E.12.**

Subject:
Award of Contract and Potential Change Orders for Tennis Court Renovations at James River, Matoaca, and Thomas Dale High Schools

Board Action Requested:
Authorize the Director of Procurement to award a construction contract in the amount of $956,133.00 to River City Tennis, LLC, the lowest responsive and responsible bidder, and approve all necessary change orders, up to the amount budgeted, for tennis court renovations at James River, Matoaca, and Thomas Dale High Schools.

Summary of Information:
The scope of work for this project provides a complete court renovation of the existing 6-court tennis complexes at James River, Matoaca, and Thomas Dale High Scools. Remediation at each school requires removing asphalt to subgrade, regrading and repaving courts, and applying new acrylic-colored topcoat and lines. New fencing, netting, and practice backboards are also included for each location. This project is based on the priorities for all 66 Chesterfield County school and park court locations identified in a comprehensive third-party led facility condition assessment. Funding for this award is within the project budget.

Attachments:
1. FCA Courts Parks and Schools prioritization

Preparer: Neil Luther, Director, Parks and Recreation

Approved By:

Facility Conditions Assessment

Priority Ranking of Courts

Sorted by Years of Remaining Useful Life (RUL), lowest to highest, then by Short-term Cost (year 1-2), highest to lowest

RANKING		SITE	TYPE	FACILITY	RUL	TOTAL COST yr 1-2
1		James River HS	school	tennis courts	1	$581,000
2		Matoaca HS	school	tennis courts	1	$552,600
3		Dale HS & 9th Campus	school	tennis courts	1	$467,300
4		Bailey Bridge MS	school	tennis courts	1	$330,100
5		Robious MS & Athletic Complex	school	tennis courts	1	$277,900
6		Carver MS	school	tennis courts	1	$245,400
7		Matoaca HS	school	basketball courts	1	$196,000
8		Bird HS & Athletic Complex	school	tennis courts	1	$179,300
9		Carver College & Career Academy	school	tennis courts	1	$162,900
10		Rockwood Park	park	basketball courts	1	$152,600
11		Grange Hall ES	school	basketball courts	1	$142,900
12		Spring Run ES & Athletic Complex	school	basketball courts	1	$96,000
13		Robious ES	school	basketball courts	1	$90,400
14		Bird HS & Athletic Complex	school	basketball courts	1	$79,500
15		Robious MS & Athletic Complex	school	basketball courts	1	$73,600
16		Goyne Park & Ecoff ES	park	tennis courts	1	$8,600
17		Scott ES & Elizabeth David MS	school	basketball courts	2	$372,200
18		Carver MS	school	basketball courts	2	$176,100
19		Manchester MS & Athletic Complex	school	basketball courts	2	$16,600
20		Rockwood Park	park	volleyball courts	2	$7,100
21		Meadowbrook HS	school	tennis courts	3	$79,100
22		Swift Creek MS	school	basketball courts	3	$57,500
23		Providence MS & Athletic Complex	school	tennis courts	3	$23,400
24		Winterpock ES	school	basketball courts	3	$12,400
25		Providence MS & Athletic Complex	school	basketball courts	3	$2,500
26		Scott ES & Elizabeth David MS	school	tennis courts	4	$47,900
27		Tomahawk MS	school	tennis courts	4	$34,800
28		Tomahawk MS	school	basketball courts	4	$10,700

29		Swift Creek ES	school	basketball courts	5	$31,800
30		Greenfield ES & Athletic Complex	school	basketball courts	5	$11,100
31		Carver College & Career Academy	school	basketball courts	5	$6,000
32		Rockwood Park	park	tennis courts	6	$38,400
33		Clover Hill HS	school	tennis courts	6	$36,600
34		Midlothian MS & AC	school	tennis courts	6	$13,900
35		Manchester HS & Athletic Complex	school	tennis courts	7	$57,300
36		Manchester MS & Athletic Complex	school	tennis courts	7	$10,900
37		Huguenot Park	park	tennis courts	8	$32,300
38		Swift Creek MS	school	tennis courts	8	$26,600
39		Midlothian Village Park	park	basketball courts	8	$6,600
40		Gordon ES	school	basketball courts	8	$4,300
41		Midlothian HS	school	tennis courts	9	$32,000
42		Huguenot Park	park	volleyball courts	9	$9,700
43		Salem Church ES & MS	school	pickleball courts	10	$57,100
44		Dodd Park	park	basketball courts	10	$40,800
45		Matoaca Park	park	tennis courts	10	$16,200
46		Ettrick Park	park	basketball courts	10	$12,300
47		Matoaca Park	park	basketball courts	10	$11,800
48		Ettrick Park	park	tennis courts	10	$10,800
49		Huguenot Park	park	basketball courts	10	$9,700
50		Dodd Park	park	tennis courts	10	$900
51		Monacan HS & Athletic Complex	school	tennis courts	12	$25,700
52		Daniel Park	park	volleyball courts	12	$0
53		Daniel Park	park	basketball courts	14	$40,900
54		Daniel Park	park	pickleball courts	14	$34,300
55		Daniel Park	park	tennis courts	14	$24,200
56		Bensley Park	park	futsal courts	16	$23,800
57		Harrowgate ES	school	basketball courts	16	$3,200
58		Chesterfield Technical Center	school	pickleball courts	17	$65,900
59		Rockwood Park	park	pickleball courts	18	$11,200
60		Huguenot Park	park	pickleball courts	18	$9,500
61		Dodd Park	park	pickleball courts	19	$33,500
62		Goyne Park & Ecoff ES	park	basketball courts	19	$32,400

63		Cosby HS	school	tennis courts	19	$28,000
64		Providence ES	school	basketball courts	19	$2,400
65		Daniel Park	park	handball courts	41	$67,700
66		Matoaca MS	school	no courts	NA	$0

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.A.**

Subject:
23SN0132 - Whitten Brothers Site Expansion - Clover Hill

Board Action Requested:

Summary of Information:

Attachments:
1. 23SN0132 - Disclosure
2. 23SN0132-PP
3. 23SN0132-2025JUN25-BOS-RPT

Preparer:

Approved By:

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
23SN0132

I, Ross C. Allen, Esq. , do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 745708656300000 requesting Rezoning to C-5.

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 Interest
Whitco, LLC	900 Johnston Willis Drive, Chesterfield, Virginia, 23236	Fee Simple

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

N/A

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:

N/A

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
Whitten Land Holdings, LLC	10701 Midlothian Tpke., Richmond, Virginia 23235	

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
Whitten Land Holdings, LLC	10701 Midlothian Tpke., Richmond, Virginia 23235	

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
N/A		

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:

Print: Ross C. Allen
Applicant/Agent Name

Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Richmond, Virginia, to-wit:

This day Ross C. Allen, Esq. personally appeared before me, Elizabeth Slate, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 24th day of October, 2023.

Elizabeth J. Slate
Notary Public

Registration No. 229049

My Commission expires: 7-31-2024

ELIZABETH J. SLATE
COMMONWEALTH OF VIRGINIA
REG. NO. 229049
NOTARY PUBLIC

23SN0132 - Clover Hill

CHESTERFIELD VIRGINIA

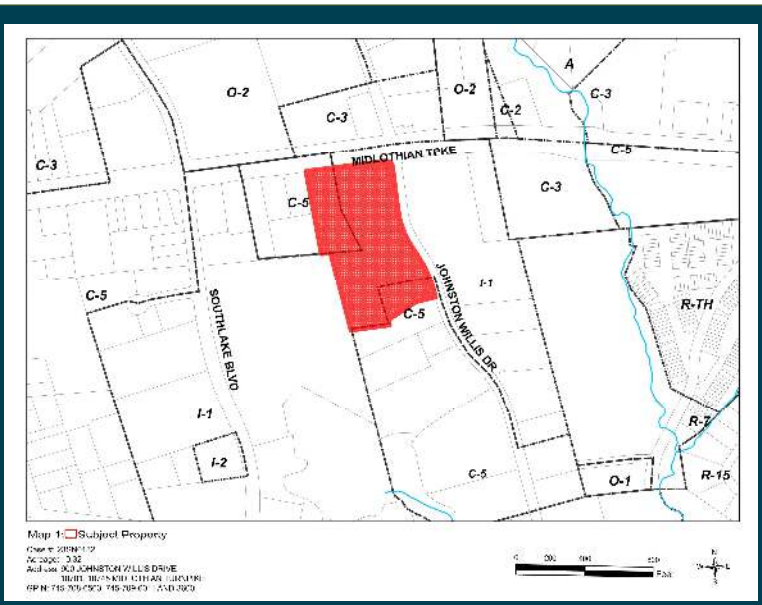
Whitten Brothers Site Expansion

Rezone from General Business (C-5) and Light Industrial (I-1) to General Business (C-5) with conditional use planned development for exceptions to ordinance requirements on 10.32 acres.

23SN0132, in the Clover Hill District, is a request by Whitten Brothers Auto Group, to rezone the subject property from General Business (C-5) and Light Industrial (I-1) to General Business (C-5) with conditional use planned development for exceptions to ordinance requirements on 10.32 acres, to facilitate the expansion of a parking area.

23SN0132 - Overview

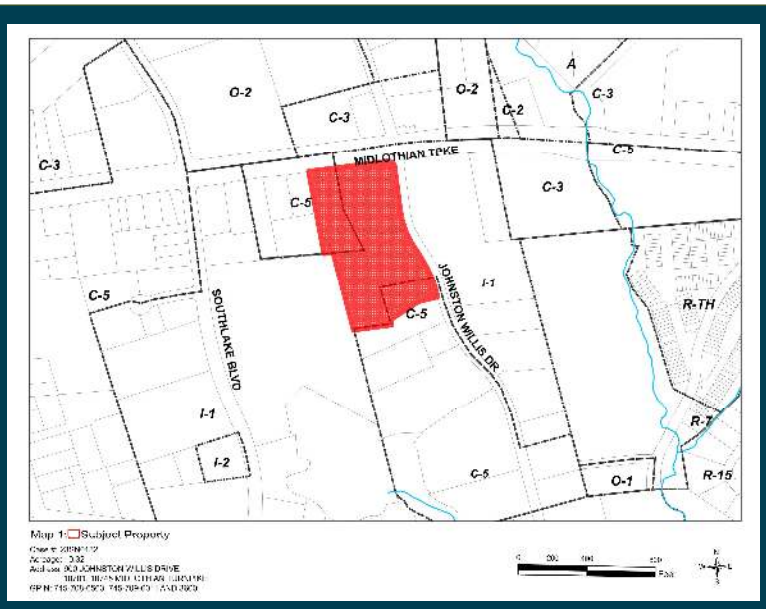
CHESTERFIELD VIRGINIA



1. Rezoning from C-5 and I-1 to C-5 to facilitate parking expansion, plus CUPD for landscaping and setback exceptions.
2. Existing site to be brought into zoning compliance and streetscape along Midlothian Turnpike and Johnston Willis Drive will be improved
3. Planning Commission and Staff recommend approval

The applicant is proposing rezoning from General Business (C-5) and Light Industrial (I-1) to General Business (C-5) for the entire property to facilitate the expansion of a rear parking area for an existing auto sales facility. Existing automobile sales on the site today is not permitted in the (I-1) portion of the property as a by right use. Conditional use planned development for exceptions to ordinance requirements is requested pertaining to landscaping, signage, and setbacks for existing site conditions, including vehicle parking pad sites along the Midlothian Turnpike frontage of the site. With approval, the site will be brought into zoning compliance and the streetscape along Midlothian Turnpike and Johnston Will Drive will be improved. The Planning Commission and Staff recommend approval.

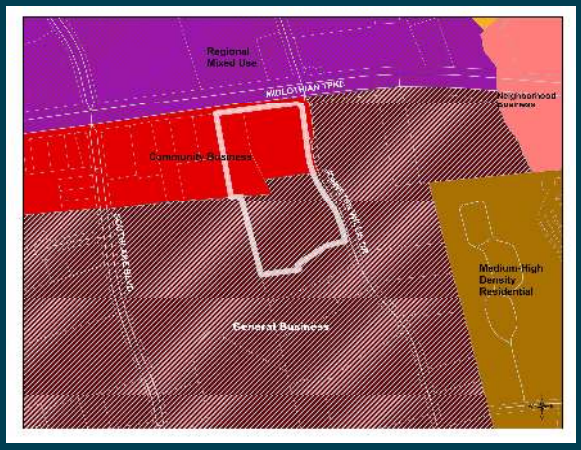
23SN0132 – Zoning Map



The subject property, outlined and crosshatched in red above, is located at the southwest corner of Midlothian Turnpike and Johnston Willis Drive. The Property's current zoning is General Business (C-5) and Light Industrial (I-1). Property to the north is zoned Community Business (C-3), to the east is zoned Light Industrial (I-1), to the south General Business (C-5), and to the west both General Business (C-5) and Light Industrial (I-1).

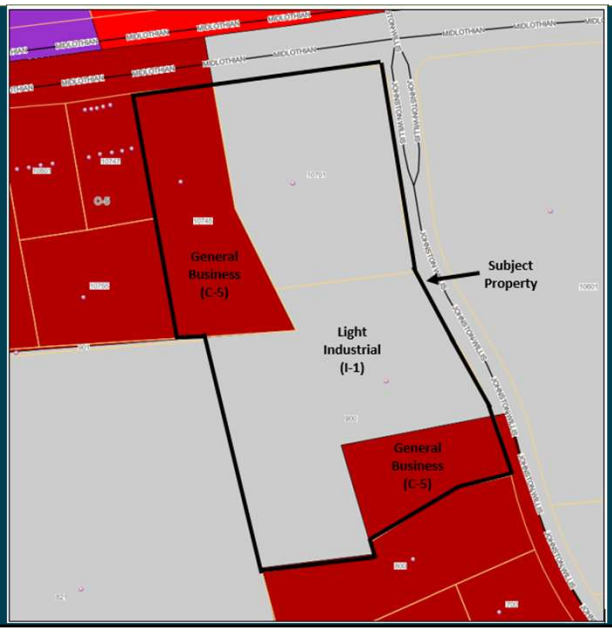
23SN0132 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA



The subject property is outlined in white above. The aerial image shows the property is currently developed with an automobile sales facility. The land use plan shows the land use designation for the subject property is Community and General Business.

23SN0132 – Existing Zoning



The applicant is proposing rezoning from General Business (C-5) and Light Industrial (I-1) to General Business (C-5) for the entire property to facilitate the expansion of a rear parking area for an existing auto sales facility. Existing automobile sales on the site today is not permitted in the (I-1) portion of the property as a by right use. Consequently, the automobile sales use is a considered non-conforming use in the (I-1) portion of the property. Rezoning to General Business (C-5) for the entire property will allow the automobile sales use. Conditional use planned development for exceptions to ordinance requirements is requested pertaining to landscaping, signage, and setbacks for existing site conditions.

23SN0132 – Aerial with Improvements

The proposed parking expansion is located adjacent to a new auto sales showroom and is where vehicles associated with sales or service will be stored, which was constructed as a by-right use in the existing General Business (C-5) portion of the property. A total of 206 new parking spaces are proposed with the new vehicle storage area. Development requirements for the parking expansion include landscaping and a landscape plan has been submitted by the applicant. The landscaping plan offers enhanced landscaping along Midlothian Turnpike and Johnston Willis Drive by shifting required landscaping along the proposed vehicle storage area at the rear of the site to an area focused along the Midlothian Turnpike frontage and portions of the Johnson Willis Drive frontage. Staff believes this new landscaping plan offers a more favorable and aesthetic addition to the site by placing the majority of new required landscaping where it is most visible along these rights of way. Additionally, existing signage and parking display areas which have been previously approved in prior zoning cases (see Zoning History) and the conditions which govern those approval are also included in this case as conditions of approval to recodify those exceptions.

23SN0132 – Recommendation(s)

CHESTERFIELD VIRGINIA

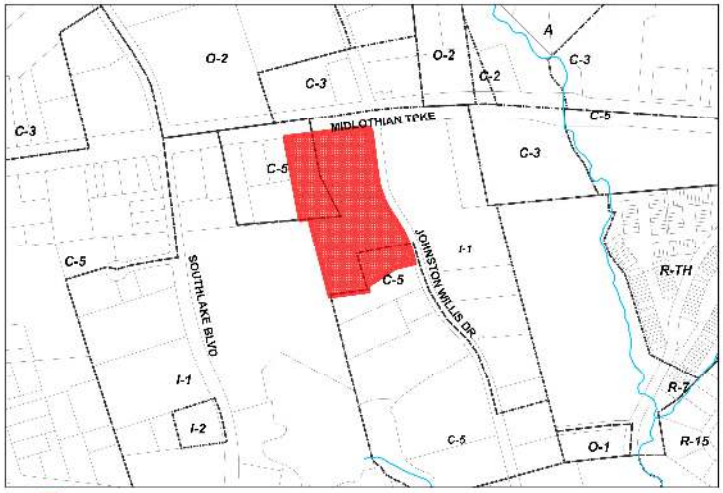
Planning Commission – Approval

Staff – Approval

The Planning Commission and Staff recommend approval. Approval will bring the subject property into zoning compliance and allow the expansion of an existing business with proposed landscaping which will improve the overall streetscape of the subject property.

23SN0132 – Zoning Map

CHESTERFIELD VIRGINIA



23SN0132 – Whitten Brothers Site Expansion

Magisterial District – **Clover Hill**

Agent – **Ross Allen** (804-593-1362)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Harold Ellis
(804-768-7592)

Request

Rezoning &
Conditional Use Planned Development
A parking lot expansion is planned.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

900 Johnston Willis Drive;
10701 Midlothian Turnpike;
10745 Midlothian Turnpike

Site Size

10.32 Acres

Comprehensive Plan – Land Use Designation

Community Business and General Business

Plan Area

County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

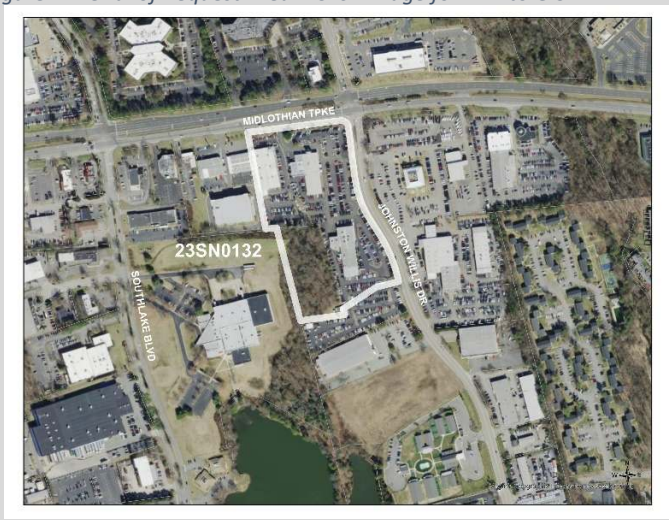
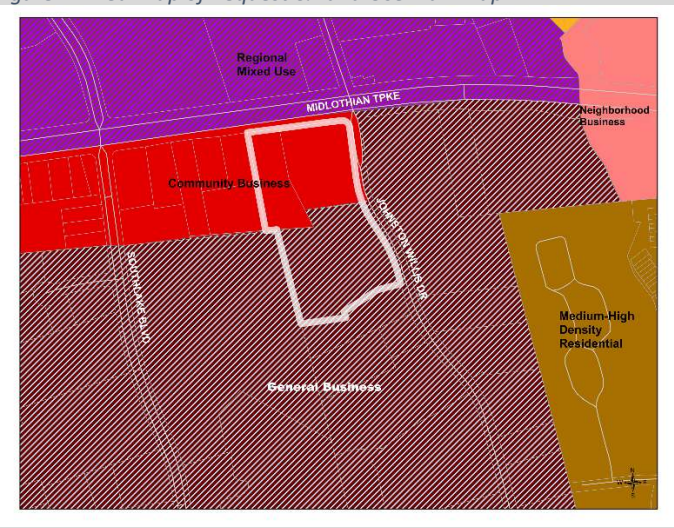


Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

The applicant is proposing rezoning from General Business (C-5) and Light Industrial (I-1) to General Business (C-5) with conditional use planned development to facilitate the expansion of a rear parking area to an existing auto sales facility. Specifically, conditional use planned development for exceptions to ordinance requirements is requested pertaining to landscaping, signage, and setbacks for existing site conditions.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

Approval will bring the subject property into zoning compliance and allow the expansion of an existing business with proposed landscaping which will improve the overall streetscape of the subject property.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Proffered conditions and a conceptual plan have been submitted by the applicant.
3. The Planning Commission and Staff recommend acceptance of the proffered conditions included with this report.

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Planning

Zoning History

13SN0508: Approved (6/2013)
Amendment to previously approved zoning cases 88SN0023, 83SN0024, and 81SN0145, plus conditional use planned development relative to buffers and setbacks to facilitate vehicle display areas in conjunction with auto sales. Conditions of approval addressed a master plan, landscaping, and access.

92SN0109: Approved (5/1992)
Amendment to previously approved zoning case 83SN0165 pertaining to freestanding signage along Midlothian Turnpike.

88SN0023: Approved (4/1988)
Amendment to previously approved zoning cases 79SN0209 and 80SN0050 pertaining buffering along Midlothian Turnpike.

85SN0165: Approved (1/1986)
Amendment to previously approved zoning case 83SN0165 pertaining to the previously approved master plan, off-site roadway improvements, and signage.

83SN0024: Approved (5/1984)
Rezoning to Light Industrial (M-1) with conditional use planned development permitting use and bulk exceptions. Conditions of approval addressed a master plan, utilities, drive and parking area paving, stormwater detention, site grading and berming, access, right-of-way dedication, off-site roadway improvements, required soils report, setbacks, landscaping, uses, lighting, parking, and signage.

81SN0145: Approved (1/1982)
Rezoning to General Business (B-3) to facilitate the installation of a billboard on the subject property. Conditions of approval addressed buffering along Midlothian Turnpike and outside storage.

80SN0050: Approved (5/1980)
Rezoning to General Business (B-3). Conditions of approval addressed buffering along Midlothian Turnpike and outside storage.

79SN0209: Approved (1/1980)
Rezoning to General Business (B-3) to allow the operation of an outdoor advertising office. Conditions of approval addressed buffering along Midlothian Turnpike and outside storage. (Note in 1994 through Board of Supervisors action (B-3) was converted to General Business (C-5)).

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Community Business and General Business. Community Business suggests the Property is appropriate for 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. General Business suggests the Property is appropriate for intense commercial uses which normally have outside display and storage areas. Typical commercial uses could include motor vehicle related uses, contractor shops and storage yards, manufactured home sales repair services or other uses that serve customers' specialized needs.

Proposal

The subject parcel has two zoning classification; General Business (C-5) and Light Industrial (I-1) as detailed on Figure 3, below. The applicant is proposing rezoning from General Business (C-5) and Light Industrial (I-1) to General Business (C-5) for the entire property to facilitate the expansion of a rear parking area for an existing auto sales facility. Existing automobile sales on the today is not permitted in the (I-1) portion of the property as a by right use in the General Business (C-5) District. Consequently, the automobile sales use is a considered non-conforming use in the (I-1) portion of

the property. Rezoning to General Business (C-5) for the entire property will allow the automobile sales use. Conditional use planned development for exceptions to ordinance requirements is requested pertaining to landscaping, signage, and setbacks for existing site conditions.

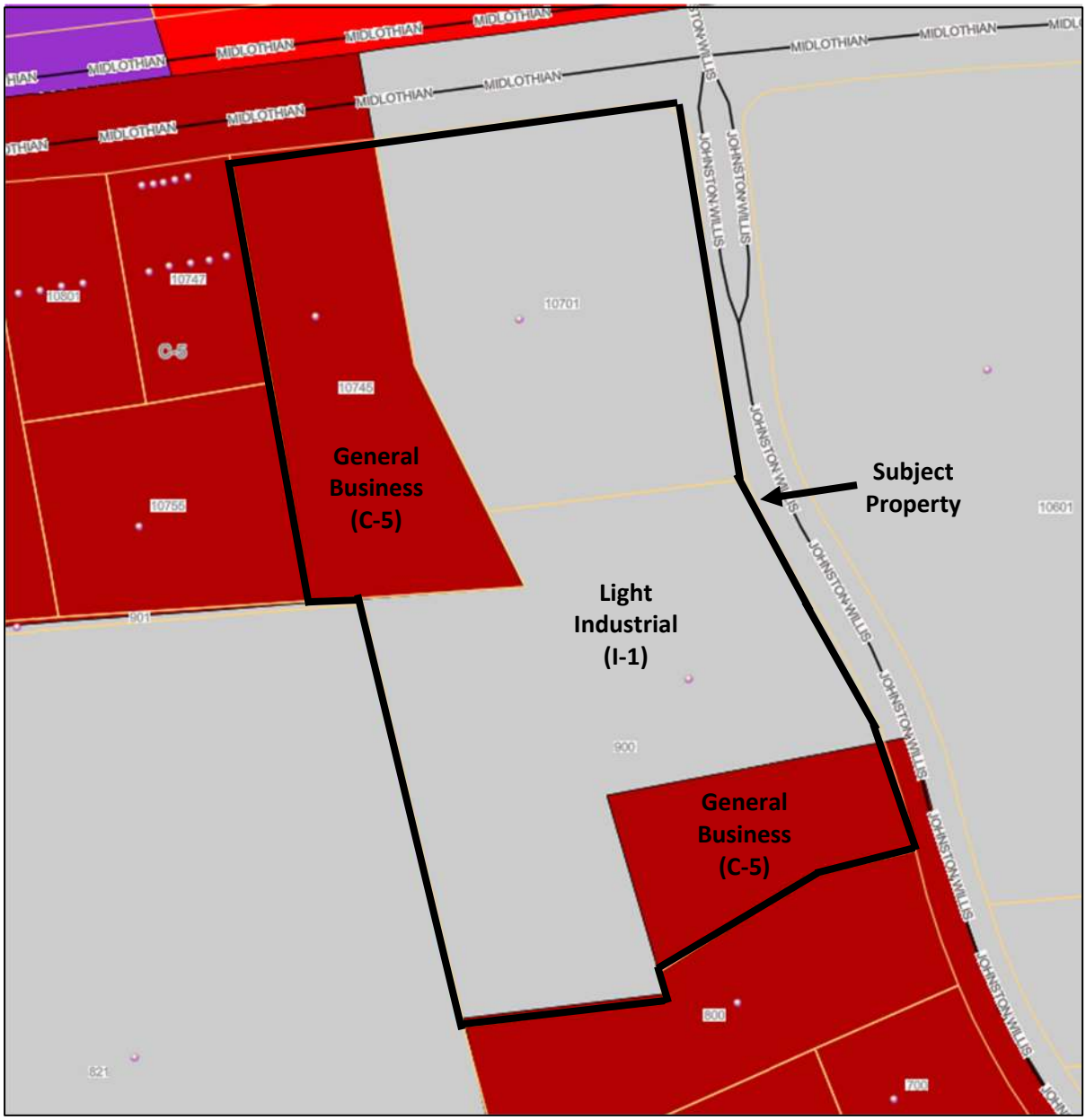


Figure 3: Zoning Map of subject property (existing zoning)

As detailed on Figure 4 below and Exhibit A, the proposed parking expansion is located adjacent to a new auto sales showroom and is where vehicles associated with sales or service will be stored, which was constructed as a by-right use in the existing General Business (C-5) portion of the property. A total of 206 new parking spaces are proposed with the new vehicle storage area. Development requirements for the parking expansion include landscaping. A landscape plan (included on Exhibit A) has been submitted by the applicant. The landscaping plan offers enhanced landscaping along Midlothian Turnpike by shifting required landscaping along the proposed vehicle storage area at the rear of the site, to an area focused along the Midlothian Turnpike frontage and portions of the Johnson Willis Drive frontage. Staff believes this new landscaping plan offers a more favorable and aesthetic addition to the the site by placing the majority of new landscaping where it is most visible along these rights of way. Additionally, existing signage and parking display areas which have been previously approved in prior zoning cases (see Zoning History) and the conditions which govern those approval are also included in this case as conditions of approval to recodify those exceptions. Details on these exceptions are included in this report.

Figure 4: Aerial image of subject property

Ordinance Exceptions

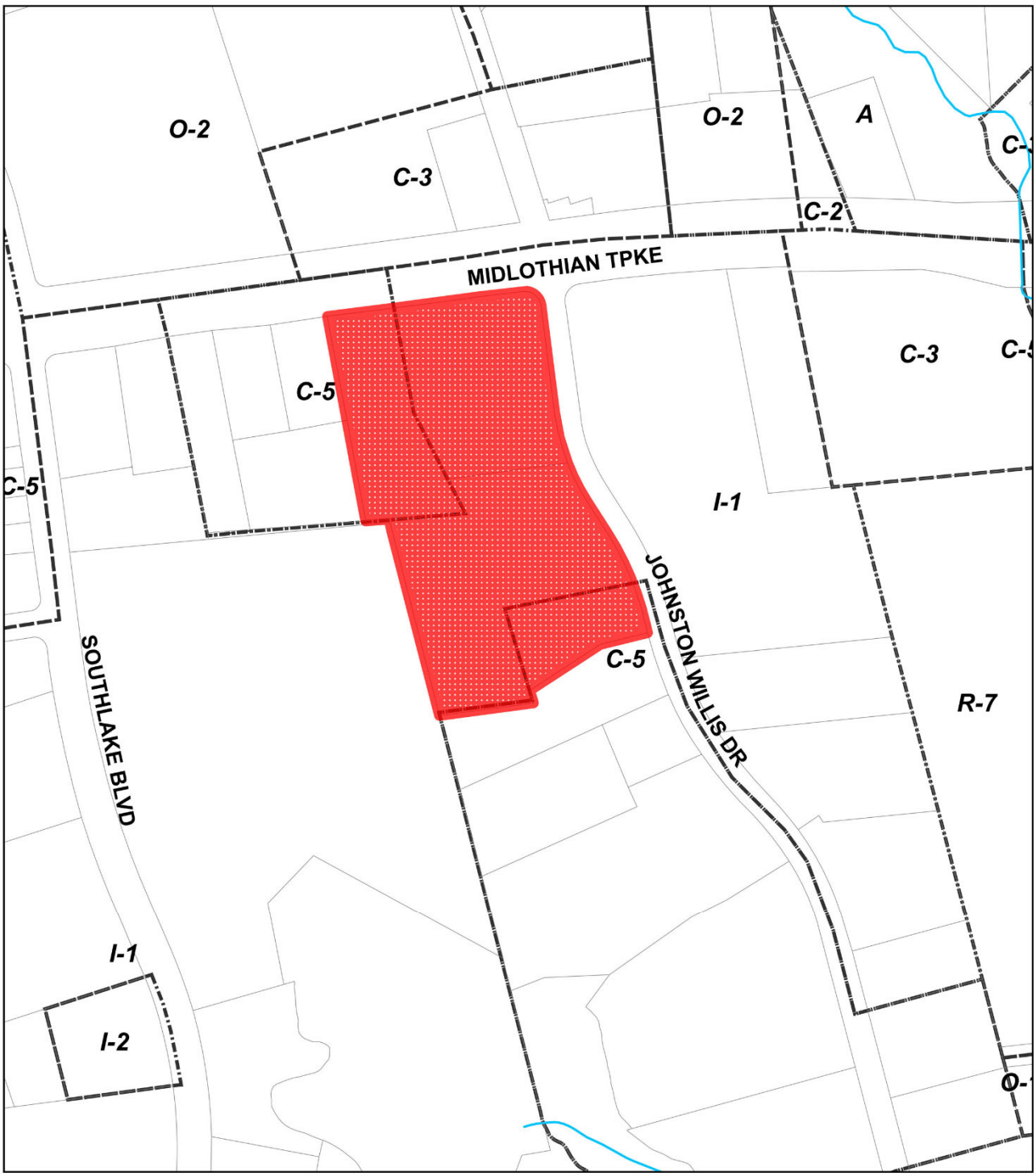
Conditional Use Planned Development is requested to permit exceptions to ordinance requirements. Exceptions are requested to development standards, including:

1. Parking and Paving Setbacks (Vehicle Display Pad Sites):
   A setback of five (5) feet is proposed from the ultimate Midlothian Turnpike right-of-way for display of motor vehicles for sale on existing vehicle display pad sites, which were previously approved with Case 13SN0508.
2. Landscaping: A landscaping plan is proposed and included as Exhibit A. Relocated perimeter and interior parking lot island landscaping for the planned rear parking lot expansion to the frontages of Midlothian Turnpike and Johnston Willis Drive is planned.
3. Signage: The applicant is proposing the following signage. The zoning ordinance permits one (1) freestanding sign with a height of fifteen (15) feet and a sign area of fifty (50) square feet.
   Sign 1, Exhibit B – existing, does not meet ordinance requirements, proposing removal within three (3) years from approval of subject request.
   Sign 2, Exhibit C – existing, does not meet ordinance requirements, proposing removal with approval of subject request.
   Sign 3, Exhibit D – existing, does not meet ordinance requirements, requesting exception to maintain sign on property. Sign is twenty-five (25) feet in height and seventy-five (75) square feet and approved with 92SN0109.

Sign 4, Exhibit E – existing, meets ordinance size requirements, requesting exception to maintain sign as a third (second after Sign 1 in Exhibit B is removed) freestanding sign.

Staff supports the proposed ordinance exceptions. The exceptions in this request are solely for the purpose of promoting an integrated plan that is no less beneficial to the occupants of the development and other area properties than what would be obtained with the requirements of the Zoning Ordinance. The exceptions allow the approval of an alternative landscaping plan which will improve the streetscape of the subject property along Midlothian Turnpike and Johnston Willis Drive. Further, the applicant is proposing removal of two (2) nonconforming signs; one at time of approval of the subject request and one (1) to be removed within three (3) years from the date of approval of the subject request.

Current Zoning Map



Map 1: Subject Property

Case #: 23SN0132
Acreage: 10.32
Address: 900 JOHNSTON WILLIS DRIVE,
10701,10745 MIDLOTHIAN TURNPIKE
GPIN: 745-708-6563; 745-709-6011 AND 3600

0 150 300 600 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Courthouse Fire Station, Company Number 20

Additional Information

This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Swift Creek	12	Clover Hill

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request is anticipated to have a similar traffic impact as the existing uses on the property.

Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed Case 23SN0132, a request to rezone the property to General Business (C-5) to allow vehicle sales throughout the site. A review of the concept plan indicates parking lot additions and proposed landscaping. Any improvements in right-of-way (ROW) will require a land use permit for work within VDOT-maintained ROW and must be designed to VDOT standards. Any proposed street plantings within VDOT-maintained ROW will need to comply with clear zone and landscaping requirements detailed in Appendix A1 and Appendix B1 of the VDOT Road Design Manual.

Utilities – Water and Wastewater

1. The subject property is within a mandatory water and wastewater connection area for non-residential development.
2. The subject property is connected to public water and public wastewater.
3. No new structures are proposed with this request.
4. The Utilities Department supports this request.

Community Engagement & Public Hearing

Community Meetings

5/6/2024 – Discussion Topics:

1. Proposed development details
2. Differences in allowed uses in proposed and existing zoning districts
3. Development timeline
4. Screening

Planning Commission

05/20/2025: **Citizen Comments:** No citizens spoke to this request.

Recommendation: Approval with conditions.
Motion: Hylton **Second:** Hardin
AYES: Petroski, Sloan, Hardin, Hylton, Owens

Proffered Conditions (05/05/2025)

Staff Note: The Planning Commission and Staff recommend approval with the following proffered conditions:

The proffered conditions are stated as follows:

1. Landscaping and Vehicle Display areas (as detailed on Exhibit A) of the properties subject to the Proposed Rezoning will substantially conform to the **EXHIBIT A, Landscape Plan, Whitten Mazda Addition, dated June 19, 2024**. The vehicle display areas shall be limited to those illustrated on Exhibit A and shall not be located closer than five (5) feet from the ultimate right-of-way of Midlothian Turnpike. (P)

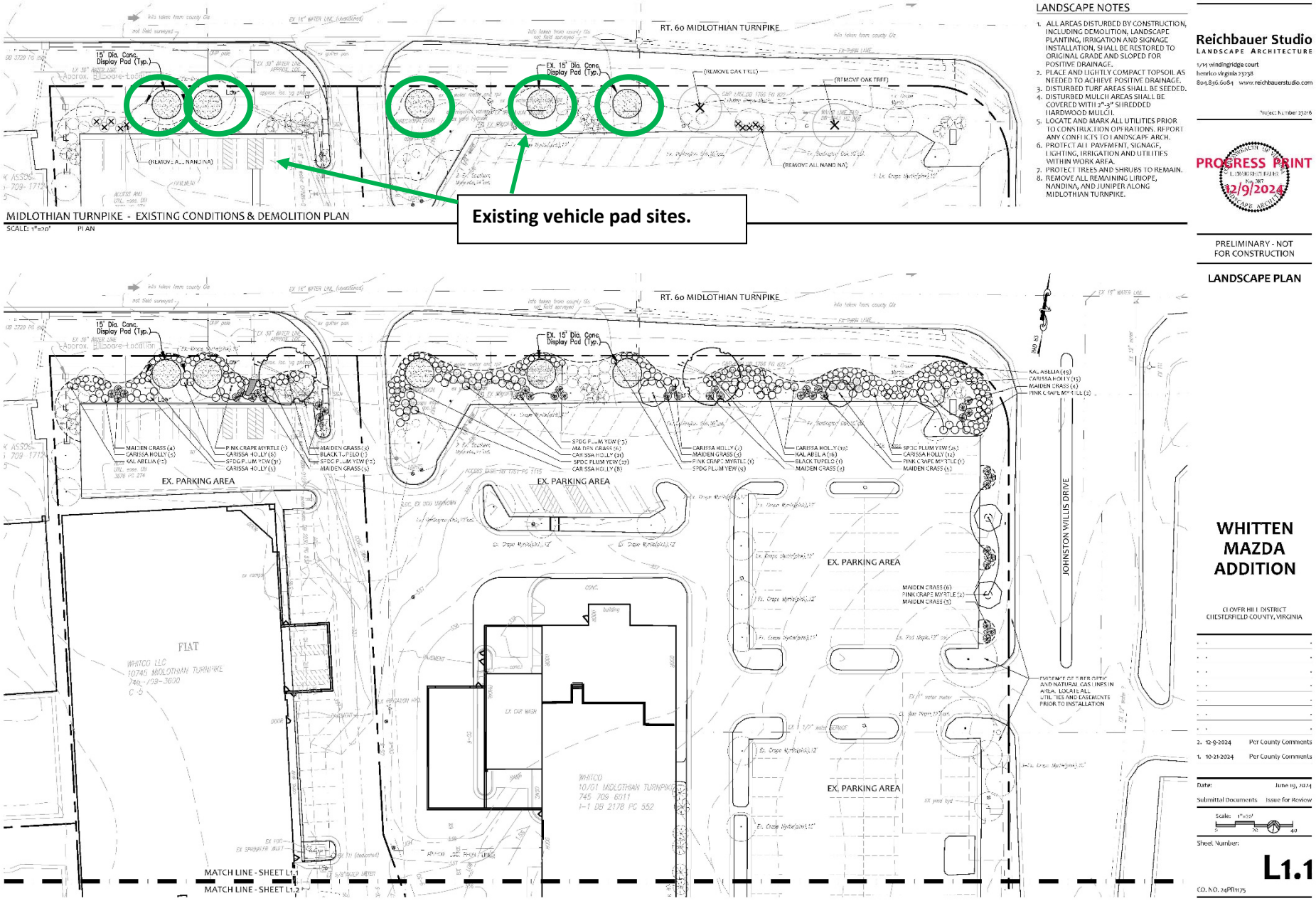
2. That existing freestanding sign with the text "WE BUY CARS**"** inscribed on the viewing panel, which exists on the property commonly known as 10745 Midlothian Turnpike, Richmond (Chesterfield County), Virginia 23236 and having the County Tax Identification No. 745-709-3600-00000, and identified on **Exhibit B**, will be demolished and removed within three (3) years following the date the Proposed Rezoning is approved. (P)

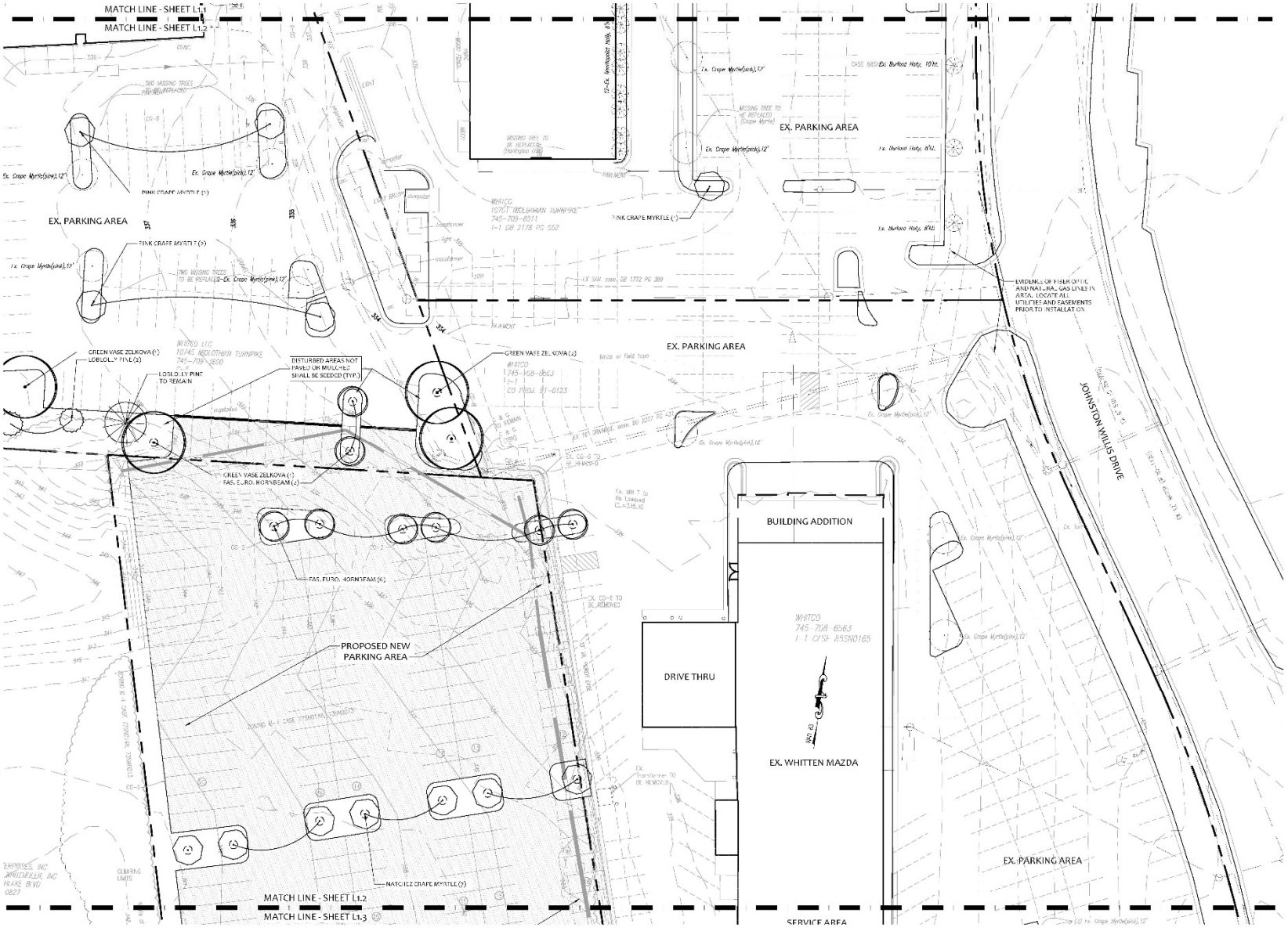
3. That existing freestanding sign that currently maintains no text or display on its viewing panels, and which exists on the property commonly known as 900 Johnston Willis Drive, Richmond (Chesterfield County), Virginia 23236 and having the County Tax Identification No. 745-709-6011-00000, and identified on **Exhibit C**, will be demolished and removed within sixty (60) days following the date the Proposed Rezoning is approved. (P)

4. That certain freestanding sign with the text "CHRYSLER, DOGE, JEEP RAM" inscribed on its viewing panels, and which exists on the property commonly known as 10701 Midlothian Turnpike, Richmond (Chesterfield County), Virginia 23236 and having the County Tax Identification No. 745-709-6011-00000, and identified on **Exhibit D**, may remain onsite in its existing size (approximately twenty-five (25) feet in height and seventy-five (75) square feet, in its current location or relocated elsewhere on site in accordance with applicable setbacks. (P)

5. That certain freestanding sign with the text "MAZDA" inscribed on its viewing panels, and which exists on the property commonly known as 10745 Midlothian Turnpike, Richmond (Chesterfield County), Virginia 23236 and having the County Tax Identification No. 745-709-3600-00000, identified on **Exhibit E**, may remain onsite in its existing location or relocated elsewhere on site in accordance with applicable setbacks. (P)

Proposed Layout Plan – Exhibit A





Reichbauer Studio
LANDSCAPE ARCHITECTURE
1714 windingridge court
henrico virginia 23238
804.836.6084 www.reichbauerstudio.com

Project Number 23016

PROGRESS PRINT
12/9/2024

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

WHITTEN MAZDA ADDITION

CLOVER HILL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

2.	12 9 2024	Per County Comments
1.	10-21-2024	Per County Comments

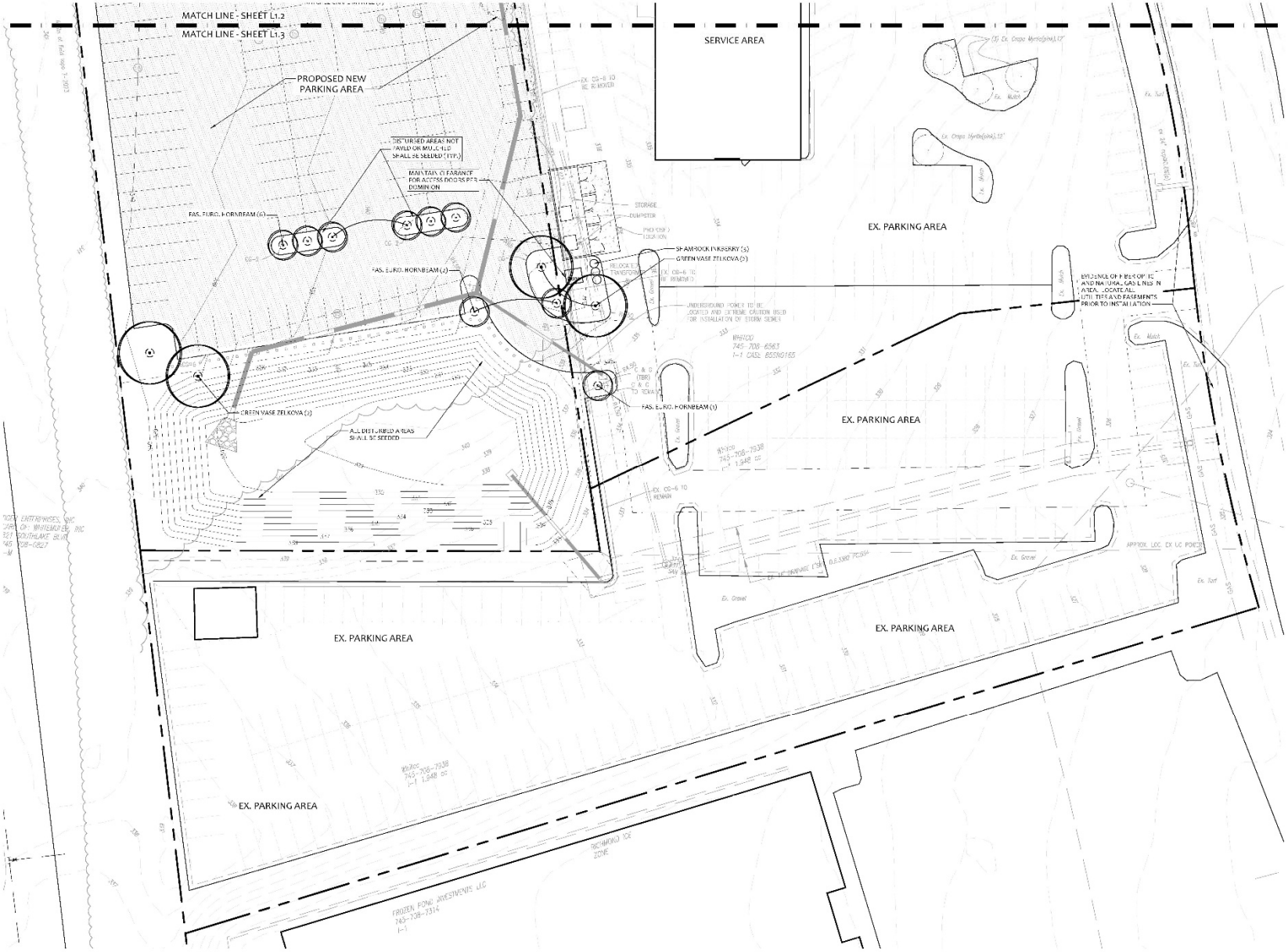
Date: June 19, 2024
Submittal Documents Issue for Review

Scale: 1"=20'

Sheet Number:

L1.2

CO. NO. 24PR1175



Reichbauer Studio
LANDSCAPE ARCHITECTURE

1714 windingridge court
henrico virginia 23238
804.836.6084 www.reichbauerstudio.com

Project Number 23016

PROGRESS PRINT
12/9/2024

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

WHITTEN MAZDA ADDITION

CLOVER HILL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

2.	12.9.2024	Per County Comments
1.	10-21-2024	Per County Comments

Date: June 19, 2024
Submittal Documents Issue for Review

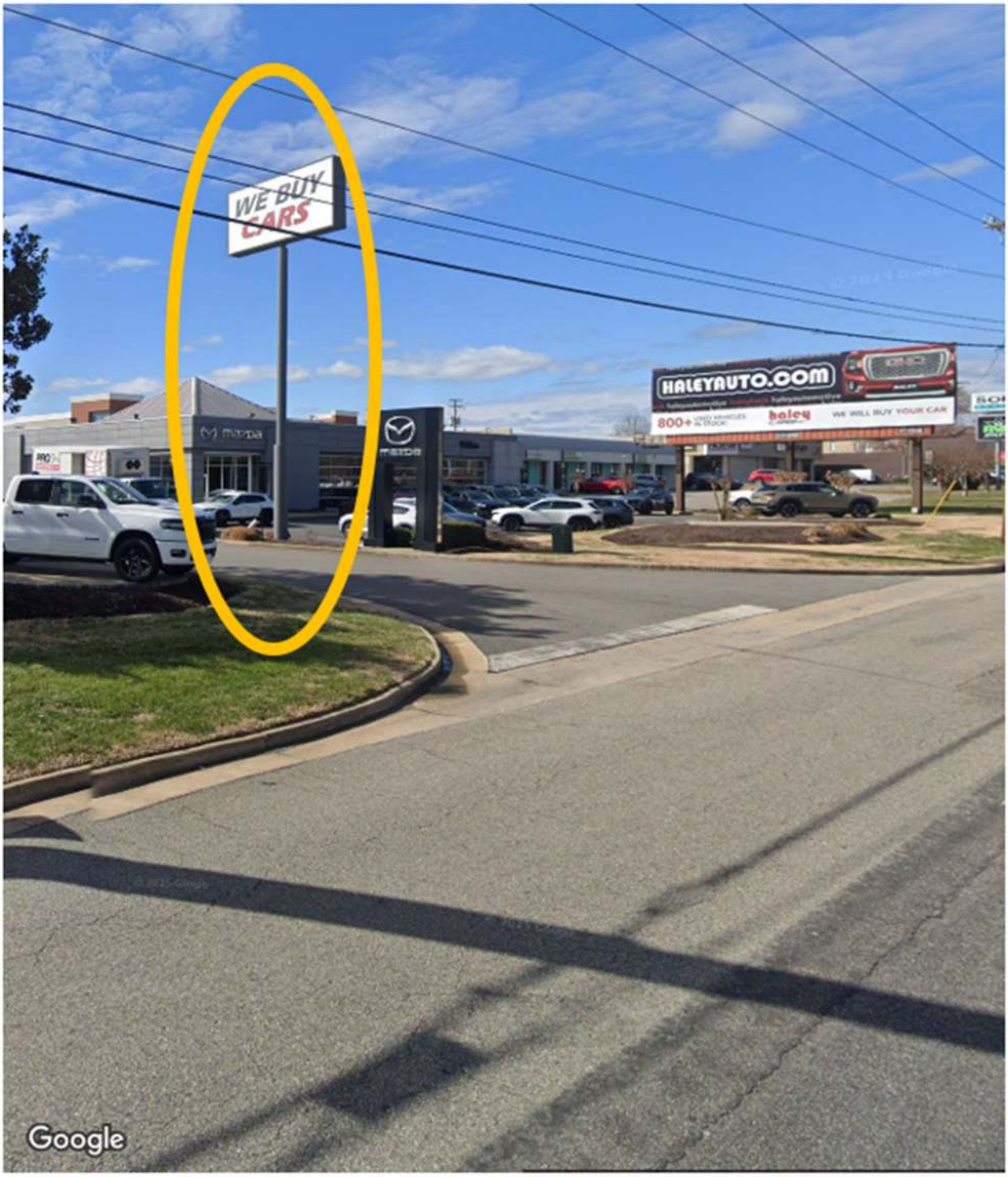
Scale: 1"=20'
0 20 40

Sheet Number:

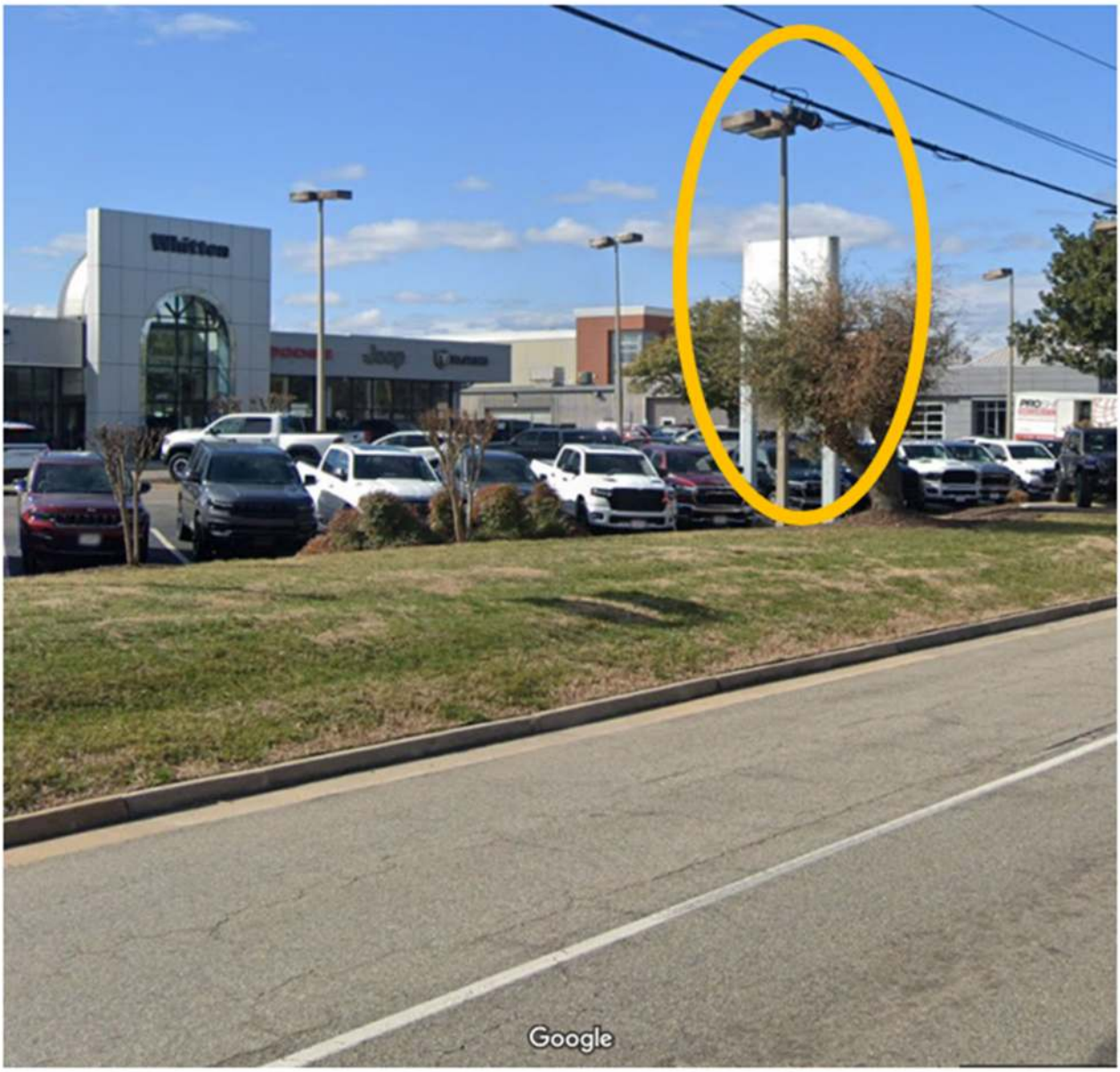
L1.3

CO. NO. 24PR1175

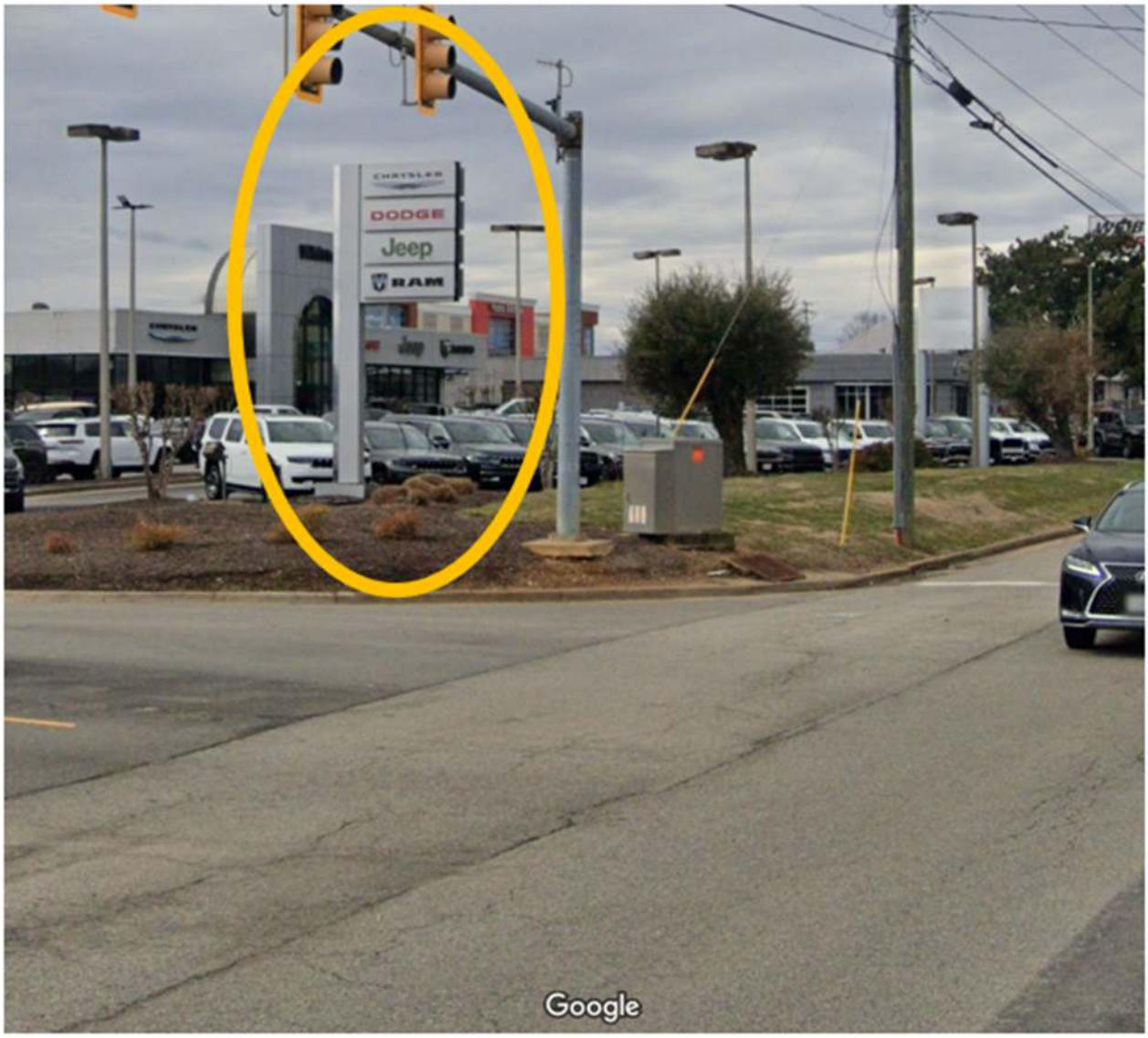
Signage – Exhibit B



Signage – Exhibit C



Signage – Exhibit D



Signage – Exhibit E

Case Contacts

Applicant

- **Applicant's Agent:**
  Ross Allen (804-593-1362)
  rallen@whitefordlaw.com
- **Applicant's Contact:**
  Zac Cochran (804-814-1732)
  zacharypcochran@gmail.com

District Planning Commissioner

- Elizabeth Hardin (804-768-7341)
  hardine@chesterfield.gov

Staff

- **Planning Department Case Manager:** Harold Ellis (804-768-7592) ellish@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Parks & Recreation:** Chris Hale (804-717-6859) halech@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.B.**

Subject:
24SN1190 - Haley Ford Body Shop Parking Lot - Bermuda

Board Action Requested:

Summary of Information:

Attachments:
1. 24SN1190-PP
2. 24SN1190 - Disclosure
3. 24SN1190-2025JUN25-BOS-RPT

Preparer:

Approved By:

24SN1190 - Bermuda

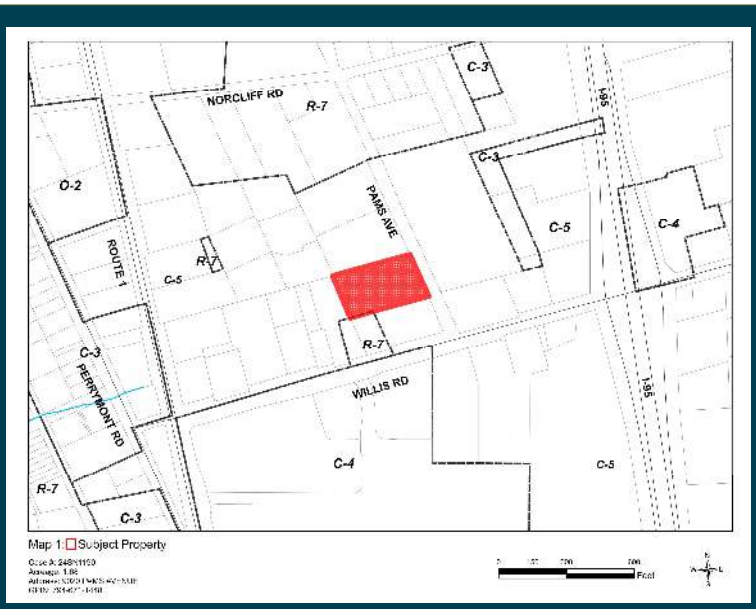
CHESTERFIELD VIRGINIA

Haley Ford Body Shop Parking Lot

Conditional use planned development to permit exceptions to ordinance requirements in the General Business (C-5) District on 1.68 acres.

24SN1190, in the Bermuda District, is a request for conditional use planned development to permit exceptions to ordinance requirements in the General Business (C-5) District, on 1.68 acres to facilitate the expansion of a parking area.

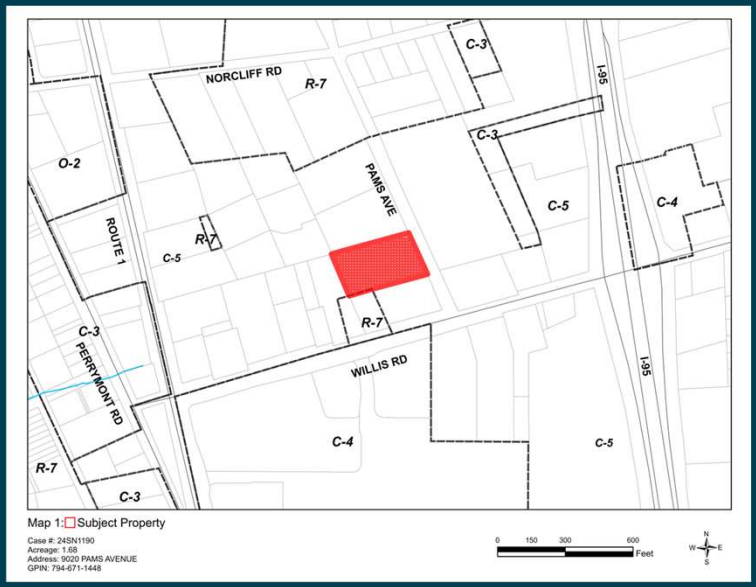
24SN1190 - Overview



1. CUPD for exceptions to ordinance requirements to facilitate parking lot expansion
2. Exceptions pertain to parking setback and design requirements (Northern Route One overlay District)
3. Planning Commission and Staff recommend approval

The applicant is proposing to expand parking for an existing auto body shop (Haley Ford). With the addition of new parking additional site improvements are proposed including landscaping and ornamental fencing. Conditional use planned development is required as exceptions to the Northern Route One Highway Design District are necessary to facilitate the proposed parking expansion. These exceptions relate to parking setback and parking lot design requirements. The Planning Commission and Staff recommend approval.

24SN1190 – Zoning Map

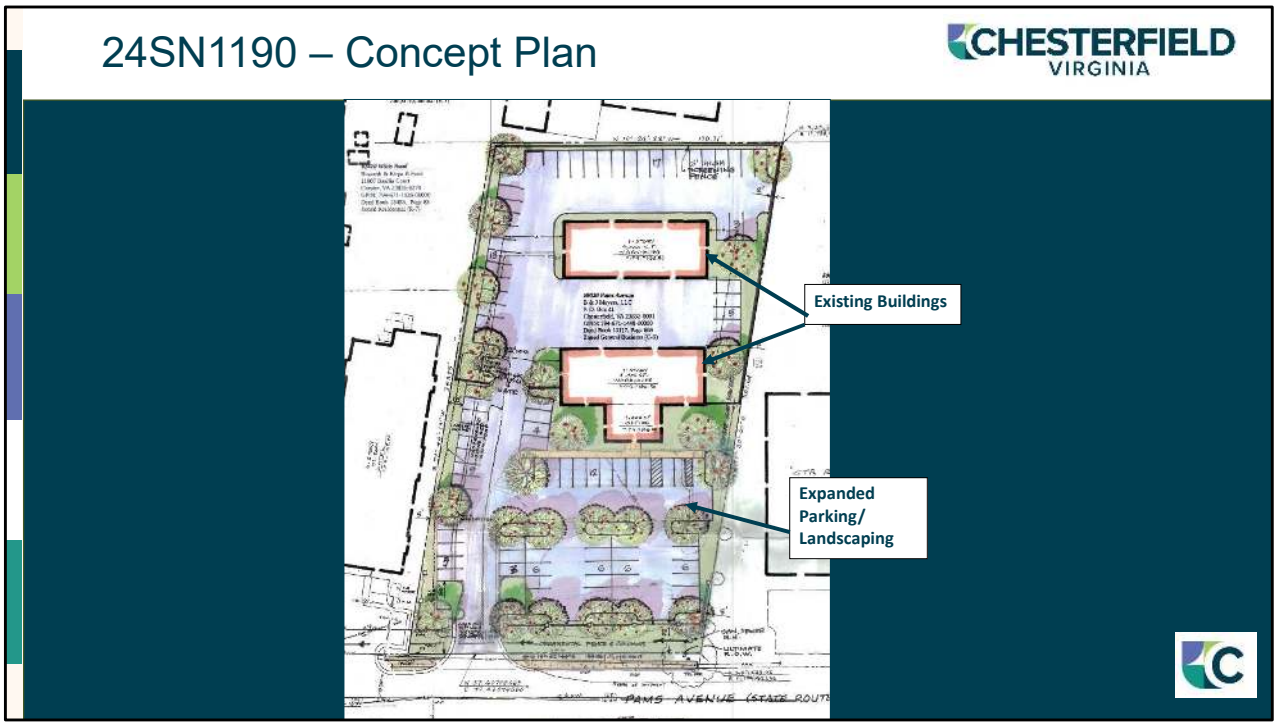


The subject property, outlined and crosshatched in red above, is located along the west side of Pams Avenue, north of Willis Road. The property is zoned General Business (C-5), as are properties to the north, east, and west. Property to the south is zoned General Business (C-5) and single family residential (R-7).

24SN1190 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA

The subject property is outlined in white above. The aerial image shows the property is currently developed with an automobile repair facility. The land use plan shows the land use designation for the subject property is Regional Mixed Use.



The applicant is proposing to expand parking for an existing auto body shop, which is owned and operated by Haley Ford. With the addition of new parking, additional site improvements are proposed which include landscaping as well as ornamental fencing and opaque screening. Generally landscaping is proposed as detailed above, and ornamental fencing is proposed along the front of the site and opaque screening along the rear of the site. Conditional use planned development is required as exceptions to the Northern Route One Highway Design District are requested, which include parking setback and parking lot design requirements. The Northern Route One Highway Design District requires that no more than one row of parking and associated drive isles shall be located between the road and the building and that parking shall be set back no closer than the front facade of the building it serves. With this proposal more than one (1) row of parking is proposed in front of the building and this parking will be located closer to the roadway than the front façade of the building. Parking setbacks are also requested.

24SN1190 – Recommendation(s)

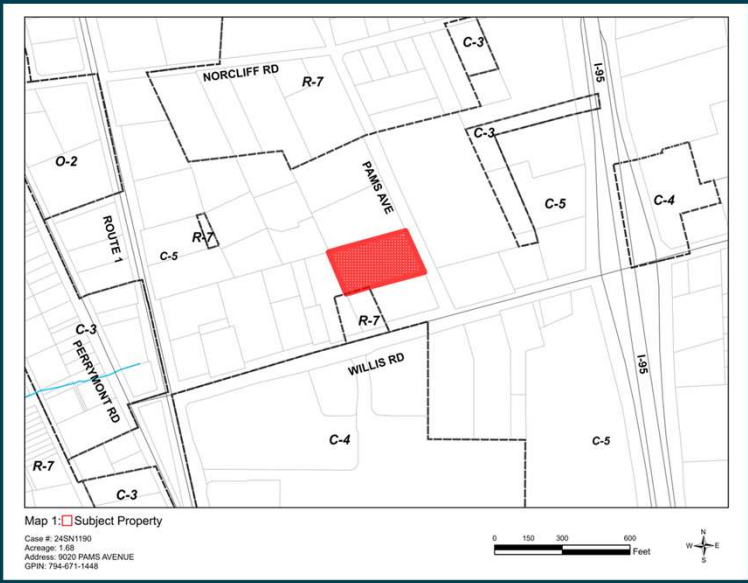
CHESTERFIELD VIRGINIA

Planning Commission – Approval

Staff - Approval

The Planning Commission and Staff recommend approval. Approval will result in reinvestment into an existing long-standing business and site improvements (landscaping, fencing, and parking improvements) that will benefit the subject property as well as nearby and surrounding properties by providing additional screening of parked cars onsite.

24SN1190 – Zoning Map



9020 Pams Avenue Parking Lot

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
24SN1190

I, BENJAMIN W. MYERS, MGR., B AND J MYERS, LLC, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 794-671-1448-00000 requesting CONDITIONAL USE PLANNED DEVELOPMENT (CUPD).

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 Interest
B AND J MYERS, LLC (SCC ENTITY ID: 53428713)	6700 GREENYARD RD. CHESTER, VA 23831-1423 P.O. BOX 41, CHESTERFIELD, VA 23832	FEE SIMPLE

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

N/A

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:

N/A

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
N/A		

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
N/A		

9020 Pams Avenue Parking Lot

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
N/A	N/A	N/A

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:

B AND J MYERS, LLC

Print: BENJAMIN W. MYERS, MGR.
Applicant/Agent Name

Signature Applicant/Agent

Robert Craig Railey
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7565259
My Commission Expires 10/31/2025

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day Benjamin W. Myers personally appeared before me, Robert Craig Railey, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 5th day of March, 2024.

Notary Public

Registration No. 7565259

My Commission expires: 10-31-2025

Robert Craig Railey
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7565259
My Commission Expires 10/31/2025

24SN1190– Haley Ford Body Shop Parking Lot

Magisterial District – **Bermuda**

Agent – **Dean Hawkins** (804-748-6519)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Harold Ellis
(804-768-7592)

Request

Conditional Use Planned Development

A parking lot expansion is proposed.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property	Site Size	Comprehensive Plan – Land Use Designation	Plan Area
9020 Pams Avenue	1.68 Acres	Regional Mixed Use	County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map

Summary of Proposal

The applicant is proposing to expand parking for an existing auto body shop. With the addition of new parking additional site improvements are proposed including landscaping and ornamental fencing. Conditional use planned development is required as exceptions to the Northern Route One Highway Design District are necessary to facilitate the proposed parking expansion. These exceptions relate to parking setback and parking lot design requirements.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

Approval will result in reinvestment into an existing long-standing business and site improvements (landscaping, fencing, and parking improvements) that will benefit the subject property as well as nearby and surrounding properties by providing additional screening of parked cars onsite.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Proffered conditions, Textual Statement, and a conceptual plan have been submitted by the applicant.
3. The Planning Commission and Staff recommend acceptance of the proffered conditions included with this report.

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- Environmental Engineering 7
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- Transportation - Virginia Department of Transportation 7
- Utilities – Water and Wastewater 8

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Planning

Zoning History

89SN0325: Approved (11/1989)
Rezoning to Agricultural (A) with conditional use permitting a heating and air conditioning/fuel oil business. Conditions of approval included permitted land uses, base zoning district of General Commercial (C-5) District in Post Development areas, clearing and grading, utilities, buffering, and access.

95SN0121: Approved (9/1994)
Rezoning to General Business (C-5) to allow the redevelopment of the property in accordance with C-5 uses and requirements.

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Regional Mixed Use, which suggests the Property is appropriate for Integrated mixture of highly concentrated corporate office, commercial, light industrial/research and development, and higher density residential uses with public spaces, located on large tracts of land generally at the interchange of arterials and limited access roads.

Proposal

As previously stated, the applicant is proposing to expand parking for an existing auto body shop, which is owned and operated by Haley Ford. A total of seventy-four (74) new parking spaces are proposed, increasing the total onsite parking to ninety-five (95) spaces. These parking spaces are intended to be used for parking of customer vehicles on-site. With the addition of new parking, additional site improvements are proposed. These improvements include landscaping as well as ornamental fencing and opaque screening. Generally landscaping is proposed as detailed below, and ornamental fencing is proposed along the front of the site and opaque screening along the rear of the site. Details of the fencing and screening are provided on the Conceptual Plan, Exhibit A. Conditional use planned development is required as exceptions to the Northern Route One Highway Design District are requested, which include parking setback and parking lot design requirements. These requests are detailed in the Ordinance Exceptions section of this report. An excerpt of the Conceptual Plan is provided below which illustrates the location of the existing building on site and the planned parking and landscape areas.

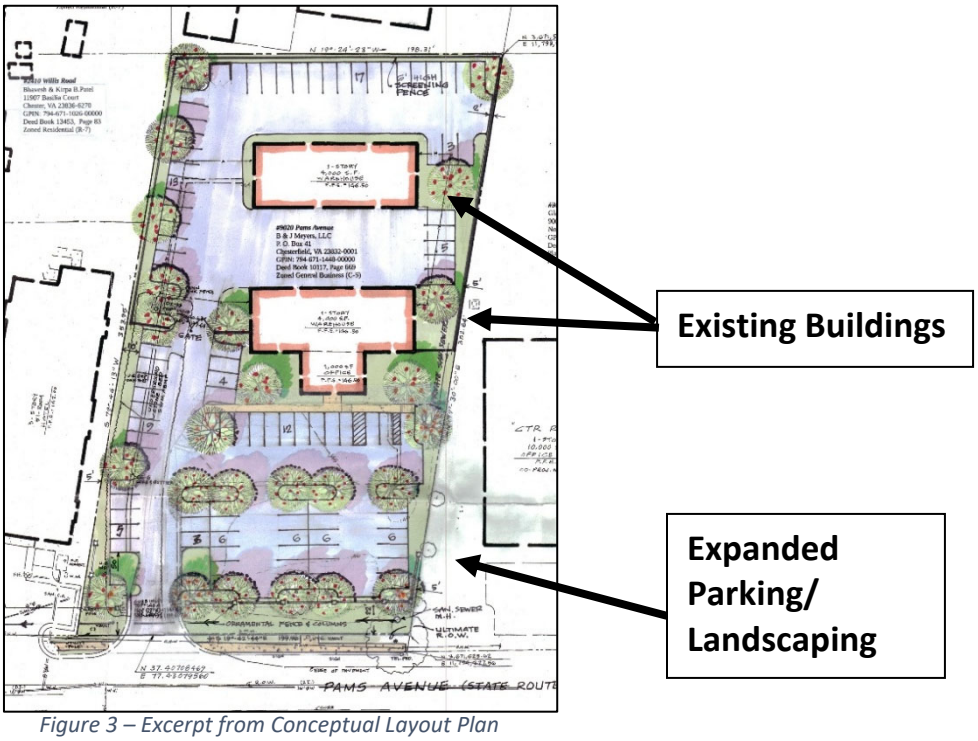


Figure 3 – Excerpt from Conceptual Layout Plan

Ordinance Exceptions

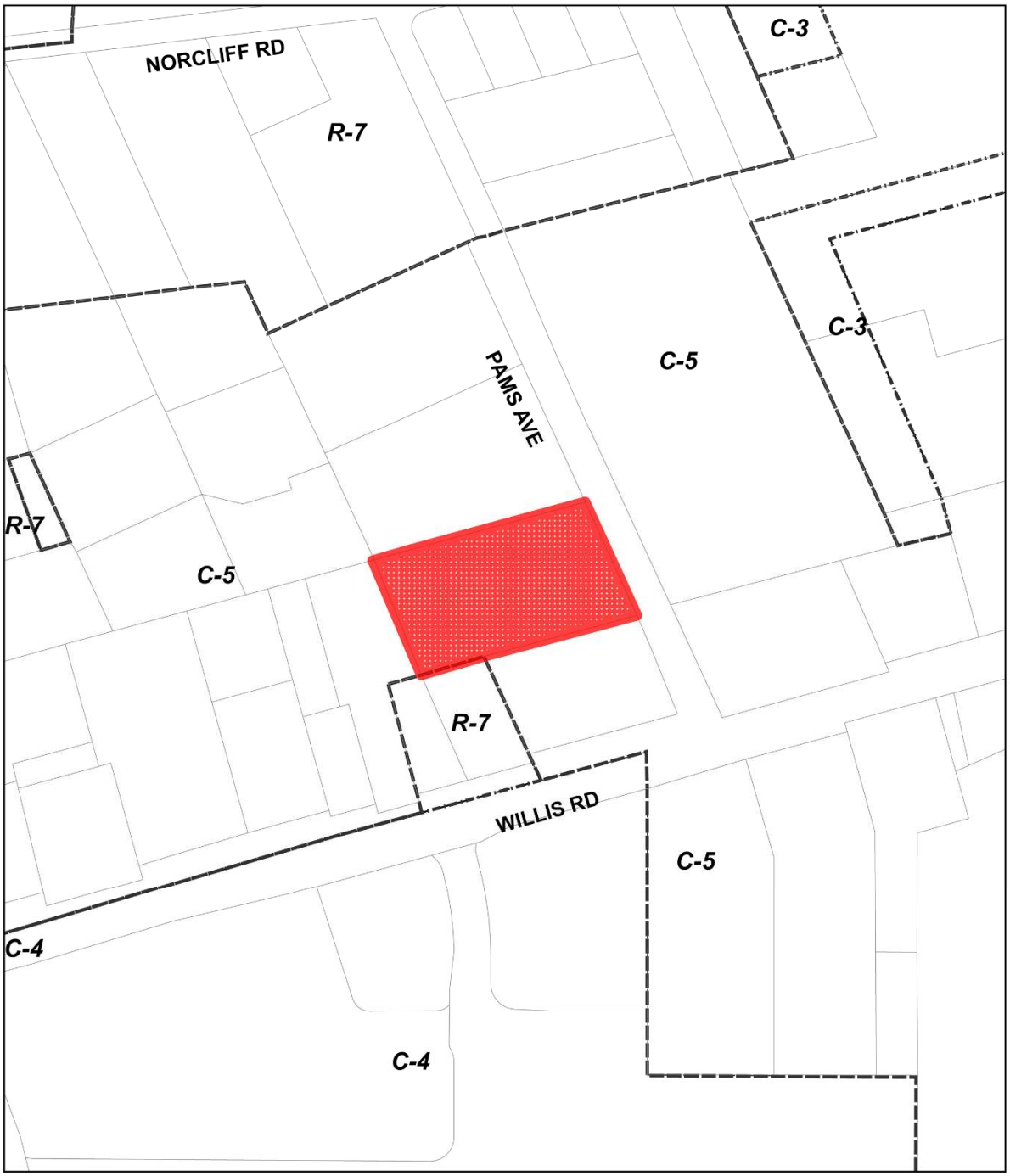
Conditional Use Planned Development is requested to permit exceptions to ordinance requirements. Exceptions are requested to development standards, including:

1. Parking and Paving Setbacks:
    - *Front yard*: a setback of twenty-two (22) feet is proposed with Landscape "J"*; fifty (50) feet is required per the zoning ordinance (Northern Route One Highway Design District) with Landscape "J".
    - *Side yard*: a setback of two (2) feet is proposed; twenty-five (25) feet is required per the zoning ordinance (Northern Route One Highway Design District) with Landscape "J".
    - *Rear yard*: a setback of five (5) feet is proposed with opaque ornamental screening; twenty-five (25) feet is required per zoning ordinance (Northern Route One Highway Design District) with Landscape "J".
2. Parking Lot Design:
    - *Parking Lot Design*: The zoning ordinance (Northern Route One Highway Design District) requires that no more than one row of parking and associated drive isles shall be located between the road and the building and that parking shall be set back no closer than the front facade of the building it serves. With this proposal more than one (1) row of parking is proposed in front of the building and this parking will be located closer to the roadway than the front façade of the building as detailed on Exhibit A;

*For reference, Landscape "J" includes one large deciduous tree per thirty-five (35) feet plus a double staggered hedgerow of evergreen medium shrubs for the length of parking areas between parking areas and roads, and low shrubs and ground cover in planting beds at entrances.

Staff supports the proposed ordinance exceptions. The exceptions in this request are solely for the purpose of promoting an integrated plan that is no less beneficial to the occupants of the development and other area properties than what would be obtained with the requirements of the Zoning Ordinance. The exceptions facilitate the expansion of parking which requires additional site landscaping. Further, the applicant is also proposing ornamental fencing along the front of the property to enhance with the aesthetic appeal of the site the adding additional screening of parking vehicles on the property as well an opaque screening along the rear of the property. With the planned parking expansion, with associated improvements, the site will continue to continue to serve the community as well as continue to be compatible with nearby and surrounding uses.

Current Zoning Map



Map 1: Subject Property

Case #: 24SN1190
Acreage: 1.68
Address: 9020 PAMS AVENUE
GPIN: 794-671-1448

0 100 200 400 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area
The Centralia Fire Station, Company Number 17

Additional Information
This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Falling Creek	52	Bermuda

Additional Information
This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request is anticipated to have a minimal impact on the transportation network.

Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed Case 24SN1190 for parking lot expansion. A review of the concept plan indicates modifications to the existing parcel's features as well as a proposed sidewalk.

Any access to VDOT-maintained right-of-way (ROW) shall be in accordance with the requirements of the VDOT Road Design Manual. Proposed sidewalks within VDOT maintained right-of-way shall be designed in accordance with VDOT standards. During the plan review process, VDOT will require trip generations based on the new impacts to traffic with turn lane warrants analysis. Any proposed street trees within VDOT maintained ROW will need to comply with clear zone and landscaping requirements detailed in Appendix A1 and Appendix B1 of the VDOT Road Design Manual. Additional comments will be generated during the plan review process.

Utilities – Water and Wastewater

1. The subject property is within a mandatory water and wastewater connection area for non-residential development.
2. The subject property is connected to public water.
3. The applicant has proffered:

   Public water and wastewater shall be used.

   Any associated easements for these utilities shall be dedicated in locations acceptable to the Utilities Department to accommodate the planned or future extension of the public water and wastewater system. Such easement shall be dedicated prior to site plan approval.
4. The Utilities Department supports this case.

Community Engagement & Public Hearing

Community Meetings

A community meeting was not held for this request.

Planning Commission

05/20/2025: **Citizen Comments:** No citizens spoke to this request.

Recommendation: Approval with conditions.
Motion: Hylton **Second:** Hardin
AYES: Petroski, Sloan, Hardin, Hylton, Owens

Proffered Conditions (4/30/2025)

Staff Note: The Planning Commission and Staff recommend approval with the following proffered conditions:

1. **Master Plan.** The Textual Statement, dated 30 April 2025, shall be considered the Master Plan. (P)

2. **Preliminary Site Plan.** The Property shall be developed as generally depicted on the Preliminary Site Pan, dated 30 October 2024, prepared by Dean E. Hawkins, ASLA and attached hereto as "Exhibit A". (P)

3. **Connection to Public Utilities.** Public Water and Wastewater shall be used. Any associated easements for these utilities shall be dedicated in locations acceptable to the Utilities Department to accommodate the planned or future extension of the public water and wastewater systems. Such easement(s) shall be dedicated prior to site plan approval. (U)

4. **Dedication**. Prior to final site plan approval or within sixty (60) days from a written request by the Transportation Department, whichever occurs first, thirty (30') feet of right-of-way along the west side of Pams Avenue (State Route 1626), measured from the centerline of that part of the road immediately adjacent to the Property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

5. **Landscaping.** Landscaping shall be provided to adhere to the following standards:

    a. Within the Front Yard Setback along Pams Avenue (State Route 1656), Perimeter Landscape "J" shall be provided. In addition, a line a Masonry Columns, 5' high, located at a spacing of thirty (30') feet on center and connected with Ornamental Fencing, four (4') high, as is generally shown on the Preliminary Site Plan ("Exhibit A"). All landscaping required and detailed on "Exhibit A" shall be completed (installed) within thirty (30) days of project completion or bonded and completed at the following planting season.

    b. Within the Side Yard Setbacks, the Masonry Columns and Ornamental Fencing, as described in a. above, shall be located at the corners of the Front Yard Setback and extended down each side yard for thirty (30') feet. In addition to the above, a six (6') high Screening Fence shall be located, as generally shown on the Preliminary Site Plan ("Exhibit A"), along the two side yards and along each side yard up to and connecting to the existing rear building.

    c. Within the Rear Yard, a six (6') foot high Screening Fence shall be constructed as generally shown on the Preliminary Site Plan. (P)

6. **Exterior Lighting.** Exterior Lighting, where installed, shall be full cut-off, pole mounted, minimum 70 CRI rated luminaires to illuminate the new and existing parking areas with a minimum maintained illumination level of 1.0 foot-candles (fc), as measured at grade. Light poles shall not be placed within twenty (20') feet of any large maturing shade trees. (P)

Textual Statement - Ordinance Exceptions 4/30/2025)

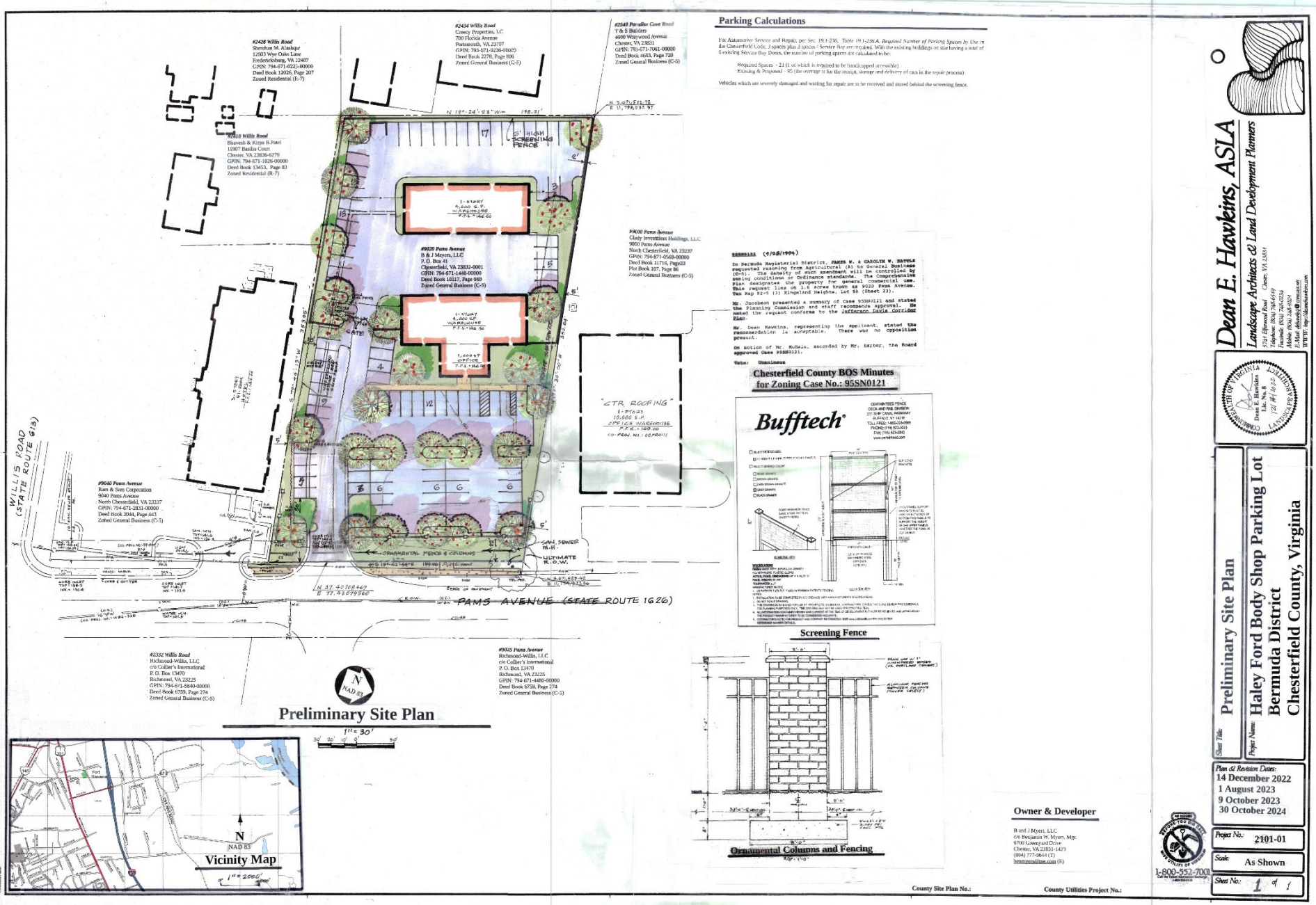
I. PARKING LOT DESIGN REQUIREMENTS. The site shall be designed as generally depicted on the Preliminary Site Plan, dated 14 December 2022, and last revised 30 October 2024 prepared by Dean E. Hawkins, ASLA and attached hereto as "Exhibit A".

II. PARKING SETBACK REQUIREMENTS. The parking setbacks shall for the subject property shall meet the following requirements as detailed below:

Yard	Setback/Landscape
Front	22 feet with Landscape. "J" (*)
Side	2 feet
Rear	5 feet

*Landscaping shall include one large deciduous tree per thirty-five (35) feet plus a double staggered hedgerow of evergreen medium shrubs for the length of parking areas between parking areas and roads, and low shrubs and ground cover in planting beds at entrances.

Preliminary Site Plan – Exhibit A



Case Contacts

Applicant

- **Applicant's Agent:**
  Dean Hawkins (804-748-6519)
  dehawk4@comcast.net
- **Applicant's Contact:**
  Ben Myers (804-502-5378)
  benmyers@me.com

District Planning Commissioner

- Gib Sloan (804-892-5633)
  sloang@chesterfield.gov

Staff

- **Planning Department Case Manager:** Harold Ellis (804-768-7592) ellish@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.C.**

Subject:
24SN1266 - Bellmeade Rezoning & Exceptions - Bermuda

Board Action Requested:

Summary of Information:

Attachments:
1. 24SN1266-2025JUN25-BOS-RPT
2. 24SN1266-PP
3. Disclosure Affidavit_24SN1266

Preparer:

Approved By:

24SN1266 – Bellmeade Rezoning & Exceptions

Magisterial District – **Bermuda**

Agent – **Jeffrey Geiger** (804-771-9557)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Richard Saunders
(804-796-7192)

Request

Rezoning &
Conditional Use Planned Development

A residential development containing single family and townhouse dwellings with up to 275 total dwelling units is proposed.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

2201 Wonderview Drive
*See Complete Parcel List in Table A

Site Size

42.87 Acres

Comprehensive Plan – Land Use Designation

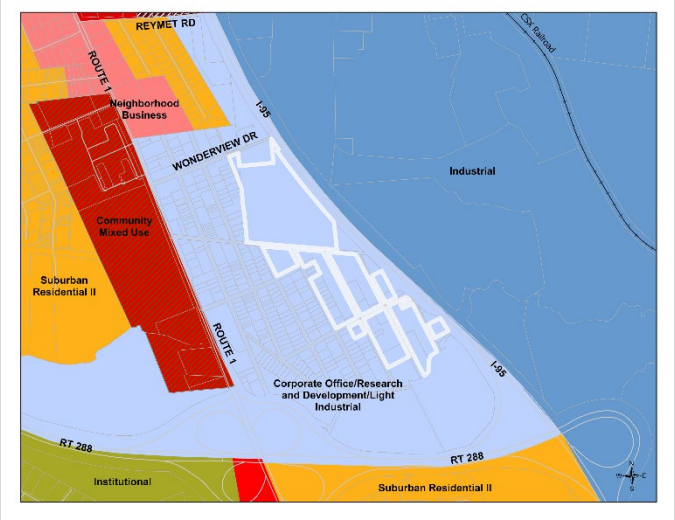
Corporate Office/Research & Development/Light Industrial

Plan Area

County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Rezoning from Residential (R-7) and Light Industrial (I-1) to Residential Townhouse (R-TH) plus conditional use planned development to permit exceptions to ordinance requirements. Specifically, exceptions are requested to authorize single family dwelling use on up to thirty (30) percent of the project area, to modify development standards applicable to townhouse and single family dwelling uses, and to provide an easement in lieu of a shared use path where the Bikeways & Trails Plan requires a shared use path.

A residential development, commonly known as Bellmeade, is proposed. The development will consist of townhouse dwellings, single family dwellings and associated recreational amenities. Residential density for the Property will be limited to 275 dwelling units (6.41 units per acre). Exceptions are requested to permit single family dwelling use, to provide revised townhouse and single family dwelling standards, and to remove the requirement to construct a shared use path adjacent to Proctors Creek, which is designated on the Bikeways & Trails plan. The modified ordinance requirements would provide development standards that are no less beneficial to adjoining property owners and provides an integrated plan that remains consistent with existing residential development in the area.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

The proposed development will provide quality infill housing options in proximity to major employment centers located along the I-95 corridor. Off-site improvements to Pinehurst Street and Wonderview Drive are proposed including a sidewalk along Wonderview Drive to Route 1. Proposed amenities serving the community include a dog park and playground, and sidewalks are proposed on all internal streets. Staff finds that the modified development standards in this request will be no less beneficial to adjoining property owners and does provide an integrated plan that remains consistent with existing residential development in the area.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Proffered conditions, Textual Statement, a conceptual plan, and conceptual elevations have been submitted by the applicant.
3. Both Planning Commission and Staff recommend acceptance of Proffered Conditions 1 through 8 and 10 through 22. Staff also recommends acceptance of Proffered Condition 9.

Updates to the Zoning Request Since the May Planning Commission Hearing

Since the May 20, 2025, Planning Commission hearing, the applicant provided staff with the following update:

- **Proffer 9 has been updated to allow modifications to the required emergency access road along Maywood Street in the event that the Planning Commission requires any changes during Plans Review. Staff continues to recommend approval of the request.**

Redlined version of changes to the proffered conditions are provided in the report.

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Planning

Zoning History

6600038C: Approved (6/1966)

Rezoning of 19.3 acres of the subject property (currently known as 2201 Wonderview Drive) from Agricultural (A) to Industrial (I), provided that a 50-foot buffer be maintained along the western property line.

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Corporate Office/Research & Development/Light Industrial, which 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 and provided that uses are located completely within an enclosed building.

Proposal

The applicant is seeking to rezone 42.87 acres to Residential Townhouse (R-TH) with conditional use planned development to permit exceptions to ordinance requirements to allow for single family dwelling use in the R-TH District, for relief from the development standards relative to the single family and townhouse dwelling uses, and for relief from the requirement to install a shared use path along Proctors Creek.

Design

The design of this community is addressed through the proffered Master Plan (Textual Statement) and Conceptual Plan (Exhibit A) that detail the general intent of the community layout, uses, and amenities. The southern portion of the property is encumbered by the Resource Protection Area (RPA) for Proctors Creek. Two existing local streets (Wonderview Drive and Pinehurst Street) are proposed to be widened and improved from Route 1 to the development. A 200-foot sound setback is provided between residential units and the rights-of-way lines parallel to the travel lanes for Interstate 95. Figure 3, below, shows the location of improvements to the two local roads and the interstate sound setback.

Figure 3: Off-Site Road Improvements and Interstate Sound Setback

The proposed residential development contains recreational opportunities for residents. Amenities for the development include a playground, dog park, and walking path around the stormwater basin. Sidewalks will be required on both sides of "Road A" as shown in Exhibit A and on at least one side of all other new local streets within the development. A new sidewalk would be installed along Wonderview Drive from the development to Route 1.

Figure 4: Conceptual Plan

Development conditions for townhouse and single family dwellings include conceptual elevations (Exhibits B and C), high quality buildings materials (permits vinyl siding with a minimum thickness of 0.044") with enhanced garage doors and pedestrian lighting for front-loaded units. All dwellings would have hardscaped front walks and driveways and foundation plantings. Foundation treatment for all dwellings would be brick, brick veneer, synthetic stone, natural stone, stone veneer, or another material approved by the Planning Director, with a minimum of twelve (12) inches above grade for units with on-slab foundations. Front elevations for all dwellings would be varied such that three architectural treatments would be employed to adjacent townhouse and single-family units, and single-family units located across the street from one another.

Ordinance Exceptions

The applicant is seeking several modifications to typical ordinance requirements and standards required for a development that is zoned Residential Townhouse (R-TH) District (Textual Statement) and to the Bikeways & Trails Plan.

Townhouse Residential

Any townhouse dwelling use, together with accessory uses permitted in the R-TH District, will be developed subject to the requirements of the Zoning Ordinance for the R-TH District, except as modified below:

1. Lot Standards and Setbacks. Deletes R-TH Lot & Building Standards Table (19.1-111.C) and replaces these standards with the following requirements:
    a. Minimum Lot Area. Ordinance required 1,520 square feet for an internal lot, 2,320 square feet for an end lot in a row of less than five (5) attached units, and 2,720 square feet for an end lot in a row with five (5) or more attached units; proposed is 1,250 square feet.
    b. Minimum Lot Width. Ordinance requires nineteen (19) feet for an internal lot, twenty-nine (29) feet for an end lot in a row of less than five (5) attached units, and thirty-four (34) feet for an end lot in a row with five (5) or more attached units; proposed is sixteen (16) feet subject to additional restrictions in the proffered conditions.
    c. Maximum Lot Coverage. Ordinance permits a maximum lot coverage of fifty (50) percent; proposal is seventy (70) percent.
    d. Front Yard Setback. Ordinance requires twenty (20) feet on non cul-de-sac or permanent cul-de-sac; proposal is for twenty (20) feet from a public road.
    e. Front Yard Staggering Between Units. Ordinance requires the front yard setback of each unit to be varied at least two (2) feet from the adjacent unit and every third unit shall be varied at least four (4)

feet from the adjacent unit; proposal is for the front yard setback of each unit to be varied at least two (2) feet from the adjacent unit.

f. Side Yard Setback. Ordinance requires ten (10) feet for a building with less than five (5) units of fifteen (15) feet for a building with five (5) or more units; proposal is for a five (5) foot setback.
g. Corner Side Setback. Ordinance requires twenty-five (25) feet; proposal is for a ten (10) foot setback.
h. Rear Yard Setback. Ordinance requires twenty-five (25) feet for a non-through lot and a twenty (20) foot setback for through lots; proposal is for twenty (20) feet.
i. Setback Encroachments. Preserves permitted yard encroachments for townhouse principal buildings.

Single Family Dwelling Use

Single family uses are requested on up to thirty (30) percent of the project area. Any single family dwelling use, together with the accessory uses permitted in the R-12 District, shall be developed subject to the requirements of the zoning ordinance for the R-12 District (Sec. 19.1-81), except as modified below.

a. Lot Area and Width. Ordinance requires a minimum lot area of 12,000 square feet and a minimum lot width of ninety (90) feet; proposal is for a minimum lot area of 4,000 square feet and a minimum lot width of thirty-five (35) feet.
b. Lot Coverage. Ordinance requires a maximum of thirty (30) percent; proposal is for a maximum of sixty-five (65) percent.
c. Front Yard Setback. Ordinance requires thirty-five (35) feet for non cul-de-sac lots and twenty-five (25) feet for cul-de-sac lots; proposal is for a twenty (20) foot setback.
d. Interior Side Yard Setback. Ordinance requires ten (10) feet; proposal is for a five (5) foot setback.
e. Corner Side Yard Setback. Ordinance requires twenty (20) feet for through lots, lots back to back with another corner lot, or lots backing up to open space or common area, and thirty (30) feet for other lots; proposal is for a twenty (20) foot setback.
f. Rear Yard Setback. Ordinance requires twenty-five (25) feet for non through lots and thirty (30) feet for through lots; proposal is for a twenty (20) foot setback, and encroachments of up to ten (10) feet for porches, decks and patios is permitted.

Buffer & Limited Access Road Setback Requirements

The applicant requests modifications to buffer requirements as follows:

a. Buffer Between Zoning Districts. A twenty-five (25) foot buffer is required between properties zoned R-TH and properties zoned R-7 through R-88 per Table 19.1-263.A.1.b. The applicant requests that this requirement be waived at the perimeter of the Property where new single family dwelling lots will be adjacent to existing single family dwelling lots. The applicant also requests that no buffer be required internal to the project between new townhouse dwelling lots and new single family dwelling lots.
b. Buffer Adjacent to Roads for Lot Subdivisions. Buffers are required for subdivisions adjacent to roads based on road classification as specified in Table 19.1-263.B.1. While there are no roads adjacent to the proposed development that currently require a buffer, the applicant has requested that no buffer be required where new townhouse dwelling lots will be adjacent to unimproved rights-of-way.
c. Limited Access Road Setback. A 200-foot setback is required between residential subdivisions and limited access roads per Sec. 19.209 (G). Because there are portions of irregularly-shaped right-of-way that abut the Property, the applicant requests that the setback be measured from the right-of-way line of Interstate 95 that parallels the travel lanes.

Bikeways & Trails Plan

The County's Bikeways & Trails Plan calls for a shared use path that generally follows Proctors Creek. A small portion of the Property borders Proctors Creek, therefore installation of a shared use path would be required in conjunction with development of the Property. Because the property's frontage along Proctors Creek is limited and because no other shared use path segments exist within the vicinity of the Property, the applicant has requested that a twenty (20) foot pedestrian easement be provided in lieu of construction of a shared-use path (see Figure 5 below).

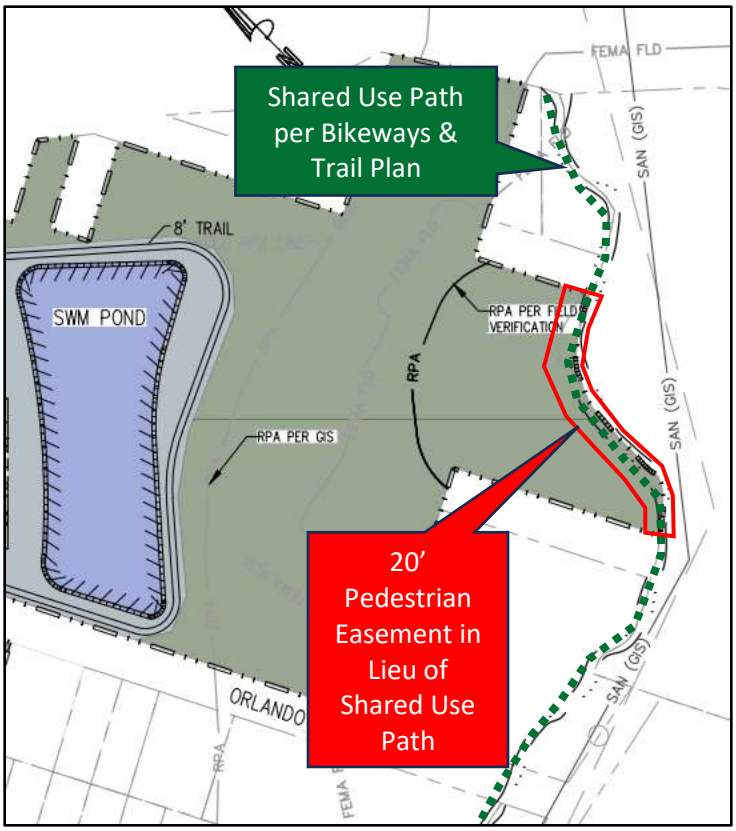


Figure 5: Bikeways & Trails Plan

Staff is supportive of the requested modifications. These modifications would allow for flexibility in site design based on the existing development pattern, unique constraints of the site, and the desire to create an attractive, functional, and cohesive development that provides an adequate transition to the existing lower density residential development to the west.

16-Foot-Wide Townhouse Dwellings

The applicant is requesting a reduction in the minimum townhouse lot widths to be sixteen (16) feet. The applicant has also proffered that no more than thirty-five (35) percent of all townhouse dwellings within the development have a unit width of sixteen (16) feet and that the number of sixteen (16)- foot wide units within a building does not exceed half the total number of units in a building.

Visitor Parking for Townhouse Dwellings

The applicant's proposal indicates that eighty (80) visitor parking spaces above the zoning ordinance requirement will be provided for the townhouse portion of the development. A parking layout is also shown as Exhibit D. The visitor parking requirement for townhouse dwellings is one space per five units, which amounts to thirty-nine (39) spaces based on the number of townhouse units (195) shown in Exhibit A.

Common Area & Sidewalks

The applicant's proposal will require the development of common area and recreational amenities for the residential development. The R-TH District requires that a minimum thirty (30) percent of the subdivision acreage be classified as common area and that a minimum of ten (10) perfect of the subdivision acreage be provided for recreational facilities within required common area. Examples of recreational facilities include active recreation, passive recreation, and community buildings, as deemed appropriate during plans review. The proffered conditions require a "Central Green Amenity Area" of at least 1.5 acres and an "Amenity Area" of at least 0.5 acres, both of which are shown in Exhibit A. A minimum of two benches with hardscaping is being proffered in each of these identified areas, and a dog park and playground are required in at least one of the identified areas. Additionally, a pedestrian path through the "Amenity Area" and a walking path around the stormwater basin are required.

Proffered conditions require sidewalks on both sides of the main street serving the townhouse units (labelled as "Road A" on Exhibit A) and on one side of all other new streets within the proposed development.

Road Connectivity & Access

Access to the development is being provided through the improvement of two public streets that connect with Route 1-Wonderview Drive and Pinehurst Street. Maywood Street, which is currently unimproved between the proposed development and Seminole Avenue, will be improved from the limits of the proposed development to Seminole Avenue to meet Fire Department requirements for an "Emergency Access Only" road. The proposed accesses are shown below in Figure 5. While these accesses have been reviewed with Fire Department staff in conjunction with this zoning request, an exception to Section 17.76 of the Subdivision Ordinance from the Planning Commission will be required during review of the Preliminary Plat to authorize more than fifty (50) units relying on access from a single local street.

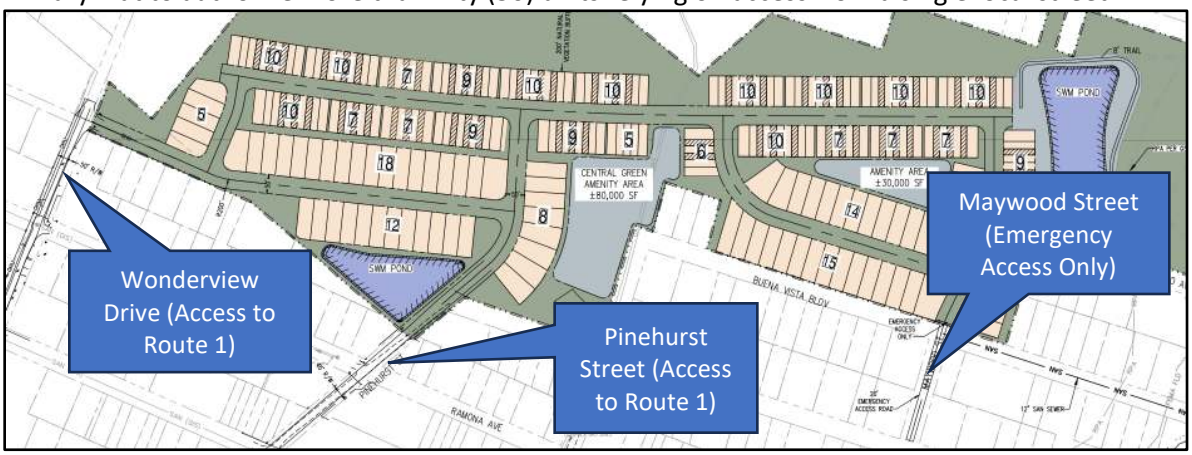
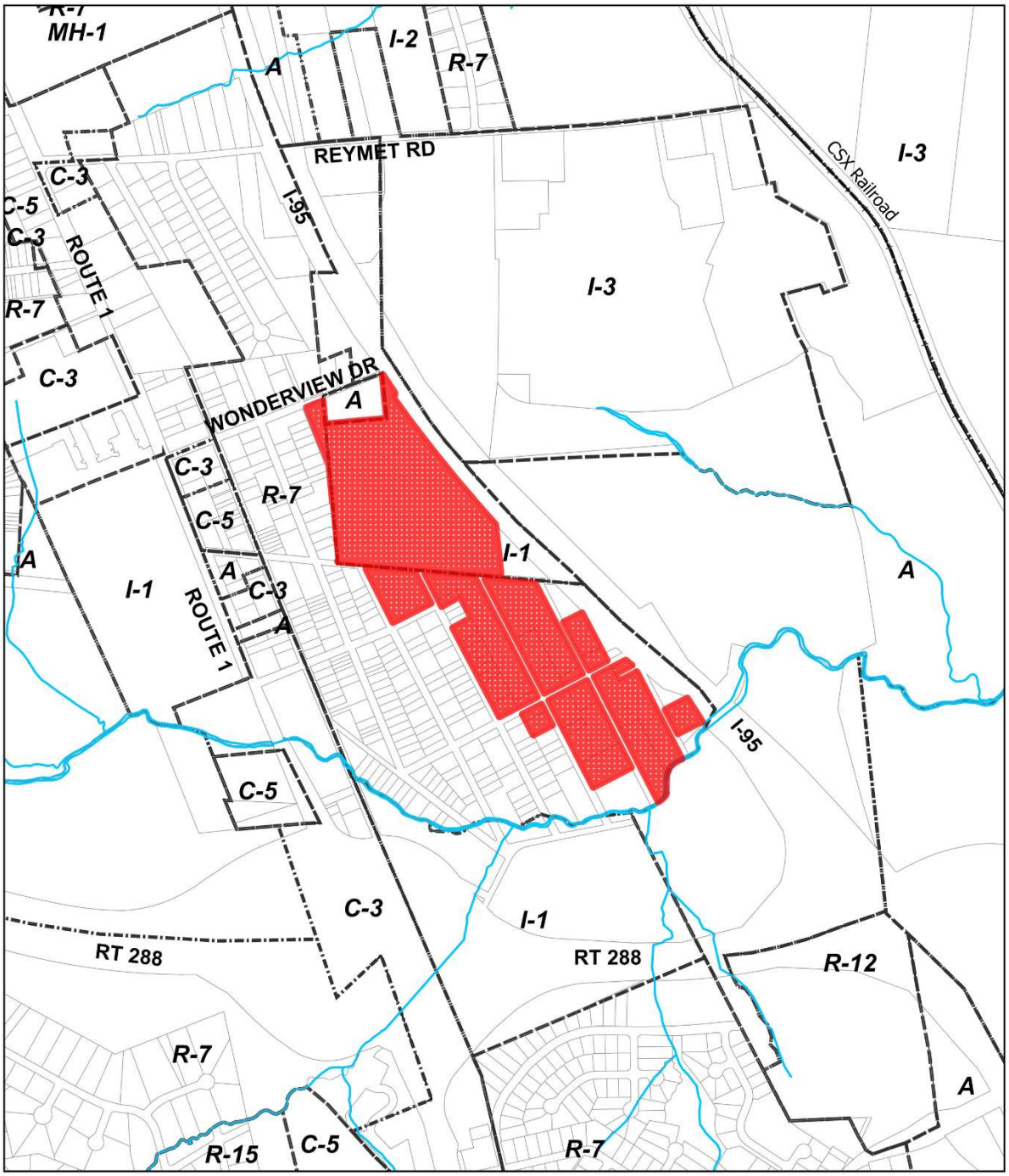


Figure 6: Access Locations

Findings

Staff supports the request since the proposal offers a high quality, well-planned residential development that provides adequate transition to the existing residential neighborhood while offering recreational amenities that enhance the quality of life for future residents within the community.

Current Zoning Map



Map 1: Subject Property

Case #: 24SN1266
Acreage: 42.87
Address: SEE TABLE A
GPIN's: SEE TABLE A

0 400 800 1,600 Feet

N W E S

Parcels in Application (The Property – Table A)

GPIN	Address
796-665-8442	2201 WONDERVIEW DR
797-664-6321	2200 MAYWOOD ST
797-664-7834	2110 MAYWOOD ST
798-664-2543	2041 MAYWOOD ST
798-663-3887	10631 RIDGEMONT AVE
798-664-6309	10621 PALMETTO AVE
798-663-1579	10620 RIDGEMONT AVE
797-664-6751	10607 ORLANDO AVE
797-664-7006	10606 ORLANDO AVE
797-664-9403	10605 ORLANDO AVE
798-663-0798	10604 RIDGEMONT AVE
798-664-3217	10601 RIDGEMONT AVE
798-664-0022	10600 RIDGEMONT AVE
797-664-6712	10600 ORLANDO AVE
797-664-4917	10545 BUENA VISTA BLVD
797-664-4428	10541 BUENA VISTA BLVD
797-664-3937	10537 BUENA VISTA BLVD
797-664-9236	10536 RIDGEMONT AVE
798-664-0747	10535 RIDGEMONT AVE
797-664-3741	10533 BUENA VISTA BLVD
797-664-3545	10529 BUENA VISTA BLVD
797-664-3350	10527 BUENA VISTA BLVD
797-664-3054	10525 BUENA VISTA BLVD
797-664-9962	10521 RIDGEMONT AVE
797-664-2858	10521 BUENA VISTA BLVD
797-664-2466	10515 BUENA VISTA BLVD
797-664-1385	10501 BUENA VISTA BLVD
797-664-6573	10500 RIDGEMONT AVE
796-664-8288	10401 SEMINOLE AVE
797-664-4063	10401 BUENA VISTA BLVD
796-666-2905	10301 SEMINOLE AVE

Supplemental Analysis

Budget & Management

No comment on this request.

Community Enhancement

The project site is currently located in a revitalization area for the purpose of the Road Cash Proffer Policy. This case would result in an improvement above existing surrounding area conditions.

Environmental Engineering

1. The subject properties are located within the Proctors Creek Watershed.
2. A Resource Protection Area Determination RPAD – 1282 was completed on August 1, 2024 confirming the perennial flow determination for the proposed Bellmeade development.
3. In Resource Protection Areas, buffers or other environmentally sensitive areas, pedestrian paths may be located in a meandering manner through the Resource Protection Areas in accordance with the Department of Environmental Quality's Riparian Buffers Modification and Mitigation Manual, with the final location, design and material to be approved by the Director of Environmental Engineering at the time of plans review and approval.

   The applicant has offered Proffered Condition 6. to address this potential impact.

4. Any areas of wetlands shall not be impacted without prior approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.
5. The development will be subject to the Virginia Stormwater Management Program Regulations for water quality and water quantity.

Fire & Emergency Medical Services

Service Area

The Centralia Fire Station, Company Number 17

Community Fire Protection Capabilities Assessment*

Insurance Service Office (ISO) Public Protection Classification (PPC)	Class 2

Anticipated Impacts On Fire & EMS

Call Load in Immediate Service Area During Previous Fiscal Year	2461
Projected Calls Generated Yearly by Proposed Development	94
Projected Call Load Increase in Immediate Service Area by Proposed Development	3.8%

Drive And Response Times

Response Zone/Response Time Goal*	Urban / 7 Minutes
Road Miles from Closest Fire Station	2.7 miles
Estimated Drive Time from Closest Fire Station[1]	5:00 minutes
Estimated Response Time for First Unit on Scene[2]	8:00 minutes

Planned Capital Facility Improvements

Additional Information

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. *Additional information relative to Fire & Life Safety's Mission and Service Profile, Community Fire Protection Capabilities Assessment, and Response Time Goals can be found in the Appendix.

[1] Drive-time estimates are exclusive of potential delays due to weather, traffic, or blockage of response routes.

[2] Estimates assume response units and personnel are in the station and available to respond at the time of an incident and include 1 min 30 sec for 911 call processing and dispatch, and up to 1 min 30 sec for firefighter turnout.

Libraries

Nearby Facility(s) - Chester Library (3.5 miles)

1. While all county libraries could be potentially impacted by the proposed development, the Chester Library is the closest library facility to the Property.

Parks & Recreation

No comment on this request.

Police

Division	Beat	District
Falling Creek	52	Bermuda
Road Miles from Closest Division Facility		2.8

Current Officers per 1,000 County Residents	1.53
Crime Rate for Group A Incidents[1] per 100,000 Residents	3,741
Anticipated Increase in District Calls for Service	694

Average Response Time for Priority One Calls

Average Response Time / Priority One Time Goal[2]	4.59 Min. / < 3 Min.

Planned Capital Facility Improvements

None in the project's immediate vicinity.

Additional Information

Applicant included cluster box unit (CBU) illumination proffer per CCPD's recommendation. The proposed development is projected to generate an additional 694 police calls for service, annually.

[1] Includes crimes such as, but not limited to: assault, larceny, murder, burglary, and robbery.

[2] Response-time estimates are exclusive of potential delays due to weather, traffic, or blockage of response routes.

Schools

This application is for a development containing 195 townhouses and 80 single family detached homes. The total potential student yield for this development ranges between 90 to 97 students at buildout.

	Membership and Capacity			Zoning Case: 24SN1266					
	Current Enrollment (09-30-2024)	Program Capacity [1]	Program Capacity Percentage	Proposed Number of Units	Housing Type	SGF 2024 [2]		Anticipated Student Yield Range	
						School Specific	Countywide Average	School Specific	Countywide Average
C E Curtis Elementary	769	880	87%	80	Single Family	0.17	0.20	14.00	16.00
					Multi-Family	-	-	-	-
					Condo	-	-	-	-
				195	Townhouse	0.25	0.13	49.00	25.00
				275				**63**	**41**
Salem Church Middle	862	944	91%	80	Single Family	0.11	0.10	9.00	8.00
				-	Multi-Family	-	-	-	-
				-	Condo	-	-	-	-
				195	Townhouse	0.03	0.06	6.00	12.00
				275				**15**	**20**
Lloyd C Bird High	2,085	2,316	90%	80	Single Family	0.14	0.14	11.00	11.00
				-	Multi-Family	-	-	-	-
				-	Condo	-	-	-	-
				195	Townhouse	0.04	0.09	8.00	18.00
				275				**19**	**29**

Note:

[1] 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. Program capacity numbers may be higher than previous years due to more spaces being designated/quantified for capacity uses. Updated annually by Chesterfield County Public Schools (CCPS) on September 30.

[2] Student Generation Factor is the actual total number of students by grade level divided by the actual total number of housing units by housing type. Based upon the average number of students per townhome dwelling unit for each of the school attendance zones where the proposal is located. Updated annually based upon September 30 attendance.

**The Strategic Information Sharing (StratIS) forecasting model predicts where students are expected to be living in the future; for clarification, this model does not predict student enrollment as there are other programming variables outside of modeling capabilities (i.e. specialty programming, waivers, or specialty centers) that effect actual enrollment figures.*

C E Curtis Elementary: Current program capacity at C E Curtis Elementary is at eighty-seven (87) percent. While the total potential yield from this case could range up to forty-one (41) to sixty-three (63) elementary students at full build out, the numbers of potential students generated on an annual basis will change incrementally while this development is under construction. This school is forecasting between 94.3 and 95.9 percent of program capacity by 2029.

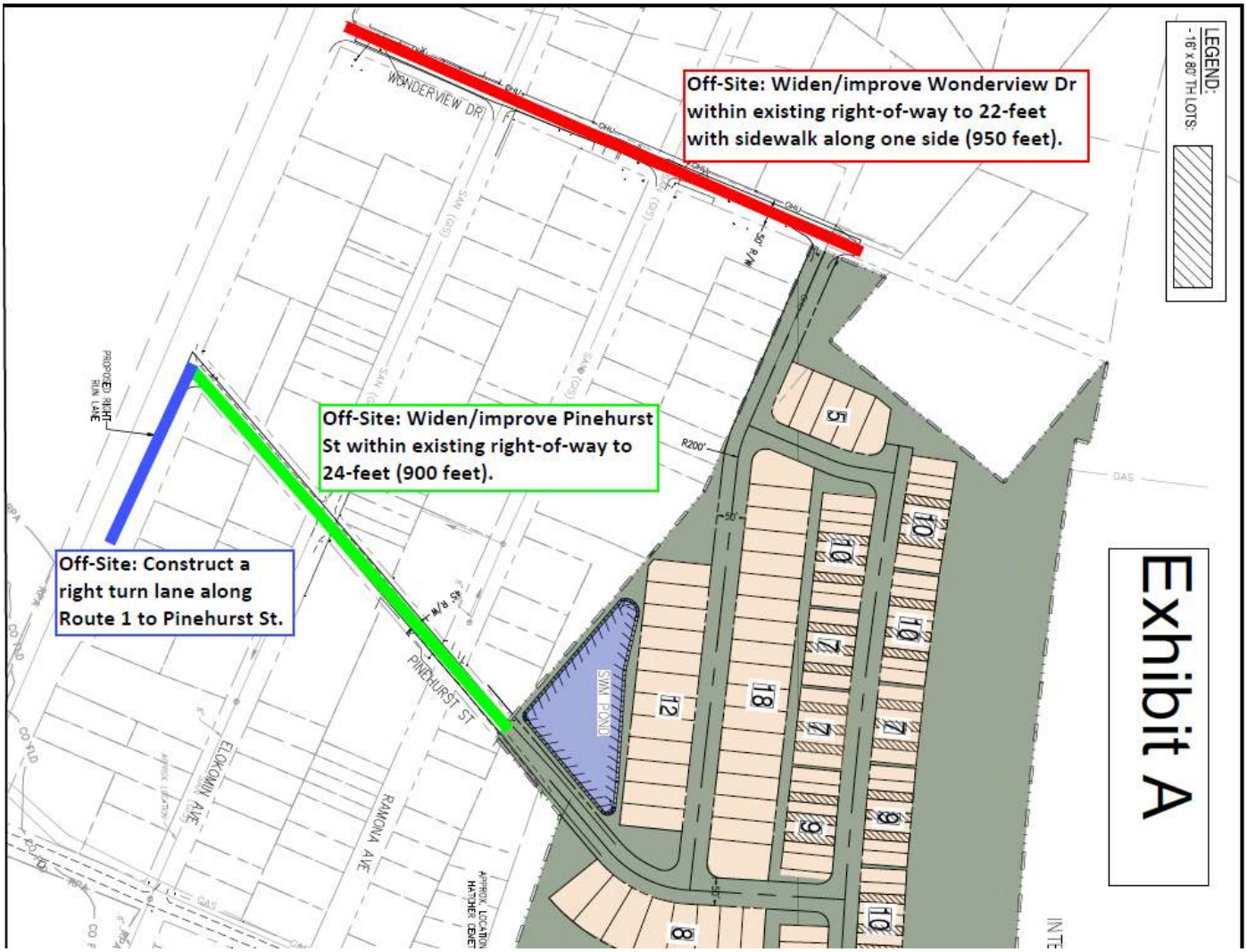
Salem Church Middle: Current program capacity at Salem Church Middle is at ninety-one (91) percent. While the total potential yield from this case could range up to fifteen (15) to twenty (20) middle school students at full build out, the numbers of potential students generated on an annual basis will change incrementally while this development is under construction. This school is forecasting between 99.1 and 100.1 percent of program capacity by 2029.

Lloyd C Bird High: Current program capacity at Lloyd C Bird High is at ninety (90) percent. While the total potential yield from this case could range up to nineteen (19) to twenty-nine (29) high school students at full build out, the numbers of potential students generated on an annual basis will change incrementally while this development is under construction. This school is forecasting between 95.9 and 97.0 percent of program capacity by 2029.

Transportation - County Department of Transportation

The applicant has proffered a maximum density of 275 dwelling units, which can be a mixture of single family detached and townhome units (Proffered Condition 3). Based on the applicant's Conceptual Plan (Exhibit A) and applying trip generation for single-family detached and attached dwelling units, the development could generate approximately 2,260 average daily trips (ITE 11th Edition). 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 recommendations are detailed in the chart below. Traffic impacts of this request will be addressed through road improvements.

Recommendations	Applicant's Proposal
Sidewalks Along Internal Roads: • Provide sidewalks along both sides of "Road A" on the Conceptual Plan. • Provide sidewalk along one side of all other internal roads, unless otherwise approved. • Sidewalks shall be located within right-of-way, unless otherwise approved.	Proffered Condition 7 *(enforced by Planning)*
Transportation Improvements - Improvements to be provided with initial development: • Off-Site: Widening/improving Wonderview Drive, from Route 1 to the property's easternmost access to Wonderview Drive, within the existing right-of-way to provide a minimum pavement width of 22-feet, sidewalk along one side, required ditch and two foot (2') wide gravel shoulder improvements, and overlaying the full width of the road, with modifications approved by the Transportation Department, approximately 950 feet. • Off-Site: Widening/improving Pinehurst Street, from Route 1 to approximately 150 east of the Ramona Avenue intersection, within the existing right-of-way to provide a minimum pavement width of 24-feet, required ditch and two foot (2') wide gravel shoulder improvements, and overlaying the full width of the road, with modifications approved by the Transportation Department, approximately 900 feet. • Off-Site: Construction of a separate right turn lane along the northbound lanes of Route 1 at the Pinehurst Street intersection. • Emergency access road (20-feet paved) along Maywood Street from Seminole Road to Buena Vista Boulevard with drainage ditches along both sides. *Staff Note: It's anticipated this will be gated. CDOT staff will not support access road being open to public, unless built and accepted into the state system for maintenance.*	Proffered Condition 9
Internal Roads (Width and Sidewalks): Internal roads shall have a minimum width of 32 feet (face-of-curb to face-of-curb).	Proffered Condition 10
Road Cash Proffer Policy ("Policy"): According to the Planning Department, the property is located within a revitalization area. Under the Policy, no road cash proffer will be accepted for development in these areas. Staff offers no objections with the request.	Not applicable



Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed Case 24SN1266 to rezone to residential use. A review of the concept plan indicates townhome units connecting via internal public roadways. Concept plans also show connections back to existing Wonderview Drive and Pinehurst Street that lead to Route 1. Along with the two primary accesses, an emergency-only access is proposed to Maywood Street, while proffers include roadway improvements for lane and shoulder widening along Wonderview Drive and Pinehurst Street; A turn lane along Route 1 into Pinehurst Street is also being proposed.

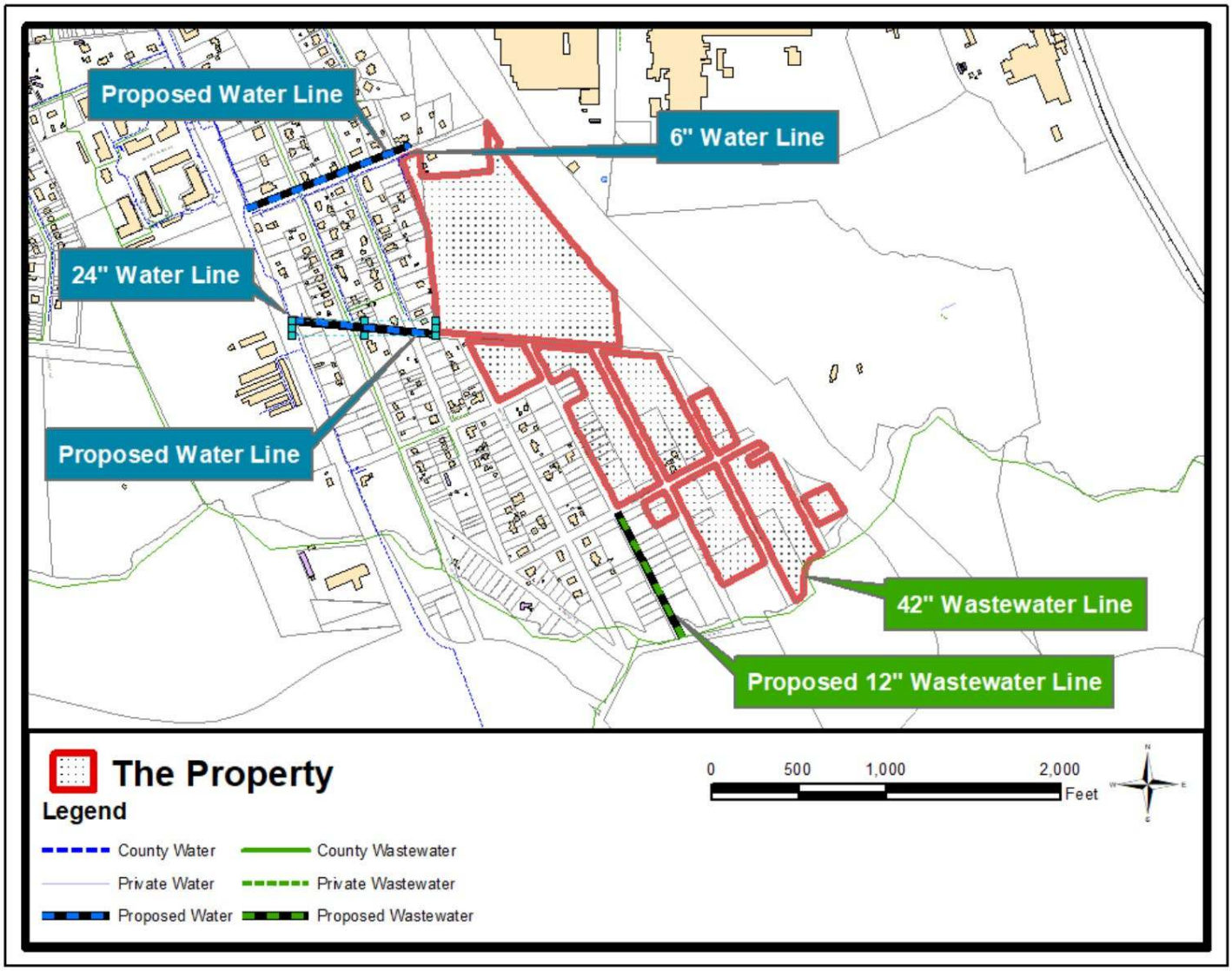
Any access to VDOT-maintained rights-of-way (ROWs) shall be in accordance with the requirements of the VDOT Road Design Manual for the functional classification and design speed of the road. Any proposed access points that do not meet the minimum spacing criteria for VDOT's Access Management policy will require an exception to be approved by VDOT in order to permit and construct access. All proposed sidewalks in VDOT-maintained right-of-way (ROW) shall be designed in accordance with VDOT standards. Any proposed uncontrolled crossings for the sidewalks, if any, will require a pedestrian safety study in accordance with VDOT standards. Any proposed street trees within VDOT maintained ROW will need to comply with clear zone and landscaping requirements detailed in Appendix A1 and Appendix B1 of the VDOT Road Design Manual. During the plan review process, VDOT will require trip generations and turn lane warrant analysis based on the proposed site improvements.

Stub streets longer than 150 feet will need to comply with Secondary Street Acceptance Requirements (SSAR) and VDOT Road Design Manual and to provide a turnaround. Temporary stubs for future connections or stub streets longer than 100 feet will need to provide a cul-de-sac turnaround, per Richmond District guidance and designed in accordance with applicable standards. All proposed subdivision streets to be state-maintained must comply with all requirements of the

2011 SSAR Regulations, such as roadway width (with consideration for on-street parking and traffic volume), pedestrian accommodations, and public benefits. The provided typical street section for Wonderview Drive does not appear to provide positive separation for the sidewalk from the roadway. This must be provided through either a curb and gutter or the use of shoulder and ditch, will be reviewed at the time of site plan. The proposed development of 275 Units, with additional network vehicles per day (VPD), appears to meet the requirement for a third connection to the public network to be provided per SSAR. Please ensure a third connection that meets VDOT SSAR requirements and definitions is provided.

Utilities – Water and Wastewater

1. The subject property is within a mandatory water and wastewater connection area for new residential development.
2. The applicant has proffered the following:
    a. Use of the public water and wastewater systems.
    b. The construction of appropriately sized waterline along Pinehurst Street and Wonderview Drive. The existing six inch (6") waterline, on Wonderview Drive will be replaced. The sizing of the proposed waterline will be determined at site plan.
    c. Performance of a wastewater system hydraulic analysis to verify capacity availability, and acknowledgement of responsibility for any capacity related improvements.
3. The Utilities Department supports this request.



Community Engagement & Public Hearings

Community Meetings

3/17/2025 at Bellwood Elementary School – Discussion Topics:

1. Improvement of streets within Bellmeade neighborhood
2. Traffic concerns related to turning onto Route 1 from Wonderview Drive and Pinehurst Street
3. Lack of public utilities in Bellmeade
4. Housing affordability
5. Pedestrian connectivity
6. Tree preservation
7. Construction traffic
8. Shared use path along Proctors Creek

Planning Commission

5/20/2025: **Citizen Comments:** One citizen spoke to the request regarding concern for traffic safety at the intersection of Wonderview Drive and Route 1.

Recommendation: APPROVAL WITH CONDITIONS.
Motion: Hylton **Second:** Hardin
AYES: Petroski, Sloan, Hardin, Hylton, Owens

Proffered Conditions (May 28, 2025)

Staff Note: Both the Planning Commission and Staff recommend acceptance of Proffered Conditions 1 through 8 and 10 through 22. Staff recommends acceptance of Proffered Condition 9.

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 (the "Zoning Ordinance"), for themselves and their successors or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owners and 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.

These Proffered Conditions include three (3) Exhibits attached hereto:

Exhibit A: Conceptual Plan, Bellmeade Subdivision, prepared by Bowman, dated April 22, 2025, ("Conceptual Plan").

Exhibit B: Townhome Elevations dated April 22, 2024.

Exhibit C: Single Family Dwelling Elevations dated April 22, 2025.

1. Master Plan. The Textual Statement dated May 2, 2025, shall be considered the Master Plan. (P)

2. Conceptual Plan. The Property shall be developed in general conformance with the Conceptual Plan. The Conceptual Plan is conceptual in nature and may vary based on the final site plan depending on the final soil studies, RPA lines, road and alley design, lot locations, lot line locations, amenity locations, building locations, building footprints, parking area design and location, BMP design and location, access locations, VDOT requirements, pedestrian way design and location, other engineering reasons, and requirements to obtain permits and approvals from county departments and state departments and agencies. Any substantive changes that do not relate to the prior sentence shall be approved by the Planning Commission at the time of plans review. In the event of any conflict between information shown on the Conceptual Plan and these Proffered Conditions, these Proffered Conditions shall control. (P)

3. Density. Residential density shall be limited to a maximum of 275 total dwelling units. (P)

4. Utilities.

    a. Public water and wastewater shall be used.

    b. Appropriately sized waterlines will be constructed along Pinehurst Street and Wonderview Drive to support the development. Sizing of the proposed waterlines will be determined at site plan.

    c. The developer shall submit to the Utilities Department for review and approval a wastewater system hydraulic analysis to verify downstream capacity, prior to or in conjunction with the first site or construction plan submittal. Any capacity related improvements necessary to support the wastewater demands of this development shall be the responsibility of the developer and shall be reflected on the site or construction plan. This analysis shall be updated to reflect final density. (U)

5. Amenities. The improvements listed below shall be provided, unless otherwise approved at the time of plans review and approval. These amenities shall be available for use by all residents of the lots shown on the Conceptual Plan. The common areas may also be improved with one or more of the following: dog park, outdoor game area, benches, or other amenity improvements.
    a. A green space in the location noted as "Central Green Amenity Area" on the Conceptual Plan improved as follows:

i. With a minimum area of one and a half (1.5) acres,
ii. With a minimum of two benches with hardscape below each bench (the square footage of this hardscape below each bench being a minimum of two times the square footage of the bench seating area),
iii. With a portion improved with a dog park if a dog park is not provided within the "Amenity Area",
iv. With a portion improved with a playground if a playground is not provided within the "Amenity Area",
v. With landscaping identified on the landscape plan submitted by the owner at the time of plans review.
vi. A pedestrian path through this amenity area.
vii. An alternate design for the park may be submitted to the Planning Director for approval at the time of plans review.

b. A green space in the location noted as "Amenity Area" on the Conceptual Plan improved as follows:
i. With a minimum area of a half (0.5) acre,
ii. With a minimum of two benches with hardscape below each bench (the square footage of this hardscape below each bench being a minimum of two times the square footage of the bench seating area),
iii. With a portion improved with a dog park if a dog park is not provided within the "Central Green Amenity Area",
iv. With a portion improved with a playground if a playground is not provided within the "Central Green Amenity Area",
v. With landscaping identified on the landscape plan submitted by the owner at the time of plans review.
vi. A pedestrian path through this amenity area.
vii. An alternate design for the park may be submitted to the Planning Director for approval at the time of plans review.

c. A walking path around the stormwater basin. (P)

6. Pedestrian Paths in Common Area. In all Common Areas, pedestrian paths shall be hard or gravel surfaced, unless otherwise approved at the time of plans review In Resource Protection Areas, buffers or other environmentally sensitive areas, pedestrian paths may be located in a meandering manner through the Resource Protection Areas in accordance with the Department of Environmental Quality's Riparian Buffers Modification and Mitigation Guidance Manual, with the final location, design and material to be approved by the Director of Environmental Engineering at the time of plans review and approval. (P)

7. Sidewalks Along Internal Roads. Sidewalks shall be provided on both sides of the internal Road labeled "Road A" on the Conceptual Plan. Sidewalks shall be provided on one side of all other internal roads, unless otherwise required at the time of plans review. The sidewalks shall be constructed within the right-of-way, unless otherwise approved by the Planning Department. (P)

8. CBU Lighting. Full cut-off, photocell-activated, minimum 70 CRI-rated LED luminaires shall illuminate areas within 20 feet of the cluster mailbox units (CBUs), exclusive of public roadways, with a minimum maintained illumination level of 0.5 foot-candles, as measured at grade, but this requirement may be modified to meet VDOT requirements. (Police)

9. Transportation Improvements. The following road improvements shall be completed by the Owner/Developer of the Property as specified below. Any modification to the design and lengths specified below shall be approved by the Transportation Department in accordance with VDOT approvals. If any of the road improvements identified below are provided by others, as determined by the Transportation Department, then the specific road improvement shall no longer be required.

a. Widening/improving Wonderview Drive, from Route 1 to the Property's easternmost vehicular access to Wonderview Drive, within the existing right-of-way to provide a minimum pavement width of twenty-two

feet (22'), VDOT standard sidewalk along one side of the road, required ditch and two foot (2') wide gravel shoulder improvements, and overlaying the full width of the road with one and a half (1.5) inch surface course asphalt, with any modifications approved by the Transportation Department (approximately 950 feet). Improvement shall be provided with initial development unless otherwise approved by the Planning Commission at time of plans review.

b. Widening/improving Pinehurst Street, from Route 1 to approximately 150 feet east of the Ramona Avenue intersection, within the existing right-of-way to provide a minimum pavement width of twenty-four feet (24'), required ditch and two foot (2') wide gravel shoulder improvements, and overlaying the full width of the road with one and a half (1.5) inch surface course asphalt, with any modifications approved by the Transportation Department (approximately 900 feet). Improvement shall be provided with initial development unless otherwise approved by the Planning Commission at time of plans review.

c. Construction of a separate right turn lane along north-bound lanes of Route 1 at the intersection of Route 1 and Pinehurst Street. Improvement shall be provided in conjunction with the Pinehurst Street widening improvements.

d. Emergency access road along Maywood Street from Seminole Road to Buena Vista Boulevard, unless otherwise determined by the Planning Commission at the time of Plans Review. The emergency access road will provide for twenty (20) feet of pavement and drainage ditches along both sides as needed. (T)

10. Internal Road Standards. The internal road segments shall have a minimum width of thirty-two feet (32') from face-of-curb to face-of-curb. (T)

11. Additional Parking. A minimum of 80 parking spaces shall be provided on-street or off-street or both to serve guests of residents in the townhome portion of the development. These spaces are in addition to the required parking standards for a townhome dwelling unit. (P)

12. Architecture.

a. Construction of townhome buildings shall be in general conformance with the architectural appearance shown on the illustrative elevations in Exhibit B or another architectural appearance approved by the Planning Director at the time of plans review. Subsequent to plans approval, the owner may also request approval of another architectural appearance by the Planning Director. The illustrative elevations are conceptual in nature and may vary in detail at the time of plans review. For example, the location of materials, types of material, use of stoops, use of covered porches, and other architectural detailing may change from building to building.

b. No more than 35% of the townhome dwelling units shall have a unit width of 16'. A 16' wide unit may not be located next to a 16' wide unit. The number of 16' wide units in a building may not exceed half of the number of units in a building. For clarity, the location of the 16' wide units shown on the Conceptual Plan are illustrative and their final location may vary from what is shown, in accordance with this proffered condition.

c. Construction of single family detached dwellings shall be in general conformance with the architectural appearance shown on the illustrative elevations in Exhibit C or another architectural appearance approved by the Planning Director at the time of plans review. Subsequent to plans approval, the owner may also request approval of another architectural appearance by the Planning Director. The illustrative elevations are conceptual in nature and may vary in detail at the time of plans review. For example, the location of materials, types of material, use of stoops, use of covered porches, and other architectural detailing may change from building to building. (P)

13. Variation in Unit Front Elevations. For townhouse buildings, dwellings within the same building with the same front elevation may not be attached to each other. For single family detached dwellings, homes with the same front elevation may not be located next to across the street from each other. Variation in the front elevation may not be achieved by simply mirroring the façade, but may be accomplished by providing at least three (3) of the following architectural changes:

a. Changing the location of roof type, roof line, front facing gable(s) and/or dormers.
b. Changing the style of roof type, roof line, front facing gable(s) and/or dormers.
c. Providing varied siding application using horizontal siding, shake siding or board and batten siding.
d. Providing varied color application.
e. Adding or removing a porch.
f. Adding or removing a covered stoop.
g. Adding projections such as bay/box windows, second floor balconies, or accent roofs.
h. Changing the unit width.
i. Changing the unit height.
j. Adding a third (3rd) enhanced feature to a garage door.
k. Any other element of architectural variation as approved by the Director of Planning. (P)

14. Lead Walks. A lead walk a minimum of a three (3) feet in width, and constructed with hardscaped materials (i.e. brushed concrete, stamped concrete, or pavers), shall be provided to the front entrance of each townhome dwelling unit, to connect to alleys, sidewalks or streets. (P)

15. Pedestrian Lighting. For all dwelling units with front load garages, a post light will be placed in the front yard or a carriage light shall be placed on the dwelling near the garage. (P)

16. Exterior Facades and Roofs.

    a. Roofing material for a sloped roof shall be standing seam metal or dimensional architectural shingles with a minimum of 30-year warranty, unless a different material satisfying the same minimum warranty is approved by the Planning Director at the time of plans review.
    b. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiePlank, HardieShingle, and HardieTrim), engineered wood siding (such as LP SmartSide), or high-grade vinyl (a minimum of .044" nominal thickness as evidenced by manufacturer's printed literature). Dutch lap, plywood, and metal siding are not permitted. Other materials may be used for parapets, cornices, surrounds, trim, architectural decorations, and design elements. (P)

17. Driveways. All private driveways shall be "hardscaped" (brushed concrete, stamped concrete, asphalt or pavers). (P)

18. Foundation Materials; On-Slab Foundation Treatments. The exposed portion of any foundation shall be of brick, brick veneer, synthetic stone, natural stone, stone veneer, other masonry material approved by the Planning Director, or combinations thereof. Synthetic or natural stucco foundations may be permitted for facades constructed of entirely stucco. Siding step down foundations shall be permitted on the side and rear elevations provided that a minimum twelve (12) inches of exposed brick or stone shall be required. A maximum of two (2) steps shall be permitted on any elevation. If the dwelling unit is constructed on a brick, brick veneer, synthetic stone, natural stone, stone veneer, other masonry material approved by the Planning Director, or combinations thereof shall be employed around the base of the dwelling unit a minimum twelve (12) inches above grade as to give the appearance of a foundation. (P)

19. Foundation Plantings. Foundation planting beds shall be required along the entire front façade of buildings excluding garages, stairs and walkways accessing porches and patios. (P)

20. Heating, Ventilation and Air Conditioning (HVAC) Units and Generators. HVAC units and generators installed as fixtures shall be screened initially from view of roads by landscaping or low maintenance material, as approved by the Planning Department. If an HVAC unit and/or generator is located between two driveways that access an Alley, the HVAC unit and/or generator need only be screened on the side that faces the Alley that provides access to the driveways. (P)

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

22. Garage Door. Any front-loaded garage door shall use an upgraded garage door. An upgraded garage door is any door that meets one of the following two (2) requirements:

    a. A minimum of two (2) enhanced features are provided on the garage door. Enhanced features shall include windows, raised panels, decorative panels, arches, ornamental hardware or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, shed roof overhangs arches, columns, keystones, eyebrows, etc.)

    b. The garage door provides an enhanced architectural style that relates to the architecture of the dwelling the garage serves. Enhanced architectural style shall mean the use of color, panels and/or windows to reflect an architectural style such as contemporary, modern, modern farmhouse, mediterranean, colonial, and tudor. The architectural style may be evidenced by manufacturer printed material. (P)

Proffered Conditions (May 28, 2025)- Redlined

Staff Note: Both the Planning Commission and Staff recommend acceptance of Proffered Conditions 1 through 8 and 10 through 22. Staff recommends acceptance of Proffered Condition 9.

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    a. Roofing material for a sloped roof shall be standing seam metal or dimensional architectural shingles with a minimum of 30-year warranty, unless a different material satisfying the same minimum warranty is approved by the Planning Director at the time of plans review.
    b. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiePlank, HardieShingle, and HardieTrim), engineered wood siding (such as LP SmartSide), or high-grade vinyl (a minimum of .044" nominal thickness as evidenced by manufacturer's printed literature). Dutch lap, plywood, and metal siding are not permitted. Other materials may be used for parapets, cornices, surrounds, trim, architectural decorations, and design elements. (P)

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    a. A minimum of two (2) enhanced features are provided on the garage door. Enhanced features shall include windows, raised panels, decorative panels, arches, ornamental hardware or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, shed roof overhangs arches, columns, keystones, eyebrows, etc.)

    b. The garage door provides an enhanced architectural style that relates to the architecture of the dwelling the garage serves. Enhanced architectural style shall mean the use of color, panels and/or windows to reflect an architectural style such as contemporary, modern, modern farmhouse, mediterranean, colonial, and tudor. The architectural style may be evidenced by manufacturer printed material. (P)

Textual Statement - Ordinance Exceptions (May 2, 2025)

This is a request to rezone an approximately 43 acres property (GPIN(S): 7966658442, 7976649962, 798664074, 7986642543, 7986643217, 7986646309, 7986633887, 7986631579, 7986630798, 7976649403, 7986640022, 7976649236, 7976647834, 7976646751, 7976646573, 7976644063, 7976646321, 7976646712, 7976647006, 7976644917, 7976644428, 7976643937, 7976643741, 7976643545, 7976643350, 7976643054, 7976642858, 7976642466, 7976641385, 7966662905 and 7966648288) under consideration (the "Property") to R-TH with a Conditional Use Planned Development (CUPD) for a use exception to allow the single family dwelling use and for ordinance exceptions. The rezoning will permit the redevelopment of the Property for a quality neighborhood using single-family detached homes to transition from existing homes to new townhomes. In addition, active and passive recreational uses shall be permitted throughout the Property.

Use Exception

1. Single family dwelling use shall be permitted on the Property.

Development Standards Exceptions

2. Any townhome dwelling use, together with the accessory uses permitted in the R-TH District, shall be developed subject to the requirements of the zoning ordinance for the R-TH District, except as follows:

    a. The lot standards and principal building setbacks, together with accompanying table notes, shall not apply. Instead, the following lot standards and principal building setbacks shall apply.

        i. The minimum lot area shall be 1,250 square feet.
        ii. The minimum lot width shall be 16 feet, but subject to the maximum number of 16 foot-wide lots set forth in the proffered conditions.
        iii. The maximum lot coverage shall be 70 percent.
        iv. Townhome dwellings shall be setback a minimum of 20' from a public road.
        v. The front yard setbacks for each unit shall be varied by at least 2 feet.
        vi. The side yard shall be a minimum of 5'. Corner side yards shall be a minimum of 10'.
        vii. The minimum rear yard shall be 20'.
        viii. Note 2 from the R-TH Lot and Building Standards Table shall apply to these individual building setbacks. For clarity, decks shall be permitted to encroach up to 10' into the setback for alleys or rear yards as applicable.

3. The single family dwelling use, together with the accessory uses permitted in the R-12 District, shall be developed subject to the requirements of the zoning ordinance for the R-12 District, except as follows:

    a. Lot Area and width. Each lot shall have an area of not less than 4,000 sq. ft. and a lot width of not less than 35' at the front building line.

    b. Lot coverage. Each lot shall have a maximum building lot coverage of 65%.

    c. Front yard. The minimum front yard shall be 20' for all lots.

    d. Interior Side Yard. The minimum interior side yard shall be 5'.

    e. Corner Side Yard. The minimum corner side yard shall be 20'. Note 7 shall not apply.

    f. Rear Yard. The minimum rear yard shall be 20' and, within which, rear porches, decks and patios may encroach up to 10' into the rear yard.

4. No perimeter buffer shall be required where new single family dwelling lots will be adjacent to existing single family dwelling lots. No perimeter buffer will be required where new townhouse dwelling lots will be adjacent to right of way where no road has been constructed in the right of way. No buffer shall be required between new townhouse dwelling lots and new single family dwelling lots internal to the project.

5. Limited Access Setback: The 200' limited access setback along Interstate 95 shall be measured from the right of way line parallel to the travel lanes for Interstate 95.

6. Except as required in the accompanying proffered conditions, no sidewalks shall be required along offsite roads.

7. An easement 20' in width for a multi-use path along Proctor's Creek shall be provided in lieu of constructed the multi-use path. The location of this easement shall be determined at plans review and may not be located within any lots shown on the Conceptual Plan.

Proposed Layout Plan – Exhibit A

Townhouse Elevations – Exhibit B

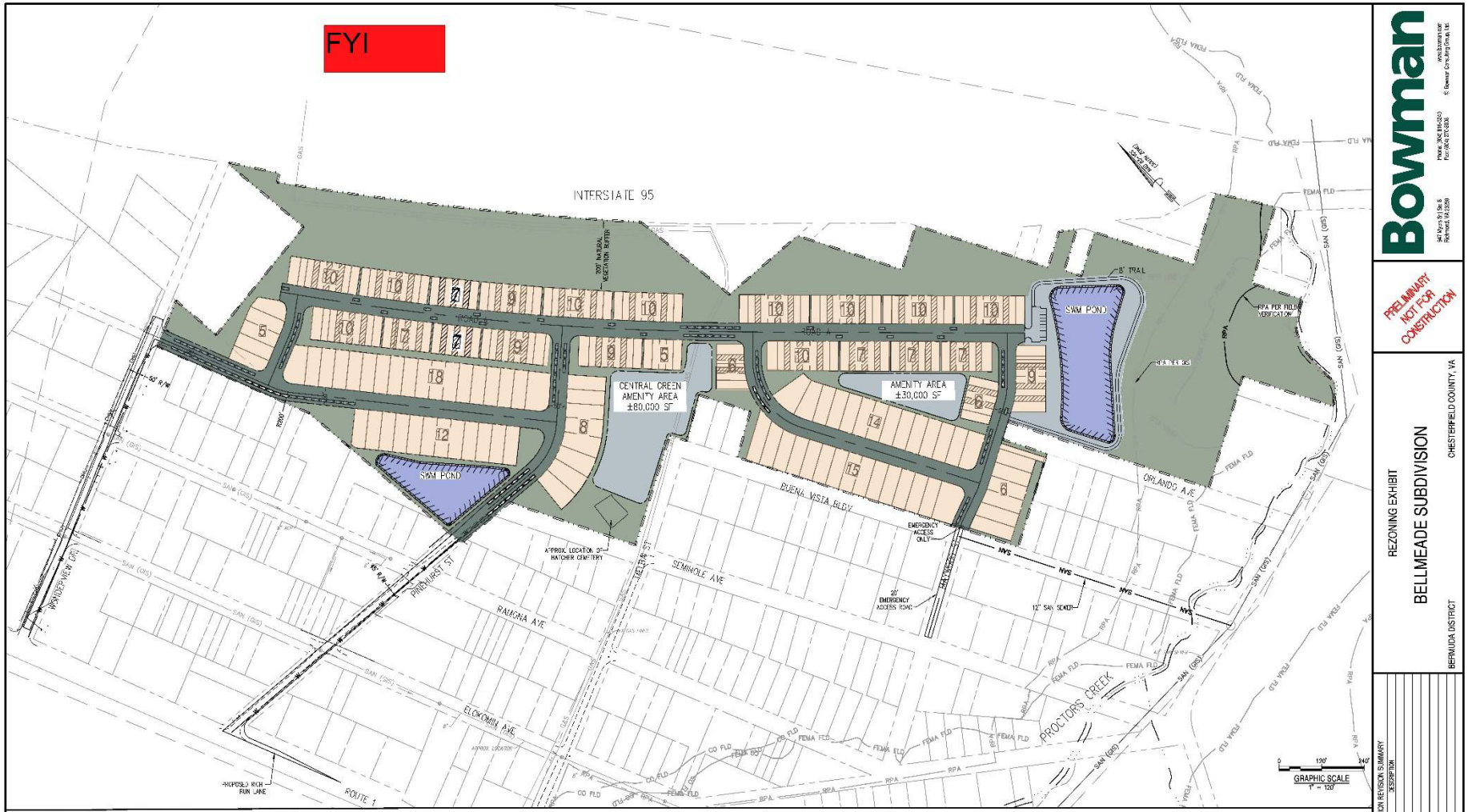
Single Family Dwelling Elevations – Exhibit C

Exhibit C
April 22, 2025

Dogwood

Townhouse Parking Exhibit – Exhibit D

FYI



COMMON AREA NOTES:
- TOTAL ACREAGE: 47.73 AC
- 30% COMMON AREA REQUIRED
- 10% OF COMMON AREA REQUIRED FOR RECREATIONAL AREA (1.5 ACRE MIN)
- COMMON AREA TOTAL ACREAGE PROVIDED: ±23.37 (48.9%)
- COMMON AREA ACREAGE FOR RECREATIONAL AREA PROVIDED: ±3.96 (16%)

PARKING NOTES:
- PARKING REQUIRED:
  - SFD: 2 SPACES PER UNIT
  - TH: 2 SPACES PER UNIT + 1 SPACE FOR EACH 5 UNITS (VISITOR SPACES)
    MINIMUM VISITOR SPACES REQUIRED = 195/5 = 39 SPACES
- PARKING PROVIDED:
  - SFD: 1 SPACE IN GARAGE + 1 SPACE IN DRIVEWAY (2 PER UNIT)
  - TH: 1 SPACE IN GARAGE – 1 SPACE IN DRIVEWAY (2 PER UNIT)
    VISITOR SPACES PROVIDED: 140 SPACES

AREA TABULATION:
- SFD LOT AREA: ±8.11 AC
- TH LOT AREA: ±7.52 AC
- RIGHT-OF-WAY AREA: ±5.34 AC
- SWM WATER SURFACE AREA: ±2.39 AC
- OPEN SPACE AREA: 23.37 AC
- TOTAL ACREAGE: ±47.73 AC

AREA LEGEND:
- LOT AREA:
- RIGHT-OF-WAY AREA:
- SWM WATER SURFACE AREA:
- OPEN SPACE AREA:
- RECREATIONAL AREA:

GENERAL NOTES:
- TOTAL ACREAGE: 47.73 AC
- TOTAL UNITS: 273
  - 20' x 80' TH LOTS: 131 UNITS
  - 16' x 80' TH LOTS: 64 UNITS
  - 40' x 110' SFD LOTS: 78 UNITS

LOT LEGEND:
- 16' x 80' TH LOTS:

Case Contacts

Applicant

- **Applicant's Agent:**
  Jeffrey Geiger (804-771-9557)
  jgeiger@hirschlerlaw.com
- **Applicant's Contact:**
  Steven Gross (757-653-8341)
  john@emersoncompanies.com

District Planning Commissioner

- Gib Sloan (804-892-5633)
  sloang@chesterfield.gov

Staff

- **Planning Department Case Manager:** Richard Saunders (804-796-7192) saundersri@chesterfield.gov
- **Budget & Management:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Libraries:** Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Schools:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** John Melis (804-751-4778) melisj@chesterfield.gov

Appendix

Budget & Management

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.

Community Facilities and Infrastructure

Review the StratIS Dashboard for additional information regarding the following topics:

- **Demand Indicators Report.** Highlight of key community indicators and planning for future capital facilities.
- **Chesterfield County School Enrollment and Capacity Report.** Current and past student enrollment information.

Fire & Emergency Medical Services

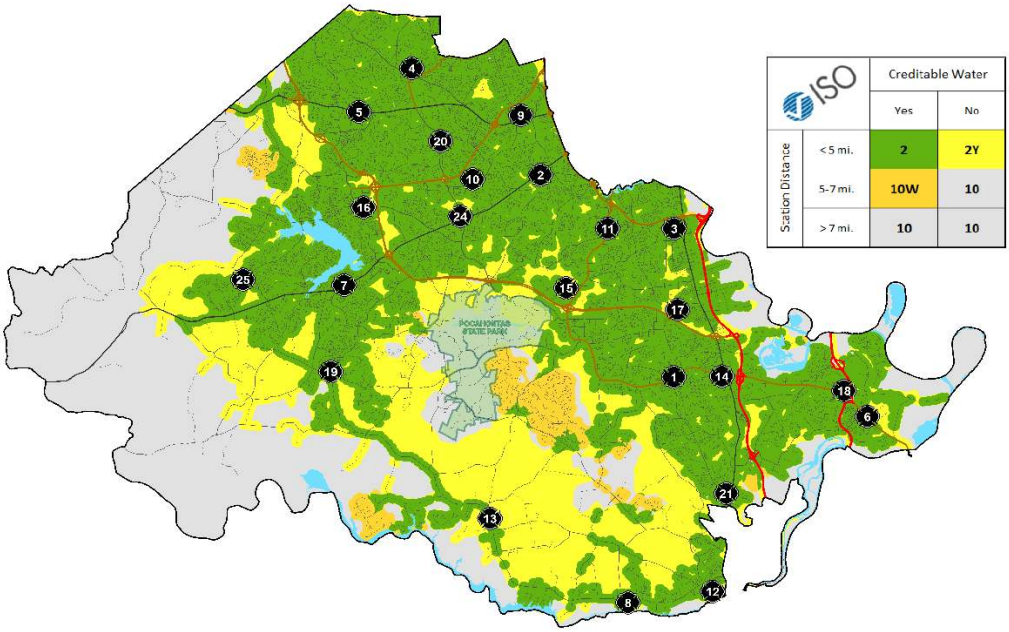
Mission & Service Profile

The mission of Chesterfield Fire and Emergency Medical Services (CFEMS) is to protect life, property and the environment. This requires a comprehensive portfolio of services aimed at preventing fires, mitigating the impact of fires and disasters on the community, and providing a timely and effective response when fires, medical and other emergencies occur. Community risks, population growth and demographic changes, service demands, and response times are reviewed annually and the need for additional Fire & EMS operating and capital resources in support of the department's mission is evaluated during the county's annual budget and 5-year Capital Improvement Plan (CIP) processes.

Community Fire Protection Capabilities Assessment

Chesterfield Fire and EMS participates in the Insurance Services Office (ISO) Public Protection Classification (PPC) program, which rates a community's fire protection capabilities in accordance with the Fire Suppression Rating Schedule (FSRS). Using the FSRS, the ISO performs a comprehensive evaluation of a community's fire department, water supply, emergency communications and community risk reduction efforts. The resulting score establishes a PPC rating from 1 to 10, with Class 1 being the best possible rating. Many insurance carriers reference a community's PPC rating in establishing insurance premiums. Generally, communities with a Class 1 rating enjoy lower insurance premiums than those communities with a Class 10 rating. Chesterfield County has a current community classification of 2/2Y, however some portions are classified as 10 or 10W based on the parameters indicated below.

Class 2 - within 5 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 2Y – within 5 miles of a fire station but not within 1,000 feet of a fire hydrant.
Class 10W – within 5-7 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 10 – outside of 5 miles of a fire station and not within 1,000 feet of a fire hydrant.



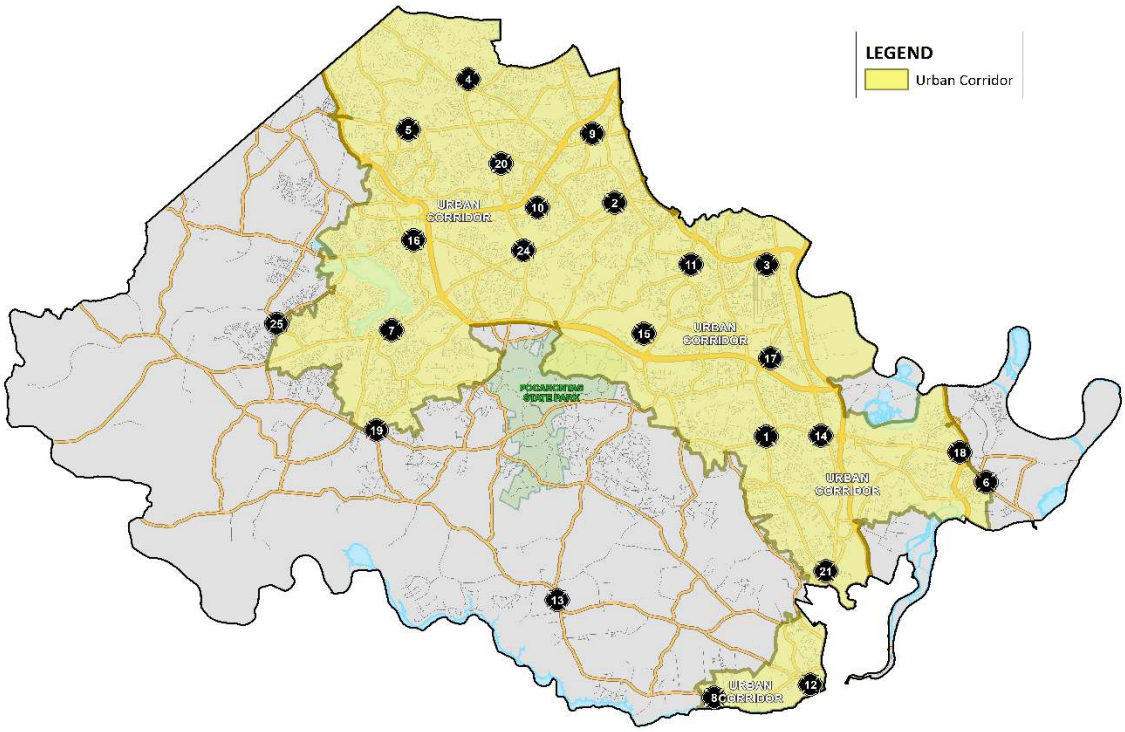
<u>Response Time Goals (Urban/Rural Zones)</u>

Urban Zone

Fire and EMS response goal is 7 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 4 minutes or less travel time for the first arriving engine company at a suppression incident, and 8 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.

Rural Zone

Fire and EMS response goal is 12 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 9 minutes or less travel time for the first arriving engine company at a suppression incident, and 13 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.



Schools

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 FY2025 approved five-year Capital Improvement Plan (CIP) continues to support the 2022 voter approved bond referendum. The approved CIP will replace or renovate seven schools and construct five new schools to add an additional capacity of approximately 8,500 seats countywide. The existing facilities that are part of the replacement and renovation program are A.M. Davis Elementary, Bensley Elementary, Grange Hall Elementary, Falling Creek Middle School, Matoaca Middle, Midlothian Middle, and Thomas Dale High. The five new schools include a Western Area Middle School and Elementary School near Westerleigh Parkway which will open in 2025 and 2026, respectively. A Western Area High School will also open in 2027 near Duval Road. A new Dale District and an Old Hundred Area Elementary School are also scheduled to open in 2027, with sites to be determined. Information on the CIP and School Board approved construction projects can be found in the financial section of the CCPS Approved Budget for FY2025 or the County CIP Dashboard.

24SN1266 - Bermuda

CHESTERFIELD VIRGINIA

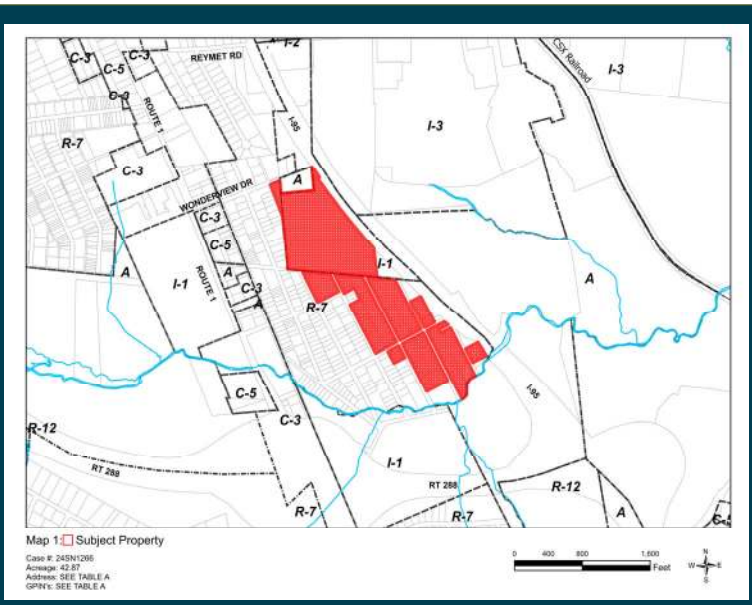
Bellmeade Rezoning & Exceptions

Rezone from Residential (R-7) and Light Industrial (I-1) to Residential Townhouse (R-TH) District plus conditional use planned development to permit exceptions to ordinance requirements on 31 parcels totaling 42.87 acres.

Case 24SN1266, in the Bermuda District, Bellmeade Rezoning & Exceptions is a request to rezone 42.87 acres from Residential (R-7) and Light Industrial (I-1) to Residential Townhouse (R-TH) plus conditional use planned development to permit exceptions to ordinance requirements. Specifically, exceptions are requested to authorize single family dwelling use in an R-TH district, provide relief from development standards relative to single family and townhouse uses, and for relief from the requirement to install a shared use path along Proctors Creek.

24SN1266 - Overview

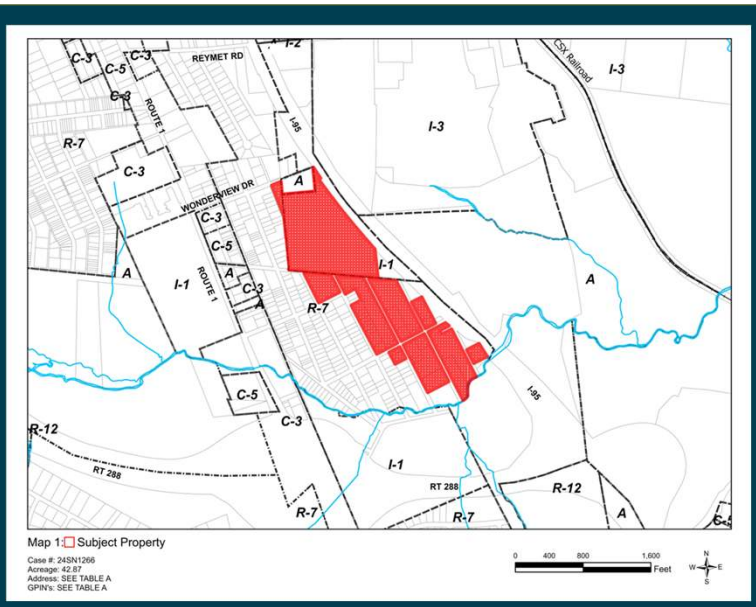
CHESTERFIELD VIRGINIA



1. Residential development with up to 275 single family and townhouse dwelling units
2. Quality infill housing options with amenities
3. Off-site road and sidewalk improvements
4. Planning Commission and Staff recommend approval

Overview Slide.

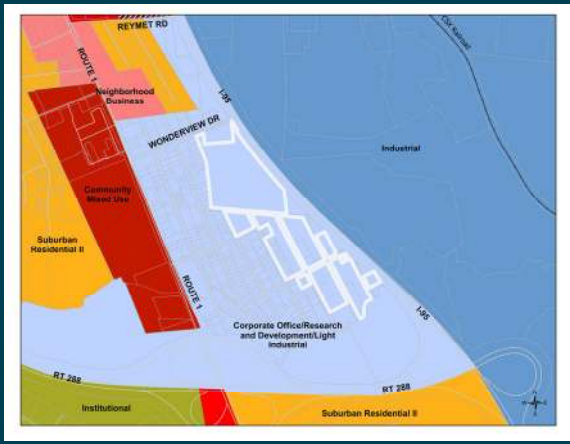
24SN1266 – Zoning Map



The subject property is zoned Light Industrial (I-1) and Residential (R-7). Interstate 95 borders the property to the east. Properties to the south are zoned Agricultural (A) and Residential (R-7). Properties to the west are zoned Residential (R-7) and properties to the north are zoned Agricultural (A) and Residential (R-7).

24SN1266 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA



The image on the left shows the property outlined in white. A majority of the property is currently wooded. The Bellmeade neighborhood is located to between the property and Route 1. Interstate 95 forms eastern border of the property and Proctors Creek is located to the south of the property. On the right, the land use plan shows that the entirety of the property, as well as properties to the north, west, and south are designated for Corporate Office/Research and Development/Light Industrial uses. Across Interstate 95, properties to the east are designated for Industrial uses.

24SN1266 – Site Layout

CHESTERFIELD VIRGINIA

The design of this community is addressed through the proffered Master Plan (Textual Statement) and Conceptual Plan, which is shown in this slide, that detail the general intent of the community layout, uses, and amenities. The southern portion of the property is encumbered by the Resource Protection Area (RPA) for Proctors Creek. Two existing local streets (Wonderview Drive and Pinehurst Street) are proposed to be widened and improved from Route 1 to the development. A 200-foot sound setback is provided between residential units and the rights-of-way lines parallel to the travel lanes for Interstate 95.

The proposed residential development contains recreational opportunities for residents. Amenities for the development include a playground, dog park, and walking path around the stormwater basin. Sidewalks will be required on both sides of "Road A" as shown in Exhibit A and on at least one side of all other new local streets within the development. A new sidewalk would be installed along Wonderview Drive from the development to Route 1.

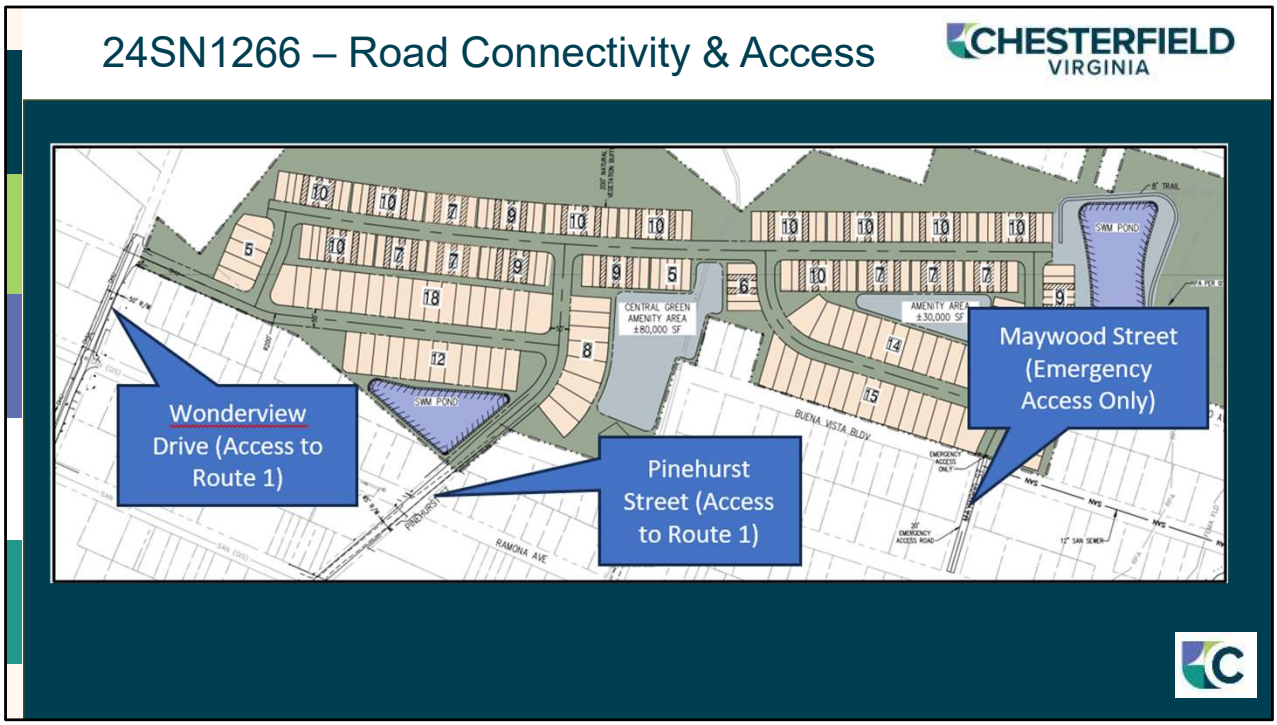
This slide shows the proffered elevations that have been provided by the applicant for townhouse uses.

This slide shows the proffered elevations for single family uses.

Proffers require that both single family and townhouse uses incorporate high quality building materials, enhanced garage door and pedestrian lighting, and foundation treatment to include brick or stone materials. Variation between the front elevation of units would also be required. All dwellings would have hardscaped front walks and driveways and include foundation plantings.

24SN1266 – Parking

This exhibit provided by the applicant shows the layout for on-street and off-street parking in the development. Townhouse dwellings require visitor parking at a rate of one space per 5 units, which amounts to 39 spaces based on the conceptual layout. The proffered conditions require a minimum of eighty (80) visitor parking spaces above this zoning ordinance requirement.



Access to the development is being provided through the improvement of two public streets that connect with Route 1- Wonderview Drive and Pinehurst Street. Maywood Street, which is currently unimproved between the proposed development and Seminole Avenue, will be improved from the limits of the proposed development to Seminole Avenue to meet Fire Department requirements for an "Emergency Access Only" road. The proposed accesses are shown below in Figure 5. While these accesses have been reviewed with Fire Department staff in conjunction with this zoning request, an exception to Section 17.76 of the Subdivision Ordinance from the Planning Commission will be required during review of the Preliminary Plat to authorize more than fifty (50) units relying on access from a single local street.

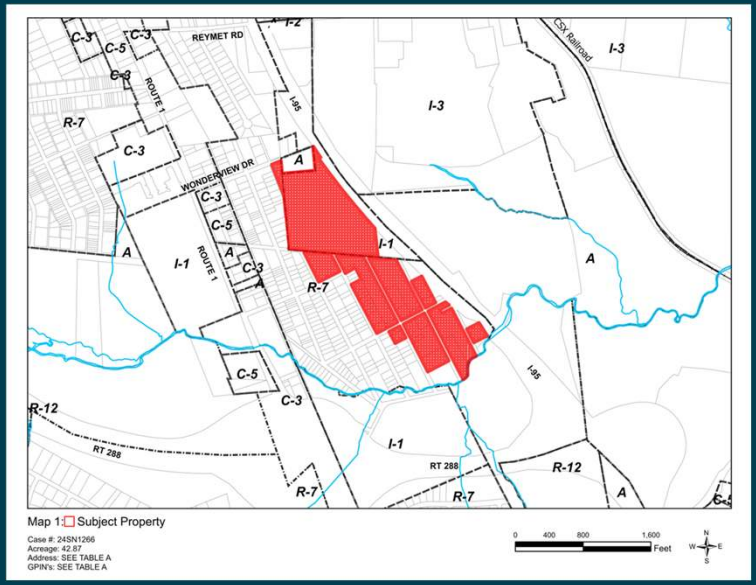
24SN1266 - Recommendation

CHESTERFIELD VIRGINIA

1. Planning Commission- Approval
2. Staff- Approval

Both Planning Commission and Staff support the request. The proposal offers a high quality, well-planned residential development that provides adequate transition to the existing residential neighborhood while offering recreational amenities that enhance the quality of life for future residents within the community. Off site road improvements include a new sidewalk along Wonderview Drive that will connect this development with the Route 1 corridor.

24SN1266 – Zoning Map



Extra Slide.

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
24SN1266

Manager/
Member of JAKS4, LLC, a Virginia limited liability company

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

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) See list of GPIN numbers attached. requesting rezoning for a max. of 375 dwelling units, being a mix of TH and 2/2 dwellings, and a CUPD for ordinance exceptions.

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 Interest
See attached.		

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

N/A

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:

See attached.

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
See attached.		

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
See attached.		

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
None		

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:

JAKS4, LLC
a Virginia limited liability company

By: _____
Signature Applicant/Agent

Print: Steven Gross
Applicant/Agent Name

Title: _____

STATE OF Virginia

COUNTY/CITY OF Henrico, to-wit:

This day Steven Gross personally appeared before me, Wendi Cable Brown, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 18th day of September, 20 24.

_____
Notary Public

Registration No. 239135

My Commission expires: 7/31/2028

WENDI CABLE BROWN
NOTARY PUBLIC
REG # 239135
MY COMMISSION EXPIRES 7/31/2028
COMMONWEALTH OF VIRGINIA

GPIN Numbers for Bellmeade Rezoning

1. 796665844200000
2. 797664996200000
3. 798664074700000
4. 798664254300000
5. 798664321700000
6. 798664630900000
7. 798663388700000
8. 798663157900000
9. 798663079800000
10. 797664940300000
11. 798664002200000
12. 797664923600000
13. 797664783400000
14. 797664675100000
15. 797664657300000
16. 797664406300000
17. 797664632100000
18. 797664671200000
19. 797664700600000
20. 797664491700000
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22. 797664393700000
23. 797664374100000
24. 797664354500000
25. 797664335000000
26. 797664305400000
27. 797664285800000
28. 797664246600000
29. 797664138500000
30. 796664828800000

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ATTACHMENT TO ZONING DISCLOSURE AFFIDAVIT

2. **Parties with an interest in Property (not exempted).**

Name (individual or artificial)	Address	Type of Ownership Interest
JAKS4, LLC	208 Overbrook Road Richmond, VA 23229	Property Owner
Emerson F&F, LLC	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Contract Purchaser
Village Bank	P.O. Box 330 Midlothian, VA 23113	Noteholder
James E. Hendricks, Jr.	13319 Midlothian Turnpike Midlothian, VA 23113	Trustee for noteholder
Max. C. Morehead, Jr.	13319 Midlothian Turnpike Midlothian, VA 23113	Trustee for noteholder

3. **Any publicly traded?**

None

4. **Owners or Artificial Person are unknown.**

Name of Artificial Person	Address	Type of Ownership Interest
Village Bank	P.O. Box 330 Midlothian, VA 23113	Noteholder

5. **Owner information if no Artificial Person has 10 or less owners/shareholders.**

Name	Address	Name of Artificial Person
Steven Gross	208 Overbrook Road Richmond, VA 23229	JAKS4, LLC
Emerson Companies II, L.P.	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Emerson Companies, LLC	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Paige Winegar	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Donna T. Castleberry, Trustee under the Donna T. Castleberry Revocable Trust	7319 Rosemead Lane Chesterfield, VA 23838	Emerson F&F, LLC

6. **Owner information for any owner who owns 10% or more of Artificial Person.**

Name	Address	Name of Artificial Person
Steven Gross	208 Overbrook Road Richmond, VA 23229	JAKS4, LLC
Emerson Companies II, L.P.	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Emerson Companies, L.P.	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC

17597925.1 032835.00024

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
24SN1266

I, Marta A. Solis, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 796666290500000 requesting rezoning for a max. of 375 dwelling units, being a mix of TH and 2/2 dwellings, and a CUPD for ordinance exceptions.

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 Interest
See attached.		

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

N/A

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:

See attached.

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
See attached.		

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
See attached.		

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
None		

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:

Print: Marta A. Solis
Applicant/Agent Name

Signature Applicant/Agent

Samantha Brittany Casey
NOTARY PUBLIC
REG. #7681040
MY COMMISSION EXPIRES
11/30/2024
COMMONWEALTH OF VIRGINIA

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day ~~Marta A. Solis~~ Marta A. Solis I personally appeared before me, Samantha B. Casey, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 20 day of September, 20 24.

Samantha Casey
Notary Public

Registration No. 7681040

My Commission expires: 11/30/2024

ATTACHMENT TO ZONING DISCLOSURE AFFIDAVIT

2. **Parties with an interest in Property (not exempted).**

Name (individual or artificial)	Address	Type of Ownership Interest
Marta A. Solis	7404 Summerleaf Court North Chesterfield, VA 23234	Property Owner
Emerson F&F, LLC	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Contract Purchaser

3. **Any publicly traded?**

None

4. **Owners or Artificial Person are unknown.**

Name of Artificial Person	Address	Type of Ownership Interest
N/A		

5. **Owner information if no Artificial Person has 10 or less owners/shareholders.**

Name	Address	Name of Artificial Person
Emerson Companies II, L.P.	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Emerson Companies, LLC	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Paige Winegar	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Donna T. Castleberry, Trustee under the Donna T. Castleberry Revocable Trust	7319 Rosemead Lane Chesterfield, VA 23838	Emerson F&F, LLC

6. **Owner information for any owner who owns 10% or more of Artificial Person.**

Name	Address	Name of Artificial Person
Emerson Companies II, L.P.	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC
Emerson Companies, L.P.	13281 River's Bend Blvd., Suite 201 Chester, VA 23836	Emerson F&F, LLC

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.D.**

Subject:
24SN1295 - Midlothian Quarry Expansion Rezoning - Clover Hill

Board Action Requested:

Summary of Information:

Attachments:
1. 24SN1295-2025JUN25-BOS-RPT
2. 24SN1295-PP
3. Disclosure Form_24SN1295

Preparer:

Approved By:

24SN1295 – Midlothian Quarry Expansion Rezoning

Magisterial District – **Clover Hill**

Applicant – **Jack Wilson** (804-425-9474)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Richard Saunders
(804-796-7192)

Request

Rezoning & Conditional Use
Expansion of a quarry operation is proposed.

Planning Commission Recommendation

Approval

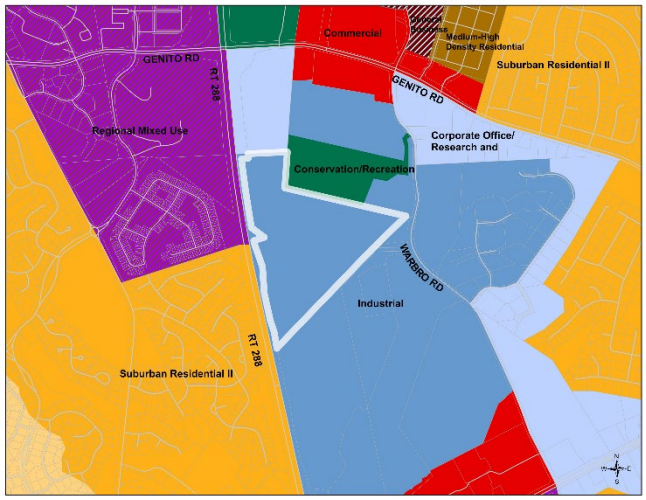
Staff Recommendation

Approval

The Property	Site Size	Comprehensive Plan – Land Use Designation	Plan Area
3420 Warbro Road	88.25 Acres	Industrial	County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Rezoning from Light Industrial (I-1) to Heavy Industrial (I-2) District plus conditional use to permit the expansion of an existing quarry use, located adjacent to the subject property at 3636 Warbro Road.

To accommodate planned expansion of the mining pit at the existing quarry site (3636 Warbro Road) the applicant proposes to relocate secondary processing of rock materials, stockpile storage, and overburden storage onto the subject property (3420 Warbro Road). No mining activities would take place on the subject property and the applicant has proffered conditions relative to buffers and power producing equipment setback that were required for the current site would be extended to this site.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

The request to expand processing activities and storage associated with an existing quarry use onto the subject property is compatible with the property's Industrial **Comprehensive Plan** land use designation. Buffers will be provided to adequately screen stockpile storage areas and processing equipment from surrounding properties including the Warbro Athletic Complex as well as Route 288.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Proffered conditions and a conceptual plan have been submitted by the applicant.
3. Both Planning Commission and Staff recommend the conditions identified in the report.

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Planning

Zoning History

80SN0003: Approved (8/1980)

Rezoning of 101.87 acres from Agricultural (A) to Residential (R-7) and rezoning of 109.66 acres from Agricultural (A) to Light Industrial (M-1). Conditional Use Planned Development for the entire acreage for exceptions to uses and bulk development standards. The property was planned for a residential subdivision containing up to 538 dwelling units and an industrial park.

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Industrial, which suggests the Property is appropriate for moderate to intense manufacturing uses that are generally dependent upon the processing of raw materials, and uses normally have associated outside storage areas.

Proposal

Martin Marietta currently operates a quarry on the adjacent property at 3636 Warbro Road. The existing quarry operation includes a large mining pit, primary and secondary rock processing equipment, an asphalt plant, an office and stockpile and overburden storage areas. Overburden storage consists of the rock or soil layer that needs to be removed in order to access the rock being mined. Martin Marietta has acquired the subject property to expand the existing quarry operation, which is necessitating rezoning to General Industrial (I-2) District plus conditional use. The following quarry operations will be relocated from 3636 Warbro Road onto the subject property:

- Secondary Plant for the processing of mined materials into aggregate materials
- Stockpile Storage for aggregate materials that are sold to customers or further refined on-site
- Overburden Storage for unused soil, rock and other materials that serve as a berm

Figure 3: Images of mining pit (left) and secondary plant and stockpile storage (right) at the existing quarry located at 3636 Warbro Road

No mining activities will be conducted on the subject property, as offered in the proffered conditions offered by the applicant. In conjunction with the relocation of quarry operations to the subject property a gas pipeline and associated easement must be relocated. No new accesses to public roads are proposed as the expanded operational area will be accessed from the existing quarry.

Design

The Property is in the Emerging Growth Design District. The purpose and intent of the Emerging Growth Design District is to provide a high-quality, functional, and well-designed office, business and industrial environment; maintain the long-term functioning and adequacy of the major arterial road system by limiting conflict points and access to the system, thereby reducing the need for additional crossovers and traffic signals; promote improved pedestrian and vehicular circulation; encourage land assembly and the use of land in accordance with the comprehensive plan; promote architectural continuity; and encourage designs which produce a compatible relationship between individual buildings, the circulation system and adjacent areas.

A Maser Plan (Exhibit A) provided by the applicant shows the general locations for stockpile and overburden storage areas, secondary plant equipment, buffers, and utility easements. The Proffered Conditions further require the following buffers for the site:

- 100-foot natural buffer adjacent to Route 288 and Parcels 735-686-2193 and 734-687-0782
- 150- foot buffer adjacent to Warbro Road
- Reclamation of overburden storage to be used as berms and seeded/planted. This will provide additional screening from Route 288.

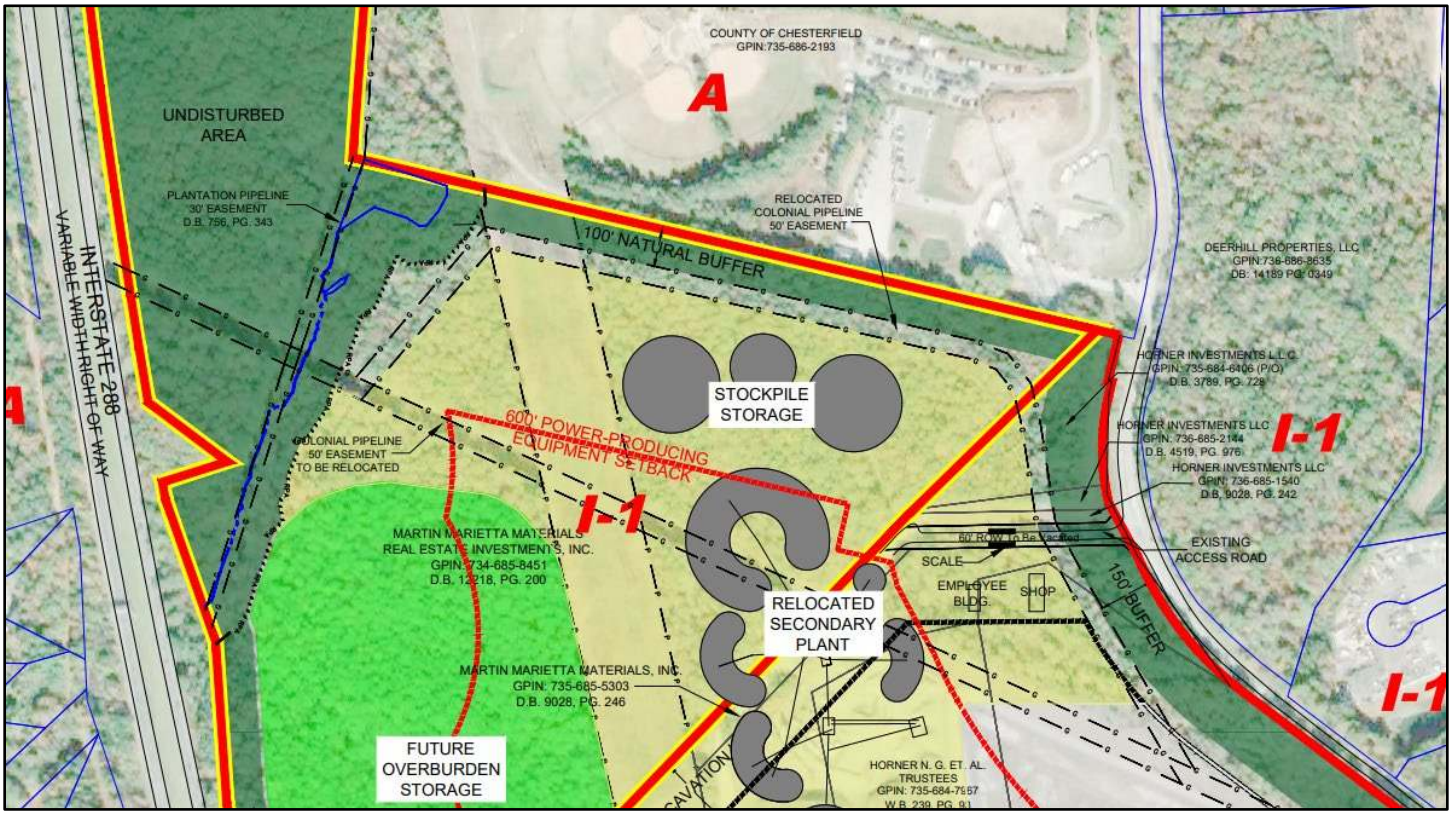


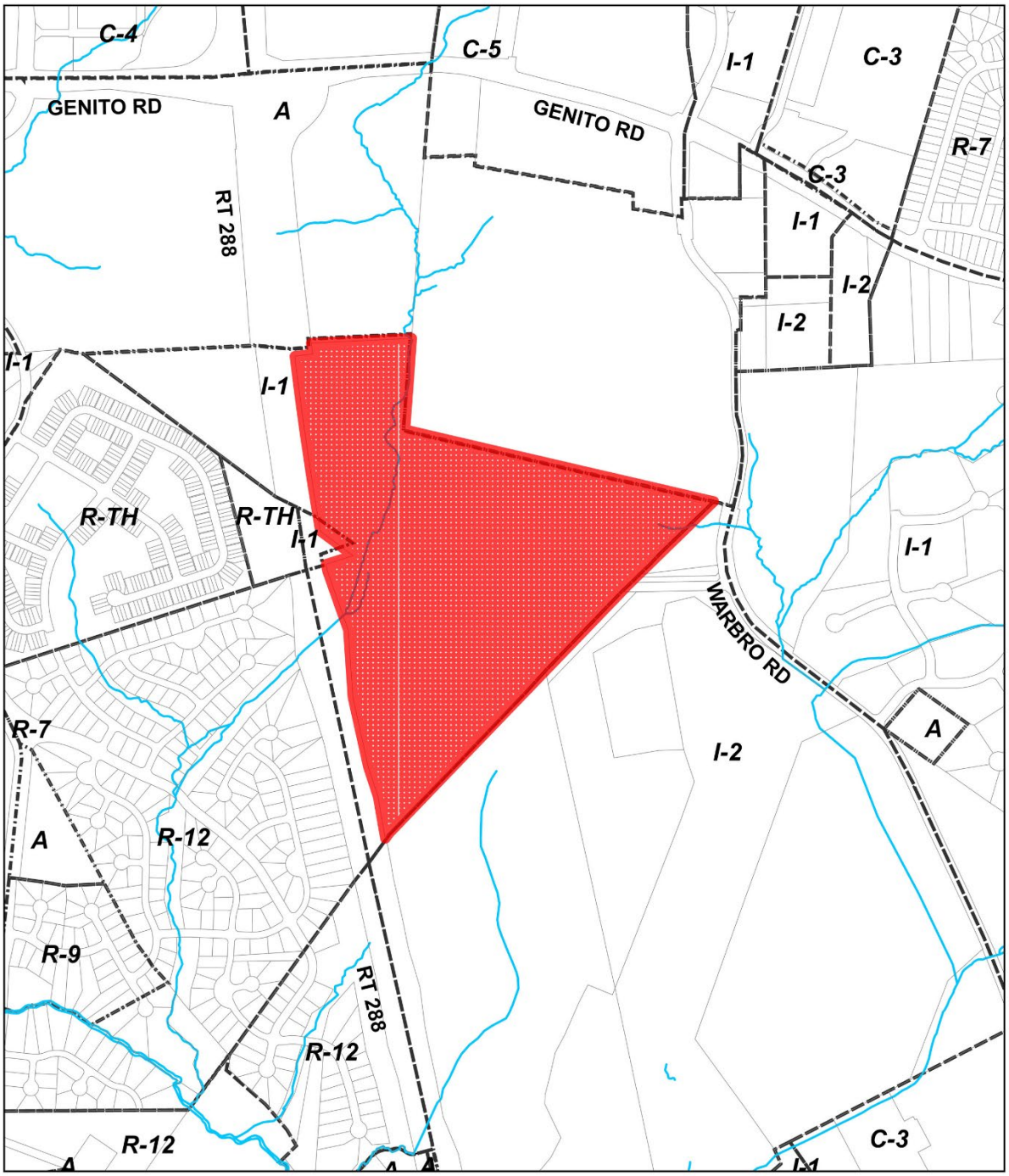
Figure 4: Excerpt from Master Plan (Exhibit A) showing locations of secondary plant equipment, storage, buffers, and the relocated gas easement

The proffered conditions require that any power driven or power producing equipment used for quarry operations be located a minimum of 600 feet from all surrounding property lines, as shown in Exhibit A and in the excerpt above. No new access points to public roads will be required for the proposed quarry expansion, as the expanded area will be accessed from the existing quarry site.

Findings

The applicant's proposal provides for a unified development while supporting the expansion of an existing quarry operation. Adequate screening and enhanced setbacks for power-producing equipment have been proffered by the applicant to ensure that surrounding properties and rights-of-way will not be impacted by the proposed use. Staff is supportive of the request noting that it is consistent with guidance in the Comprehensive Plan and will have minimal impact on area properties.

Current Zoning Map



Map 1: Subject Property

Case #: 24SN1295
Acreage: 88.25
Address: 3420 WARBRO ROAD
GPIN: 734-685-8451

0 400 800 1,600 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Swift Creek Fire Station, Company Number 16

Additional Information

This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Swift Creek	30	Clover Hill

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request is anticipated to have a similar traffic impact as the existing permitted uses on the property.

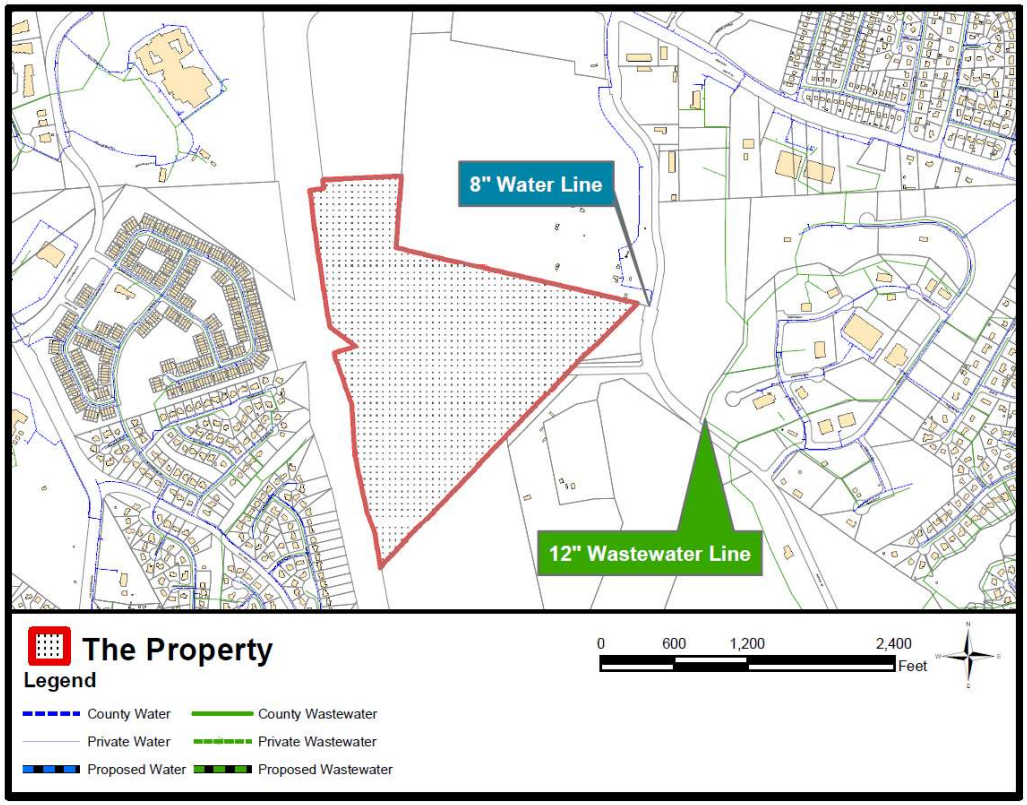
Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed Case 24SN1295 to rezone from Light Industrial (I-1) to General Industrial (I-2) District with conditional use for an expansion of a quarry.

Any access to VDOT-maintained ROW shall be in accordance with the requirements of the VDOT Road Design Manual for the functional classification and design speed of the road. During the plan review process, VDOT will require trip generations based on the new impacts to traffic with turn lane warrants analysis. Any proposed street trees within VDOT maintained ROW, will need to comply with clear zone and landscaping requirements detailed in Appendix A1 and Appendix B1 of the VDOT Road Design Manual. Additional comments will be generated during the plan review process.

Utilities – Water and Wastewater

1. The request property is within a mandatory water and wastewater connection area for non-residential development.
2. No new structures requiring public water or wastewater are proposed.
3. The applicant has proffered:
   a. Any new structure on the property requiring potable water and wastewater service shall use the County water and wastewater systems.
4. The Utilities Department supports this request.



Community Engagement & Public Hearings

Community Meetings

2/25/2025 at Cosby High School
No citizens attended the meeting.

Planning Commission

4/15/2025*: **Citizen Comments:** No citizens spoke.

Recommendation: APPROVAL WITH CONDITIONS.
Motion: Hardin **Second:** Sloan
AYES: Petroski, Sloan, Hardin, Hylton, Owens

5/20/2025: **Citizen Comments:** No citizens spoke.

Recommendation: APPROVAL WITH CONDITIONS.
Motion: Hylton **Second:** Hardin
AYES: Petroski, Sloan, Hardin, Hylton, Owens

**Staff Note: Subsequent to the Planning Commission review and recommendation of this application at its April 15, 2025, public hearing, it was discovered that owners of adjacent property located on the opposite side of Route 288 from the subject property were not notified of the public hearing. To correct this issue, notification was sent to all required property owners for the May 20, 2025, Planning Commission public hearing and the case was subsequently heard at that meeting.*

Proffered Conditions (March 6, 2025)

Staff Note: Both the Planning Commission and Staff recommend approval of the request with the following conditions.

1. Master Plan. The Textual Statement dated February 7, 2025, shall be considered the Master Plan. (P)

2. Uses. The Uses permitted on the Property shall be:
   A. Any uses permitted in the Light Industrial (I-1) District.
   B. Quarry operations, including the processing of raw materials located on the Property and overburden storage but excluding mining activities.
   C. Storage yards.
   D. Any accessory uses associated with any of the uses listed above, including equipment maintenance areas, shops and offices and labs. (P)

3. Fence. A fence affording adequate security with appropriate access gates shall be installed, relocated, or added to the perimeter or that portion of the perimeter of the Property where such activity requires fencing in accordance with the Virginia Division of Mineral Mining permit. Prior to the start of operation of that specific use or activity the fencing shall be installed. The fence may be extended or relocated based on the expansion or changes of the operations on the Property. This does not include areas where there is existing fence such as along Route 288. (P)

4. Location and Standards for Certain Uses.
   A. Power driven or power producing equipment for quarry operations only shall be located a minimum of 600 feet from the Property lines adjacent to Warbro Road, Route 288, and Tax Identification Numbers 735-686-2193 and 734-687-0782, as depicted on Exhibit A. Except for selective clearing of underbrush or removal of dead or diseased trees this buffer shall remain in its natural state. (P)

5. Equipment. All equipment requiring backup warning devices shall be equipped with a directional backup alarm in accordance with Mine Safety and Health Administration (MSHA) and or Occupational Safety and Health Administration (OSHA), whichever applies. (P)

6. Buffers and Overburden Storage.
   A. A one hundred (100) foot buffer shall be maintained along the western Property boundary adjacent to Route 288 and along the northern Property boundary adjacent to Tax Identification Numbers 735-686-2193 and 734-687-0782, as depicted on Exhibit A. Except for selective clearing of underbrush or removal of dead or diseased trees this buffer shall remain in its natural state.
   B. A one-hundred-and-fifty (150) foot buffer shall be maintained along the eastern Property boundary adjacent to Warbro Road, as depicted on Exhibit A. With the exception of any new sewer, drainage, or other easement(s), the buffer shall comply with the requirements of the Zoning Ordinance, Sections 19-520 through 19-522 for fifty (50) foot buffers.
   C. Sufficient topsoil for reclamation use shall be stockpiled. All berms and overburden storage may be used for reclamation. All slopes of the topsoil and/or overburden storage shall be seeded and planted when each terrace reaches its design limit. The storage, planting, and seeding shall be performed in accordance with the Virginia Division of Mineral Mining permit. (P)

7. Access.
   A. Direct vehicular access from the Property to Warbro Road shall be limited to the existing right-of-way ("Access Road"), generally located towards the northern part of the Property and shown on Exhibit A, unless otherwise approved by the Transportation Department. (T)

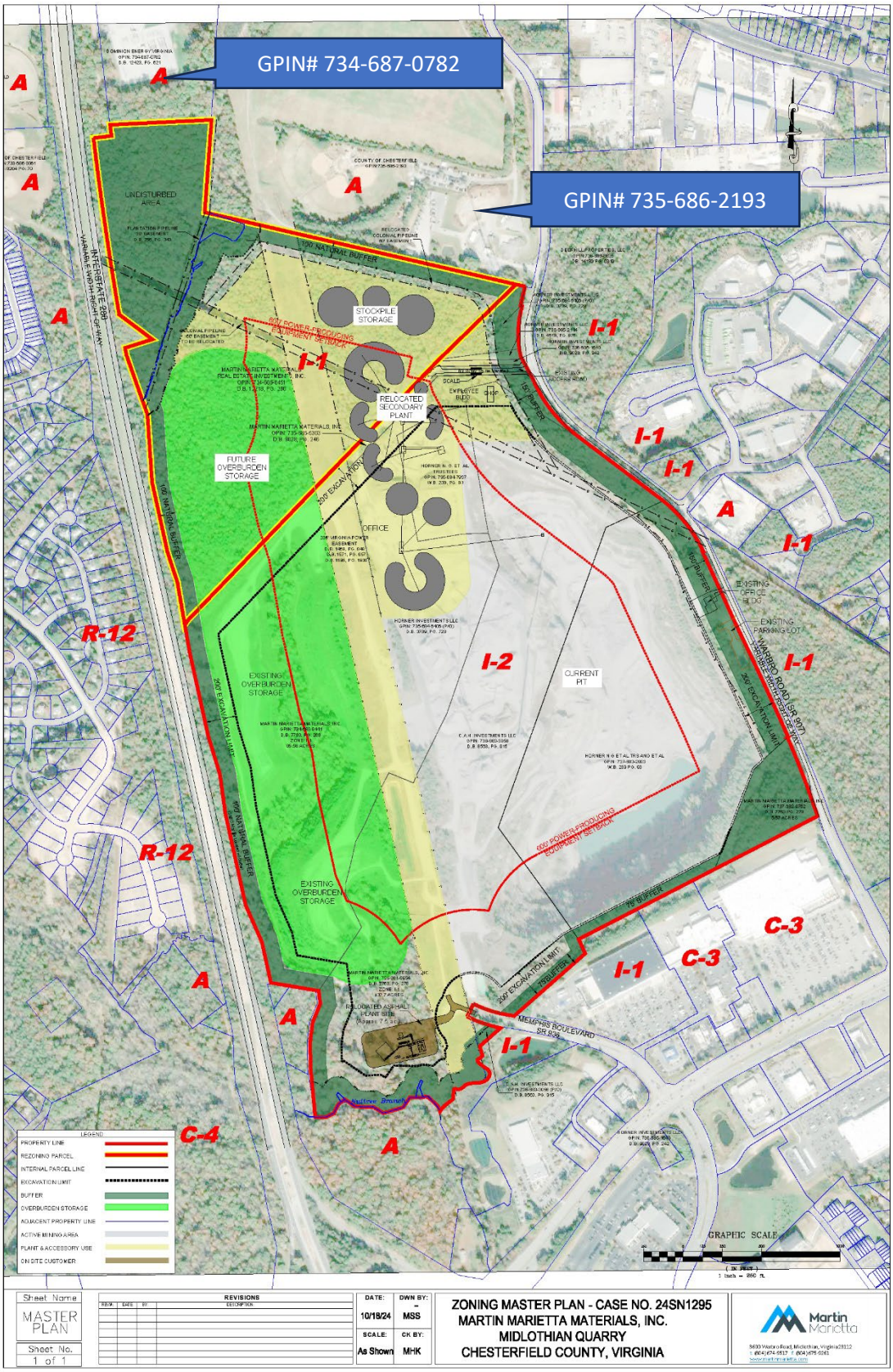
8. Public Utilities. Any new structure on the Property requiring potable water and wastewater service shall use the County water and wastewater systems. (U)

Textual Statement (February 7, 2025)

This is a request to rezone approximately 88.25 acres known as GPIN 734-685-8451 (the "Property"), to the General Industrial (I-2) District with a Conditional Use (CU) to permit a quarry use. The rezoning will permit the expansion of a quarry use currently operating on adjacent parcel at 3636 Warbro Road.

1. The Property shall be developed generally as shown on the plan titled "ZONING MASTER PLAN – CASE NO. 24SN1295, MARTIN MARIETTA MATERIALS, INC., MIDLOTHIAN QUARRY, CHESTERFIELD COUNTY, VIRGINIA," dated December 5, 2024, prepared by Martin Marietta Materials, Inc. (Exhibit A)

Master Plan – Exhibit A



Case Contacts

Applicant

- **Applicant's Contact:**
  Jack Wilson (804-425-9474)
  jack@jackwilsonplc.com

District Planning Commissioner

- Elizabeth Hardin (804-768-7341)
  hardine@chesterfield.gov

Staff

- **Planning Department Case Manager:** Richard Saunders (804-796-7192) saundersri@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

Appendix

Fire & Emergency Medical Services

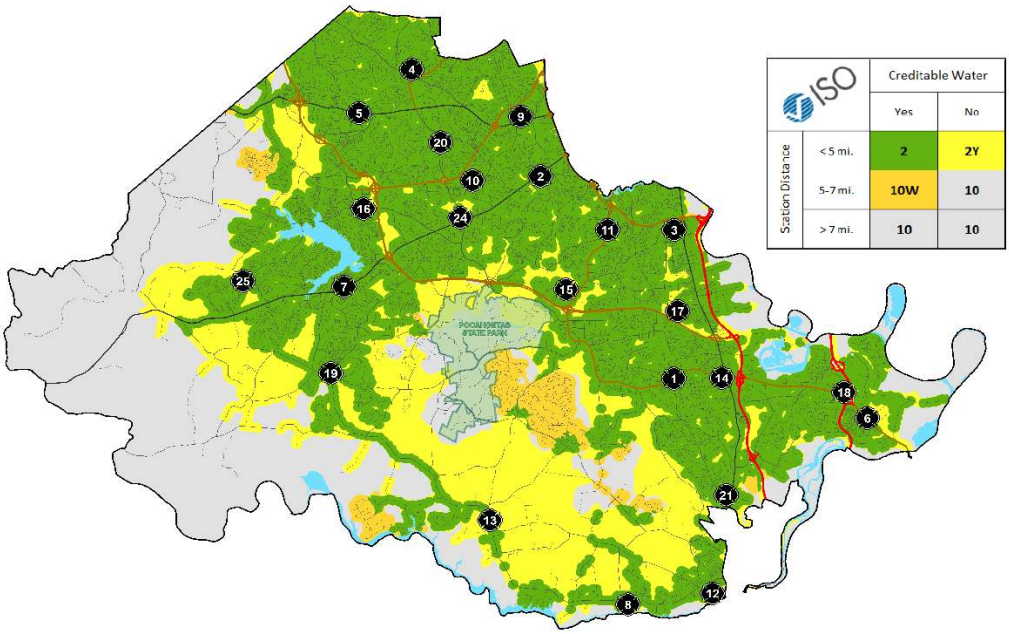
Mission & Service Profile

The mission of Chesterfield Fire and Emergency Medical Services (CFEMS) is to protect life, property and the environment. This requires a comprehensive portfolio of services aimed at preventing fires, mitigating the impact of fires and disasters on the community, and providing a timely and effective response when fires, medical and other emergencies occur. Community risks, population growth and demographic changes, service demands, and response times are reviewed annually and the need for additional Fire & EMS operating and capital resources in support of the department's mission is evaluated during the county's annual budget and 5-year Capital Improvement Plan (CIP) processes.

Community Fire Protection Capabilities Assessment

Chesterfield Fire and EMS participates in the Insurance Services Office (ISO) Public Protection Classification (PPC) program, which rates a community's fire protection capabilities in accordance with the Fire Suppression Rating Schedule (FSRS). Using the FSRS, the ISO performs a comprehensive evaluation of a community's fire department, water supply, emergency communications and community risk reduction efforts. The resulting score establishes a PPC rating from 1 to 10, with Class 1 being the best possible rating. Many insurance carriers reference a community's PPC rating in establishing insurance premiums. Generally, communities with a Class 1 rating enjoy lower insurance premiums than those communities with a Class 10 rating. Chesterfield County has a current community classification of 2/2Y, however some portions are classified as 10 or 10W based on the parameters indicated below.

Class 2 - within 5 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 2Y – within 5 miles of a fire station but not within 1,000 feet of a fire hydrant.
Class 10W – within 5-7 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 10 – outside of 5 miles of a fire station and not within 1,000 feet of a fire hydrant.



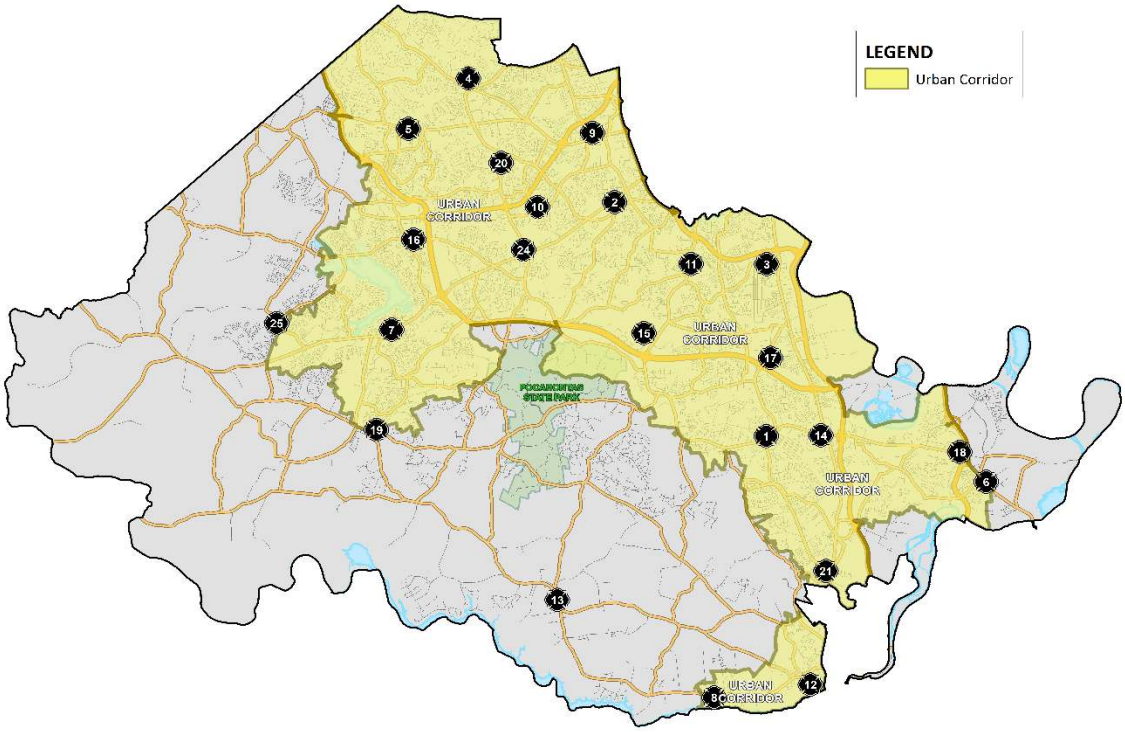
Response Time Goals (Urban/Rural Zones)

Urban Zone

Fire and EMS response goal is 7 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 4 minutes or less travel time for the first arriving engine company at a suppression incident, and 8 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.

Rural Zone

Fire and EMS response goal is 12 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 9 minutes or less travel time for the first arriving engine company at a suppression incident, and 13 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.



24SN1295 - Clover Hill

CHESTERFIELD VIRGINIA

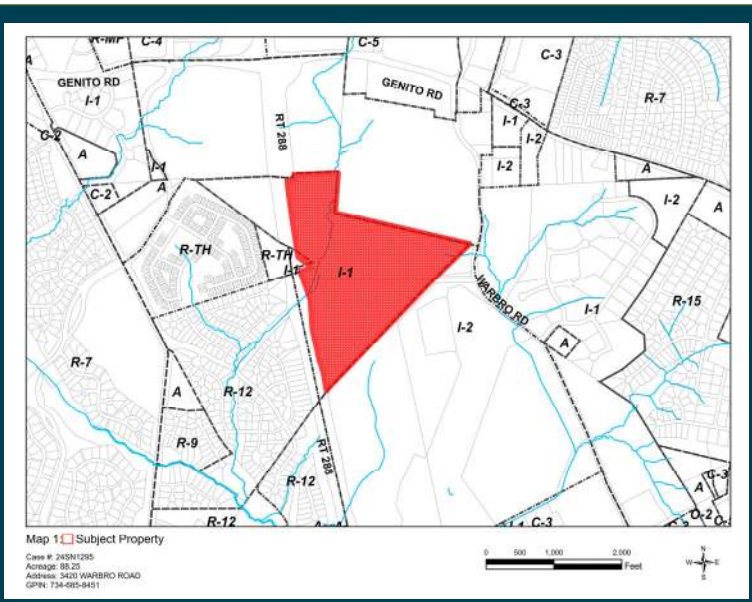
Midlothian Quarry Expansion Rezoning

Rezone from Light Industrial (I-1) District to General Industrial (I-2) District plus conditional use for quarry use on 88.25 acres.

Case 24SN1295, in the Clover Hill District, is a request to rezone from Light Industrial (I-1) to General Industrial (I-2) District plus conditional use for a quarry use. The applicant desires to expand the existing quarry use located at 3636 Warbro Road onto the subject property.

24SN1295 - Overview

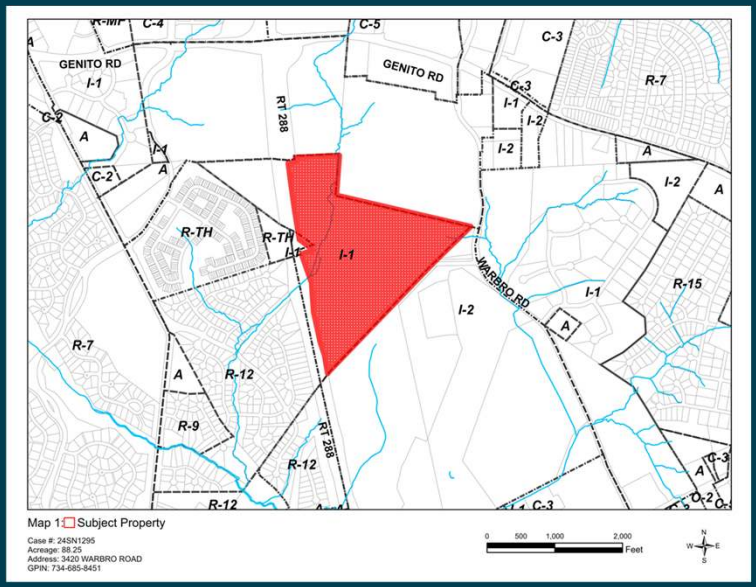
CHESTERFIELD VIRGINIA



1. Expansion of existing quarry
2. No mining activities proposed, and adequate buffering provided adjacent to 288 and other properties
3. Planning Commission and Staff recommend approval

Overview Slide.

24SN1295 – Zoning Map

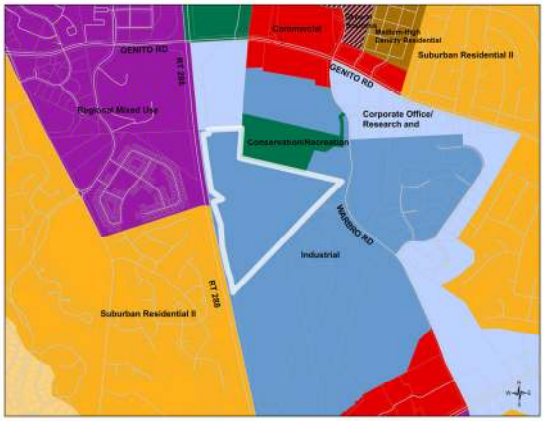


The subject property is zoned Light Industrial (I-1).

Properties to the north and south are zoned General Industrial (I-2). Properties to the east are zoned I-1 and I-2. Properties to the west are zoned I-1, Residential Townhouse (RTH), and Residential (R-12).

24SN1295 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA

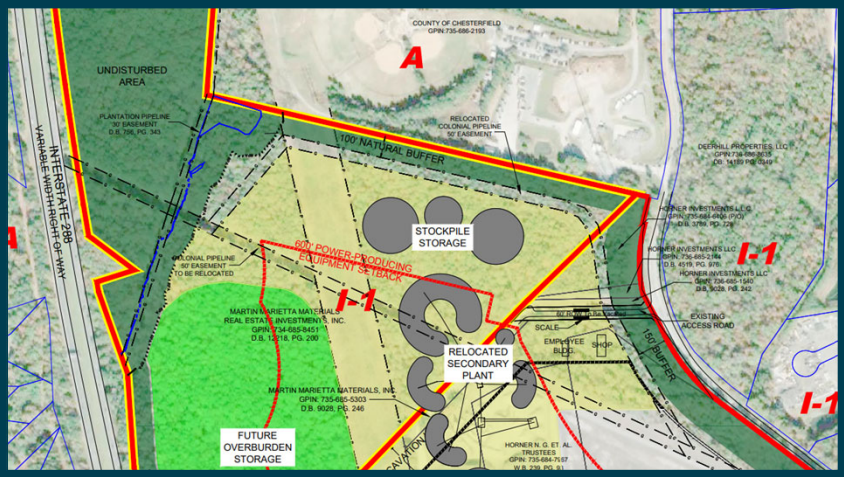


The aerial map on the left show that the property is currently undeveloped, with a power easement generally running north to south and a natural gas easement generally running northwest to southeast.

The Land Use Plan designates the Property for Industrial uses.

24SN1295 – Site Layout

CHESTERFIELD VIRGINIA



A Maser Plan (Exhibit A) provided by the applicant shows the general locations for stockpile and overburden storage areas, secondary plant equipment, buffers, and utility easements. The Proffered Conditions further require the following buffers for the site:

- 100-foot natural buffer adjacent to Route 288 and Parcels 735-686-2193 and 734-687-0782
- 150- foot buffer adjacent to Warbro Road
- Reclamation of overburden storage to be used as berms and seeded/planted. This will provide additional screening from Route 288.

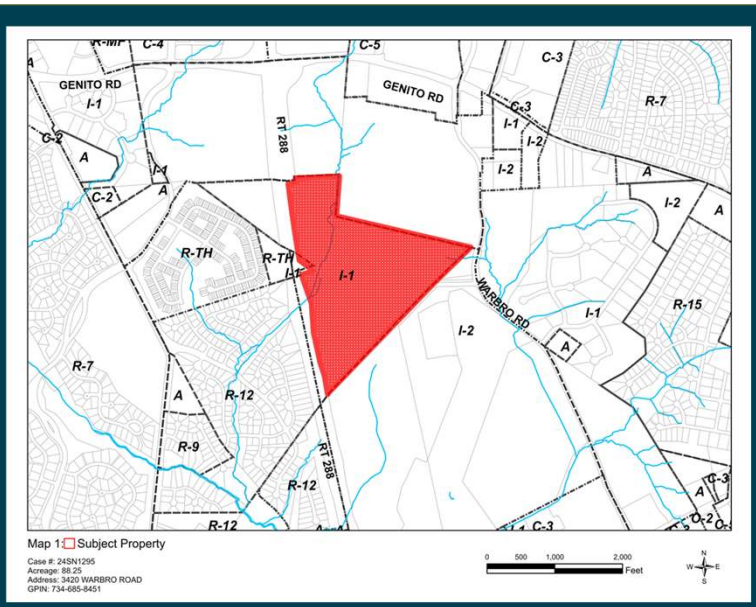
24SN1295 - Recommendation

CHESTERFIELD VIRGINIA

1. Planning Commission: Approval
2. Staff Recommendation: Approval

Planning Commission and Staff recommend approval of the request. The applicant's proposal provides for a unified development while supporting the expansion of an existing quarry operation. Adequate screening and enhanced setbacks for power-producing equipment have been proffered by the applicant to ensure that surrounding properties and rights-of-way will not be impacted by the proposed use. Staff is supportive of the request noting that it is consistent with guidance in the Comprehensive Plan and will have minimal impact on area properties.

24SN1295 – Zoning Map



Extra Slide.

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
24SN1295

I, Jack R. WIlson, III, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 734685845100000 requesting Rezone to I-2 w/ CUP for Quarry.

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 Interest
Martin Marietta Materials Real Estate Investments, Inc., a North Carolina Corporation,		Fee Simple Owner

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

N/A

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:

N/A

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
100% owned by Martin Marietta Materials, Inc., a North Carolina Corporation, which is a corporation that is regularly traded on a stock exchange and has more than 100 shareholders.		

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
N/A		

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
N/A		

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:

Print: Jack R Wilson III
Applicant/Agent Name

Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day Jack R. Wilson, III personally appeared before me, Leslie Gardea, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 25th day of October, 2024.

Notary Public

Registration No. 00282399

My Commission expires: 12/31/2028

LESLIE GARDEA
NOTARY PUBLIC
REGISTRATION # 00282399
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2028

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.E.**

Subject:
25SN1026 - Ball Second Dwelling - Mataoca

Board Action Requested:

Summary of Information:

Attachments:
1. 25SN1026-2025JUN25-BOS-RPT
2. 25SN1026-PP
3. Disclosure Affidavit_25SN1026

Preparer:

Approved By:

25SN1026 – Ball Second Dwelling

Magisterial District – **Matoaca**

Applicant – **John Ball** (804-357-9194)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Richard Saunders
(804-796-7192)

Request

Conditional Use

A second dwelling is proposed.

Planning Commission Recommendation

Approval

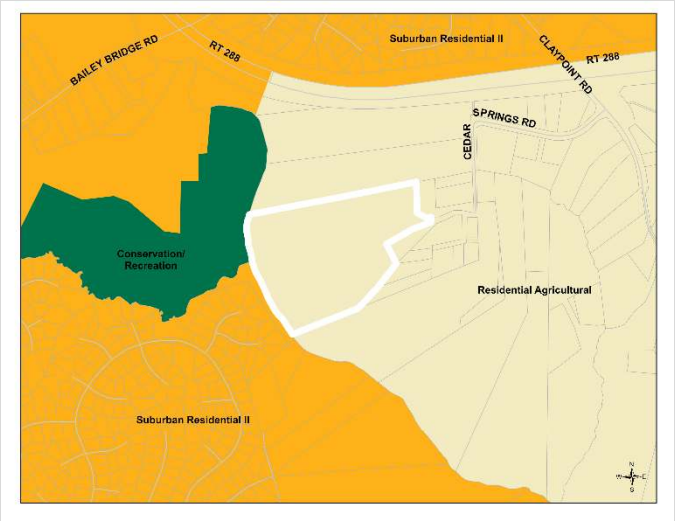
Staff Recommendation

Approval

The Property	Site Size	Comprehensive Plan – Land Use Designation	Plan Area
6130 Cedar Springs Road	36.31 Acres	Residential Agricultural	County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Conditional use to permit a second dwelling in an Agricultural (A) District.

The applicant currently resides within the existing dwelling on the Property. Construction of a second dwelling that is detached from the principal dwelling is proposed. This new dwelling will be occupied by a family member (the applicant's aunt).

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

Similar requests have been approved with no known adverse impacts. Occupancy of the second dwelling will be limited to the occupants of the dwelling, relatives of the occupants, personal guests or household employees. Conditions also limit the location and size of the second dwelling. The proposal's impact on surrounding properties will be minimal and the rural character of the surrounding area will be maintained.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. Conditions have been identified in this report.
3. Both Planning Commission and Staff recommend acceptance of the proffered conditions identified in the report.

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Planning

Zoning History

79AN0023: Approved (3/1979)
Variance to use parcel of land with dedicated but unimproved public road for dwelling purposes.

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Residential Agricultural, which suggests the Property is appropriate for a combination of agricultural and residential uses. In an Agricultural (A) District, single-family dwellings on a minimum of 5 acres fronting an existing public road are appropriate.

Proposal

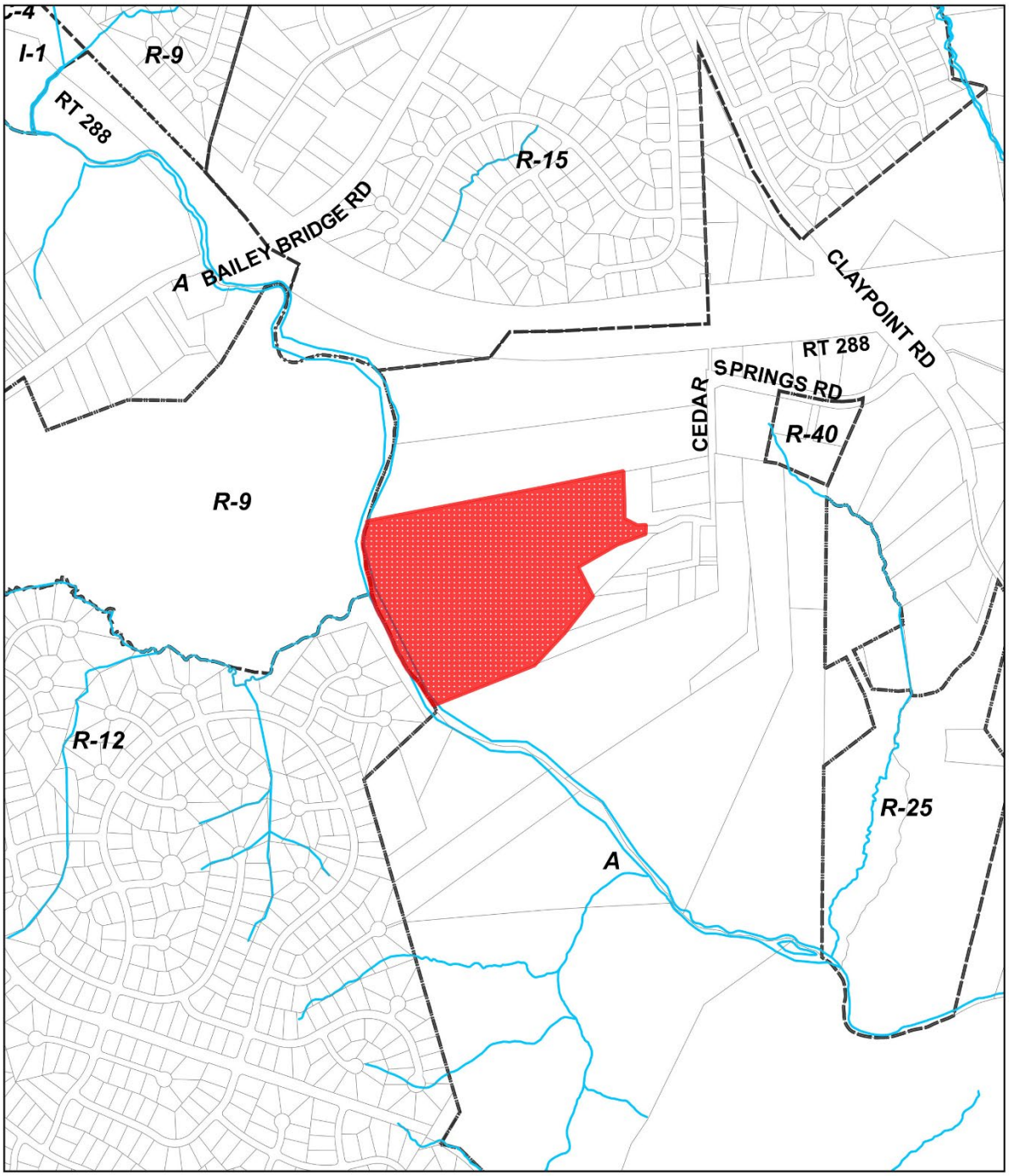
The Property is occupied by a two-story single-family dwelling (Figure 3) that was constructed circa 1981. The applicant requests to construct a detached dwelling adjacent to the existing dwelling (Figure 4), in the general location shown on the Proposed Layout Plan – Exhibit A. The property contains approximately thirty-six (36) acres and is accessed from Cedar Springs Road (State Route 1026) through a Chesterfield County access easement (Deed Book 1596, Page 1353). The Layout Plan shows the location of the access easement, from State Route 1026 to the Property. The applicant has also provided a floorplan for the second dwelling (Exhibit B).

Figure 3: Photo of Existing Home

Figure 4: Layout Plan

The conditions recommended for this proposal would limit the occupancy of the second dwelling (detached living space) to the occupants of the principal dwelling, individuals related to the occupants of the principal dwelling, personal guests, or household employees (Condition 1). A deed restriction that provides for the use limitation is required to be recorded against the Property (Condition 2). The second dwelling must be located in the general location shown in Exhibit A, cannot exceed a gross floor area of 1,500 square feet, and cannot be a manufactured home (Condition 3). As conditioned, the use should not adversely affect area residential uses.

Current Zoning Map



Map 1: Subject Property

Case #: 25SN1026
Acreage: 36.31
Address: 6130 CEDAR SPRINGS ROAD
GPIN: 740-672-8639

0 400 800 1,600 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Manchester Volunteer Rescue Squad Fire Station, Company Number 24

Additional Information

This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Swift Creek	33	Matoaca

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request will have a minimal impact on the transportation network.

Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed zoning Case 25SN1026, a conditional use to permit a second dwelling on the property. This request does not appear to impact VDOT-maintained rights-of-way; VDOT offers no comment at this time.

Utilities – Water and Wastewater

1. The subject property is located within a mandatory public water connection area for new residential development.
2. The subject property is not within a mandatory sewer connection area for new residential development.
3. The existing dwelling is served by a private well and septic system.
4. The applicant proposes to serve the second dwelling with a private well and septic systems
5. The Utilities Department supports this request since the proposed second dwelling will be located on the same property as the principal dwelling.

Community Engagement & Public Hearings

Community Meetings

A virtual community meeting was scheduled for Tuesday, April 1st. Because no responses to the notification letter sent to adjacent property owners, or the sign posted on the property warning of a community meeting were received, the community meeting was cancelled.

Planning Commission

5/20/2025: **Citizen Comments:** No citizens spoke to this request.

Recommendation: APPROVAL WITH CONDITIONS.
Motion: Hylton **Second:** Hardin
AYES: Petroski, Sloan, Hardin, Hylton, Owens

Conditions

Staff Note: Both the Planning Commission and Staff recommend approval of the request with the following conditions.

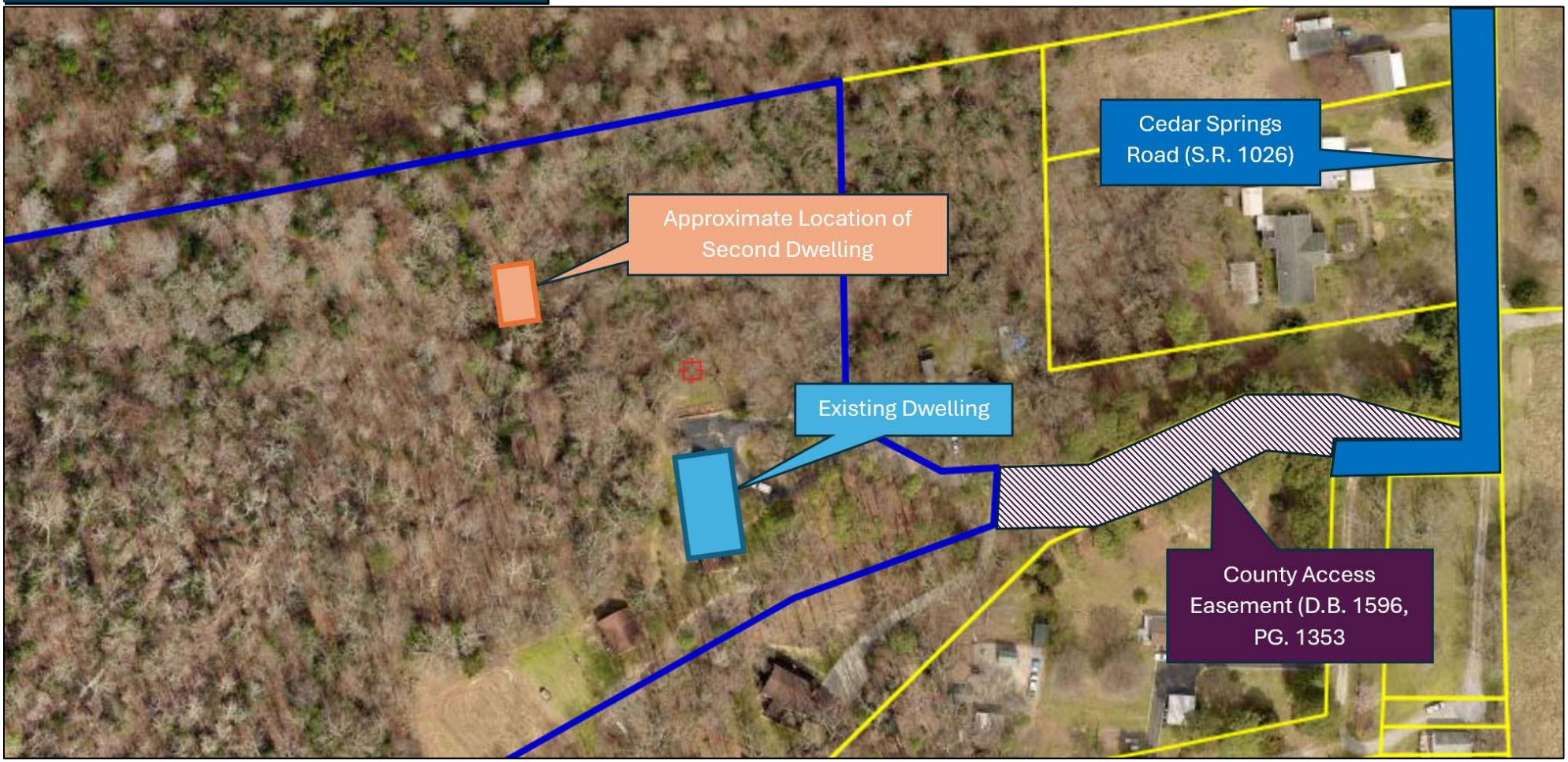
1. Occupancy. Occupancy of the second dwelling unit shall be limited to: the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption, or guardianship, foster children, personal guests, and household employees. (P)

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

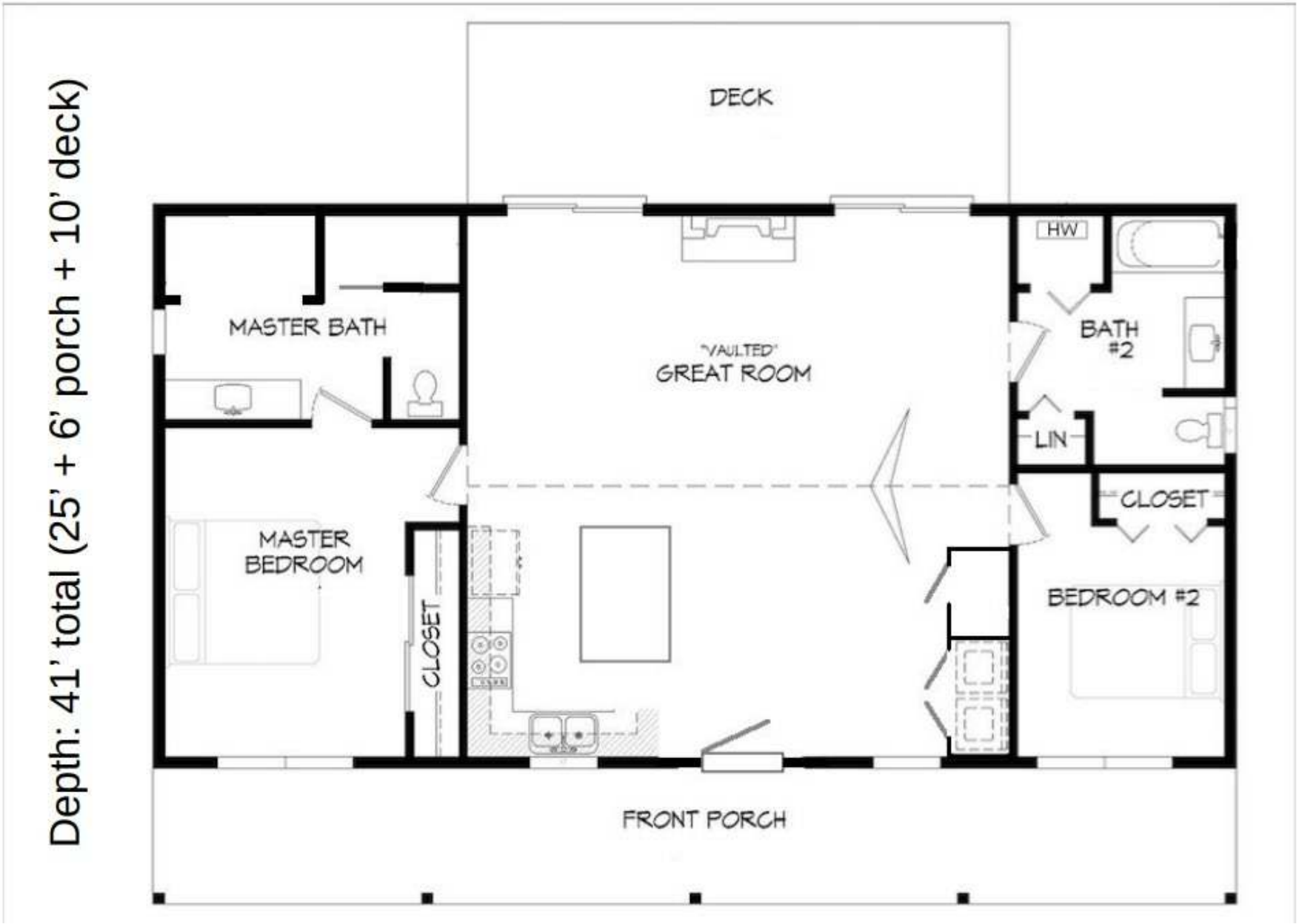
3. Second Dwelling Location, Size and Construction Limitations. The following limitations shall apply to the second dwelling on the Property:
    a. The second dwelling shall be located on the Property as generally depicted in Exhibit A.
    b. The second dwelling shall be no larger than 1,500 square feet.
    c. A manufactured home shall not be permitted on this property. (P)

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

Proposed Layout Plan – Exhibit A



Proposed Floorplan – Exhibit B



Case Contacts

Applicant

- **Applicant's Contact:**
  John Ball (804-357-9194)
  thejohnball@gmail.com

District Planning Commissioner

- Tommy Owens (804-869-2214)
  owenstommy@chesterfield.gov

Staff

- **Planning Department Case Manager:** Richard Saunders (804-796-7192) saundersri@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

25SN1026 - Matoaca

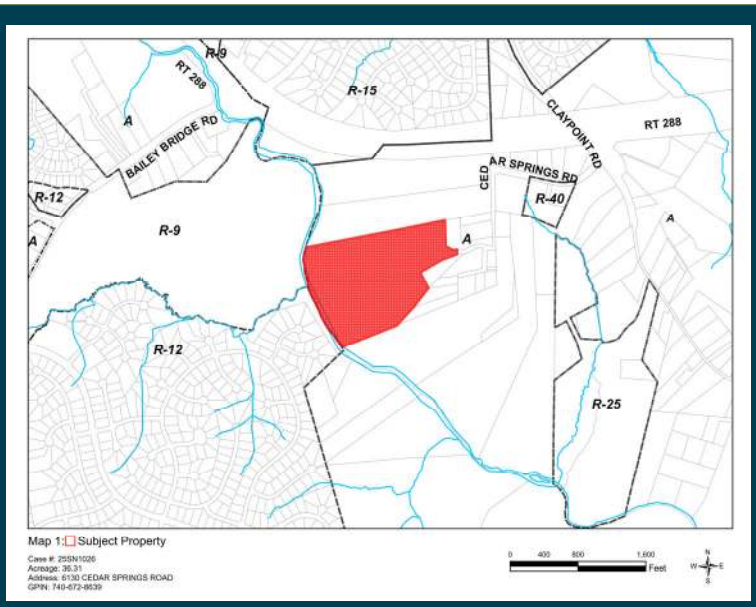
CHESTERFIELD VIRGINIA

Ball Second Dwelling

Conditional use to permit a second dwelling in an Agricultural (A) District known as 6130 Cedar Springs Road on 36.31 acre.

Case 24SN1267, in the Matoaca Magisterial District, Ball Second Dwelling is a request for conditional use to permit a second dwelling in an Agricultural (A) District.

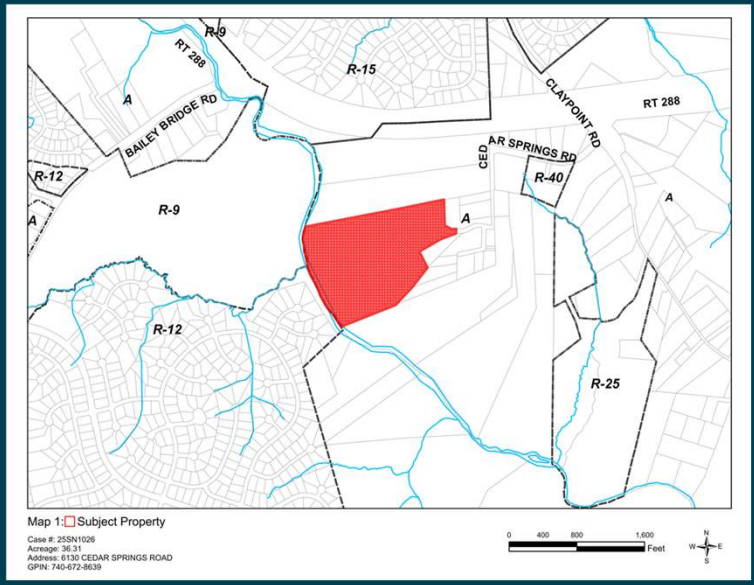
25SN1026 - Overview



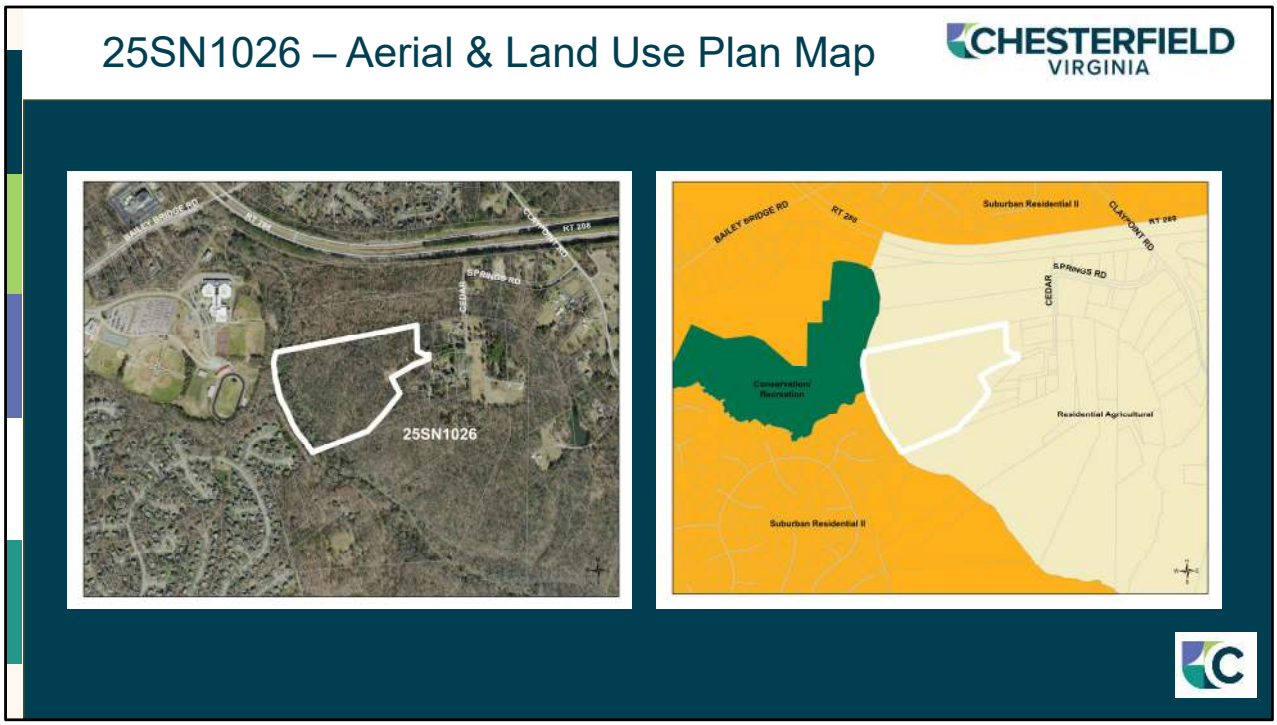
1. Second dwelling unit located in detached building
2. Occupancy limited for the second dwelling
3. Planning Commission and Staff recommend approval

Overview Slide.

25SN1026 – Zoning Map



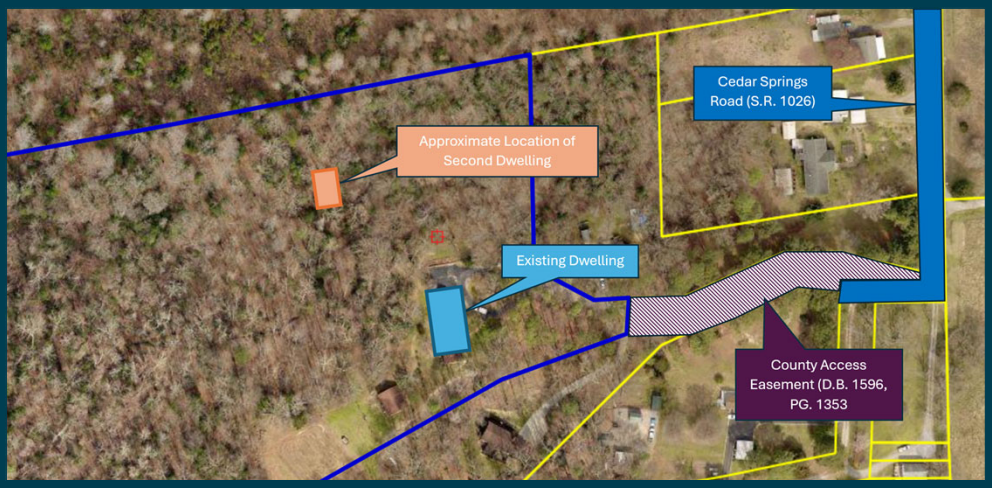
The Property is 36.31 acres and is zoned Agricultural (A). Properties to the north, east, and south are also located in the A District. Properties to the west are located in Residential (R-9 and R-12) Districts.



The first image on the left shows the Property outlined in white, located to the east of Manchester High School and the Bayhill Pointe subdivision.

The second image on the right shows the Comprehensive Plan's land use designation map. The Land Use Plan designates the Property for Residential Agricultural use.

25SN1026 – Proposed Layout Plan



The Property is occupied by a single-family residence, shown as “existing dwelling” on the layout plan in this slide. The second dwelling would be located in the approximate location shown- to the north and west of the current house. The Property is accessed by a county access easement from Cedar Springs Road (State Route 1026).

25SN1026 - Conditions

CHESTERFIELD VIRGINIA

1. Occupancy
2. Deed Restriction
3. Location, Size and Construction Limitations
4. Water Connection

The conditions recommended for this proposal would limit the occupancy of the second dwelling (detached living space) to the occupants of the principal dwelling, individuals related to the occupants of the principal dwelling, personal guests, or household employees (Condition 1). A deed restriction that provides for the use limitation is required to be recorded against the Property (Condition 2). The second dwelling must be located in the general location shown in Exhibit A, cannot exceed a gross floor area of 1,500 square feet, and cannot be a manufactured home (Condition 3). As conditioned, the use should not adversely affect area residential uses.

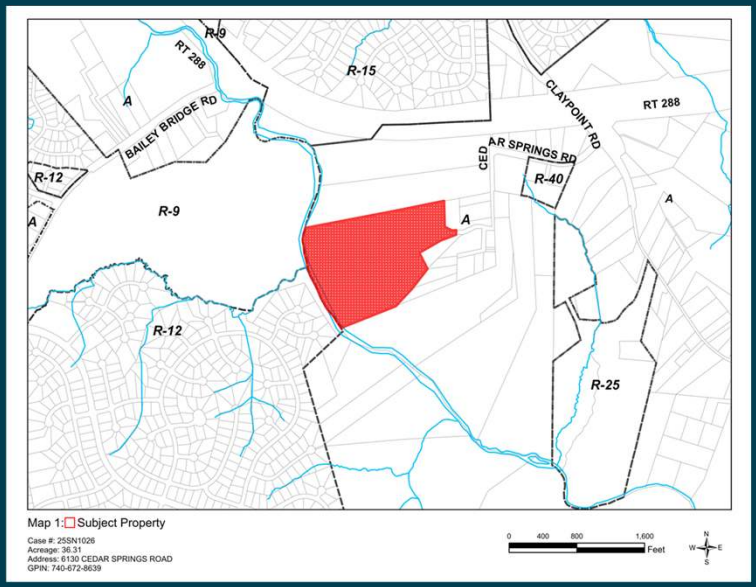
25SN1026 - Recommendation

CHESTERFIELD VIRGINIA

1. Planning Commission- Approval
2. Staff- Approval

Staff recommends approval of the request. Similar requests have been approved with no known adverse impacts. Occupancy of the second dwelling will be limited to the occupants of the dwelling, relatives of the occupants, personal guests or household employees. Conditions also limit the location and size of the second dwelling. The proposal's impact on surrounding properties will be minimal and the rural character of the surrounding area will be maintained.

25SN1026 – Zoning Map



Extra Slide.

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
25SN1026

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

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 740672863900000 requesting conditional use for a second dwelling.

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 Interest
John & Emily Ball	6130 Cedar Springs Rd., Chesterfield, VA 23832	Property Owner
Virgina Credit Union	14520 Hancock Village St, Chesterfield, VA 23832	Lien Holder

3. I hereby certify that the following corporations disclosed in Pararaph 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

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:

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:

Print: John Ball
Applicant/Agent Name

Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day John Ball personally appeared before me, Tracy C. Fiacco, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 19 day of January, 20 25.

Notary Public

Registration No. 7099053

My Commission expires: 5/31/27

TRACY C FIACCO
NOTARY PUBLIC
REG # 7099053
MY COMMISSION EXPIRES 05/31/27
COMMONWEALTH OF VIRGINIA

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.F.**

Subject:
25SN1029 - Aktig Second Dwelling - Midlothian

Board Action Requested:

Summary of Information:

Attachments:
1. 25SN1029-2025JUN25-BOS-RPT
2. 25SN1029 - PP
3. 25SN1029 - Disclosure

Preparer:

Approved By:

25SN1029 – Aktig Second Dwelling

Magisterial District – **Midlothian**

Applicant – **Ziya and Michaela Aktig** (980-250-4759)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Haley Gibson
(804-748-1071)

Request

Conditional Use

A second dwelling is proposed.

Planning Commission Recommendation

Approval

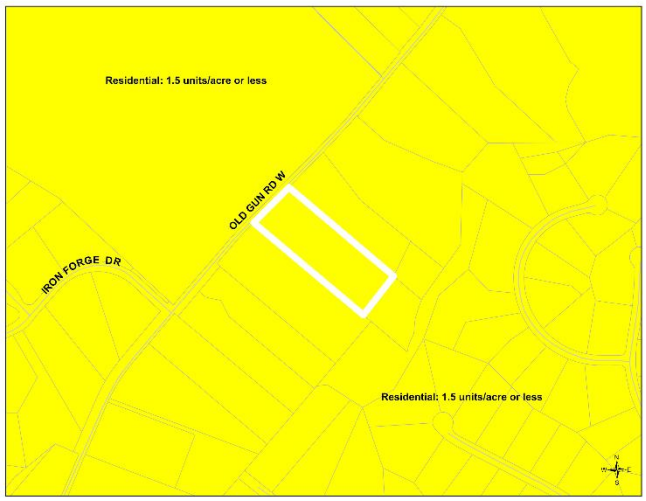
Staff Recommendation

Approval

The Property	Site Size	Comprehensive Plan – Land Use Designation	Plan Area
3709 Old Gun Road West	3.79 Acres	Low Density Residential	County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Conditional use to permit a second dwelling in a Residential (R-40) District.

The applicants currently reside within the existing dwelling on the Property. Construction of a second dwelling that is detached from the principal dwelling to be occupied by the applicant's elderly parent is proposed.

Recommendations

PLANNING COMMISSION – APPROVAL

STAFF - APPROVAL

Similar requests have been approved with no known adverse impacts. Occupancy of the dwelling will be limited to the occupants of the primary dwelling, relatives of the occupants, personal guests or household employees. The proposal's impacts on surrounding properties will be minimal and the residential character of the neighborhood maintained.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Conditions have been identified in this report.
3. Planning Commission and Staff recommend the conditions identified in this staff report

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Planning

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Low Density Residential, which suggests the Property is appropriate for residential development at a maximum density of 1.0 dwelling per acre.

Proposal

The Property is located `along Old Gun Road West outside of a subdivision and developed with one (1) single family dwelling that was originally constructed in 1988. The existing single family home on the Property is just over 5,500 SF in size, and the applicants currently own and reside on the Property. In addition, the applicant's request is to construct a detached second dwelling on the Property as generally depicted below in Figure 3 and Exhibit A by the red circle.

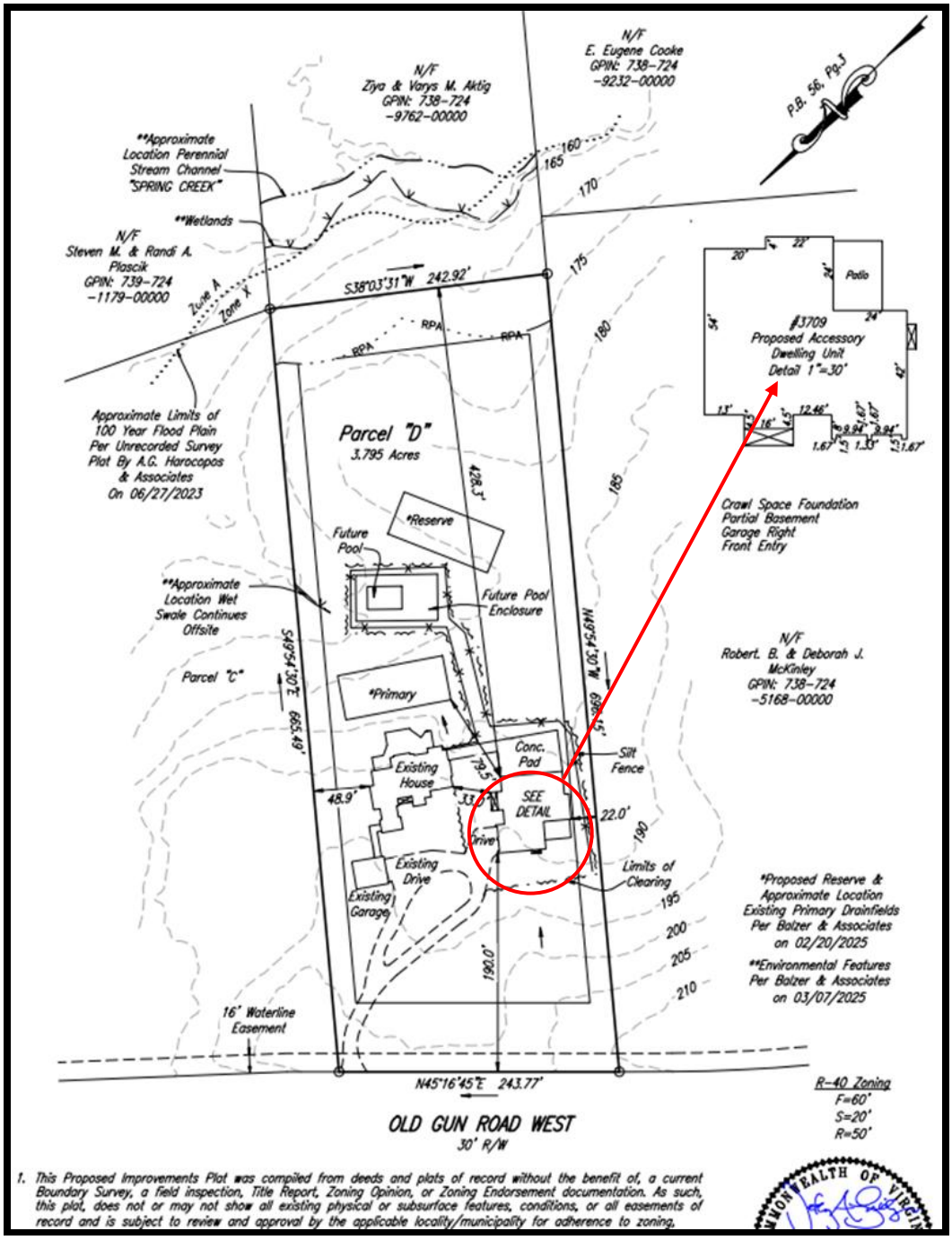


Figure 3 – Proposed layout plan reflecting location of existing dwelling and proposed second dwelling on the Property.

The request for the second dwelling is intended to provide a new separate living space for the applicant's elderly parent to reside. A conceptual elevation of the proposed second dwelling is reflected in Figure 4. The applicants have noted that the proposed second dwelling would be incidental to the existing dwelling on site, approximately 4,400 square feet in size.

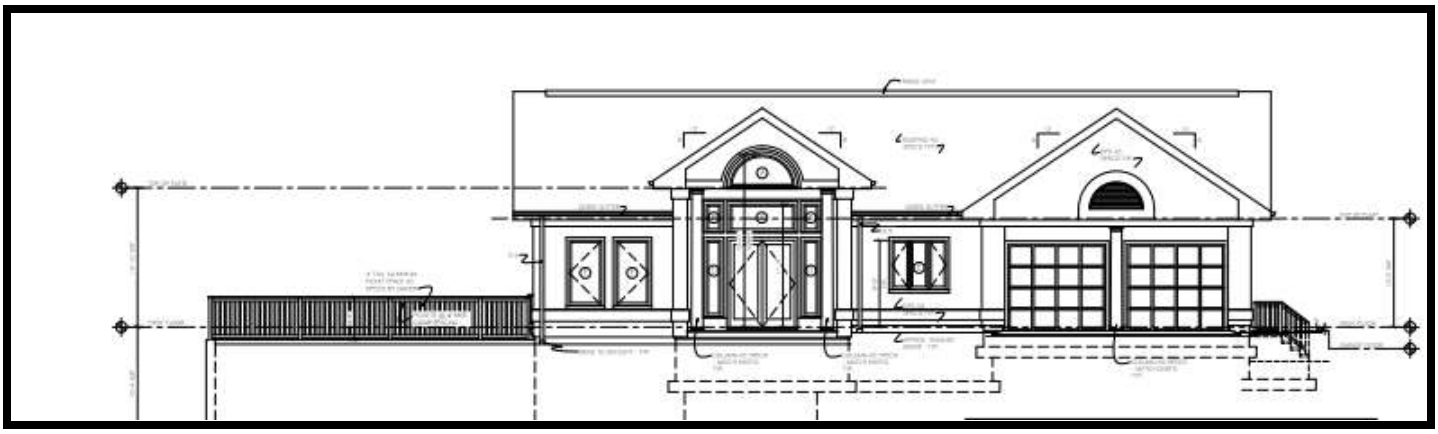
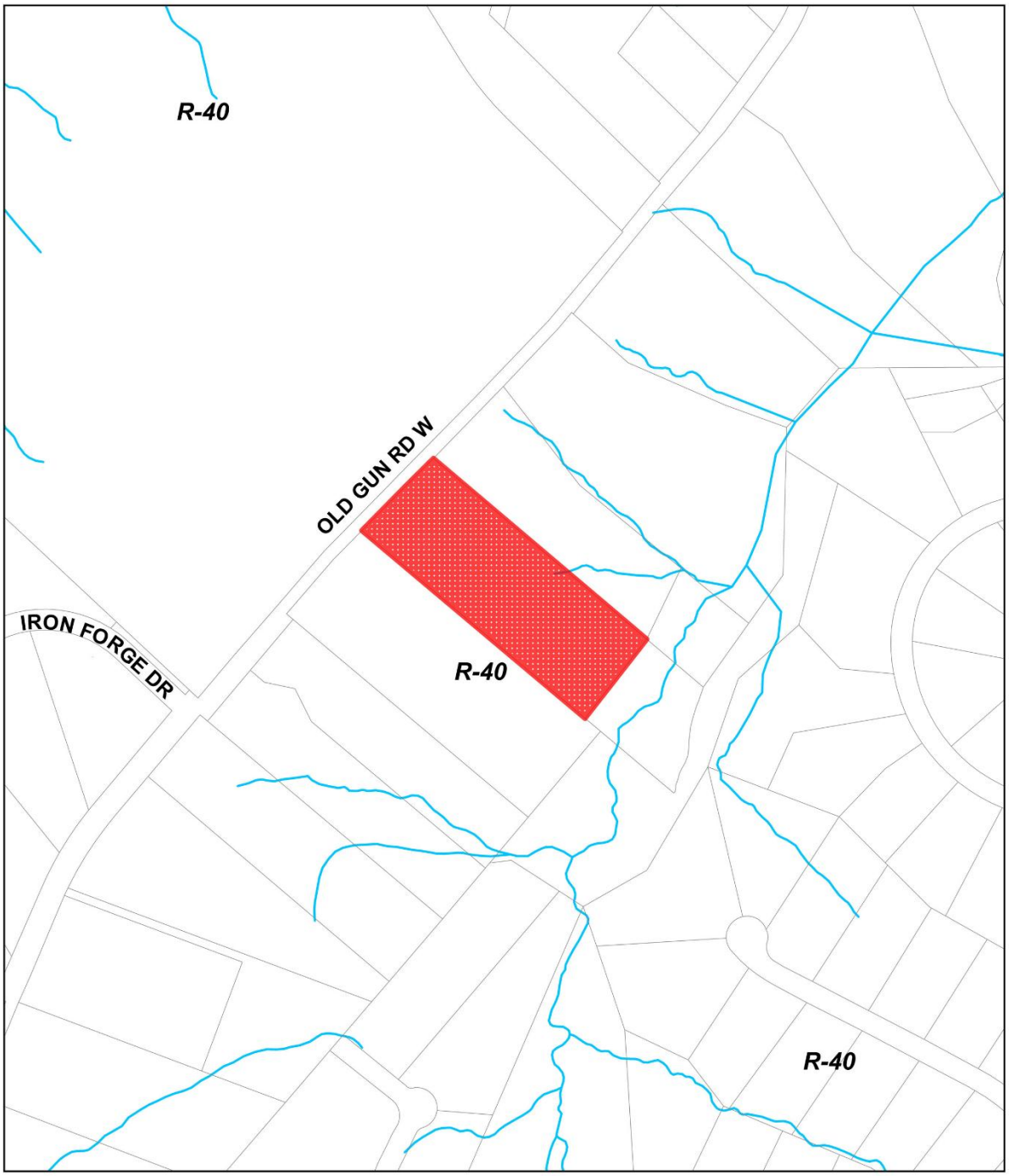


Figure 4 – Conceptual elevation of second dwelling.

The conditions recommended for this proposal would limit the occupancy of the second dwelling to the occupants of the principal dwelling, individuals related to the occupants of the principal dwelling, personal guests, and household employees (Condition 1). Additionally, a deed restriction that provides for the use limitation is requested to be recorded on the property (Condition 2). The recommended conditions guide the construction, location, size of the proposed second dwelling, as well as prohibit a manufactured home (Condition 3). Finally, as conditioned, the use should not adversely impact the surrounding subdivision, and the residential character of the area shall be maintained.

Current Zoning Map



Map 1: Subject Property

Case #: 25SN1029
Acreage: 3.79
Address: 3709 OLD GUN ROAD WEST
GPIN: 738-724-6790

0 150 300 600 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Bon Air Fire Station, Company Number 4

Additional Information

This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Swift Creek	13	Midlothian

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request will have a minimal impact on the transportation network.

Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed zoning Case 25SN1057, a conditional use to permit a second dwelling in a Residential (R-40) District. This request does not appear to impact VDOT-maintained Rights-of-way; VDOT offers no comment at this time.

Utilities – Water and Wastewater

1. The subject property is within a mandatory water and wastewater connection area for new residential development.
2. Sanitary sewer is not available.
3. The existing dwelling is served by public water and a private septic system. The second dwelling is proposing to share the existing public water.
4. The proposed second dwelling unit will be detached from the primary residence.
5. To prevent sharing of service across multiple properties in the event of a future subdivision, the Utilities Department recommends that the following condition be imposed by the Board of Supervisors if the request for a second dwelling unit is approved:

   Utilities Condition:

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

6. With the imposition of this condition the Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meetings

4/1/25 – Discussion Topics:

1. Who will occupy the second dwelling
2. Proposed location of the second dwelling on the Property

Planning Commission

5/20/25 **Citizen Comments**: No citizens spoke to this request.

Recommendation: APPROVAL WITH CONDITIONS
Motion: Hylton **Second**: Hardin
AYES: Petroski, Sloan, Owens, Hylton, Hardin

Conditions

Staff Note: Both the Planning Commission and Staff recommend the following conditions:

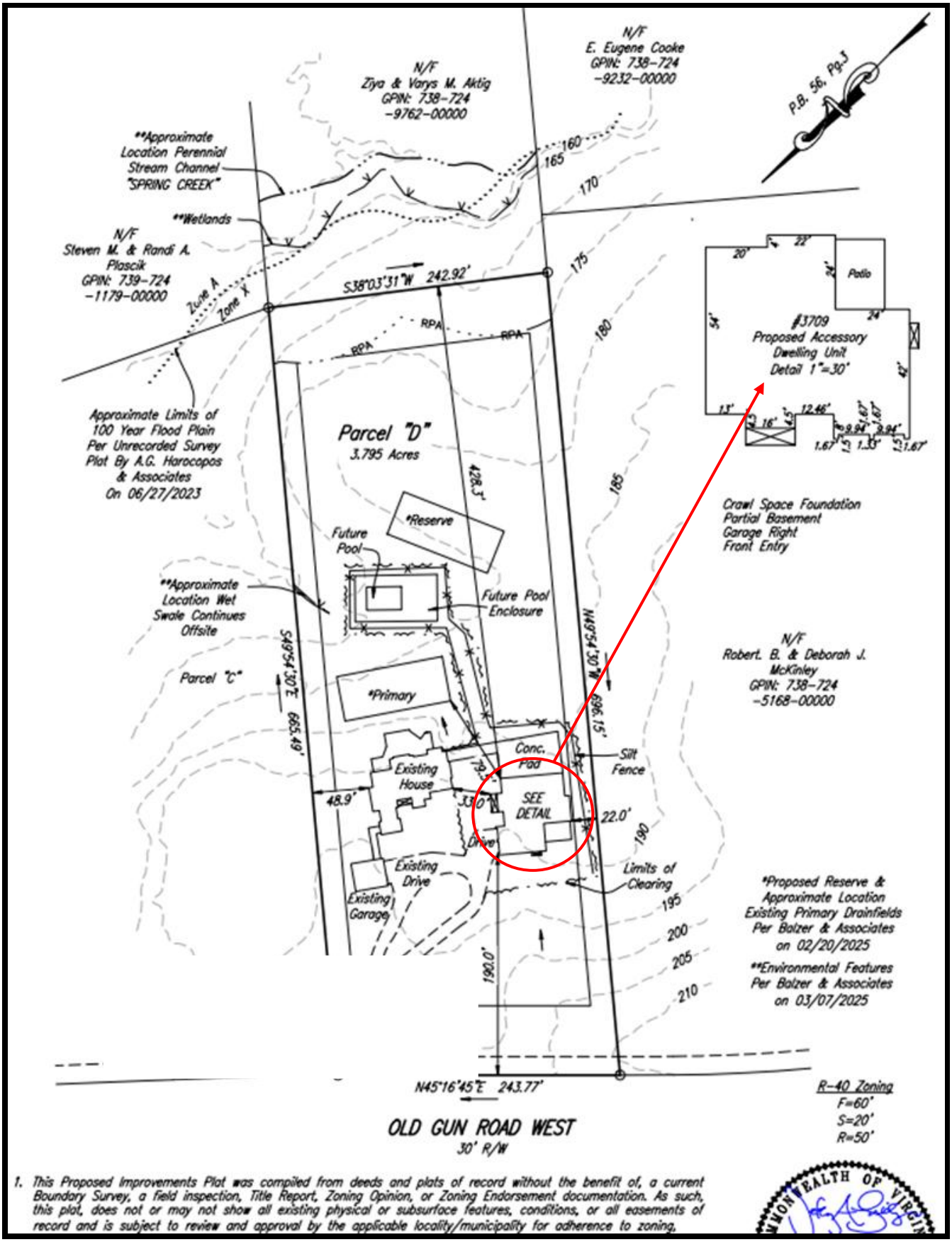
1. Occupancy. Occupancy of the second dwelling unit shall be limited to the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption, or guardianship, foster children, personal guests, or household employees. (P)

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

3. Second Dwelling Location, Size and Construction Limitations. The following limitations shall apply to the second dwelling on the Property:
    a. The second dwelling shall be located on the Property as generally depicted in Exhibit A.
    b. The second dwelling shall be no larger than 4,500 square feet.
    c. A manufactured home shall not be permitted on this property. (P)

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

Proposed Layout Plan – Exhibit A



Case Contacts

Applicants

- **Applicant's Contact:**
  Ziya Aktig (980-250-4759)
  houseaktig@gmail.com
  Michaela Varys (980-267-0340)
  varys.michaela@gmail.com

District Planning Commissioner

- Frank Petroski (804-768-7558)
  petroskif@chesterfield.gov

Staff

- **Planning Department Case Manager:** Haley Gibson (804-748-1071) gibsonha@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

25SN1029 - Midlothian

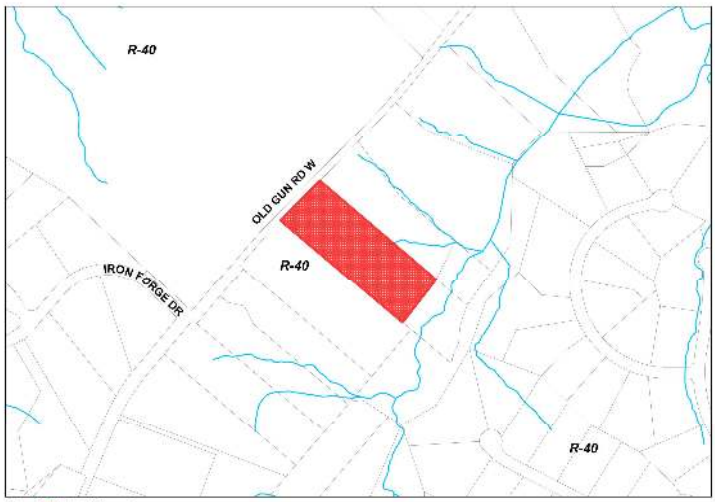
CHESTERFIELD VIRGINIA

Aktig Second Dwelling

Conditional use to permit a second dwelling in a Residential (R-40) District.

Case 25SN1029, in the Midlothian Magisterial District, Aktig Second Dwelling, is a request for conditional use to permit a second dwelling in a Residential (R-40) District.

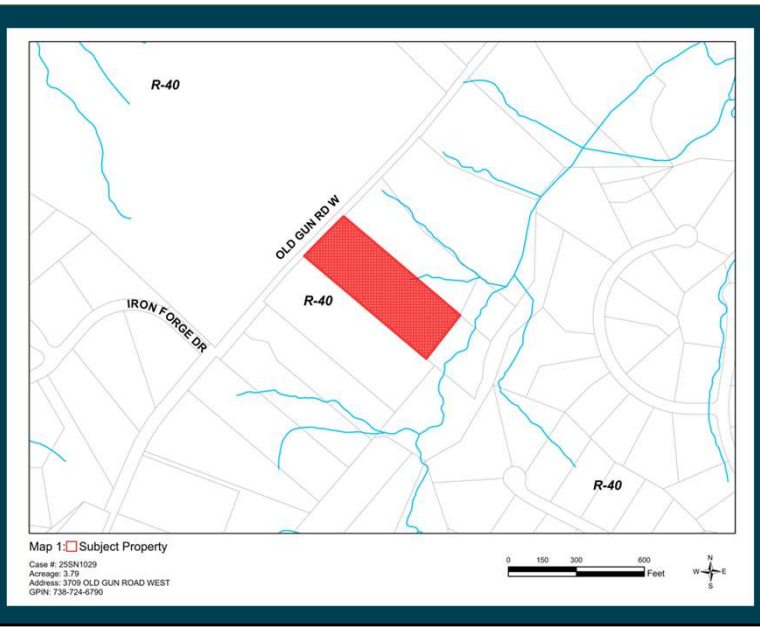
25SN1029 - Overview



1. Conditional use to permit a second dwelling
2. Occupancy, size, and location to be limited for the second dwelling
3. Planning Commission and Staff recommend approval

Overview Slide.

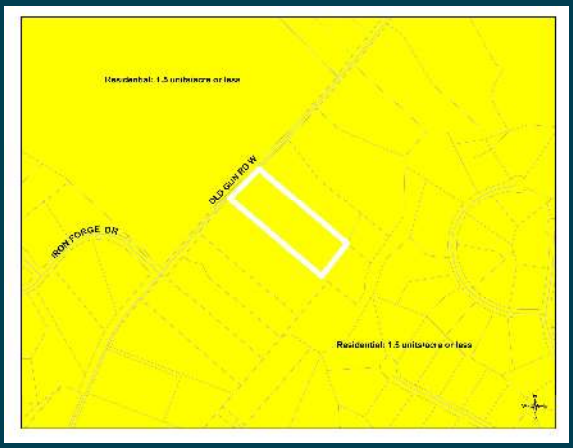
25SN1029 – Zoning Map



The Property is 3.79 acres in size and zoned Residential (R-40). Adjoining properties are also zoned Residential (R-40).

25SN1029 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA

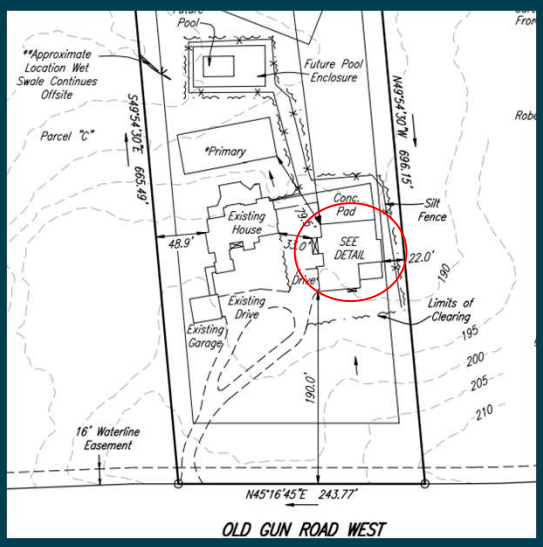


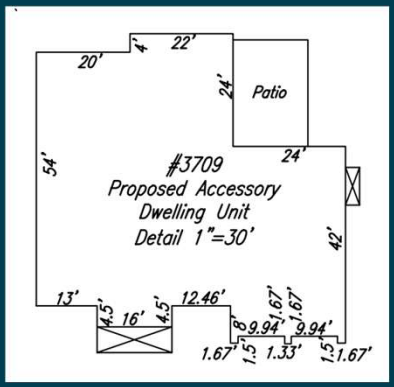
The first image on the left shows the Property as being occupied by a single family dwelling located outside of a subdivision.

The second image on the right shows the Comprehensive Plan's land use designation map. The Plan designates the Property for Residential development at a maximum of 1.5 units per acre or less.

25SN1029 – Conceptual Layout Plan

CHESTERFIELD VIRGINIA





The Property is located off Old Gun Road West outside of a subdivision and occupied by one (1) single family dwelling that was originally constructed in 1988. The applicants currently own and reside on the Property. In addition, the applicant's request is to construct a detached second dwelling on the Property as generally depicted on this slide.

25SN1029 – Conceptual Elevations

The request for the second dwelling is intended to provide a new separate living space for the applicant's elderly parent to reside. A conceptual elevation of the proposed second dwelling is reflected in Figure 4. The applicants have noted that the proposed second dwelling would be incidental to the existing dwelling on site, approximately 4,400 square feet in size.

25SN1029 – Zoning Conditions

CHESTERFIELD VIRGINIA

1. Occupancy
2. Deed Restriction
3. Second Dwelling Location, Size, and Construction Limitation

The conditions recommended for this proposal would limit the occupancy of the second dwelling to the occupants of the principal dwelling, individuals related to the occupants of the principal dwelling, personal guests, and household employees. Additionally, a deed restriction that provide for the use limitation is requested to be recorded against the property. Lastly, conditions recommended will limit the size and location of the second dwelling to no more than 4,500 square feet in size in the location on the Property generally depicted on the conceptual layout plan. A manufactured home will not be permitted on the Property.

25SN1029 - Recommendations

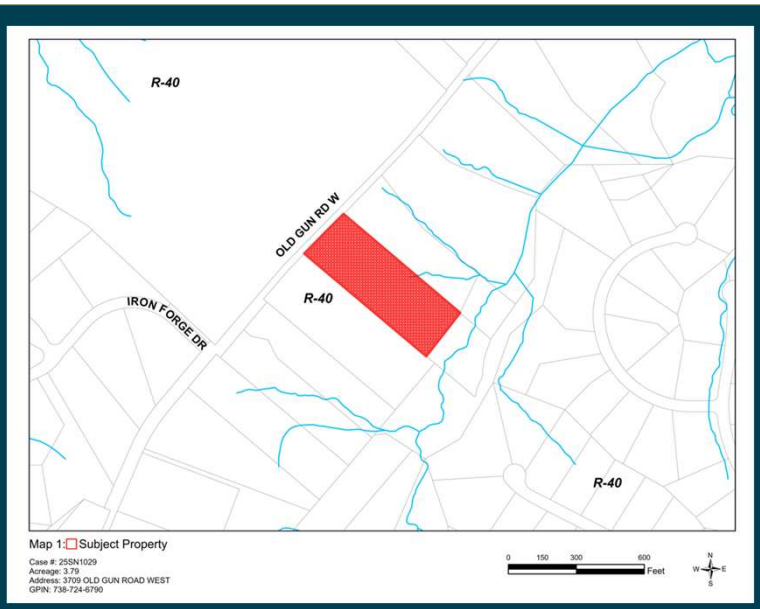
CHESTERFIELD VIRGINIA

1. Planning Commission – Approval
2. Staff – Approval

Similar requests have been approved with no known adverse impacts. Occupancy of the dwelling will be limited to the occupants of the primary dwelling, relatives of the occupants, personal guests or household employees. In addition, the size and location of the proposed second dwelling will be limited to mitigate potential impacts of the use. The proposal's impacts on surrounding properties will be minimal and the residential character of the neighborhood maintained.

As such, Planning Commission and Staff recommend approval of this request.

25SN1029 – Zoning Map



End of Presentation.

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
25SN1029

I, Ziya Aktig and Michaela Varys, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 738-724-6790-00000 requesting conditional use to permit a second dwelling.

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 Interest
Ziya Aktig and Michaela Varys	3709 Old Gun Road, Midlothian, VA, 23113	Property Owners
Bank of America	P.O. Box 17232 Wilmington, DE 19850	Mortgage / Note Holder

3. I hereby certify that the following corporations disclosed in Pararaph 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

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:

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:

Ziya Aktig

Print: Michaela Varys
Applicant/Agent Name

Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF N. Chesterfield, to-wit:

This day Ziya Aktig & Michaela Varys personally appeared before me, Caleb Mount, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 30 day of January, 2025.

Caleb Mount
Notary Public

Registration No. 8113596

My Commission expires: Sept. 30, 2028

CALEB MOUNT
NOTARY PUBLIC
REG. # 8113596
COMMONWEALTH OF VIRGINIA
MY COMM. EXPIRES SEPT. 30, 2028

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.G.**

Subject:
25SN1056 - Field Family Day Care Home - Bermuda

Board Action Requested:

Summary of Information:

Attachments:
1. 25SN1056-2025JUNE25-BOS-RPT
2. 25SN1056-PP
3. 25SN1056_Disclosure Affidavit

Preparer:

Approved By:

25SN1056 – Field Family Day Care Home

Magisterial District – **Bermuda**

Applicant – **Jennifer Field** (804-895-1398)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Betsy Hatch
(804-796-7122)

Request

Conditional Use & Conditional Use Planned Development

A family day care home is proposed. A reduction in the required side setback is requested.

Planning Commission Recommendation

Approval

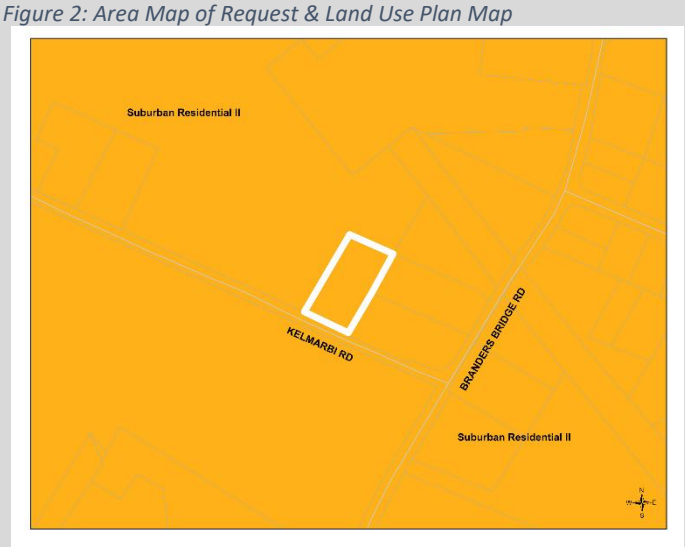
Staff Recommendation

Approval

The Property	Site Size	Comprehensive Plan – Land Use Designation	Plan Area
4010 Kelmarbi Road	1.03 Acres	Suburban Residential II	County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Request for a conditional use to permit a family day care home, incidental to a dwelling, in an Agricultural (A) zoning district. A conditional use planned development for exceptions to ordinance requirements relative to setbacks for a proposed addition on the Property is requested.

The applicant proposes to allow for the care of up to twelve (12) children from their home. This is the applicant's initial request on the Property. In addition, the applicant is seeking an exception to the required forty-foot (40') side yard setback to allow for the construction of an addition connecting the detached garage to the dwelling.

Recommendations

PLANNING COMMISSION – APPROVAL

STAFF - APPROVAL

The **Comprehensive Plan** recommends this area is appropriate for residential uses. As conditioned, the use would be compatible with surrounding residential development and the residential character of the area will be maintained.

The modified setback requirement would provide a development standard that is no less beneficial to adjoining property owners and provides an integrated plan that remains consistent with existing residential development in the area. No adverse impacts for adjacent or nearby properties would result from this request.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. Conditions have been identified in this report.

Planning

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Suburban Residential II, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

Proposal

The Property is situated on the north side of Kelmarbi Road, west of the intersection with Branders Bridge Road and contains 1.03 acres. The applicant is seeking conditional use approval to operate a State-licensed family day care home, to allow the care of up to twelve (12) children. The Property contains a single-family dwelling and detached garage with a gravel driveway that provides several off-street parking spaces (Figure 3). The rear yard of the property is enclosed with a six-foot (6'), wood fence that provides an enclosed outdoor play area to support the use. The applicants are intending to operate the family daycare home inside the garage, once connected to the dwelling. Conditions relative to non-transferable ownership, location and expansion of use, signage, number of children in the applicant's care, days and hours of operation, fenced outdoor play areas, employees, and a five (5) year time limit are provided with this request. Exhibit A provides a layout of the applicant's property and highlights designated areas for pick-up / drop-off and outdoor play area. The conditions included are in line with similar requests across the County and should mitigate impacts on adjacent properties.

Figure 3 – Existing Site Conditions from Kelmarbi Road

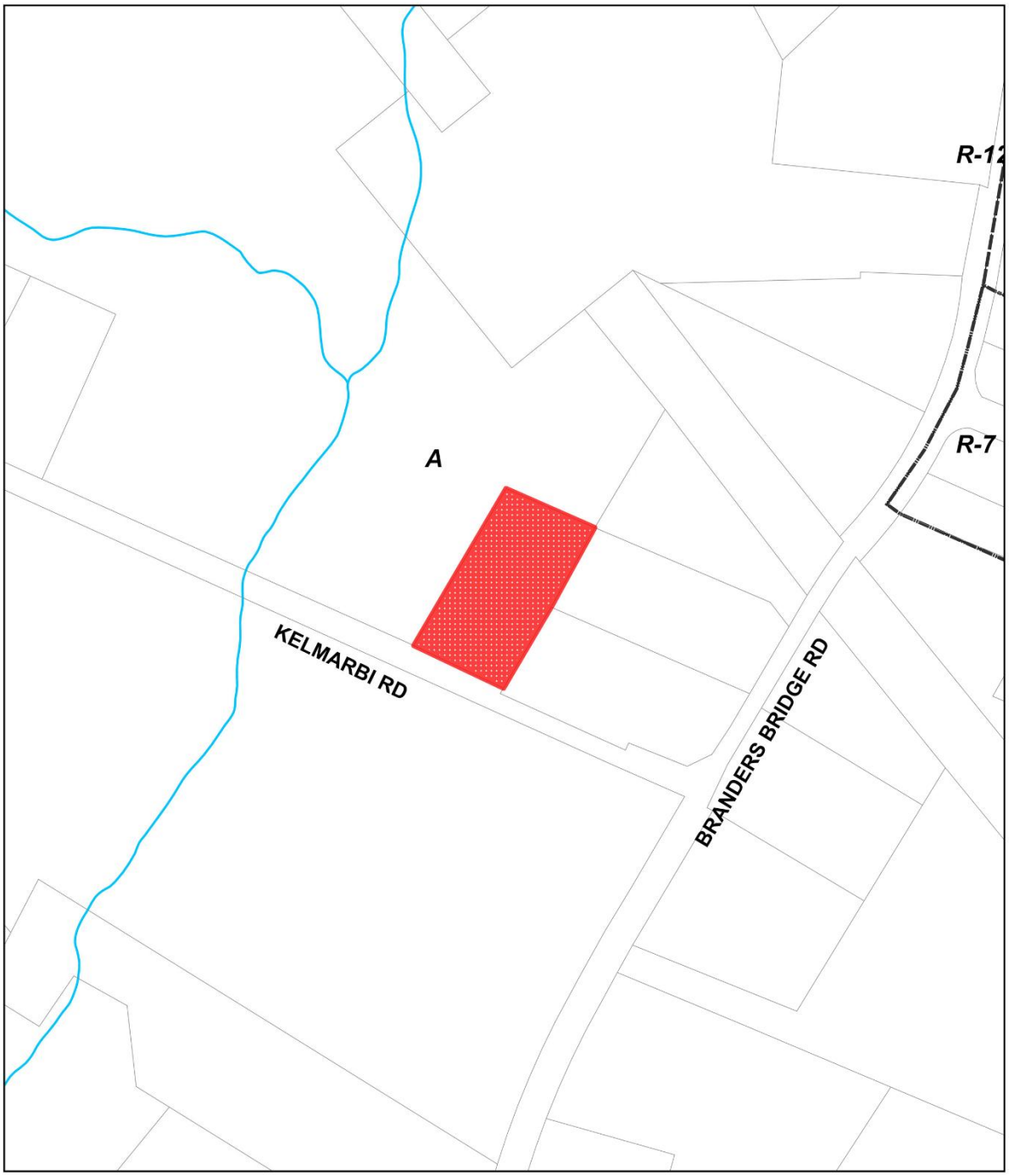
Ordinance Exceptions

To accommodate the proposed family day care home, the applicant is seeking to construct an enclosed, breezeway addition that would connect an existing detached garage to the dwelling (Exhibit B) where the daycare is proposed to be operated. The Virginia Department of Education requires that Family Day Care Home uses be located within the principal dwelling, therefore the applicants are seeking to construct the addition to utilize the interior of the garage for the day care. Pursuant to the zoning ordinance, an attached is considered part of the principal dwelling and is therefore subject to the principal structure setbacks. The zoning ordinance requires that principal dwellings within the Agricultural (A) District meet a minimum interior side yard setback of forty (40) feet. The existing detached garage is located approximately eleven (11) feet from the westernmost, interior-side property line. The applicants are seeking a twenty-nine (29) foot exception to establish an eleven (11) foot interior, side yard setback along the westernmost property line as shown in Exhibit A.

Findings

As conditioned, staff finds that the family day care home use will remain compatible with the area residential uses and not have a negative impact on adjacent properties or the County in general. The Property is bordered to the west by lands that currently is proposed to be developed for a large-scale solar facility (Torch Solar). While the requested exception would bring the principal structure closer to the property line, the overall character of the property will largely remain unchanged with no adverse impact on surrounding neighbors. Approval of the requested exception would allow for the applicant to utilize the interior of the existing garage on the Property while also adhering to the requirements for Family Day Care Homes as set forth by the Virginia Department of Education.

Current Zoning Map



Map 1: Subject Property

Case #: 25SN1056
Acreage: 1.03
Address: 4010 KELMARBI ROAD
GPIN: 793-627-5887

0 100 200 400 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Harrowgate Fire Station, Company Number 21

Additional Information

This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Appomattox	78	Bermuda

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request is anticipated to have a minimal impact on the transportation network.

Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed zoning Case 25SN1056, a conditional use to permit a family day care facility. This request does not appear to impact VDOT-maintained rights-of-way; VDOT offers no comment at this time.

Utilities – Water and Wastewater

1. The subject property is within a mandatory water and wastewater connection area for new residential development.
2. The subject property is connected to private well and septic systems.
3. No new structures requiring plumbing are being proposed with this request.
4. The Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meetings

In lieu of a community meeting for this request, notification letters were sent to adjacent property owners. The applicant received letters of support from the adjacent owners that were notified.

Planning Commission

5/20/2025: **Citizen Comments:** N**o** citizens spoke.
Recommendation: APPROVAL WITH CONDITIONS
Motion: Hylton **Second:** Hardin
AYES: Petroski, Sloan, Hardin, Hylton, Owens

Conditions

Staff Note: Both the Planning Commission and Staff recommend the following conditions:

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

2. Expansion of Use. With the exception of the proposed addition shown on Exhibit A, there shall be no exterior additions or alterations to the existing structure to accommodate this use. (P)

3. Signage. There shall be no signs permitted to identify this use. (P)

4. Number of Children. This conditional use approval shall be limited to providing care, protection and guidance to a maximum of twelve (12) children, other than the applicant's own children, at any one time. (P)

5. Hours of Operation. Hours and days of operation shall be limited to Monday through Friday from 7 a.m. to 5 p.m. There shall be no Saturday or Sunday operations of this use. (P)

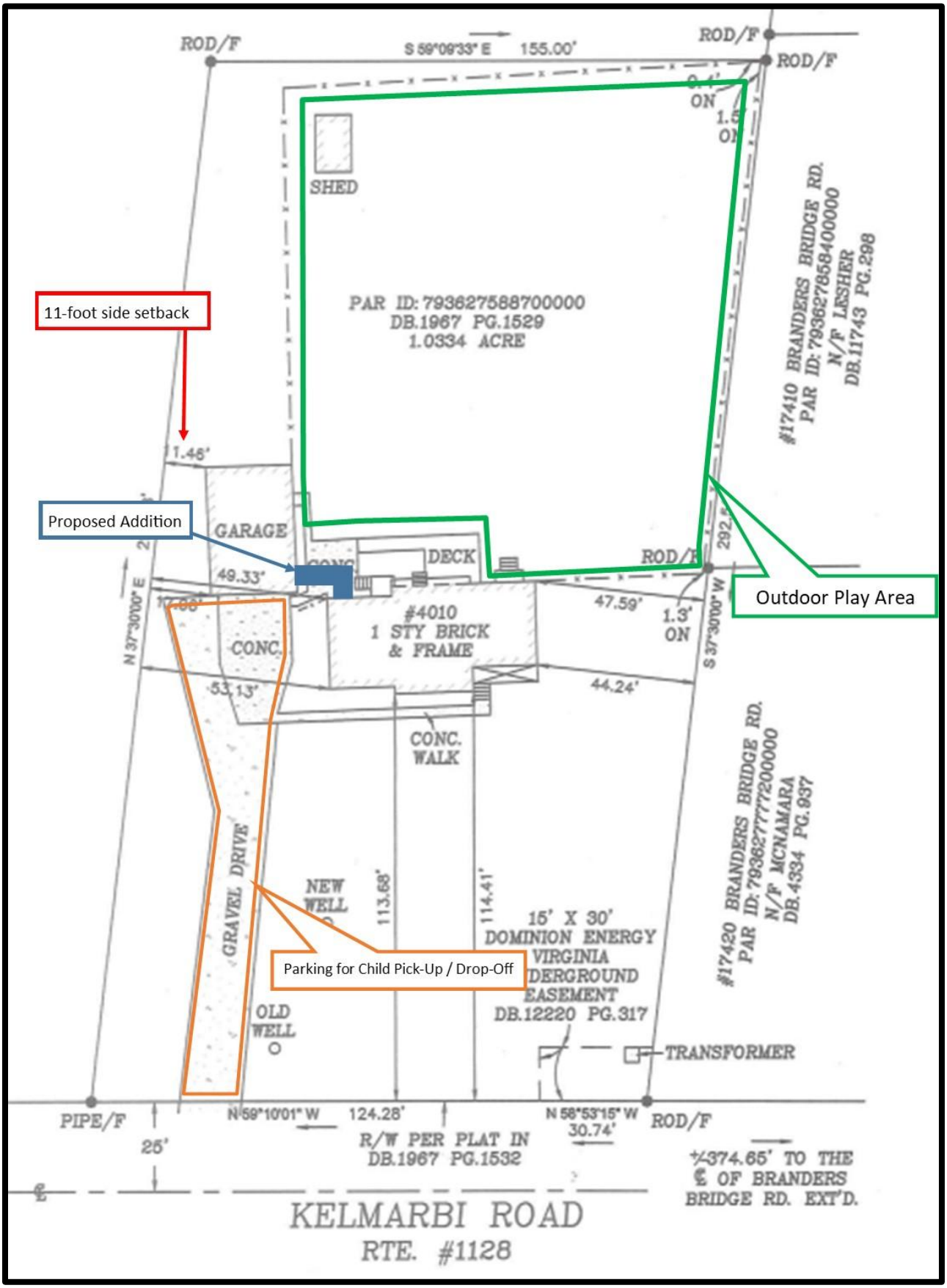
6. Fenced Outdoor Play Areas. Any outdoor play area and/or recreational equipment utilized by the family day-care home shall be located in the side or rear yard of the property. Outdoor play and/or recreational equipment areas shall have perimeter fencing of at least four feet in height, installed around the equipment or play area. (P)

7. Employees. No more than two (2) employees shall be permitted to work on the premises at a time, other than family member employees who live on the premises. No overnight care shall be provided on the Property. (P)

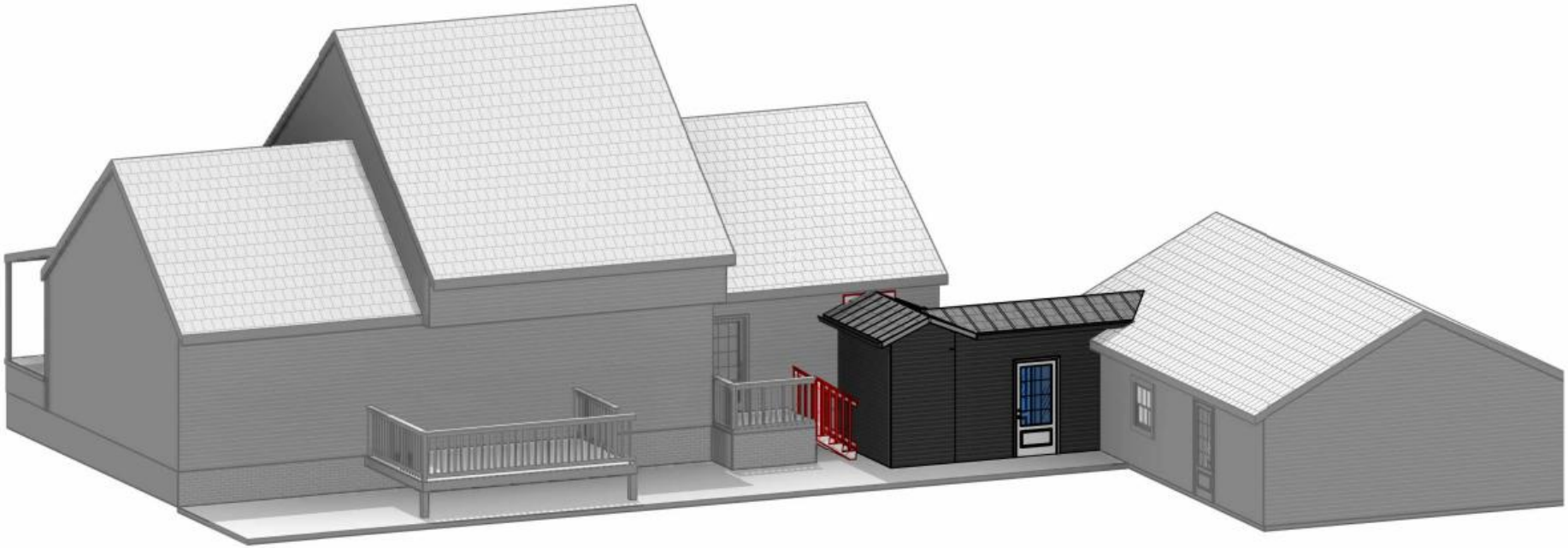
8. Time Limitation. This conditional use approval shall be granted for a period not to exceed five (5) years from the date of approval. (P)

9. Setback Requirements. The dwelling (with attached garage) shall be setback no less than eleven (11) feet from the western, side property line as shown in Exhibit A. (P)

Proposed Layout Plan – Exhibit A



Proposed Addition (Rear) – Exhibit B



Case Contacts

Applicant

- **Applicant's Contact:**
  Joshua and Jennifer Field (804-895-1398)
  jjfield66@gmail.com

District Planning Commissioner

- Gib Sloan (804-892-5633)
  sloang@chesterfield.gov

Staff

- **Planning Department Case Manager:** Betsy Hatch (804-796-7122) hatchb@chesterfield.gov
- **Budget & Management:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Libraries:** Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov
- **Parks & Recreation:** Christopher Hale (804-771-6859) halech@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Schools:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

25SN1056 - Bermuda

CHESTERFIELD VIRGINIA

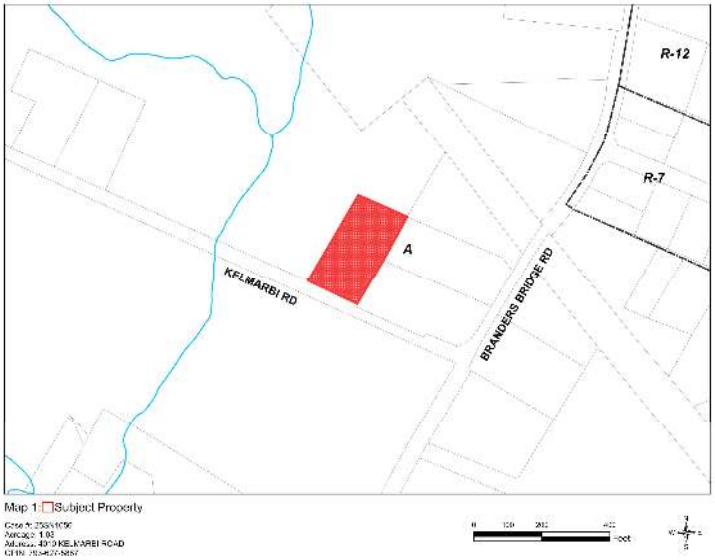
Field Family Day Care Home

Conditional use to permit a family day care home plus conditional use planned development to permit exceptions to ordinance requirements in the Agricultural (A) District on 1.03 acres.

Case 25SN1056, located in the Bermuda Magisterial District, Field Family Day Care Home is a request for a conditional use to permit a family day care home, incidental to a dwelling, in an Agricultural (A) District, as well as a conditional use planned development to permit exceptions to ordinance requirements relative to setbacks. The applicant proposes to allow for the care of up to twelve (12) children from their home. This is the applicant's initial request on the Property. As part of the overall request, the applicant is seeking an exception to the required forty-foot (40') side yard setback to allow for the construction of an addition connecting the detached garage to the dwelling.

25SN1056 - Overview

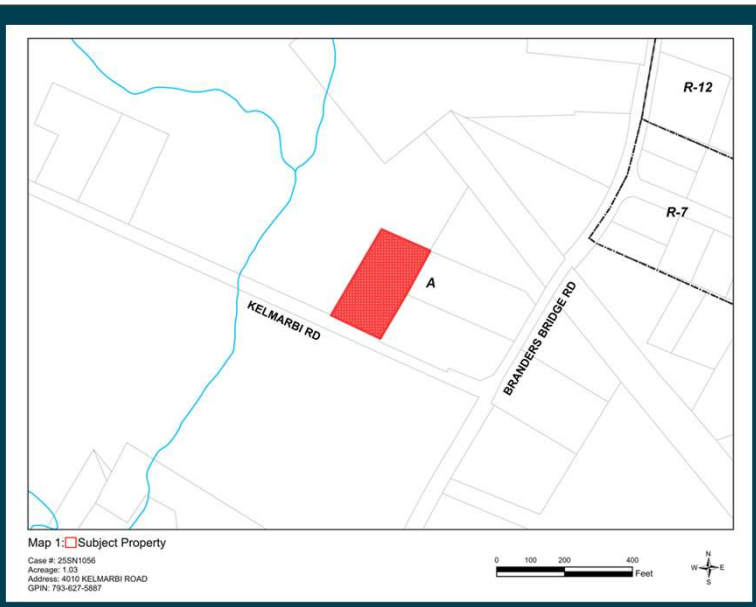
CHESTERFIELD VIRGINIA



1. Permit a family day care home to care for up to 12 children & exception relative to the side yard setback
2. Conditions ensure compatibility with surrounding residential uses
3. Planning Commission and Staff recommend approval

Overview Slide.

25SN1056 – Zoning Map



The Property contains 1.03 acres and is zoned Agricultural (A). The property is located on the north side of Kelmarbi Road, west of the intersection with Branders Bridge Road.

25SN1056 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA

The Property is improved with a single-family residence and an existing, detached garage. The aerial above shows the Property, as well as the surrounding neighborhood.

The Comprehensive Plan designates the Property for Suburban Residential II, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

25SN1056 - Conditions

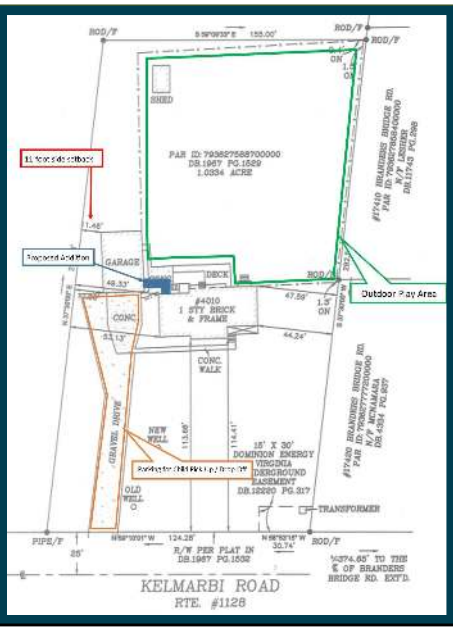
CHESTERFIELD VIRGINIA

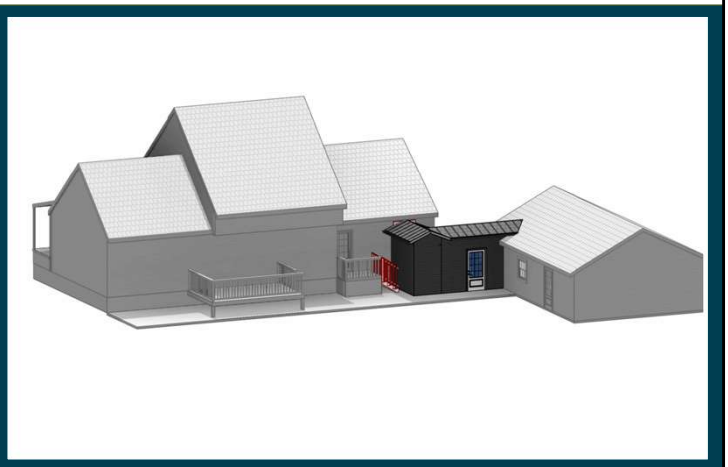
1. Non-transferrable ownership
2. Location and expansion of use
3. Signage
4. The number of children in the applicant's care
5. Hours of operation
6. Time Limitation
7. Fenced Outdoor Play Areas
8. Employees
9. Setback Requirements

A State-licensed family day care home, to allow the care of up to twelve (12) children, is proposed. This is the applicant's first request for this use on the Property and in the County. The Property contains a single-family home with a paved driveway that provides several off-street parking spaces. Conditions relative to non-transferable ownership, location and expansion of the use, signage, the number of children in the applicant's care, days and hours of operation, fenced outdoor play areas, employees, and a five (5) year time limit are provided with this request. A condition addressing the proposed side yard setback is also included with the conditions.

25SN1056 – Site Layout

CHESTERFIELD VIRGINIA





The layout in the current slide shows the applicant's Property and highlights the area where outdoor play area is planned in green, as well as where on-site parking can be accommodated for drop-off and pick-up of children in orange.

To accommodate the proposed family day care home, the applicant is seeking to construct an enclosed, breezeway addition that would connect an existing detached garage to the dwelling (image on the right above) where the daycare is proposed to be operated. Pursuant to the zoning ordinance, an attached is considered part of the principal dwelling and is therefore subject to the principal structure setbacks, in this instance forty (40) feet. The existing detached garage is located approximately eleven (11) feet from the westernmost, interior-side property line. The applicants are seeking a twenty-nine (29) foot exception to establish an eleven (11) foot interior, side yard setback along the westernmost property line as shown in the layout above.

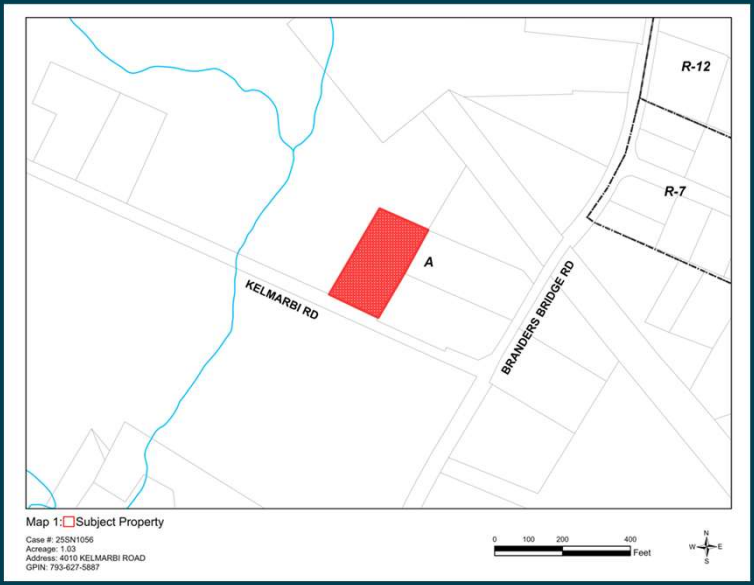
25SN1056 - Recommendation

CHESTERFIELD VIRGINIA

1. Staff Recommendation - Approval.
2. Planning Commission recommends approval.

The Planning Commission and Staff recommend approval of the applicant's request. As conditioned, staff finds that the family day care home use will remain compatible with the area residential uses and not have a negative impact on adjacent properties or the County in general. While the requested exception would bring the principal structure closer to the property line, the overall character of the property will largely remain unchanged with no adverse impact on surrounding neighbors.

25SN1056 – Zoning Map



End of presentation.

25SN1056 – Site Conditions

Extra Slide to show the Property.

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

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

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 7936275887000000 requesting a conditional use for family daycare home + a conditional use planned development for setback exceptions

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 Interest
Rocket Mortgage	1050 Woodward Ave Detroit, MI 48226-1906	
Joshua + Jennifer Field		Property Owners

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

n/a

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:

n/a

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
n/a		

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
n/a		

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
n/a		

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:

Print: Jennifer Field Joshua Field Jennifer Field Joshua Field
Applicant/Agent Name Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Colonial Heights, to-wit:

This day Jennifer field & Joshua field personally appeared before me, Kyazia Bradshaw, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 14th day of February, 20 25.

Kyazia Bradshaw
Notary Public

Registration No. 7886994

My Commission expires: July 31, 2028

KYAZIA BRADSHAW
NOTARY PUBLIC
REGISTRATION # 7886994
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2028

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.H.**

Subject:
25SN1057 - Murphy Second Dwelling - Mataoca

Board Action Requested:

Summary of Information:

Attachments:
1. 25SN1057-2025JUN25-BOS-RPT
2. 25SN1057 - PP
3. 25SN1057 - Disclosure

Preparer:

Approved By:

25SN1057 – Murphy Second Dwelling

Magisterial District – **Matoaca**

Applicant – **Diane Murphy** (434-531-5714)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Haley Gibson
(804-748-1071)

Request

Conditional Use
A second dwelling is proposed.

Planning Commission Recommendation

Approval

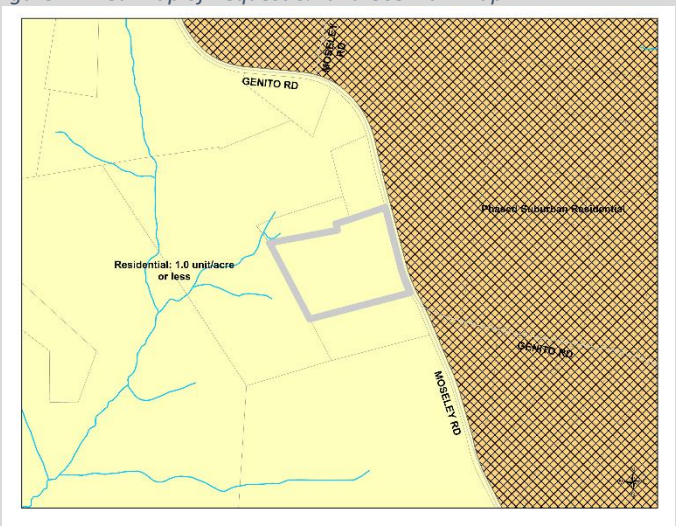
Staff Recommendation

Approval

The Property	Site Size	Comprehensive Plan – Land Use Designation	Plan Area
20011 Genito Road	5.07 Acres	Rural Residential/Agricultural	County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Conditional use to permit a second dwelling in an Agricultural (A) District.

The applicant's daughter and son in law currently reside within the existing dwelling on the Property. Construction of a second dwelling that is detached from the principal dwelling to be occupied by the applicant is proposed.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

Similar requests have been approved with no known adverse impacts. Occupancy of the second dwelling will be limited to the occupants of the primary dwelling, relatives of the occupants, personal guests, or household employees. The proposal's impact on surrounding properties will be minimal and the residential character of the area maintained.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. Conditions have been identified in this report.
3. Both Planning Commission and Staff recommend the conditions identified in this report.

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Planning

Comprehensive Plan – Land Use Plan Designation

The **Comprehensive Plan** designates the Property for Rural Residential/Agricultural, which suggests the Property is appropriate for single family dwellings on a minimum of five (5) acres fronting existing public roads, single family dwellings on a minimum of one (1) acre created through family divisions, single family dwellings on less than five (5) acres in instances where the parcel was created prior to the adoption of the five (5) acre requirement, or farming and forestry, open space and conservation easements.

Proposal

The Property is located along Genito Road outside of a subdivision, and currently occupied by one single family dwelling that was originally constructed in 1904. The applicant's request is to construct a detached second dwelling on the Property as generally shown in Exhibit A and Figure 3 below by the red circle.

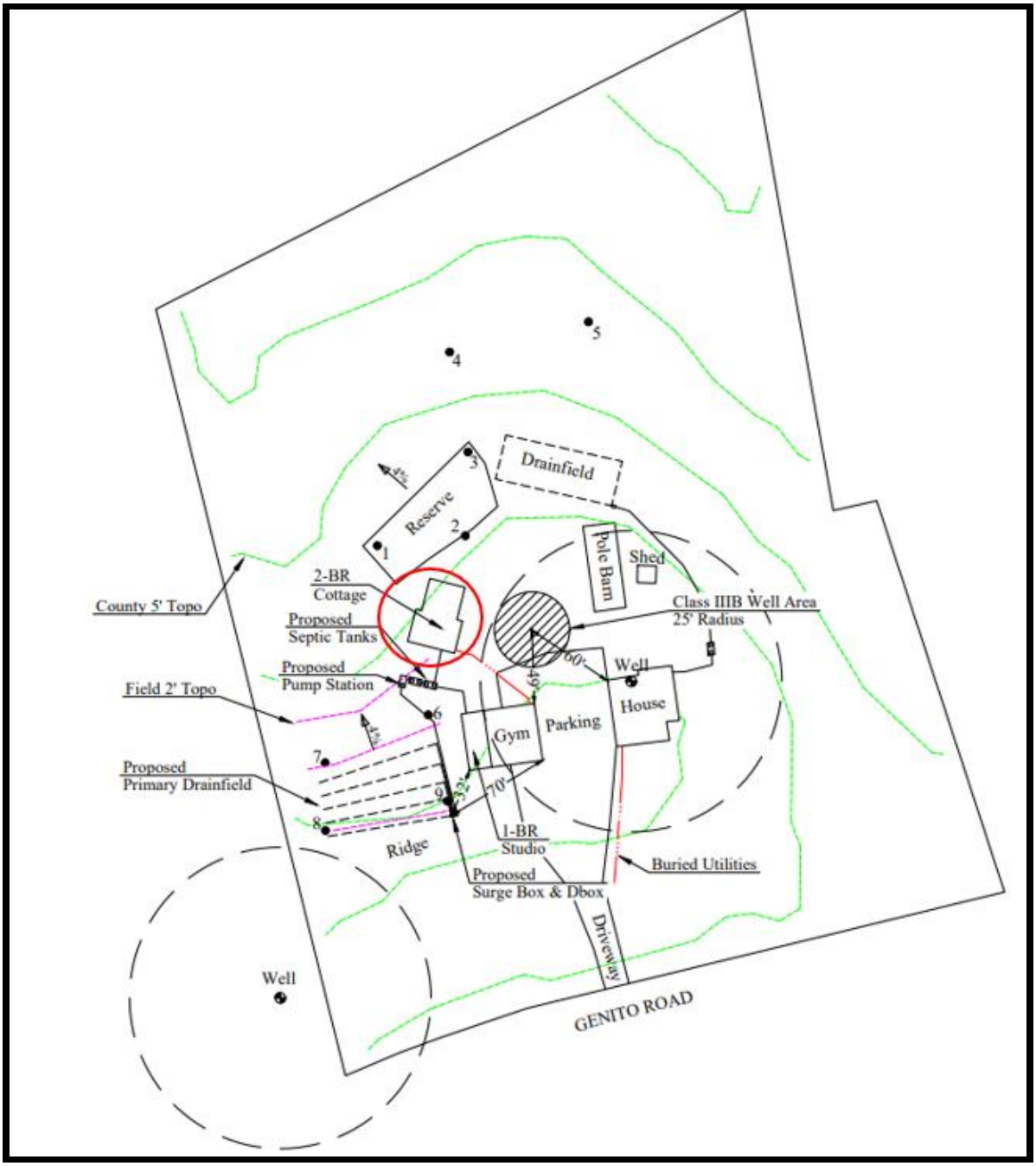


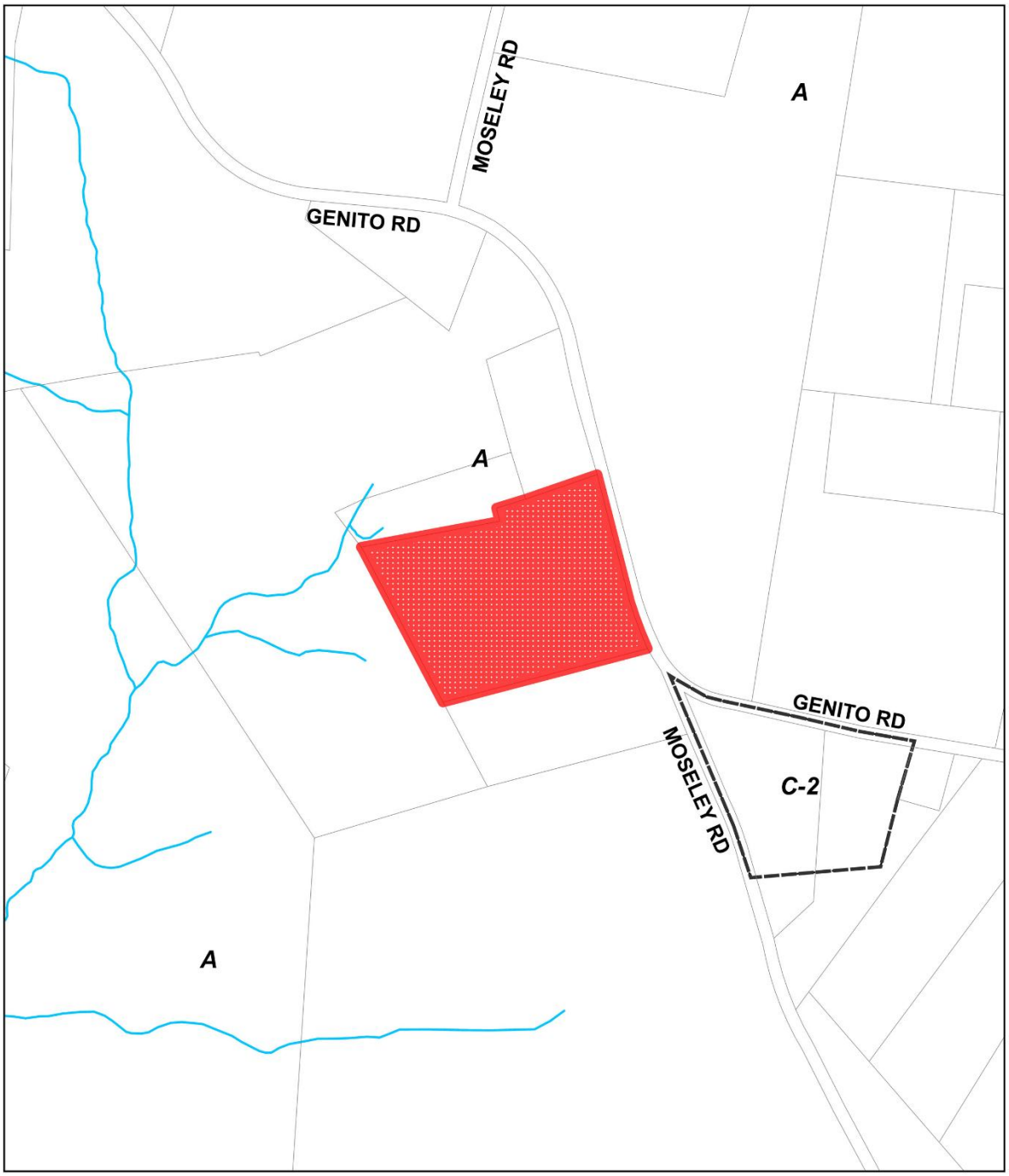
Figure 3 – Proposed layout plan of the Property reflecting existing site conditions and location of proposed second dwelling.

The owners of the Property are the applicant's daughter and son in law and they both currently reside on the Property. The existing dwelling on the property is 2,524 square feet in size. The request for the second dwelling is intended to provide a separate living space for the applicant to reside as she ages, so that she may be closer to her family. The applicants have noted that the proposed second dwelling will be no more than 1,200 square feet in size. In addition, the applicant has provided a conceptual elevation of what the proposed second dwelling may look like, which is reflected in Figure 4 below.

Figure 4 – Conceptual elevation of the proposed second dwelling.

The conditions recommended for this proposal would limit the occupancy of the second dwelling to the occupants of the principal dwelling, individuals related to the occupants of the principal dwelling, personal guests, and household employees (Condition 1). Additionally, a deed restriction that provides the use limitation is required to be recorded against the Property (Condition 2). The recommended conditions will guide the construction, size, and location of the proposed second dwelling, as well as prohibit a manufactured home (Condition 3). As conditioned, the use should not adversely impact the surrounding area, and the residential character of the area shall be maintained.

Current Zoning Map



Map 1: Subject Property

Case #: 25SN1057
Acreage: 5.07
Address: 20011 GENITO ROAD
GPIN: 692-692-5303

0 150 300 600 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area
The Magnolia Green Fire Station, Company Number 25

Additional Information
This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Swift Creek	36	Matoaca

Additional Information
This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request will have a minimal impact on the transportation network.

Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed zoning Case 25SN1057, a conditional use to permit a second dwelling in an Agricultural District. This request does not appear to impact VDOT-maintained rights-of-way; VDOT offers no comment at this time.

Utilities – Water and Wastewater

1. The subject property is located within a mandatory public water and wastewater connection area for new residential development.
2. The existing dwelling is served by a private well and septic systems. Public water and wastewater is not available.
3. The existing public water and wastewater systems are +/- 8,500 feet away from the subject property.
4. The applicant is proposing to use a new independent private well and septic systems for the new residential structure.
5. The Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meetings

A virtual community meeting was scheduled for April 17, 2025, but was cancelled due to lack of citizen participation.

Planning Commission

5/20/25 **Citizen Comments**: No citizens spoke to this request.

Recommendation: APPROVAL WITH CONDITIONS
Motion: Hylton **Second**: Hardin
AYES: Petroski, Sloan, Owens, Hylton, Hardin

Conditions

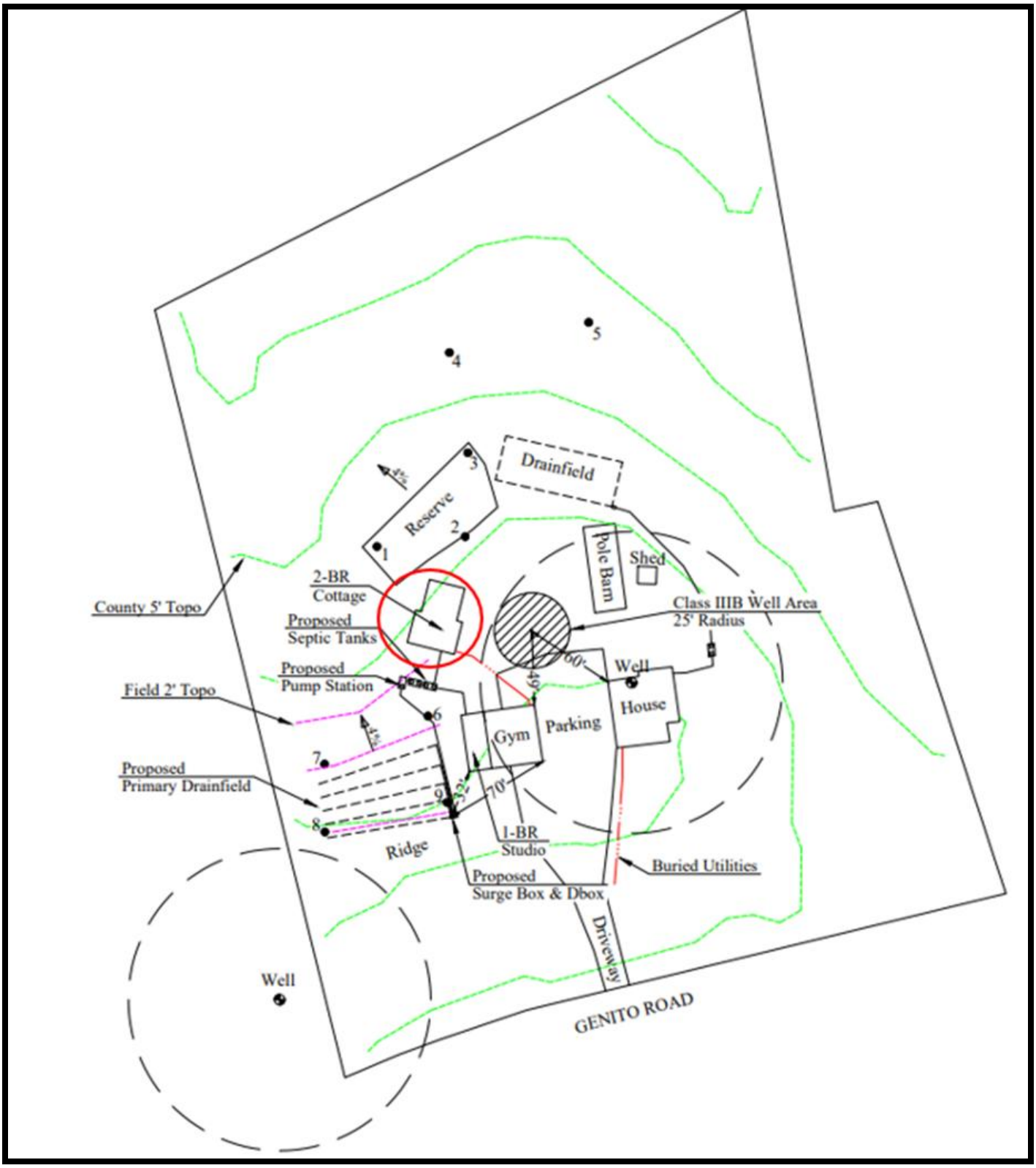
Staff Note: Both the Planning Commission and Staff recommend the following conditions:

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

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

3. Second Dwelling Location, Size and Construction Limitations. The following limitations shall apply to the second dwelling on the Property:
    a. The second dwelling shall be located on the Property as generally depicted in Exhibit A.
    b. The second dwelling shall be no larger than 1,200 square feet.
    c. A manufactured home shall not be permitted on this property. (P)

Proposed Layout Plan – Exhibit A



Case Contacts

Applicant

- **Applicant's Contact:**
  Diane Murphy (434-531-5714)
  dlmurphy1090@yahoo.com

District Planning Commissioner

- Tommy Owens (804-869-2214)
  owenstommy@chesterfield.gov

Staff

- **Planning Department Case Manager:** Haley Gibson (804-748-1071) gibsonha@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

25SN1057 - Matoaca

CHESTERFIELD VIRGINIA

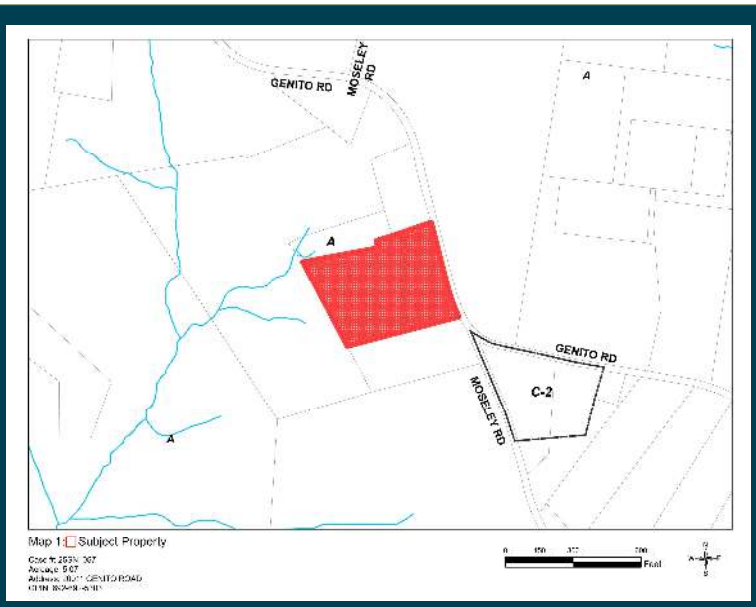
Murphy Second Dwelling

Conditional use to permit a second dwelling in an Agricultural (A) District.

Case 25SN1057, in Matoaca Magisterial District, Murphy Second Dwelling, is a request for conditional use to permit a second dwelling in an Agricultural (A) District.

25SN1057 - Overview

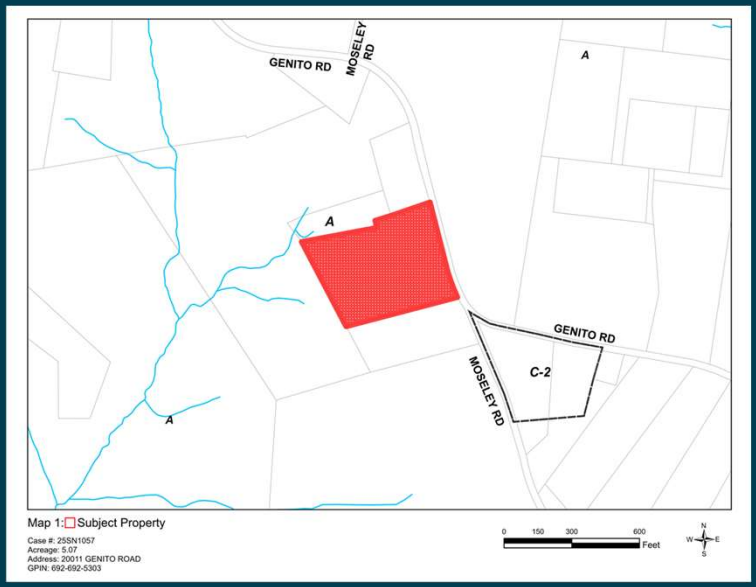
CHESTERFIELD VIRGINIA



1. Conditional use to permit a second dwelling
2. Occupancy, size, and location to be limited for the second dwelling
3. Planning Commission and Staff recommend approval

Overview Slide.

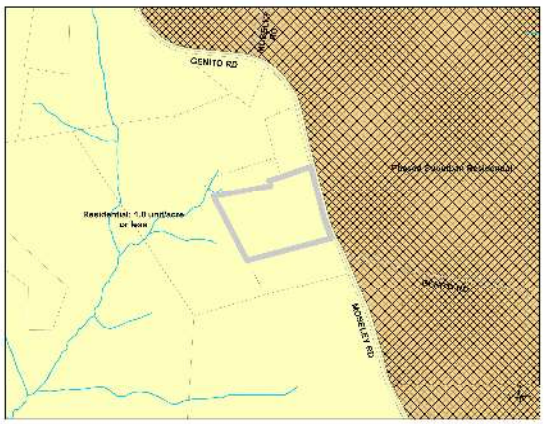
25SN1057 – Zoning Map



The Property is 5.07 acres in size and zoned Agricultural (A). Adjoining properties are zoned Agricultural (A) and Commercial (C-2).

25SN1057 – Aerial & Land Use Plan Map

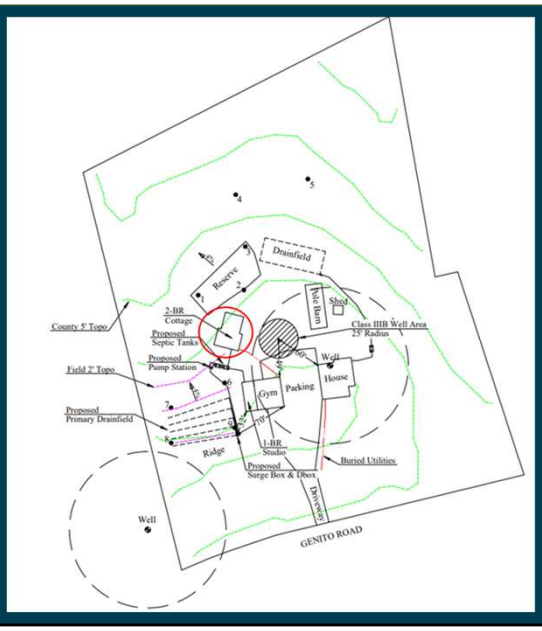
CHESTERFIELD VIRGINIA



The first image on the left shows the Property as being occupied by a single family dwelling located outside of a subdivision.

The second image on the right shows the Comprehensive Plan's land use designation map. The Plan designates the Property for Residential development at a maximum of 1.5 units per acre or less.

25SN1057 – Conceptual Layout Plan



The Property is located along Genito Road outside of a subdivision, and currently occupied by one single family dwelling that was originally constructed in 1904. The owners of the Property are the applicant's daughter and son in law and they both currently reside on the Property. The existing dwelling on the property is 2,524 square feet in size.

The applicant's request is to construct a detached second dwelling on the Property as shown here.

25SN1057 – Conceptual Elevation

The request for the second dwelling is intended to provide a separate living space for the applicant to reside as she ages, so that she may be closer to her family. The applicants have noted that the proposed second dwelling will be no more than 1,200 square feet in size. In addition, the applicant has provided a conceptual elevation of what the proposed second dwelling may look like, which is reflected here.

25SN1057 – Zoning Conditions

CHESTERFIELD VIRGINIA

1. Occupancy
2. Deed Restriction
3. Second Dwelling Location, Size, and Construction Limitation

The conditions recommended for this proposal would limit the occupancy of the second dwelling to the occupants of the principal dwelling, individuals related to the occupants of the principal dwelling, personal guests, and household employees (Condition 1). Additionally, a deed restriction that provides the use limitation is required to be recorded against the Property (Condition 2). The recommended conditions will guide the construction, size, and location of the proposed second dwelling, as well as prohibit a manufactured home (Condition 3). As conditioned, the use should not adversely impact the surrounding area, and the residential character of the area shall be maintained.

25SN1057 - Recommendations

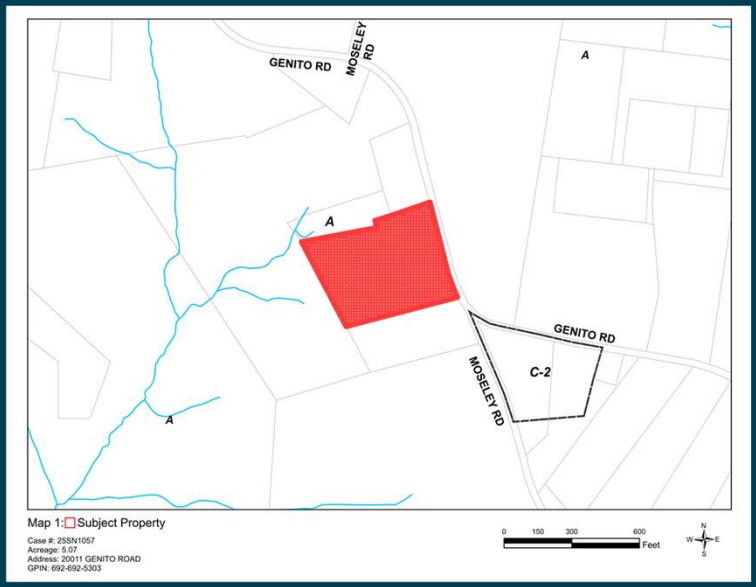
CHESTERFIELD VIRGINIA

1. Planning Commission – Approval
2. Staff – Approval

Similar requests have been approved with no known adverse impacts. Occupancy of the second dwelling will be limited to the occupants of the primary dwelling, relatives of the occupants, personal guests, or household employees. The proposal's impact on surrounding properties will be minimal and the residential character of the area maintained.

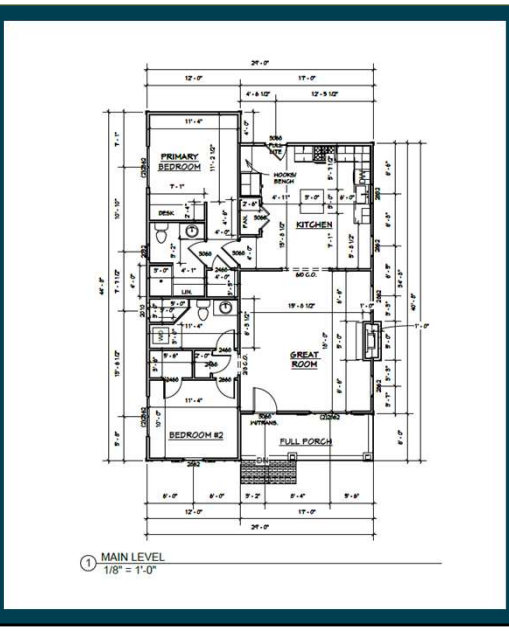
As such, Planning Commission and Staff recommend approval of this request.

25SN1057 – Zoning Map



End of Presentation

25SN1057 – Conceptual Floor Plan



Conceptual floor plan if needed.

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #

25SN1057

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

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 692-692-5303-00000 requesting conditional use to permit a second dweling.

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 Interest
MURPHY MEAGAN & MANSON ANDREW B 20011 GENITO ROAD, MOSELEY, VA, 23120 PROPERTY OWNERS		
Meagan Murphy	20011 Genito Rd	Property owner
Andrew Manson	~~Chesterfield~~, VA	↓
	Moseley, VA 23120-1017	

3. I hereby certify that the following corporations disclosed in Pararaph 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

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:

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:

Print: Diane Murphy
Applicant/Agent/Name

Diane Murphy
Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Fredericksburg, to-wit:

This day February 11th, 2025 - Diane Murphy personally appeared before me, Sarah Lynn Hall, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 11th day of February 2025.

SARAH LYNN HALL
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2027
COMMISSION # 7838245

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.I.**

Subject:
25SN1132 - Brandt Veterinary Services - Mataoca

Board Action Requested:

Summary of Information:

Attachments:
1. 25SN1132-2025JUN25-BOS-RPT
2. 25SN1132-2025JUN25-BOS-ADD
3. 25SN1132 - Disclosure
4. 25SN1132 - PP

Preparer:

Approved By:

25SN1132 – Brandt Veterinary Services

Magisterial District – **Matoaca**

Applicant – **Steven Brandt** (804-387-9962)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Haley Gibson
(804-748-1071)

Request

Amend Prior Case

Amendment to a previously approved zoning case to permit a veterinary hospital.

Planning Commission Recommendation

Pending – THIS CASE IS DOUBLE ADVERTISED. Planning Commission will consider this case at the June 17, 2025, meeting. An addendum will be provided containing the results of the CPC action.

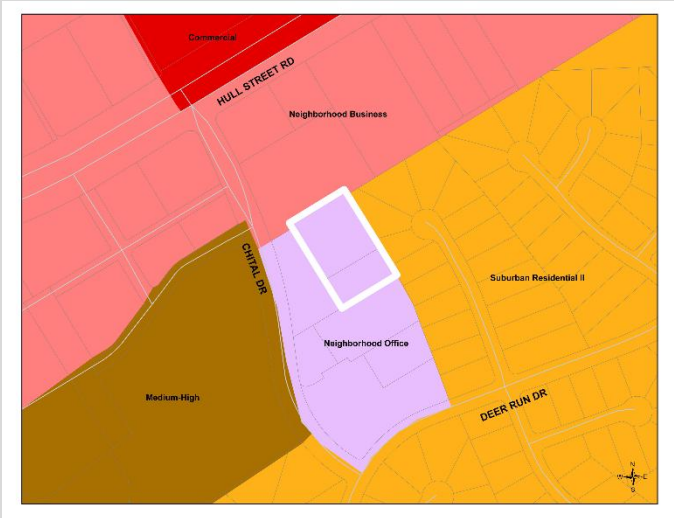
Staff Recommendation

Approval

The Property	Site Size	Comprehensive Plan – Land Use Designation	Plan Area
13861 Hull Street Road and 6909 Chital Drive	1.65 Acres	Neighborhood Office	County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Amendment to previously approved zoning case (85SN0035) to permit a veterinary hospital in a Light Industrial (I-1) District is proposed.

The applicant will remodel space in a larger building on the Property across the parking lot to accommodate a veterinary hospital. The current zoning of this building does not permit a veterinary hospital.

Recommendations

PLANNING COMMISSION – PENDING

AN ADDENDUM WILL FOLLOW THE JUNE 17, 2025, PUBLIC HEARNG TO UPDATE THE PLANNING COMMISSION RECCOMENDATION.

STAFF - APPROVAL

The **Comprehensive Plan** calls for Neighborhood Office uses, which suggest the Property is appropriate for professional and administrative offices or similar uses. Given that the activities of a veterinary hospital will be conducted mostly indoors (other than a small outside walking area for the animals), there will be no outdoor run area or boarding of animals, the proposed use should be no more intense than the uses already permitted. As such, staff supports this request.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Conditions have been identified in this report.
3. Staff recommends the conditions identified in this report
4. **THIS CASE IS DOUBLE ADVERTISED. SHOULD THE PLANNING COMMISSION ACT ON THIS CASE AT THEIR JUNE 17, 2025, PUBLIC HEARING, THE BOARD OF SUPERVISORS WILL CONSIDER THIS CASE AT THEIR JUNE 25, 2025, PUBLIC HEARING.**

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Case Contacts 22

Planning

Zoning History

85SN0035: Approved (6/1985)

Rezoning from Agricultural (A) to Residential (R-12), Office (O), Convenience Business (B-1), and Light Industrial (M-1), plus conditional use planned development (CUPD) to permit use and bulk exceptions on 428.7 acres. The applicant proposed a mixed use community to include residential, office, commercial and light industrial uses. Some conditions of approval addressed:

1. Size of homes
2. Restrictive Covenants
3. Use exceptions

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Neighborhood Office, which suggests the Property is appropriate for professional and administrative offices or similar uses. Typical uses could include doctor, lawyer, accountant and real estate offices.

Proposal

In 1999 the Board of Supervisors approved zoning Case 99SN0196 which amended the prior zoning (Case 85SN0035) to permit a veterinary hospital on the building located on the parcel known as 6901 Chital Drive. (Figure 3) This is where the applicant has operated his business, Brandt Veterinary Services, for the last twenty-four (24) years.

Figure 3 – Aerial image reflecting where Case 99SN0196 permitted a veterinary hospital.

However, the business is growing, and the applicant seeks a larger space to accommodate his growing clientele and staff. The applicant proposes to relocate the veterinary hospital to a larger building at 13861 Hull Street Road and 6909 Chital Drive (as shown in Figure 4 and Exhibit A). To accommodate the relocation, amendment of prior zoning (Case 85SN0035) is necessary.

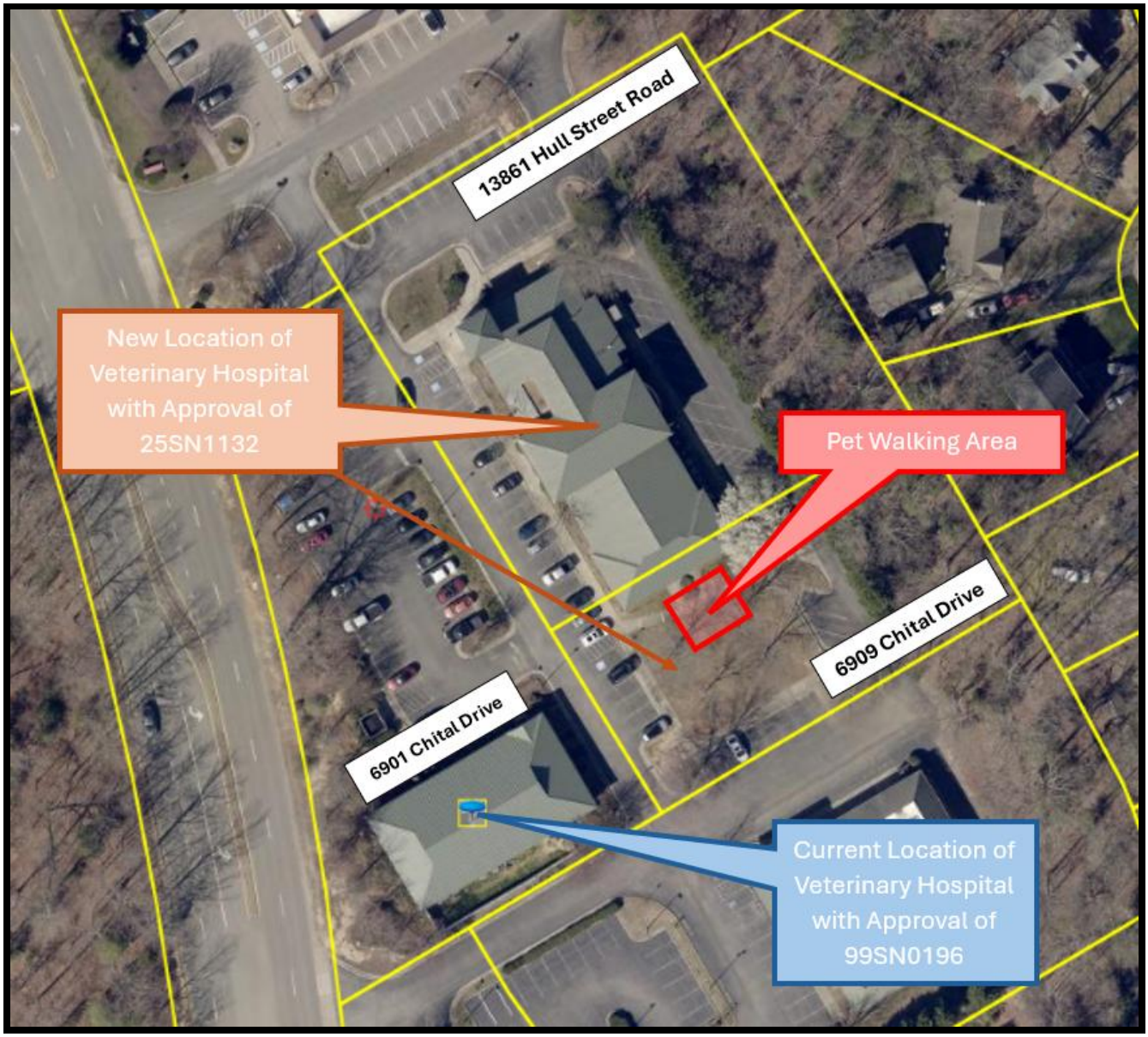
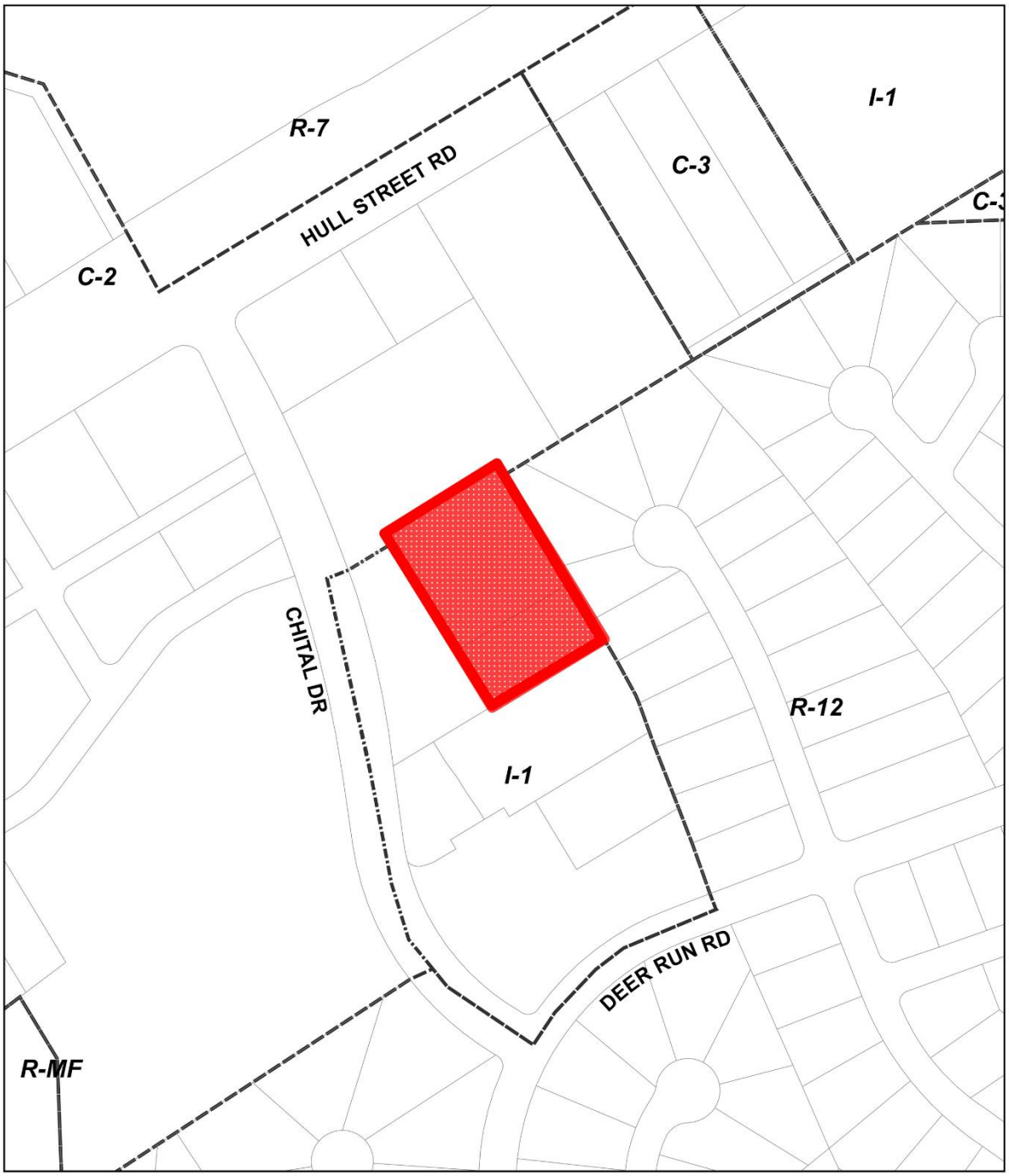


Figure 4 – Aerial image reflecting where the veterinary hospital proposes to relocate to and proposed potty area.

The veterinary hospital will continue to have the same hours of operation as currently operating, which are as follows: Monday through Thursday from 7:30 AM to 7 PM, Friday from 7:30 AM to 6 PM, and Saturday from 9 AM to 12 PM (Condition 1). Overnight care of animals who have had procedures will occur, but boarding services shall not be permitted (Condition 2). In addition, no outdoor run area will be permitted (Condition 3). However, a small pet walking area for the animals to use during their time at the hospital will be permitted, but animals must be supervised while in this area (Condition 4).

The proposed use of a veterinary clinic is compatible with other area uses and the Comprehensive Land Use Plan. In addition, a veterinary hospital has operated in the same general location for over twenty (20) years with no adverse impact to the surrounding area. The building at 13861 Hull Street Road that the veterinary hospital is being proposed to relocate to is 12,312 finished square feet, whereas the building where the veterinary hospital currently operates is only 3,300 finished square feet. Also, as stated previously, the applicant intends to construct an outdoor pet walking area screened by a six (6) foot tall white vinyl fence with decorative lattice on top for the animals to use during their stay. As such, the Property provides a larger, more useable space for this growing business, and the conditions included with this application will ensure the continued operation of this use will have minimal impact on the surrounding area. Staff supports this request.

Current Zoning Map



Map 1: Subject Property

Case #: 25SN1132
Acreage: 1.65
Address: 13861 HULL STREET ROAD & 6909 CHITAL DRIVE
GPIN's: 726-671-9678 & 727-671-0364

0 100 200 400 Feet

N W E S

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area
The Clover Hill Fire Station, Company Number 7

Additional Information
This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Swift Creek	32	Matoaca

Additional Information
This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

This request is anticipated to have a similar traffic impact as the existing permitted uses on the property.

Transportation - Virginia Department of Transportation

The Virginia Department of Transportation (VDOT) has reviewed Case 25SN1132 to amend prior zoning Case 85SN0035 to permit a veterinary hospital on the subject property. There will be no boarding or outdoor run areas. This request does not appear to impact VDOT-maintained rights-of-way; VDOT offers no comment at this time.

Utilities – Water and Wastewater

1. Request site is connected to public water and wastewater.
2. No impact to Utilities.
3. Utilities supports this request.

Community Engagement & Public Hearings

Community Meetings

No community meeting was held for this request.

Planning Commission

6/17/2025: **THIS CASE IS DOUBLE ADVERTISED. SHOULD THE PLANNING COMMISSION ACT ON THIS CASE AT THEIR JUNE 17, 2025, PUBLIC HEARING, THE BOARD OF SUPERVISORS WILL CONSIDER THIS CASE AT THEIR JUNE 25, 2025, PUBLIC HEARING. AN ADDENDUM WILL FOLLOW THE JUNE 17, 2025, PUBLIC HEARING TO UPDATE THE PLANNING COMMISSION RECCOMENDATION.**

Conditions

1. Use. In addition to uses currently permitted on the Property, a veterinary hospital shall also be permitted. (P)
   (Note: This condition is in addition to CONDITIONS FOR PARCEL D of Case 85SN0035, Textual Statement relative to uses.)

2. Hours of Operation. Hours of operation shall be Monday through Thursday from 7:30 AM to 7:00 PM, Friday from 7:30 AM to 6:00 PM, and Saturday from 9 AM to 12 PM. (P)

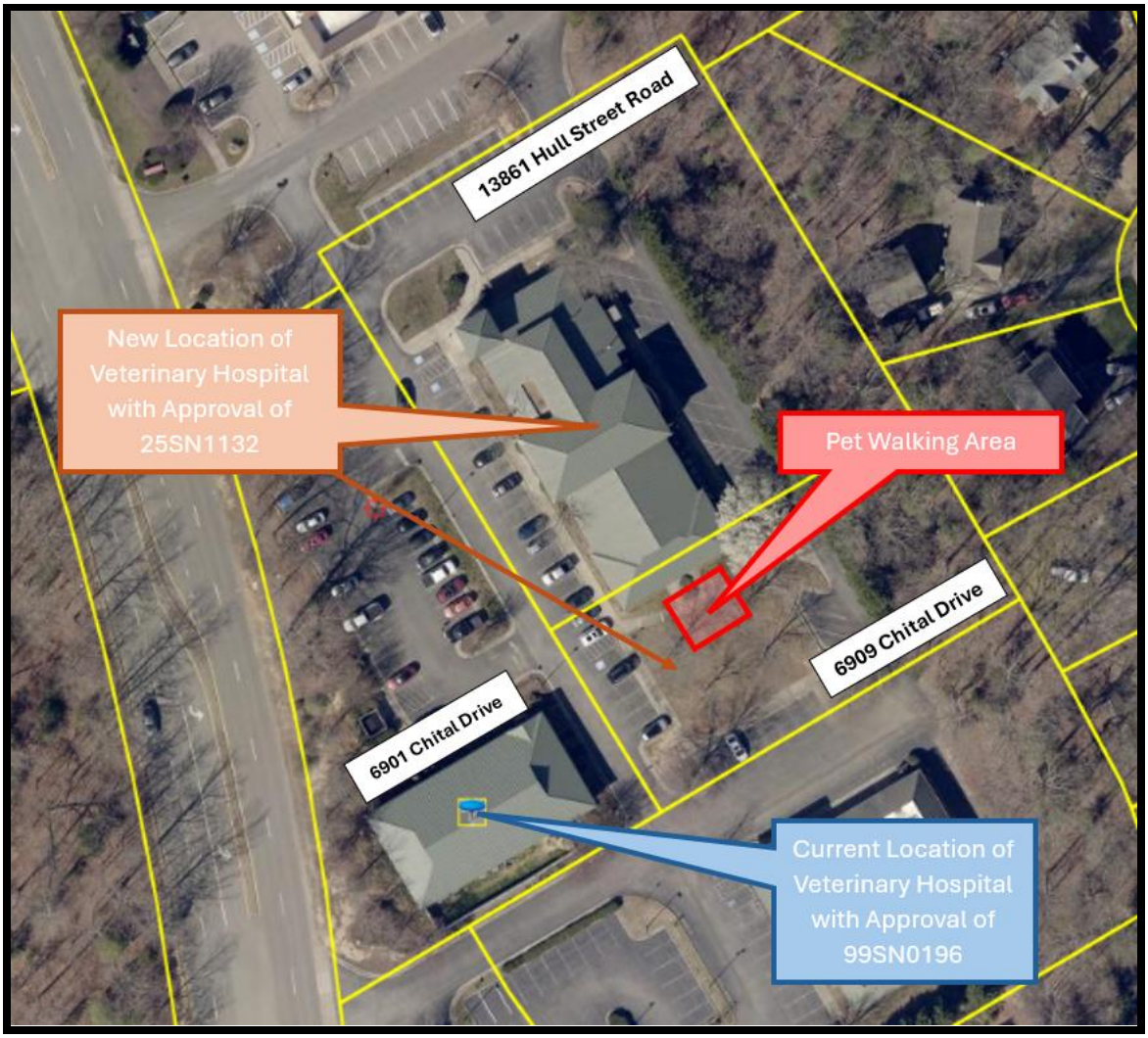
3. Boarding of Animals. No commercial boarding services shall be permitted. However, the overnight stay of animals who received veterinary care services is permitted. (P)

4. Outdoor Run. No outdoor run area shall be permitted. (P)

5. Outdoor walking Area. One (1) fenced outdoor pet walking area (subject to required setbacks) where the animals must be supervised while inside shall be permitted in the location as generally depicted on Exhibit A. The walking area shall be no more than 150 square feet in size. (P)

Staff note: All other conditions of Case 85SN0035 remain in effect.

Conceptual Layout Plan – Exhibit A



Case 85SN0035 Approved Conditions

Note: Page 17 of this staff report shows the condition being amended with 25SN1132.

85S035

In Matoaca Magisterial District, WILLIAM B. DUVAL requested rezoning from Agricultural (A) to Residential (R-12) of 357.4 acres; to Office Business (O) of 16.0 acres; to Convenience Business (B-1) of 38.0 acres; and to Light Industrial (M-1) of 17.3 acres plus Conditional Use Planned Development to permit use and bulk exceptions on a total of 428.7 acres fronting in two places on the south line of Hull Street Road for a total of approximately 2,878 feet, also fronting in two places on North Spring Run Road for a total of approximately 2,174 feet, and located in the southeast quadrant of the intersection of these roads. Tax Map 75-4 (1) Parcel 2 (Sheet 20).

Mr. Poole stated the Planning Commission had recommended approval of the request subject to certain conditions. He distributed an addendum offered by the applicant as well. Mr. Ed Willey, Jr. was present representing the applicant. He stated the staff and

85-428

Planning Commission had approved this request and the applicant agrees with all the conditions recommended by staff. He reviewed the status of the development of the area with regard to flood plain, the acreage, office space, B-1, M-1, a one acre library site, etc. He stated the traffic plan is for internal access which will prevent the development from interfering with traffic on Route 360, a traffic light will be installed along Route 360 and it is a plan that has been thoroughly studied, has been conditioned by the staff and is one that meets all the criteria of the zoning ordinance. He stated an adjacent subdivision and properties owners were concerned with drainage, stub roads, size of homes, etc. for which they have proffered conditions which have satisfied them. He presented pictures of homes which were proffered as part of the case. He stated the developer has also agreed not to build on the industrial or office business zoning for a period of five years so that the residential property would be developed out before the commercial uses would be constructed. He stated the developer also proffered restrictive covenants and reviewed further the size of homes, unfinished homes permitting young families to be able to expand at their own financial pace, the addendum as presented, the selling price of each home, etc. Mr. Mayes inquired if staff's recommendation included the addendum. Mr. Poole stated it did.

Mr. Applegate disclosed to the Board that he has ownership interests with a piece of property located in the general area but by the map he could not determine how close it actually was, but declared a possible conflict of interest pursuant to the Virginia Comprehensive Conflict of Interest Act and excused himself from the meeting.

Mr. Poole noted that the plan called for a four acre library site whereas Mr. Willey alluded to a one acre site. Mrs. Girone stated she liked the flexibility of the financial planning for home purchasers. She inquired about condition #7 and Deer Run Drive which Mr. Willey explained would not have homes facing on the entrance ways. Mr. Mayes stated he also liked the concept and the flexibility for people buying homes.

On motion of Mr. Dodd, seconded by Mr. Mayes, the Board approved this request subject to the following conditions:

1. The following conditions notwithstanding, the plan titled Deer Run, Conceptual Master Plan, prepared by Lewis & Owens, Inc., and the textual statement shall be considered the plan of development. (P)

2. Thirty-five (35) feet of right of way, measured from the centerline of Spring Run and North Spring Run Roads, shall be dedicated to and for the County of Chesterfield, free and unrestricted. This dedication may be phased in conjunction with the phasing of the development. (T)

3. In conjunction with the first schematic or tentative plan submission, a phasing plan for the following improvements shall be submitted to the Transportation Department and VDH&T for approval:

   a. Additional pavement and curb and gutter along North Spring Run Road and Route 360.

   b. Additional pavement along Spring Run Road at its intersection with "A" Street.

   c. Relocation of the crossover on Route 360 to align with Deer Run Drive and Harbour Pointe Parkway Extended.

   d. Construction of adequate left-turn lanes on Route 360 at each crossover location. (T)

4. Prior to full development, VDH&T may conduct a traffic signal study along Route 360 and, if a signal is warranted,

85-429

the developer shall bear the full cost of signal installation. (T)

5. Access to North Spring Run Road, Spring Run Road, and Route 360 shall be limited to the proposed public roads shown on the Master Plan. The Planning Commission may modify this condition at the time of tentative or schematic plan review. (T)

6. "B" Street shall align with the existing crossover on Route 360. Deer Run Drive shall align with proposed Harbour Pointe Parkway. (T)

7. Prior to any schematic or tentative subdivision plan approval, a traffic impact analysis shall be submitted to the Transportation Department and VDH&T. The improvements specified herein may be modified by the Planning Commission at the time of tentative or schematic plan review if the traffic impact analysis warrants modification. Deer Run Drive, from Route 360 south to its intersection with the first residential road, "B" Street and "C" Street shall have minimum rights of way of seventy (70) feet and shall be constructed to a four (4) lane, curb and gutter, typical section. The remaining portion of Deer Run Drive and "A" Street, from Spring Run Road to Deer Run Drive, shall have minimum rights of way of sixty (60) feet. Lots shall not front nor have individual access to either Deer Run Drive or "A" Street, between Spring Run Road and Deer Run Drive. (T)

8. Parcels A, B, C, D, E, and F shall be designed with an internal focus similar to development which has occurred at Brandermill. Parking and buildings shall be designed to impart a character not representative of typical strip commercial development. At the time of schematic plan review for these tracts, particular conditions may be imposed which further insure that the spirit and intent of this condition is met. Schematic plans for these parcels shall include the entire parcel and not part of a parcel. Buffers shall be provided within each parcel where adjacent to residentially zoned property. The exact width and treatment of these buffers shall be addressed at the time of schematic plan review. (P)

(Note: This condition supersedes the Textual Statement section titled "The following conditions are requested for Parcels A, B, C, D, E, and F.")

9. Where residential lots back or side to public roads, buffers shall be provided. The exact width and treatment of these buffers shall be addressed at the time of schematic/tentative plan review. Conceptual buffer plans shall be submitted to the Planning Commission for approval in conjunction with schematic/tentative subdivision review. Detailed plans shall be submitted to the Planning Department for approval in conjunction with final site plan/check plat review. (P)

(Note: This condition supersedes Textual Statement, Conditions for Parcel G, 2.)

10. In conjunction with the first schematic/tentative plan submission, the developer shall submit an acceptable proposal for dedication of a minimum of four (4) acres for a library site either on or in the vicinity of Parcel F. Dedication shall be established at the time of schematic plan review. (P)

11. Drive-in establishments shall not be permitted in Parcel E. (P)

(Note: This condition supersedes Textual Statement, Conditions for Parcel E, Use Exceptions, 18).

12. Recreational facilities shall be permitted should the developer desire to provide them for use by residents in Parcel G. The exact location shall be approved at the time of the first tentative/schematic plan review for the subdivision. Schematic plans for these facilities shall be submitted to the Planning Commission for approval. (P)

13. Concrete curb and gutter shall be installed around the perimeter of all driveways and parking areas in the office, commercial and industrial tracts. Parking areas in the industrial tracts shall be paved. Drainage shall be designed so as not to interfere with pedestrian access. (EE)

14. The developer shall provide an accurate account of the drainage situation for each phase of development, showing existing drainage, and the impact this project will have on the site and surrounding area. The developer shall submit a plan to Environmental Engineering providing for on- and off-site drainage facilities to be utilized in the hydraulic engineering of this project. This plan shall be approved by Environmental Engineering prior to the clearing of any land and implemented prior to the issuance of any occupancy permit. (EE)

15. The developer shall submit a plan for erosion and sediment control to Environmental Engineering for approval. This plan shall adhere to the requirements of the "Virginia Erosion and Sediment Control Handbook, Second Edition 1980," prepared by the Virginia Soil and Water Conservation Commission. The plan shall be approved by Environmental Engineering prior to the issuance of any building permit and implemented prior to the clearing of any land. (EE)

16. Access shall be provided from this development to the outparcels (i.e., Tax Map 75-3 (1) Parcels 6, 7 and 8) which front Route 360. The exact location of access shall be determined at the time of schematic plan review for either Parcel B or E. (P)

17. SIZE OF HOMES

The following minimum square footages shall govern house sizes. Required amenities shall include attached covered porches, covered stoops, breezeways and garages, which shall not be included in computing minimum square footage:

One story (Ranch style) . . . 1,200 finished sq. ft.
Two story . . . 1,660 gross sq. ft.
One and one-half story . . . 1,430 gross sq. ft.

18. The developer shall record the following as restrictive covenants:

a. All homes shall conform to a colonial or traditional architectural style as shown on the pictures submitted at the Planning Commission public hearing.

b. No home shall be erected or altered on any lots until the construction plans have been approved in writing by an Architectural Control Committee.

c. All houses must have some exterior appurtenance on either the front or side elevation such as covered stoops, porches or decks. These exterior appurtenances must have a minimum of forty (40) square feet.

85-431

d. There will be no strip clearing of all trees from any lot. Where possible, a natural tree buffer shall remain on both the rear and sides of all lots. Brush and scrub trees under six (6) inches in diameter may be removed from all lots, if so desired.

e. No fences shall be permitted between the residence and the street line. Split rail fences or other wooden fences may be built between the rear of the

house and the rear lot line. The split rail fences may be backed with wire to provide animal retention. There shall be no metal or chain link fences permitted.

f. All visible foundations shall be constructed of brick only on all exterior walls.

g. All exterior chimneys shall be constructed of brick or stone only.

h. No prefabricated houses will be erected on any lots.

i. No aluminum or vinyl siding will be used with the exception of aluminum trim.

j. All one and one-half (1½) story houses will have at least one (1) dormer window.

k. Roof pitch, except for covered porches, shall have a minimum of five (5) inch rise per foot.

l. There shall be no clearing or other disturbance of the area within the 100 year floodplain except utility and drainage easements. The floodplain area shall otherwise remain in its present natural state.

m. No ranch style homes will be built on adjoining lots, and ranch style homes shall constitute no more than 25% of the homes constructed in the subdivision. There shall be no bi-level or split foyer homes allowed.

Ayes: Mr. Mayes, Mr. Daniel, Mr. Dodd and Mrs. Girone.
Absent: Mr. Applegate.

DEER RUN

PROPOSED REZONING IN
CONDITIONAL USE DEVELOPMENT

CONDITIONS FOR PARCEL A

The following use exceptions are requested to be permitted in the B-1 Convenience Business District:

1. Automobile service station.
2. Contractors' offices and display rooms.
3. Department store.
4. Electrical, plumbing or heating shops, sales and service.
5. Fraternal, philanthropic, and charitable uses.
6. Health clubs.
7. Laboratories.
8. Liquor store.
9. Printing shops.
10. Repair services, except of motor vehicles.
11. Schools--commercial, trade, music, dance, business, vocational and training.
12. Theaters, except drive-in theaters.
13. Tool and equipment rental.
14. Other motor vehicle transportation.
15. Motor vehicle accessory stores
16. Pet Grooming Shop.
17. Veterinary clinics.
18. Drive-in establishments.

In conjunction with the approval of this application, the following exceptions to the bulk requirements of the Zoning Ordinance are requested.

. A maximum of four individual stores or shops may exceed twelve thousand square feet of gross floor area.

CONDITIONS FOR PARCEL B

The following use exceptions are requested to be permitted in the B-1 Convenience Business District:

1. Automobile service station.
2. Carpenter and cabinet shops.
3. Contractors' offices and display rooms.
4. Electrical, plumbing or heating shops, sales and service.
5. Fraternal, philanthropic, and charitable uses.
6. Funeral homes or mortuaries.
7. Health clubs.
8. Laboratories.
9. Liquor store.
10. Printing shops.
11. Repair services, except of motor vehicles.
12. Schools--commercial, trade, music, dance, business, vocational and training.
13. Theaters, except drive-in theaters.
14. Tool and equipment rental.
15. Other motor vehicle transportation.
16. Motor vehicle accessory stores.
17. Pet Grooming Shop.
18. Veterinary clinics.
19. Drive-in establishments.

CONDITIONS FOR PARCEL C

The following use exceptions shall be permitted in the O - Office Business District:

1. Antique shop.
2. Art school, gallery or museum.
3. Artist material and supply store.

CONDITIONS FOR PARCEL C (Continued)

4. Bank.

5. Book or stationery store.

6. Brokerage.

7. Catering establishment.

8. Cleaning, pressing and laundry.

9. Florist Shop (exclusive of greenhouse & nursery.)

10. Medical facility.

11. Messenger or telegraph service.

12. Museums.

13. Nursery schools, child or day care centers and kindergartens.

14. Post office.

15. Radio and television broadcasting studios and offices exclusive of towers.

16. Restaurants, not including drive-in establishments.

17. Savings and loan associations.

18. Travel arranging and transportation ticket services.

19. Contractors' office and display rooms.

20. Funeral homes or mortuaries.

21. Schools--commercial, trade, music, dance, business, vocational and training.

CONDITIONS FOR PARCEL D

The following use exceptions are requested to be permitted in the M-1 Light Industrial District:

1. Contractor's offices and display rooms.

2. Boat sales, provided there is no outside storage or display.

3. Carpenter and cabinet shops.

4. Electrical, plumbing and heating shops, sales and services.

THE CURRENT ZONING CASE PROPOSES TO AMEND THIS CONDITION TO ALLOW FOR A VETERINARY HOSPTIAL ON THE PROPERTY

CONDITIONS FOR PARCEL D (Continued)

5. Business offices.

6. Radio and television broadcasting studios and offices, exclusive of towers.

7. Philanthropic and charitable institutions.

8. Schools, colleges, libraries and museums.

9. Churches.

10. Hospitals, clinics, santariums, medical and dental laboratories.

11. Building materials, storage and sales, provided there is no outside storage or display.

12. Contractor's shops and storage yards, provided there is no outside storage or display.

13. Restaurants.

14. Telephone booths.

15. Paint and wallpaper sales.

16. Telephone exchanges.

17. Government offices.

18. Drive-in establishments.

19. Office-warehouses when the warehouse area does not exceed twenty-five thousand square feet.

20. Recreational establishments, indoor.

In conjunction with the approval of this application, the following exceptions to the bulk requirements of the Zoning Ordinance are requested:

1. A fifty (50) foot exception to the 100 foot setback requirement for M-1 uses which are adjacent to property zoned residential.

CONDITIONS FOR PARCEL E

The following use exceptions are requested to be permitted in the M-1 Light Industrial District:

1. Contractor's offices and display rooms.

2. Boat sales, provided there is no outside storage or display.

3. Carpenter and cabinet shops.

CONDITIONS FOR PARCEL E (Continued)

4. Electrical, plumbing and heating shops, sales and services.

5. Business offices.

6. Radio and television broadcasting studios and offices, exclusive of towers.

7. Philanthropic and charitable institutions

8. Schools, colleges, libraries and museums.

9. Churches.

10. Hospitals, clinics, sanitariums, medical and dental laboratories.

11. Building materials, storage and sales, provided there is no outside storage or display.

12. Contractor's shops and storage yards, provided there is no outside storage or display.

13. Restaurants.

14. Telephone booths.

15. Paint and wallpaper sales.

16. Telephone exchanges.

17. Government offices.

18. Drive-in establishments.

19. Office-warehouses when the warehouse area does not exceed twenty-five thousand square feet.

20. Recreational establishments, indoor.

In conjunction with the approval of this application, the following exceptions to the bulk requirements of the Zoning Ordinance are requested:

1. A fifty(50) foot exception to the 100 foot setback requirement for M-1 uses which are adjacent to property zoned residential.

PARCEL F is to be Rezoned O - Office Business District

THE FOLLOWING CONDITIONS ARE REQUESTED FOR PARCELS A, B, C, D, E, AND F.

1. There shall be a fifty(50) foot natural buffer dedicated along and adjacent to property zoned residential. Existing vegetation shall be maintained in these buffers and where necessary, these buffers shall be supplemented with additional planting so as to affect a visual screen. A specific landscaping plan shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.

CONDITIONS FOR PARCEL G

1. The density shall not exceed 2.2 lots per gross acre.

2. There shall be a natural buffer dedicated along and adjacent to Spring Run Road, Deer Run Drive and "A" Street. The buffer shall be 20 feet wide when lots back to said road, drive or street and 15 feet wide when lots side to said road, drive or street. There shall be no vehicular access across these buffers.

3. The following exceptions to the R-12 bulk requirements are requested:

   a) A 2,000 sq. ft. exception to the required 12,000 sq. ft. lot area requirement.

   b) A 10 foot exception to the 90 foot front width requirement at the established building line.

   c) A 2.5 foot exception to the 10 foot side yard setback requirement.

   d) A 5 foot exception to the corner side yard setback requirement of 20 feet when back to back and 30 feet when back to side.

Case Contacts

Applicant

- **Applicant's Contact:**
  Steven Brandt (804-387-9962)
  skpcbrandt@verizon.net

District Planning Commissioner

- Tommy Owens (804-869-2214)
  owenstommy@chesterfield.gov

Staff

- **Planning Department Case Manager:** Haley Gibson (804-748-1071) gibsonha@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

25SN1132 – Brandt Veterinary Services ADDENDUM

Magisterial District – **Matoaca**

Applicant – **Steven Brandt** (804-387-9962)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Haley Gibson
(804-748-1071)

Request

Amend Prior Case

Amendment to a previously approved zoning case to permit a veterinary hospital.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

13861 Hull Street Road and 6909 Chital Drive

Site Size

1.65 Acres

Comprehensive Plan – Land Use Designation

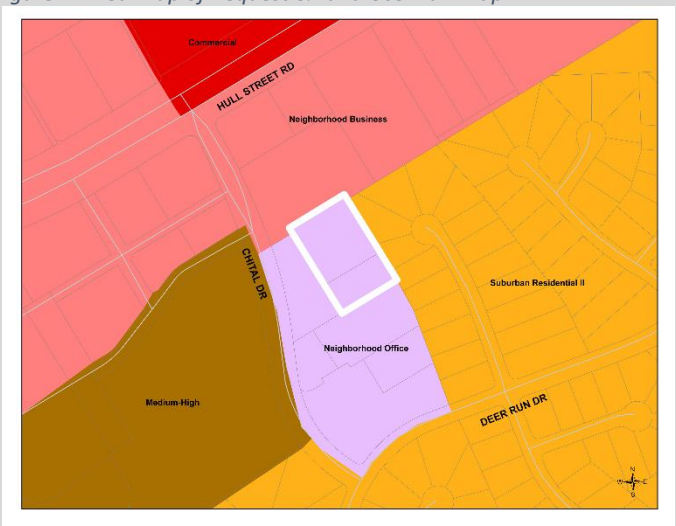
Neighborhood Office

Plan Area

County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Amendment to previously approved zoning case (85SN0035) to permit a veterinary hospital in a Light Industrial (I-1) District is proposed.

The applicant will remodel space in a larger building on the Property across the parking lot to accommodate a veterinary hospital. The current zoning of this building does not permit a veterinary hospital.

Addendum

The purpose of this Addendum is to advise the Board of the Planning Commission's action at the Planning Commission's June 17, 2025 meeting.

The recommendation is provided on the following page.

Recommendations

PLANNING COMMISSION – APPROVAL

STAFF - APPROVAL

The **Comprehensive Plan** calls for Neighborhood Office uses, which suggest the Property is appropriate for professional and administrative offices or similar uses. Given that the activities of a veterinary hospital will be conducted mostly indoors (other than a small outside walking area for the animals), there will be no outdoor run area or boarding of animals, the proposed use should be no more intense than the uses already permitted. As such, staff supports this request.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Conditions have been identified in this report.
3. Staff recommends the conditions identified in this report

Community Engagement & Public Hearings

Community Meeting

No community meeting was held for this request.

Planning Commission

6/17/2025: **Citizen Comments:** No citizens spoke to this request.
Recommendation: APPROVAL SUBJECT TO THE CONDITIONS IN THE STAFF REPORT
Motion: Owens **Second:** Hylton
AYES: Petroski, Sloan, Owens, Hylton, Hardin

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #

25SN1132

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

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 726-671-9678 and 727-671-0364 requesting to amend prior zoning to allow for a veterinary hospital.

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 Interest
Six Oaks LP	5206 Beechwood Point Ct. Midlothian, VA, 23112	Owner
Primary Health Group Inc.	7650 E Parham Road, Suite 225, Richmond, VA, 23294	Lessee

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

N/A

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:

Primary Health Group Inc.

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
Kevin Harvey (Six Oaks LP)	5206 Beechwood Point Ct, Midlothian, VA, 23112	
Lorena Harvey (Six Oaks LP)	"	"

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
N/A		

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
N/A		

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:

Print: Steven R Brandt
Applicant/Agent Name

Steven R Brandt
Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day June 6, 2025 Steven R Brandt personally appeared before me, Zenaida Velasco, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 9th day of June, 2025.

Notary Public

Registration No. 7711555

My Commission expires: 10/31/2028

ZENAIDA VELASCO
Notary Public
Commonwealth of Virginia
Registration No. 7711555
My Commission Expires Oct 31, 2028

25SN1132 – Matoaca

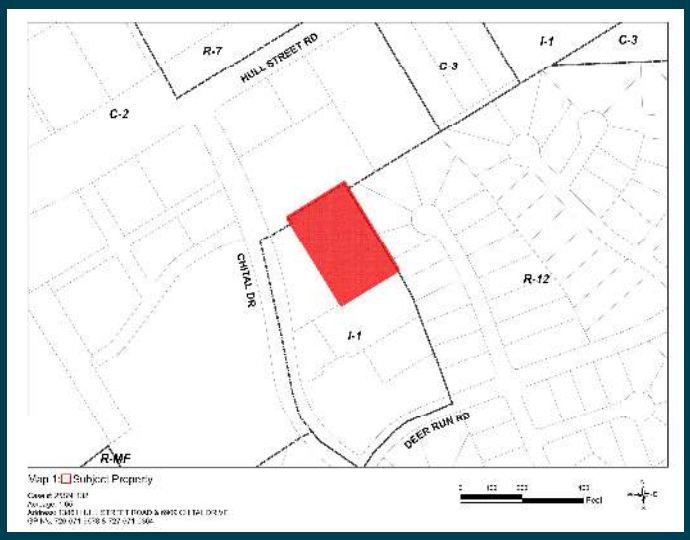
CHESTERFIELD VIRGINIA

Brandt Veterinary Services

Amend prior zoning approval (Case 85SN0035) to permit a veterinary hospital in a Light Industrial (I-1) District.

Case 25SN1132, in the Matoaca Magisterial District, Brandt Veterinary Services, is a request to amend prior zoning (85SN0035) to permit a veterinary hospital in a Light Industrial (I-1) District.

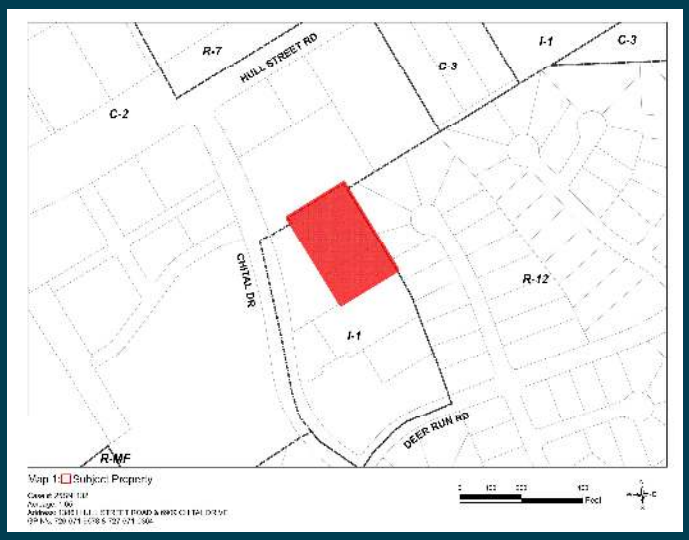
25SN1132 – Overview



1. Amendment to previously approved zoning Case 85SN0035 to permit a veterinary hospital
2. Use will have minimal impact on surrounding area as conditioned
3. Planning Commission and Staff recommend approval

Overview Slide

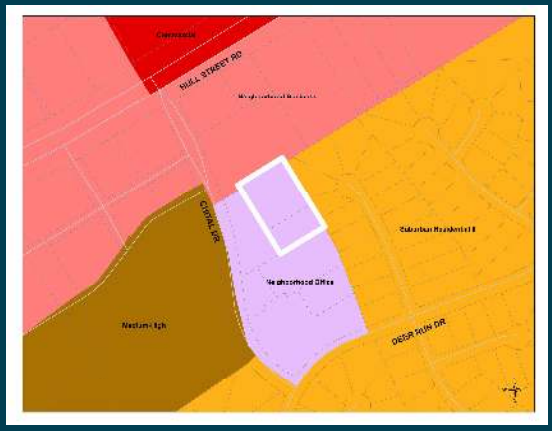
25SN1132 – Zoning Map



The Property totals 1.65 acres in size and Zoned Light Industrial (I-1). Adjoining properties are zoned Industrial (I-1), Neighborhood Business (C-2), and Residential (R-12).

25SN1132 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA



The first image on the left shows the Property as being occupied by an existing building. The image on the right shows the Comprehensive Plan's Land Use Designation Map. The Plan Designates the Property for Neighborhood Office which suggests the Property is appropriate for professional and administrative offices or similar uses.

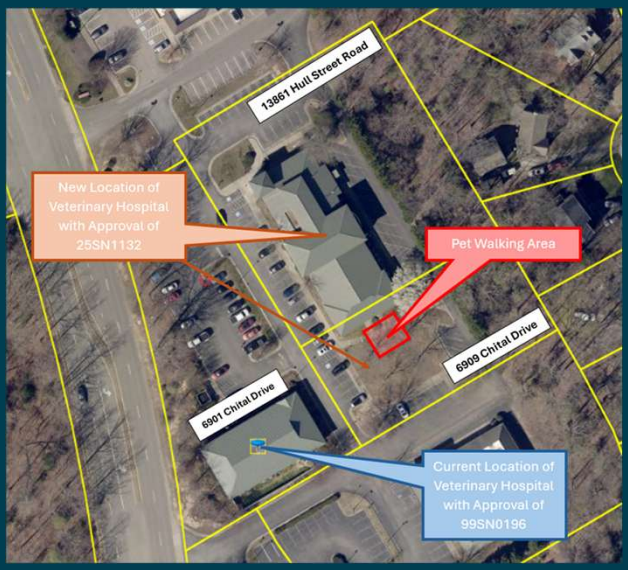
25SN1132 – Existing Site Conditions

CHESTERFIELD VIRGINIA

In 1999 the Board of Supervisors approved zoning Case 99SN0196 which amended the prior zoning (Case 85SN0035) to permit a veterinary hospital on the building located on the parcel known as 6901 Chital Drive (outlined in Orange). This is where the applicant has operated his business, Brandt Veterinary Services, for the last twenty-four (24) years.

However, the business is growing, and the applicant seeks a larger space to accommodate his growing clientele and staff. The applicant proposes to relocate the veterinary hospital to a larger building at 13861 Hull Street Road and 6909 Chital Drive (outlined in red). To accommodate the relocation, amendment of prior zoning (Case 85SN0035) is necessary.

25SN1132 – Aerial



This slide reflects an aerial photo of where Case 99SN0196 approved the veterinary hospital, and where the veterinary hospital proposes to relocate to (13861 Hull Street Road and 6909 Chital Drive). This aerial image also reflects the proposed pet walking area location for animals while visiting the veterinary hospital. The pet walking area shall be no more than 150 square feet in size, and enclosed by a 6 foot tall vinyl fence. In addition, animals must be supervised by veterinary staff while in this area.

25SN1132 – Conditions

CHESTERFIELD VIRGINIA

1. Use
2. Hours of Operation
3. Boarding of Animals
4. Outdoor Run
5. Outdoor Walking Area

The veterinary hospital will continue to have the same hours of operation as currently operating, which are as follows: Monday through Thursday from 7:30 AM to 7 PM, Friday from 7:30 AM to 6 PM, and Saturday from 9 AM to 12 PM (Condition 1). Overnight care of animals who have had procedures will occur, but boarding services shall not be permitted (Condition 2). In addition, no outdoor run area will be permitted (Condition 3). However, a small outdoor walking area for the animals to use during their time at the hospital will be permitted, but animals must be supervised while in this area (Condition 4).

25SN1132 – Recommendations

CHESTERFIELD VIRGINIA

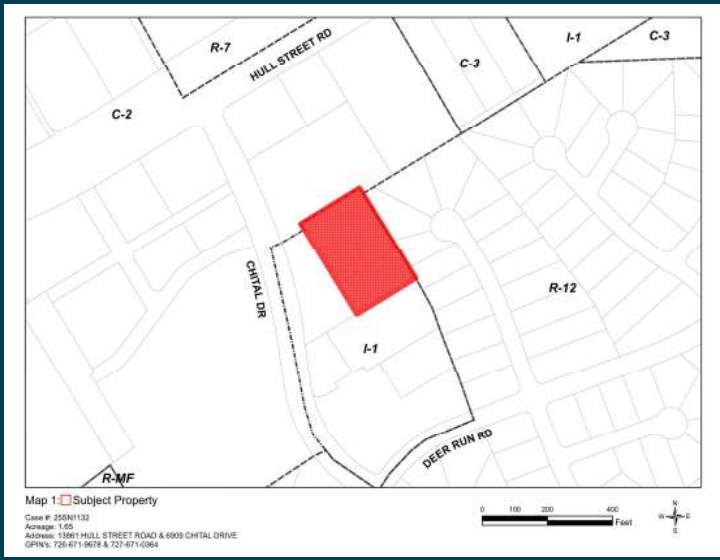
1. Planning Commission – Approval
2. Staff – Approval

The proposed use of a veterinary clinic is compatible with other area uses and the Comprehensive Land Use Plan. In addition, a veterinary hospital has operated in the same general location for over twenty (20) years with no adverse impact to the surrounding area. The building at 13861 Hull Street Road that the veterinary hospital is being proposed to relocate to is 12,312 finished square feet, whereas the building where the veterinary hospital currently operates is only 3,300 finished square feet.

Staff believes the Property provides a larger, more useable space for this growing business, and the conditions included with this application will ensure the continued operation of this use will have minimal impact on the surrounding area.

As such, Planning Commission and Staff recommend approval of this request.

25SN1132 – Zoning Map



End of Presentation

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.J.**

Subject:
24SN1030 - Beulah Road Cluster Lots Rezoning & Exceptions - Dale

Board Action Requested:

Summary of Information:

Attachments:
1. 24SN1030-Disclosure
2. 24SN1030-PP
3. 24SN1030-2025JUN25-BOS-RPT

Preparer:

Approved By:

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #

24SN1030

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

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 773674492300000, 774674254200000, 775674212700000, 775673274700000, 775674519600000 requesting rezoning, conditional use planned development, and 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:

Name	Address	Type of Ownership Interest
Huff Bernard Inc. c/o Deborah Wayland	603 Sussex Ct, Bethany Beach, DE 19930	Owner
B.R. Huff & D.L. Wayland TRS (aka Bernard R. Huff Rev Trust)	603 Sussex Ct, Bethany Beach, DE 19930	Owner
Kimberly H. Grammer	5539 Beulah Road North Chesterfield, VA 23237-2465	Owner

3. I hereby certify that the following corporations disclosed in Pararaph 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
Deborah Wayland, Authorized Signatory	603 Sussex Ct, Bethany Beach, DE 19930	Huff Bernard Inc. & B.R. Huff & D.L. Wayland TRS

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

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:

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:

Print: Anne Miller, Agent
Applicant/Agent Name

Anne Miller
Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day Anne Miller personally appeared before me, Shelli Lynn Fenstermacher, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 31st day of January, 2024.

Shelli Lynn Fenstermacher
Notary Public

Registration No. 7297274

My Commission expires: 3/31/2025

SHELLI LYNN FENSTERMACHER
NOTARY PUBLIC
MY COMMISSION NUMBER 7297274
COMMONWEALTH OF VIRGINIA

24SN1030 - Dale

CHESTERFIELD VIRGINIA

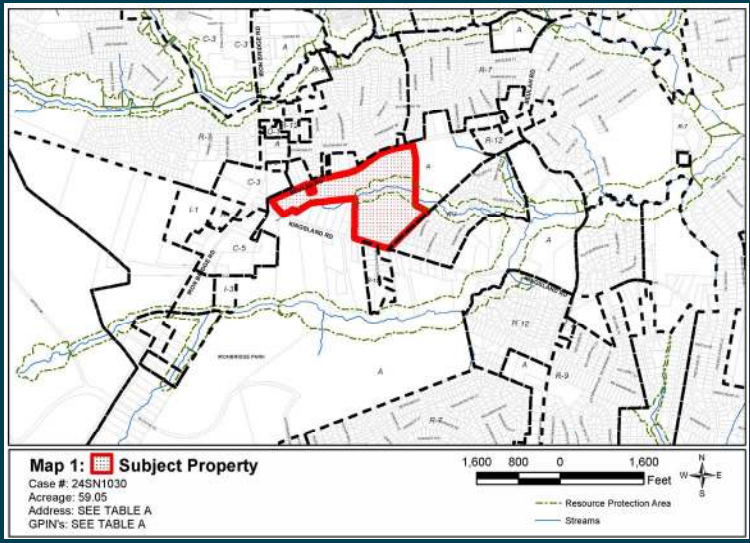
Beulah Road Cluster Lots

Rezone from Agricultural (A) to Residential (R-12) with conditional use to permit neighborhood recreational facilities plus conditional use planned development to permit exceptions to ordinance requirements.

Case 24SN1030, in the Dale Magisterial District, Beulah Road Cluster Lots is a request for rezoning from Agricultural (A) to Residential (R-12) District with conditional use to permit neighborhood recreational facilities plus conditional use planned development to permit exceptions to ordinance requirements. A residential development containing a maximum of 166 single family, cluster-style dwellings is proposed. The community would include single-family detached residences with associated neighborhood recreational facilities.

24SN1030 - Overview

CHESTERFIELD VIRGINIA

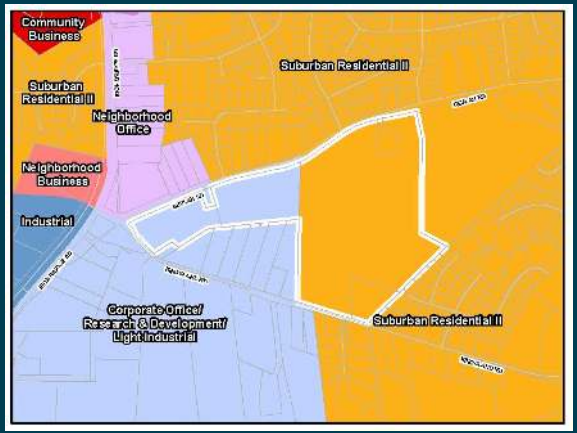


1. 166 cluster-style dwellings proposed with neighborhood recreation
2. Density = 2.81 DUA, Plan supports 2 - 4 DUA
3. Minimum lot size = 5,500 SF
4. Planning Commission and staff recommend approval

Overview Slide.

24SN1030 – Aerial & Land Use Plan Map

CHESTERFIELD VIRGINIA



The subject property is outlined in white in the current slide images. As shown on the aerial image on the left, the site is currently occupied by residential homes and associated structures. The Comprehensive Plan designates the western portion of the Property for Corporate Office/Research & Development/Light Industrial, which 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. The Plan designates the eastern 2/3rds part of the Property for Suburban Residential II, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

24SN1030 – Conceptual Plan

A community consisting of a maximum of 166 cluster-style dwellings is proposed. The conceptual plan for the proposal is shown in the current slide. Single family detached dwellings located on individual lots is planned. The development would include interconnected roadways that connect to the adjoining arterial roadways (Beulah and Kingsland Roads); pedestrian scale streetscapes with street trees and front porches or stoops; sidewalks on both sides of internal streets and along the project's frontage with Beulah and Kingsland Roads; and programmable common area interspersed throughout the project.

The applicant has proffered design requirements as part of this request. Community design elements include a conceptual plan layout (Exhibit A) with specified areas for roads, dwellings, sidewalks, and common area (including active/passive recreation amenities). Development of a field area for recreational play, a community garden area, and pedestrian pathways with a connection to Beulah Elementary School have been provided (Proffered Condition 23). Lot and project design standards have been proffered to include: street trees, hardscaped driveways and front walkways, lamp posts, screening for mechanical equipment, front foundation planting beds, and buffers recorded within common area. Thirty-two (32) foot wide roadways have also been offered in Proffered Condition 26 to ensure adequate roadway widths for on-street parking (where permitted).

24SN1030 – Conceptual Elevations

CHESTERFIELD VIRGINIA

The first set of conceptual elevations proffered with this request are shown in the current slide.

The second set of proffered elevations are shown in the current slide.

Design standards for dwellings include proffered conceptual elevations, a minimum house size (1,450 square feet), specified building and roof materials, masonry foundations, and the treatment of garages, porches, stoops, and chimneys or direct vent fireplaces.

24SN1030 - Exceptions

CHESTERFIELD VIRGINIA

1. Modify R-12 District Requirements to permit detached cluster-style homes
   - Modify lot size, lot width and lot coverage requirements
   - Reduction in dwelling setbacks

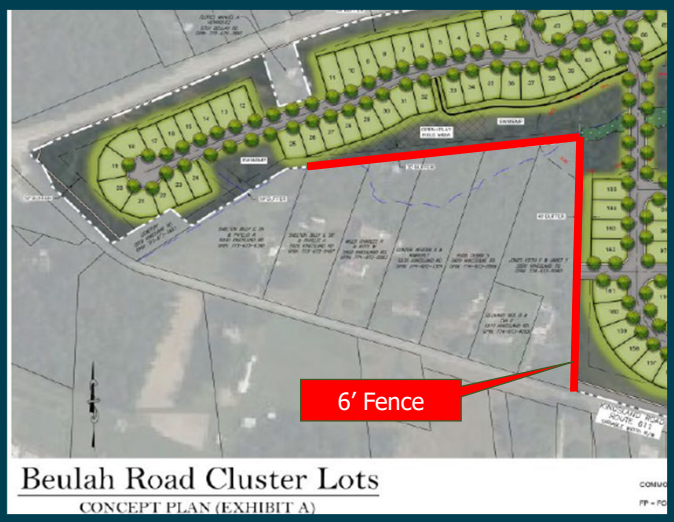
Exceptions to ordinance requirements for Residential (R-12) District standards are proposed to accommodate the development, as outlined in the current slide. These include exceptions to permit reduce lot size, lot width and lot coverage requirements. Corresponding reductions to setbacks have also been requested to coordinate with the smaller minimum lot size.

i. Front yard being twenty (20) feet for any type of lot; reduced from thirty-five (35) feet or twenty-five (25) feet when the lot is located on a permanent cul-de-sac
ii. Side yard being five (5) feet; reduced from ten (10) feet.
iii. Corner side yard being fifteen (15) feet for any type of lot; reduced from twenty (20) feet or thirty (30) feet based on the corner lot configuration
iv. Rear yard being twenty-five (25) feet for any type of lot; reduced from thirty (30) feet for a through lot. All other lots are already permitted to have a minimum setback of twenty-five feet.

24SN1030 – Buffer Enhancements

CHESTERFIELD VIRGINIA

- 6’ tall fence on the southern boundary where a buffer is required



After the April 15, 2025 Planning Commission hearing, the applicant provided staff with a new proffered condition to address concerns with buffers around portions of the Property. Proffered Condition 27 will now require the installation of six (6) foot tall fence (being vinyl or pressure treated wood) next to five (5) specified properties along portions of the southern and western boundaries of the request. This fence location is shown on the current slide with a red line. This fence is not required where the boundary is located inside a Resource Protection Area (RPA). Staff continues to recommend approval of the applicant’s request. The updated Proffered Conditions and a redline version of these changes are provided in this report.

24SN1030 - Recommendations

CHESTERFIELD VIRGINIA

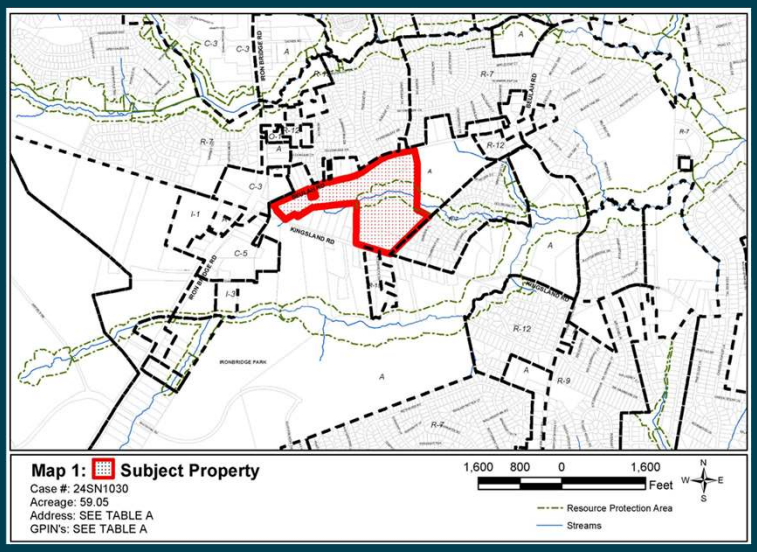
1. Planning Commission – Approval.
2. Staff Recommendation – Approval.
   - Provides transition with vehicular and pedestrian connections to area properties
   - Proposal conforms to Plan's use and density guidance
   - High-quality, mixed housing proposal

The Planning Commission, with a unanimous vote, recommended approval of the request. Staff continues to recommend approval of the request. The Comprehensive Plan's recommendation for uses on the Property calls for a mix of residential and nonresidential uses. While the western half of the Property does not presently support residential uses, the applicant's proposal will provide a development plan that seeks to limit impacts on and provide transition to existing area residential properties. Transition to existing single-family development to the south and west will be accomplished with the use of proffered buffers. The applicant's request will comply with the Comprehensive Plan's land use designation that supports the eastern portion of the Property be developed for suburban residential uses. The proposal's overall residential density of 2.81 dwelling units per acre falls between the Plan's recommended residential density of 2.0 to 4.0 dwelling units per acre (where residential uses are supported). The development provides an amenitized residential community with vehicular access to Beulah and Kingsland Roads and a future road connection to the inset parcels fronting on Kingsland Road. In addition, the development's proposed buffers, site layout, and roadway/pedestrian connections will also support the Plan's guidelines relative to land use transition, compatibility of uses, and integration of roadway and pedestrian facilities with existing area development. Quality site design, recreational amenities, and architecture proffered by the applicant would create a unique and viable development that enhances the surrounding community.

As of today, _ letters of support or opposition were submitted in the citizen comment portal for this hearing. (TBD)

24SN1030 – Zoning Map

CHESTERFIELD VIRGINIA



End of Presentation.

24SN1030 – Beulah Road Cluster Lots

Magisterial District – **Dale**

Agent – **Anne Miller** (804-794-0571)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Ryan Ramsey
(804-751-4474)

Request

Rezoning, Conditional Use & Conditional Use Planned Development

A single family, cluster-style development with up to 166 dwellings is proposed.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

5539 Beulah Road

Site Size

59.05 Acres

Comprehensive Plan – Land Use Designation

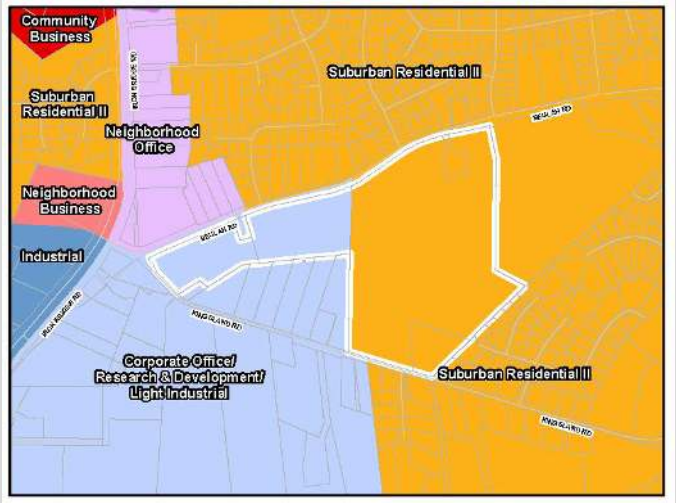
Suburban Residential II and Corporate Office/Research & Development/Light Industrial

Plan Area

County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Rezoning from Agricultural (A) to Residential (R-12) District with conditional use to permit neighborhood recreational facilities plus conditional use planned development to permit exceptions to ordinance requirements.

A residential development containing a maximum of 166 single family, cluster-style dwellings is proposed. The community would include single-family detached residences with associated neighborhood recreational facilities. The minimum lot size for residential lots will be 5,500 square feet. Total residential density for the project would yield 2.81 dwelling units per acre. The applicant's conceptual plan (Exhibit A) shows a total of 165 dwelling units.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

The **Comprehensive Plan's** recommendation for uses on the Property calls for a mix of residential and nonresidential uses. While the western half of the Property does not presently support residential uses, the applicant's proposal will provide a development plan that seeks to limit impacts on and provide transition to existing area residential properties. Transition to existing single-family development to the south and west will be accomplished with the use of proffered buffers and perimeter screening (fencing). The applicant's request will comply with the **Comprehensive Plan's** land use designation that supports the eastern portion of the Property be developed for suburban residential uses. The proposal's overall residential density of 2.81 dwelling units per acre falls between the Plan's recommended residential density of 2.0 to 4.0 dwelling units per acre (where residential uses are supported). The development concept provides an amenitized residential community with vehicular access to the north and south (Beulah and Kingsland Roads) and a future road connection to the inset parcels fronting on Kingsland Road. In addition, the development's proposed buffers, site layout, and roadway/pedestrian connections will also support the Plan's guidelines relative to land use transition, compatibility of uses, and integration of roadway and pedestrian facilities with existing area development. Quality site design, recreational amenities, and architecture proffered by the applicant would create a unique and viable development that enhances the surrounding community. Staff finds that the modified development standards in this request will be no less beneficial to adjoining property owners and the request will provide an integrated plan that remains consistent with existing residential development in the area.

The development's traffic impact will be addressed by proffered cash payments and road improvements.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Proffered conditions, Textual Statement, conceptual plan, conceptual elevations, conceptual waterline exhibit, and an illustrative common area plan have been submitted by the applicant.
3. Both the Planning Commission and Staff recommend acceptance of the proffered conditions offered by the applicant.

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Planning

Comprehensive Plan – Land Use Plan Designation

The **Comprehensive Plan** designates the western portion of the Property for Corporate Office/Research & Development/Light Industrial, which 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. The **Plan** designates the eastern portion of the Property for Suburban Residential II, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

In addition to the land use plan designation, the **Comprehensive Plan** also includes guidance for properties that are located within the Airport Operational Area. The Airport Operational Area is a designated area around the airport where aircraft may operate at lower altitudes and at higher volumes as they approach and depart the facility. Approximately half of the Property is located within the Airport Operational Area (Figure 3). The Land Use Plan Map generally discourages new residential developments in these areas. Where existing development patterns provide minimal opportunity for alternative land uses, a limited amount of new residential development is suggested, as identified on the Land Use Plan Map. Zoning for new residential development should be limited to the areas suggested for such uses by the Land Use Plan Map. For any new residential development, the following should be considered:

- New dwellings and additions to existing dwellings should incorporate building methods such as sound proofing to mitigate noise impacts.
- Mechanisms should be established to notify future homeowners of the location and possible effects of the airport on residential lifestyles prior to home purchase. These mechanisms could include subdivision plat notes and sales material, and should include deed or restrictive covenants.

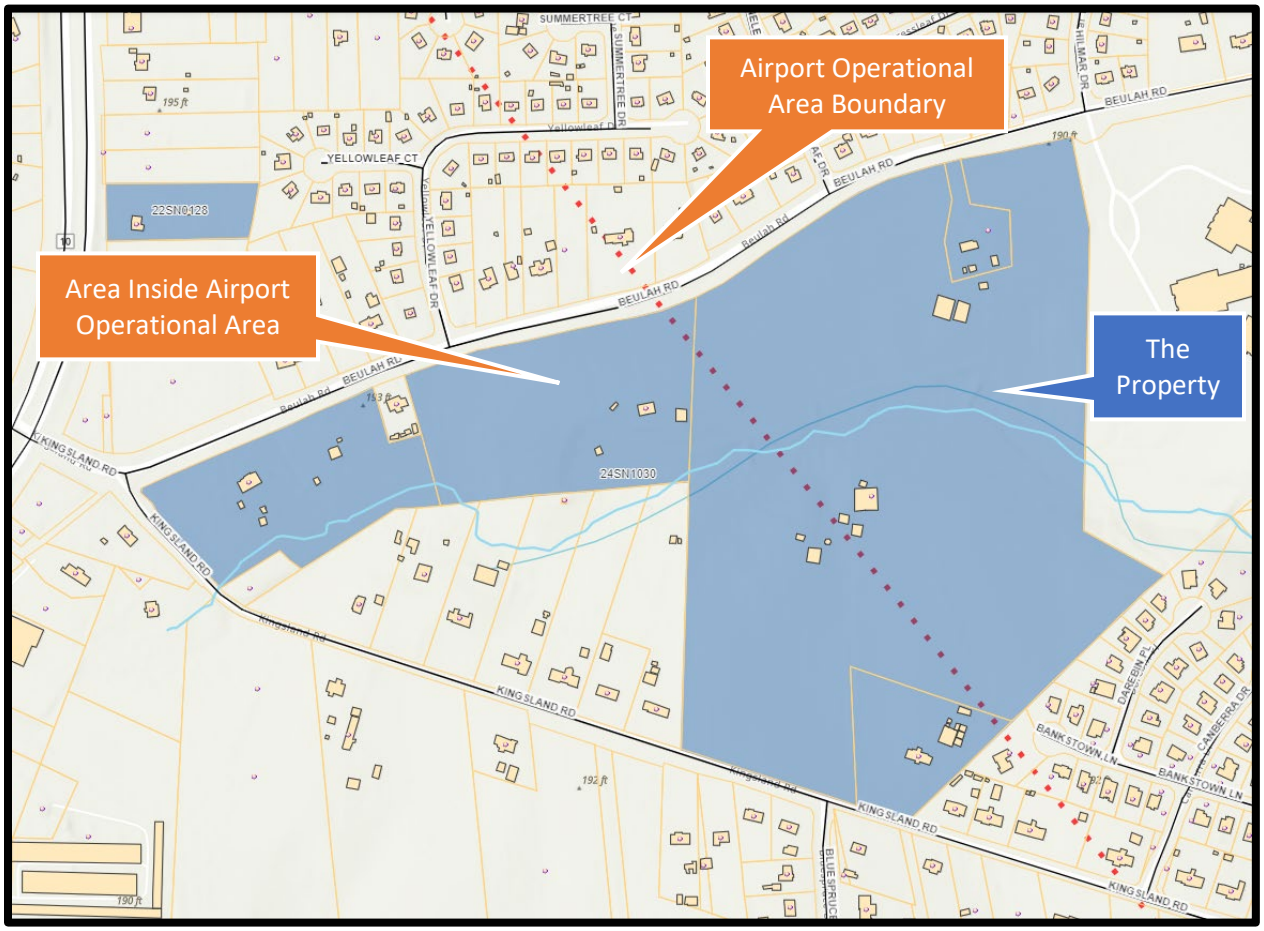


Figure 3 – The Property with Airport Operational Area boundary.

Figure 4 – Conceptual Plan for the Property.

Proposal

A community consisting of a maximum of 166 cluster-style dwellings is proposed (Figure 4). Single family detached dwellings located on individual lots is planned. The development would include interconnected roadways that connect to the adjoining arterial roadways (Beulah and Kingsland Roads); pedestrian scale streetscapes with street trees and front porches or stoops; sidewalks on both sides of internal streets and along the project's frontage with Beulah and Kingsland Roads; and programmable common area interspersed throughout the project.

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. As such, developments that promote unique, viable and long-lasting places and enhance the community are encouraged.

The applicant has proffered design requirements as part of this request. Community design elements include a conceptual plan layout (Exhibit A) with specified areas for roads, dwellings, sidewalks, and common area (including active/passive recreation amenities). Development of a field area for recreational play, a community garden area, and pedestrian pathways with a connection to Beulah Elementary School have been provided (Proffered Condition 23). Amenities located in common areas would require a homeowners' association for long term maintenance of these amenities. Lot and project design standards have been proffered to include: street trees, hardscaped driveways and front walkways, lamp posts, screening for mechanical equipment, front foundation planting beds, and buffers recorded within common area. Design standards for dwellings include proffered conceptual elevations (Exhibit B), a minimum house size (1,450 square feet), specified building and roof materials, masonry foundations, and the treatment of

garages, porches, stoops, and chimneys or direct vent fireplaces. Thirty-two (32) foot wide roadways have also been offered in Proffered Condition 26 to ensure adequate roadway widths for on-street parking (where permitted).

Ordinance Exceptions

Exceptions to ordinance requirements for Residential (R-12) District standards are proposed to accommodate the development, as outlined below and in the Textual Statement and Exceptions to Today's R-12 Ordinance Standards.

Single Family Detached Dwellings

1. Conform to the Residential (R-12) District standards, except as modified below:
    a. Minimum lot size of 5,500 square feet; reduced from 12,000 square feet
    b. Minimum lot width of fifty-five (55) feet; reduced from ninety (90) feet
    c. Maximum lot coverage of forty (40) percent; increased from thirty (30) percent
    d. Modifying the following setbacks:
        i. Front yard being twenty (20) feet for any type of lot; reduced from thirty-five (35) feet or twenty-five (25) feet when the lot is located on a permanent cul-de-sac
        ii. Side yard being five (5) feet; reduced from ten (10) feet.
        iii. Corner side yard being fifteen (15) feet for any type of lot; reduced from twenty (20) feet or thirty (30) feet based on the corner lot configuration
        iv. Rear yard being twenty-five (25) feet for any type of lot; reduced from thirty (30) feet for a through lot. All other lots are already permitted to have a minimum setback of twenty-five feet.

Buffers & Screening

The applicant has proffered to provide buffers along portions of the development's boundary with adjoining parcels. Proffered Condition 22 requires a fifty (50) foot buffer next to the Windermere Subdivision as well as one (1) adjoining parcel that fronts Kingsland Road. A forty (40) foot buffer will be required along a portion of the western project boundary, adjoining GPIN 774-673-5560. Lastly, a thirty (30) foot buffer will be required along a portion of the southern project boundary, adjoining specified GPINs (GPINs 773-673-6390, 773-673-8487, 774-673-0083, 774-673-1374, 774-673-2869 and 774-673-5560). To address community concerns, the applicant has proffered the construction of a six (6) foot tall, vinyl or pressure-treated wood fence along the southern and western boundary for any parcel specified in Proffered Condition 27.

Notice of Proximity to Airport

The applicant has proffered to provide recorded notice to future homeowners that the property is within proximity to the Chesterfield County Airport (Proffered Condition 24). This notice will be provided on all subdivision plats as well as any location map included in the homeowners' association documents.

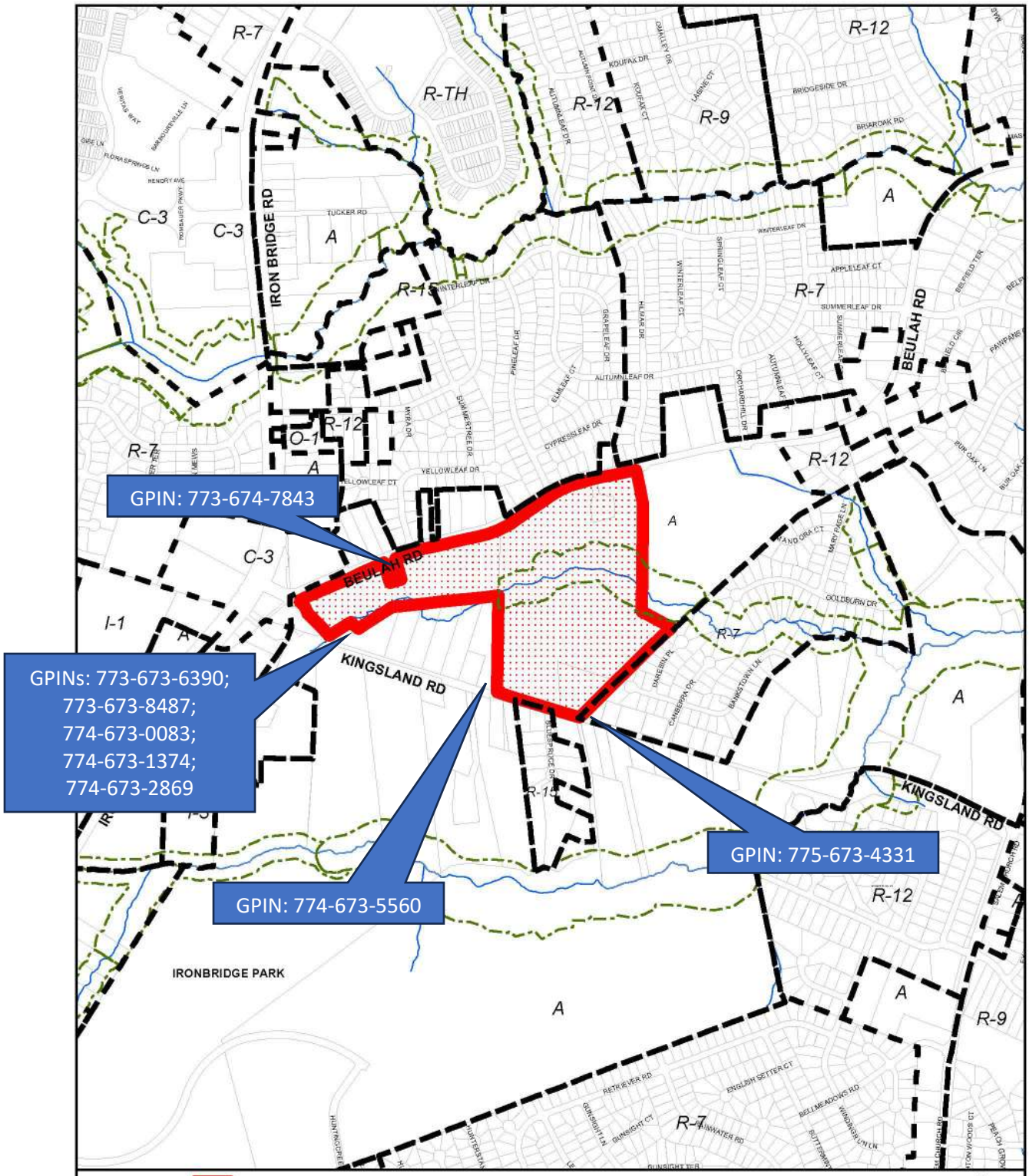
Common Area

The proposed reduction in lot sizes below the minimum lot area requirements for the R-12 District require common area and strategic common area to be provided in this development. The applicant has conceptually demonstrated at time of zoning that they can provide the required amount of common area required for this proposal (see Illustrative Common Area Plan – Exhibit D). Final evaluation and programming for the required common area in this development will be reviewed and approved at time of plans review.

Findings

The applicant's proposal provides a unique cluster-style, single family detached dwelling unit type that would add a new housing option to the existing housing stock in the area. The proposal is designed with high-quality standards and mitigates potential impacts on the surrounding area. The development's proposed buffers, site design, and roadway/pedestrian connections will also support the Plan's guidelines relative to land use transition and integration of roadway and pedestrian facilities with existing area development. Staff supports this request.

Current Zoning Map



Map 1: Subject Property

Case #: 24SN1030
Acreage: 59.05
Address: SEE TABLE A
GPIN's: SEE TABLE A

1,200 600 0 1,200 Feet

N W E S

Resource Protection Area
Streams

Parcels in Application (The Property – Table A)

GPIN	Address
773-674-4923	5741 BEULAH RD
774-674-2542	5611 BEULAH RD
775-673-2747	5700 KINGSLAND RD
775-674-2127	5710 KINGSLAND RD
775-674-5196	5539 BEULAH RD

Supplemental Analysis

Budget & Management

No comment on this request.

Community Enhancement

No comment on this request.

Environmental Engineering

1. The subject properties are located within the Reedy Creek Watershed.
2. Increased runoff from the proposed development may adversely impact downstream properties.
    a. The applicant has offered Proffered Condition 25 to address this impact.
3. A Resource Protection Area Designation must be confirmed by the Department of Environmental Engineering prior to the approval of any preliminary plats.
4. Any areas of wetlands shall not be impacted without prior approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.
5. The development will be subject to the Virginia Stormwater Management Program Regulations.

Fire & Emergency Medical Services

Service Area

The Centralia Fire Station, Company Number 15

Community Fire Protection Capabilities Assessment*

Insurance Service Office (ISO) Public Protection Classification (PPC)	Class 2

Anticipated Impacts On Fire & EMS

Call Load in Immediate Service Area During Previous Fiscal Year	2542
Projected Calls Generated Yearly by Proposed Development	50
Projected Call Load Increase in Immediate Service Area by Proposed Development	1.9%

Drive And Response Times

Response Zone/Response Time Goal*	Urban/ 7 Minutes
Road Miles from Closest Fire Station	2.1 miles
Estimated Drive Time from Closest Fire Station[1]	5:00 minutes
Estimated Response Time for First Unit on Scene[2]	8:00 minutes

Planned Capital Facility Improvements

N/A

Additional Information

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.

*Additional information relative to Fire & Life Safety's Mission and Service Profile, Community Fire Protection Capabilities Assessment, and Response Time Goals can be found in the Appendix.

[1] Drive-time estimates are exclusive of potential delays due to weather, traffic, or blockage of response routes.

[2] Estimates assume response units and personnel are in the station and available to respond at the time of an incident and include 1 min 30 sec for 911 call processing and dispatch, and up to 1 min 30 sec for firefighter turnout.

Libraries

Nearby Facility - Central Library (1.9 miles)

1. While all county libraries could be potentially impacted by the proposed development, the Central Library is the closest library facility to the Property.
2. Public Facilities Plan suggests the Central Library should be expanded/replaced or a new facility at or near current site. Land for expansion or replacement of this facility or new facility has not been acquired.

Parks & Recreation

No Comments at this time.

Police

Division	Beat	District
Falling Creek	57	Dale

Additional Information

The proposed development is anticipated to generate an additional 151 police calls for service, annually.

Schools

This application is for a development containing 166 lots. The total potential student yield for this development ranges from seventy-three (73) to seventy-nine (79) students at buildout.

	Membership and Capacity			Zoning Case: 24SN1030					
	Current Enrollment (09-30-2024)	Program Capacity [1]	Program Capacity Percentage	Proposed Number of Units	Housing Type	SGF 2024 [2]		Anticipated Student Yield Range	
						School Specific	Countywide Average	School Specific	Countywide Average
Beulah Elementary	913	940	97%	166	Single Family	0.23	0.20	38.00	33.00
				-	Multi-Family	-	-	-	-
				-	Condo	-	-	-	-
				-	Townhouse	-	-	-	-
				166				**38**	**33**
Falling Creek Middle	1,430	1,482	96%	166	Single Family	0.11	0.10	18.00	17.00
				-	Multi-Family	-	-	-	-
				-	Condo	-	-	-	-
				-	Townhouse	-	-	-	-
				166				**18**	**17**
Lloyd C. Bird High	2,085	2,316	90%	166	Single Family	0.14	0.14	23.00	23.00
				-	Multi-Family	-	-	-	-
				-	Condo	-	-	-	-
				-	Townhouse	-	-	-	-
				166				**23**	**23**

Notes:

[1] 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. Program capacity numbers may be higher than previous years due to more spaces being designated/quantified for capacity uses. Updated annually by CCPS on September 30.

[2] Student Generation Factor is the actual total number of students by grade level divided by the actual total number of housing units by housing type. Based upon the average number of students per townhome dwelling unit for each of the school attendance zones where the proposal is located. Updated annually based upon September 30 attendance.

**The Strategic Information Sharing (StratIS) forecasting model predicts where students are expected to be living in the future; for clarification, this model does not predict student enrollment as there are other programming variables outside of modeling capabilities (i.e. specialty programming, waivers, or specialty centers) that effect actual enrollment figures.*

School Capacity Analysis

Beulah Elementary: Current program capacity at Beulah Elementary is at ninety-seven (97) percent. While the total potential yield from this case could range up to thirty-three (33) to thirty-eight (38) elementary students at full build out, the numbers of potential students generated on an annual basis will change incrementally while this development is under construction. This school is forecasting to be between 98.1 percent and 99.3 percent of program capacity by 2029.

Falling Creek Middle: Current program capacity at Falling Creek Middle is at ninety-six (96) percent. While the total potential yield from this case could range up to seventeen (17) to eighteen (18) middle school students at full build out, the numbers of potential students generated on an annual basis will change incrementally while this development is under construction. This school is forecasting to be between 77.1 percent and 80.5 percent of program capacity by 2029. A Capital Improvement Project (CIP) is planned within this school's attendance zone and should provide additional capacity to this school facility as well as nearby school facilities.

Lloyd C. Bird High: Current program capacity at Lloyd C. Bird High is at ninety (90) percent. While the total potential yield from this case is twenty-three (23) high school students at full build out, the numbers of potential students generated on an annual basis will change incrementally while this development is under construction. This school is forecasting to be between 95.9 percent and 97.0 percent of program capacity by 2029.

Additional information on CCPS Mission and Capital Improvements can be found in the Appendix.

Transportation - County Department of Transportation

The applicant has proffered a maximum density of 166 single family dwelling units (Proffered Condition 3). Based on those number of units and applying trip generation rates for a single-family detached unit, development could generate approximately 1,600 average daily trips. 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 recommendations are detailed in the chart below. The traffic impact of this request will be addressed through road improvements and cash payments.

Recommendation	Applicant's Proposal
Vehicular Access: • Limited to one (1) access to Beulah Road. • Limited to one (1) access to Kingsland Road.	Proffered Condition 4
Transportation Improvements: • Construction of left and right turn lanes along Beulah Road at the approved access. • Construction of a right turn lane along Kingsland Road at the approved access. • Construction of VDOT standard sidewalks along Beulah Road and Kingsland Road property frontage. • Off-Site: Construction of a right turn lane along westbound Kingsland Road at the Beulah Road intersection. Improvement shall be completed in conjunction with vehicular access to Kingsland Road or prior to recordation of more than 100 lots, whichever occurs first. (approximate value of $315,000) • Off-Site: Widen/improve the north side of Kingsland Road to provide a twelve (12) foot wide travel lane, four (4) foot wide paved shoulder, four (4) foot wide unpaved shoulder, and overlaying the full width of the road for the entire Property frontage. Improvement shall be completed with the Kingsland Road vehicular access. (approximately 700 feet and approximate value of $623,105)	Proffered Condition 5
Dedication (measured from the centerline of the existing road): • Forty-five (45) feet of right-of-way on the south side of Beulah Road. • Forty-five (45) feet of right-of-way on the north side of Kingsland Road.	Proffered Condition 6
Road Cash Proffer Policy: 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. In accordance with the Policy, the traffic impact of the proposed development, located within Traffic Shed 9, could be valued at $1,560,400 (166 single-family dwelling units x $9,400). The applicant has proffered to provide two (2) off-site improvements to address traffic impacts along the road network as referenced in the Transportation Improvements section above as "Off-Site." Staff and the applicant agree that the estimated cost of the improvements is $938,105. It should be noted, however, that the actual cost to provide this improvement could be more or less than this amount. Staff would consider these improvements consistent with the Policy. The applicant has proffered to make payments of $3,749 for each single-family dwelling unit, which would total $622,334 (166 lots x $3,749). With the off-site road improvement and the road cash proffer payments, the applicant will address the anticipated traffic impacts of the development in accordance with the Policy.	Proffered Condition 7
Internal Public Road Design: • VDOT standard sidewalks along both sides of roads within the public right-of-way. • Roads shall have a minimum width of thirty-two feet (32') from face-of-curb to face-of-curb.	Proffered Conditions 9 and 26

Transportation - Virginia Department of Transportation

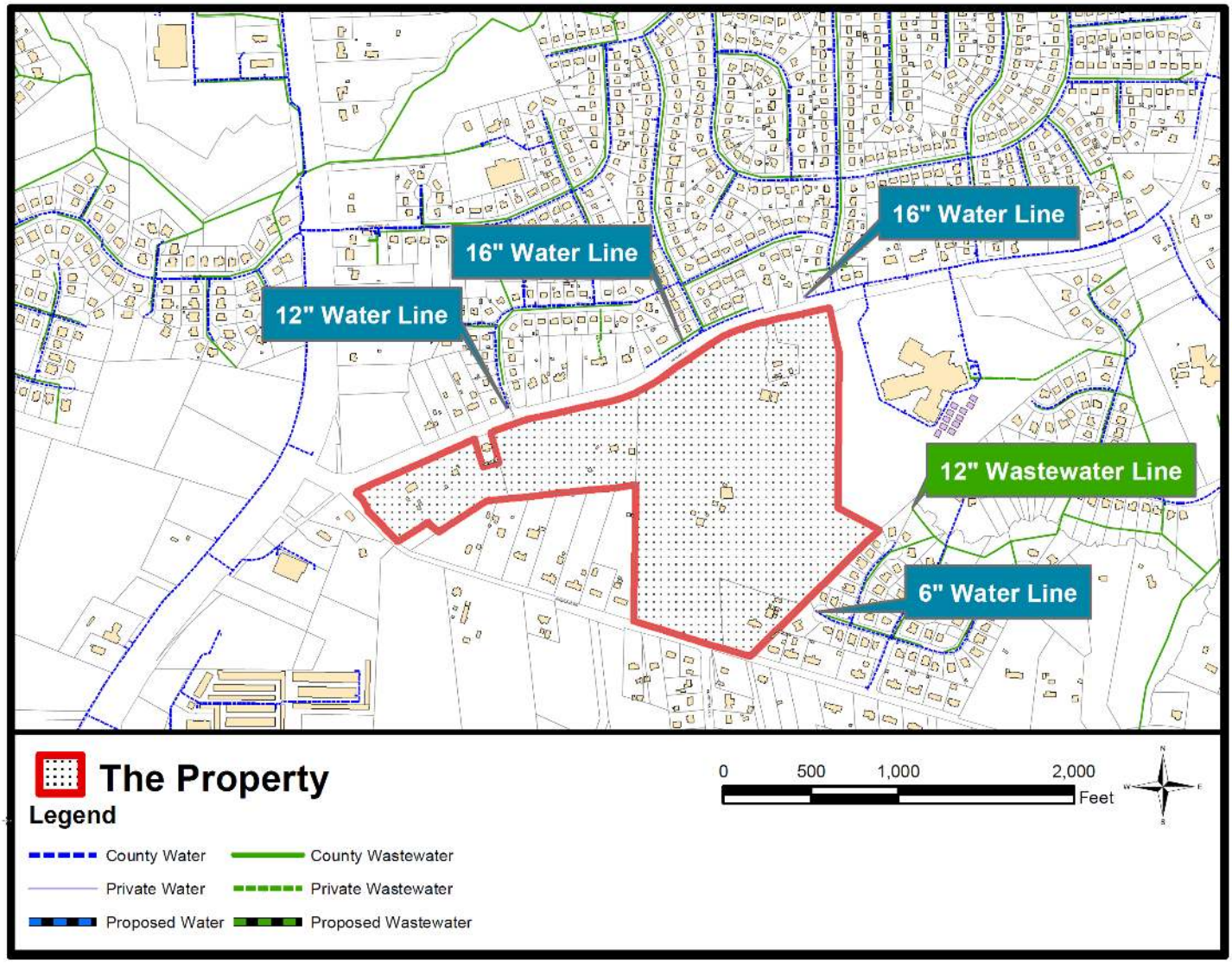
The Virginia Department of Transportation (VDOT) has reviewed Case 24SN1030 to rezone properties from Agricultural (A) to Residential (R-12) District with conditional use planned development for exceptions. A review of the conceptual plan indicates single family units with two public connections, one to Beulah Road and one to Kingsland Road. Proffered conditions include turn lane additions along with offsite improvements for lane and shoulder widening along the public roads, pedestrian accommodations are also proffered.

Any future public roads under VDOT maintenance shall be in accordance with the requirements of the VDOT Road Design Manual for the functional classification and design speed of the road. All proposed sidewalks proposed in VDOT maintained right-of-way (ROW) shall be designed in accordance with VDOT standards. Any proposed uncontrolled crossings for the sidewalks will require a pedestrian safety study in accordance with VDOT standards to be submitted at time of plans review. Any proposed street trees within VDOT maintained ROW shall comply with clear zone and landscaping requirements detailed in Appendix A1 and Appendix B1 of the VDOT Road Design Manual. During the plan review process, VDOT will require trip generations and turn lane warrant analysis based on the proposed site improvements. Any proposed new public roads intended for maintenance by VDOT with existing utility easements shall require a Subordination of Rights Agreement or Quitclaim. The residency recommends looking into traffic calming design mitigation elements along longer road segments to deter speeding.

Stub streets longer than 150 feet will need to comply with Secondary Street Access Requirements (SSAR) and VDOT Road Design Manual and to provide a turnaround. Additionally, 225 feet of corner clearance from the major street to the minor street (internal subdivision streets or alley) will need to be provided as detailed in Appendix F of the VDOT Road Design Manual. the proposed connection to Kingsland Road will be studied at time of plans review. All proposed subdivision streets to be state-maintained must comply with all requirements of the 2011 SSAR Regulation, such as roadway width (with consideration for on-street parking and traffic volume), pedestrian accommodations, and public benefits.

Utilities – Water and Wastewater

1. The subject property is within a mandatory water and wastewater connection area for new residential development.
2. The applicant has proffered the following:
    a. The public water and wastewater system shall be used.
    b. The on-site wastewater system shall be designed to accommodate the small drainage area at the southeast quad of Iron Bridge Road and Kingsland Road with a public wastewater line and terminal manhole, with a public easement, at the right-of-way line of Kingsland Road.
    c. The onsite and offsite water improvements shall conceptually conform to "Beulah Road Cluster Lots Waterline Exhibit (Exhibit C)", prepared by Balzer and Associates last revised March 17, 2025.
3. The Utilities Department supports this request.



Community Engagement & Public Hearings

Community Meeting

6/3/2024 – Discussion Topics:

1. Desire to have buffers adjacent to existing residential lots bordering the Property.
2. Proposed price and size of homes in this development as well as operation and maintenance responsibilities for community amenities.
3. Concern with existing road conditions and speeding along area roadways, including Kingsland Road.
4. Citizens expressed concern that the proposal does not conform to the existing rural character that provides larger parcel, single family dwellings along Kingsland Road.
5. Location of water and wastewater connections for the Property, as well as availability of these systems for other area properties.
6. Development's potential impact on existing wildlife, area schools, stormwater runoff, and land values for adjacent properties.
7. Concerns with potential impact of development on area wells, septic systems, and environmental features (streams).

Planning Commission

4/15/2025: **Citizen Comments:** Six (6) citizens spoke to this request, five (5) being in opposition. A petition of opposition was submitted for the Commission's consideration. Citizens addressed concerns relative to the development's impact to generate additional traffic, noise, litter, trespassing, and stormwater runoff. Citizens expressed a desire to decrease the total number of lots, increase the width of proffered buffers, preserve existing wetlands, ensure adequate stormwater detention, and limit the development's access to Beulah Road should this request be approved. One (1) citizen requested additional off-site sidewalk improvements along Kingsland Road and the need to install electric vehicle charging ports inside the garages of each home.

Recommendation: Deferral to the May 20, 2025 Planning Commission hearing on the Commission's own motion without the applicant's consent.
Motion: Owens **Second:** Hylton
AYES: Petroski, Sloan, Hardin, Hylton, Owens

5/20/2025: **Citizen Comments:** Three (3) citizens spoke in opposition to this request. These citizens presented concerns relative to additional traffic and stormwater runoff that could impact adjacent properties.

Commission Discussion: Dr. Hylton acknowledged the community concerns presented during the public hearing and noted the applicant's new proffer to provide a fence along a portion of the required buffer area for specific parcels fronting along Kingsland Road. He also noted that the Plan supports the proposed use and residential density, which will increase the need for future commercial opportunities along the Route 10 corridor.

Recommendation: APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS.
Motion: Hylton **Second:** Sloan
AYES: Petroski, Sloan, Hardin, Hylton, Owens

Proffered Conditions (4/18/2025)

Staff Note: Both the Planning Commission and Staff recommend acceptance of the following proffered conditions offered by the applicant. GPINs referenced in the conditions can be found on the Current Zoning Map or the Conceptual Plan.

1. Master Plan. The Master Plan for the Property shall consist of the following:

    a. The Textual Statement last revised March 13, 2025.

    b. Development of the Property shall generally conform to the Conceptual Plan, titled "Beulah Road Cluster Lots Conceptual Plan (Exhibit A)", prepared by Balzer and Associates last revised July 12, 2024, with respect to the general layout of roads, lots, common area, and open space. The layout on the Conceptual Plan is conceptual in nature and may vary based on the final subdivision/site plan depending on final engineering and environmental studies or as otherwise approved by the Planning Director, or assignee, at the time of plans review.

    c. Conceptual Images (Exhibit B) last revised July 10, 2024. (P)

2. Utilities.

    a. The public water and wastewater systems shall be used.

    b. The on-site wastewater system shall be designed to accommodate the small drainage area at the southeast quad of Iron Bridge Road and Kingsland Road with a public wastewater line and terminal manhole, with a public easement, at the right-of-way line of Kingsland Road.

    c. The onsite and offsite water improvements shall conceptually conform to "Beulah Road Cluster Lots Waterline Exhibit (Exhibit C)", prepared by Balzer and Associates last revised March 17, 2025. (U)

3. Density. The density shall not exceed 166 single family lots. (P)

4. Access. Direct vehicular access from the Property shall be limited to one (1) access to Beulah Road and one (1) access to Kingsland Road, as generally shown on the Conceptual Plan, with the exact locations approved by the Transportation Department. (T)

5. Transportation Improvements. The following road improvements shall be completed, as determined by the Transportation Department. The Transportation Department shall approve the exact design, length, and/or other modifications to the road improvements:

    a. Construction of additional pavement along Beulah Road at the approved accesses to provide left and right turn lanes. This improvement shall be completed in conjunction with the approved access to Beulah Road.

    b. Construction of additional pavement along Kingsland Road at the approved access to provide a separate right turn lane. This improvement shall be completed in conjunction with the approved access to Kingsland Road.

    c. Off-Site: Construction of additional pavement along the westbound lane of Kingsland Road at the Beulah Road intersection to provide a separate right turn lane with minimum storage length of 150 feet (taper

length based on VDOT requirements) unless modifications approved by the Transportation Department at time of plans review. This improvement shall be completed in conjunction with the approved access to Kingsland Road or prior to recordation of a cumulative total of more than 100 residential lots, whichever occurs first.

d. Off-Site: Widening/improving the north side of Kingsland Road to a twelve (12) foot wide travel lane, measured from the centerline of the existing pavement, with an additional four (4) foot wide paved shoulder plus a four (4) foot wide unpaved shoulder and overlaying the full width of the road with one and one-half (1.5) inches of compacted bituminous asphalt concrete, with modifications approved by the Transportation Department, for the entire property frontage. This improvement shall be completed in conjunction with the approved access to Kingsland Road.

e. Construction of VDOT standard sidewalks along Beulah Road and Kingsland Road along the entire property frontage. This improvement shall be completed in conjunction with development along the corresponding road for the entire property frontage, unless a phasing plan is approved by the Transportation Department prior to construction plan approval.

f. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

6. Dedication. Unless otherwise approved by the Transportation Department as part of a phasing plan, in conjunction with recordation of the initial subdivision plat, prior to any final site plan approval, or within sixty (60) days from a written request by the Transportation Department, whichever occurs first, the following shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County.

   a. Forty-five (45) feet of right-of-way along the north side of Kingsland Road, measured from the centerline of that part of the roadway immediately adjacent to the Property.

   b. Forty-five (45) feet of right-of-way along the south side of Beulah Road, measured from the centerline of that part of the roadway immediately adjacent to the Property. (T)

7. Road Cash Proffers.

   a. The applicant, sub-divider, or assignee(s) shall pay $3,749 for each single-family unit to Chesterfield County for road improvements within the service district for the property (the "Cash Proffer Payments").

   b. Each payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit unless state law modifies the timing of the payment. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner determined by the county.

   c. At the option of the Transportation Department, Cash Proffer Payments may be reduced for the cost of transportation improvements, other than those improvements identified in the Transportation Improvements Proffered Condition, provided by the applicant, sub-divider, or assignee(s), as determined by the Transportation Department. (B&M and T)

Subdivision Design Elements

8. Streetscape. Street trees shall be installed along both sides of internal public roads. Unless otherwise permitted during plan review, street trees shall be large deciduous trees generally spaced 40 feet on center, except where there is a conflict with utilities (above or underground), sightlines, and/or driveway areas. Trees shall either be installed within the right-of-way, or a maximum of 5 feet outside of the right-of-way. In a subdivision, if the trees are planted outside of the right-of-way, they shall be located in an easement granted to the homeowners' association. Tree species shall be those species designated for use as a street tree in the Chesterfield County Plant Materials List. (P)

9. Sidewalks. VDOT standard sidewalks shall generally be provided on both sides of public streets in public right-of-way. (P)

10. Driveways. All private driveways serving single-family residential uses shall be brushed concrete, stamped concrete, exposed aggregate concrete, decorative pavers, or asphalt. (P)

11. Front Walks. A minimum of three (3) foot wide concrete front walks shall be provided to each dwelling unit to connect drives, sidewalks, and/or streets. (P)

12. Front Foundation Planting Beds. Foundation planting is required along the entire front and corner side façade(s) of all dwelling units. Foundation planting beds shall be a minimum of four (4) feet wide from the unit foundation. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. The plant materials used should visually soften the unit corners and complement the architecture of the home at their mature sizes. (P)

13. Architecture. Development of dwellings shall be consistent (incorporating similar, but not necessarily identical design elements, stye and materials) with the conceptual elevations in Exhibit B or another architectural appearance approved by the Director of Planning at the time of plans review. (P)

14. Exterior Facades.

    a. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiPlank, HardieShingle, and HardieTrim), or engineered wood siding (such as LP SmartSiding), premium quality vinyl siding with a minimum thickness of 0.044 inches or other comparable material as approved by the Planning Department at time of plans review. Plywood and metal siding are not permitted. Other materials may be used for trim, architectural decorations, or design elements provided they blend with the architecture of the dwelling unit. Where a dwelling borders more than one street, all street-facing facades shall be finished in the same materials.

    b. The exposed portion of any foundation shall be brick or stone. If the dwelling unit is constructed on a slab, brick or stone shall be employed around the base of the front and sides of the dwelling unit a minimum of twenty-four (24) inches above grade as to give the appearance of a foundation.

    c. Roofing material shall be standing seam metal, dimensional architectural shingles, or better with a minimum 30-year warranty. (P)

15. Dwelling Size. The minimum gross floor area for each new dwelling unit shall be 1,450 square feet. (P)

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

a. Adding or removing a porch or covered entry or increasing or decreasing the length of the porch or entry.
b. Varying the location and/or style of a front facing gable(s).
c. Alternating the location of a garage.
d. Providing different materials and/or siding types on at least 50% of the elevation.
e. Providing a different roof type/roof line.
f. Providing a different architectural style. (P)

17. Porches and Stoops. All dwelling units shall have either a covered front stoop or front porch. Front stoops and porches shall be constructed with continuous foundation walls or with masonry piers to match the foundation of the home. Extended front porches shall be a minimum of five (5) feet deep. Handrails and railings, when required by the building code, shall be finished painted wood, vinyl rails or metal rail systems with vertical pickets, sawn balusters, or other products of equal quality. Pickets shall be supported on top and bottom rails that span between columns. (P)

18. Garages.

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

    b. Front loaded attached garages shall be permitted to extend as far forward from the front line of the main dwelling as the front line of the covered stoop or front porch provided that the rooflines of the stoop or porch and garage are contiguous. Where the rooflines are not contiguous, garages shall be permitted to project a maximum of six (6) feet forward of the front line of the main dwelling. (P)

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

20. Fireplaces, Chimneys and Flues. If provided, the following shall be required.

    a. Masonry fireplace chimney chases shall be constructed of brick or stone. The width and depth of chimneys shall be appropriately sized in portion to the size and height of the unit.

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

21. Lamp Posts. One lamp post shall be provided for each lot. The style and color of the lamp posts shall initially be installed to be consistent throughout the development. (P)

22. Buffers. The following buffers shall be provided in accordance with the General Provisions for Buffers as outlined in the Zoning Ordinance and as generally shown on Exhibit A:

    a. A fifty (50) foot buffer shall be provided along the eastern property line, adjacent to Windermere Subdivision Section B and Tax ID 775-673-4331-00000, as well as along the east and west boundary lines adjacent to Tax ID 773-674-7843-00000.

b. A minimum forty (40) foot buffer, except where is a resource protection area, shall be provided along the western property line, adjacent to Tax ID 774-673-5560-00000.

c. A minimum thirty (30) foot buffer, except where there is a resource protection area, shall be provided along the southern property line adjacent to Tax ID 773-673-6390-00000, 773-673-8487-00000, 774-673-0083-00000, 774-673-1374-00000, 774-673-2869-00000 and 774-673-5560-00000.

d. All buffers shall be recorded within common area or open space. (P)

23. Focal Point/Recreation Area.

a. A minimum of 0.75-acre of common area/recreation area shall be provided throughout the development to provide focal points, as generally shown on Exhibit A. Part of the focal point(s) shall be landscaped and/or hardscaped, as permitted within the Gas Transmission Easement, and have benches or other amenities that accommodate and facilitate gatherings.

b. A field area and a community garden area, as generally shown on Exhibit A, shall be provided. Part of the field area may act as open, unstructured but maintained areas for recreational play.

c. A pedestrian trail system shall be provided throughout the development as generally shown on Exhibit A. The exact design, surfacing and location of the trail system shall be reviewed and approved with plans review. The pedestrian connection to Beulah Elementary School, as generally shown on Exhibit A, shall be provided and be constructed of an all-weather surface (where permitted). The exact design and location of this amenity shall be reviewed and approved during plans review.

d. Other amenities, such as, but not limited to, pavilion, benches, dog park and fire pit(s), shall be permitted within the development.

e. The amenities described above shall be developed concurrent with the phase of development that the amenities are intended to serve. The exact design, material, location and size of all amenities, including the pedestrian trail system, shall be reviewed and approved during plans review.

f. The Department of Environmental Engineering shall review and approve the exact location and surfacing of any trails proposed within the Resource Protection Area (RPA) as well as enhanced landscaping around the SWM/BMP. (P)

24. Airport Impact. Future homeowners of the dwelling units within the Property shall have notice of the location of Chesterfield County Airport and its proximity to the Property. Any subdivision plat and/or location plan used in any homeowner's association documents associated with the Property shall note the location of Chesterfield County Airport and its proximity to the Property. (P)

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

26. Road Width. The internal roads for the subdivision shall have a minimum width of thirty-two feet (32) from face-of-curb to face-of-curb. (P)

27. Perimeter Screening. A privacy fence with a minimum height of six (6) feet, constructed of either vinyl or pressure-treated wood, shall be installed generally along the southern and western boundaries of the Property, specifically adjacent to the properties identified by GPINs 773-673-8487, 774-673-0083, 774-673-1374, 774-673-

2869, and 774-673-5560. The installation of said fence shall exclude any portion of the boundary located within a designated Resource Protection Area (RPA). (P)

Textual Statement - Ordinance Exceptions (3/13/2025)

Rezone from A to R-12 for the uses permitted in R-12 District with Conditional Use Planned Development ("CUPD") to permit ordinance requirement exceptions and a Conditional Use ("CU") to permit Recreational neighborhood facilities primarily serving the surrounding residential community, as described herein, and as provided in the accompanying proffers.

I. Development of the lots shall conform to the required conditions of the R-12 District as outlined in the Zoning Ordinance, except for the following:

   a. Lot Area and Width. Each lot shall have an area of not less than 5,500 square feet and a lot width not less than fifty-five (55) feet.
   b. Lot Coverage. All buildings, including accessory buildings, on any lot shall not cover more than forty-five (45) percent of the lot's area.
   c. Front Yard. Minimum of twenty (20) feet in depth of any type of lot. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
   d. Interior Side Yard. The minimum side yard setback for any lot shall be five (5) feet in width.
   e. Corner Side Yard. The minimum corner side yard setback for any lot shall be fifteen (15) feet.
   f. Rear Yard. The minimum rear yard setback for any type of lot shall be twenty-five (25) feet.

Conceptual Plan – Exhibit A

Conceptual Elevations – Exhibit B

CONCEPTUAL IMAGES - EXHIBIT B
last revised 07/10/2024

1

2

3

4

5

will have front loaded garage as described in proffered conditions

6

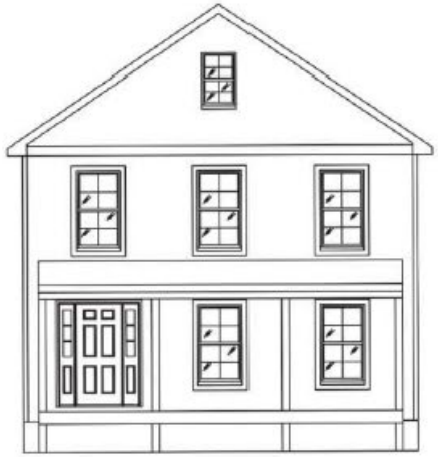
(illustrations are conceptual in nature; all units constructed shall meet the requirements listed in proffered conditions)

CONCEPTUAL IMAGES - EXHIBIT B

last revised 07/10/2024

will have front loaded garage as described in proffered conditions

7



8

will have front loaded garage as described in proffered conditions

9

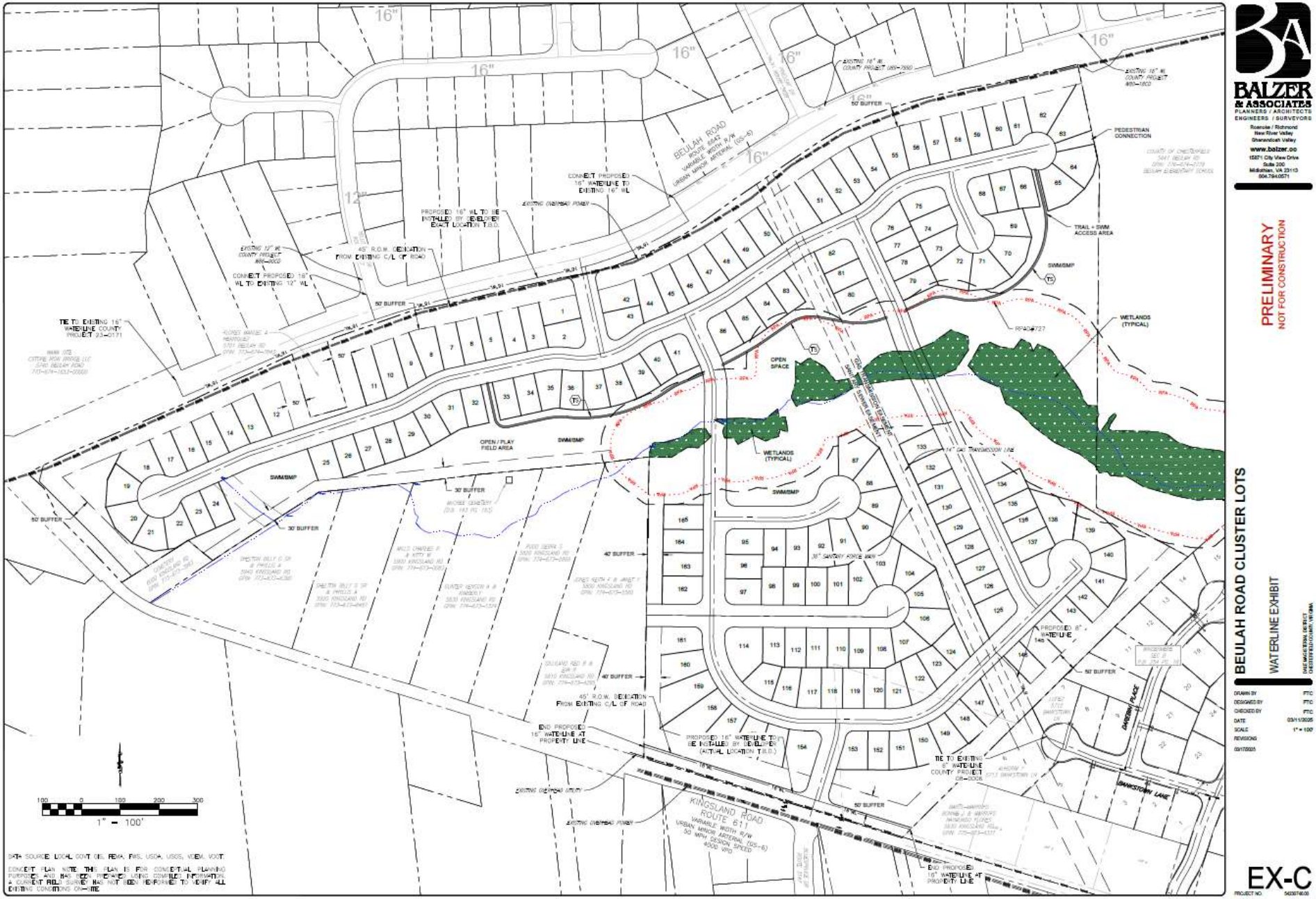
will have front loaded garage as described in proffered conditions

10

11

(illustrations are conceptual in nature; all units constructed shall meet the requirements listed in proffered conditions)

Waterline Plan – Exhibit C



Illustrative Common Area Plan – Exhibit D

Exceptions to Today's R-12 Ordinance Standards – Supplemental Exhibit

Sec. 19.1-81. Required Conditions R-12 District.

In addition to the other requirements of this chapter, the conditions specified in this section shall be met in an R-12 District.

A. **Lot and Building Standards**.

Table 19.1-81.A. Required Conditions R-12 District	
A. Lot Standards	
1. Lot area and width	
a. Area (square feet)	12,000[1][2]
b. Width (feet)	90
2. Lot coverage (maximum %)	30
B. Road Frontage for lots intended for dwelling purposes (feet)[3]	
1. Family subdivision lot	15
2. Other lots	
a. Permanent cul-de-sac	30
b. Radius of a loop street	30
c. Other roads[4]	50
C. Principal Building Setbacks (feet)[5]	
1. Front yard[6]	
a. Non cul-de-sac	35
b. Permanent cul-de-sac	25
2. Interior side yard	10
3. Corner side yard	

RED HIGHLIGHTS INDICATE A MODIFICATION OF R-12 STANDARDS IN THE CURRENT REQUEST AS SET FORTH IN THE TEXTUAL SATEMENT

Table 19.1-81.A. Required Conditions R-12 District	
a. Through lot, lot back to back with another corner lot, or lot backing to open space or common area[7]	20
b. Other lot	30
4. Rear yard	
a. Non through lot	25
b. Through lot	30
D. Principal Building Heights (maximum)[8]	
1. Chester Corridor East Special Design Districts	Lesser of 2.5 stories or 30 feet
2. Other	Lesser of 3 stories or 40 feet
E. Accessory Building Requirements	**Subject to Section 19.1-304**

Notes for Table 19.1-81.A.

[1] Lot area requirements may be impacted by the availability of public utilities. Refer to Chapter 12.

[2] The area of a lot which shares a common boundary with a buffer, bikeway or tree canopy preservation area may be reduced in accordance with Sec. 19.1-306.

[3] For flag lots, road frontage may be reduced to 30 feet.

[4] Frontage on the terminus of a stub street does not meet the requirements for road frontage unless through the preliminary plat review process it is determined that extension of the stub street is not needed to serve future development.

[5] Setbacks may be impacted by Buffer, Setbacks --Generally, Permitted Yard Encroachments for Principal Buildings, Floodplain, Chesapeake Bay or Upper Swift Creek Watershed regulations.

[6] Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.

[7] Open space or common area shall be a minimum of 15 feet wide for the entire length of the rear property line.

[8] Height limits are subject to Article IV, Division 2.

RED HIGHLIGHTS INDICATE A MODIFICATION OF R-12 STANDARDS IN THE CURRENT REQUEST AS SET FORTH IN THE TEXTUAL SATEMENT

Case Contacts

Applicant

- **Applicant's Agent:**
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  amiller@balzer.cc
- **Applicant's Contact:**
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  dstoddard@finerhomesinc.net

District Planning Commissioner

- LeQuan Hylton (804-768-7389)
  hyltonl@chesterfield.gov

Staff

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- **Budget & Management:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Libraries:** Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov
- **Parks & Recreation:** Stuart Connock (804-751-4484) connocks@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Schools:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** Johnny Melis (804-751-4778) melisj@chesterfield.gov

Appendix

Budget & Management

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.

Community Facilities and Infrastructure

Review the StratIS Dashboard for additional information regarding the following topics:

- **Demand Indicators Report.** Highlight of key community indicators and planning for future capital facilities.
- **Chesterfield County School Enrollment and Capacity Report.** Current and past student enrollment information.

Fire & Emergency Medical Services

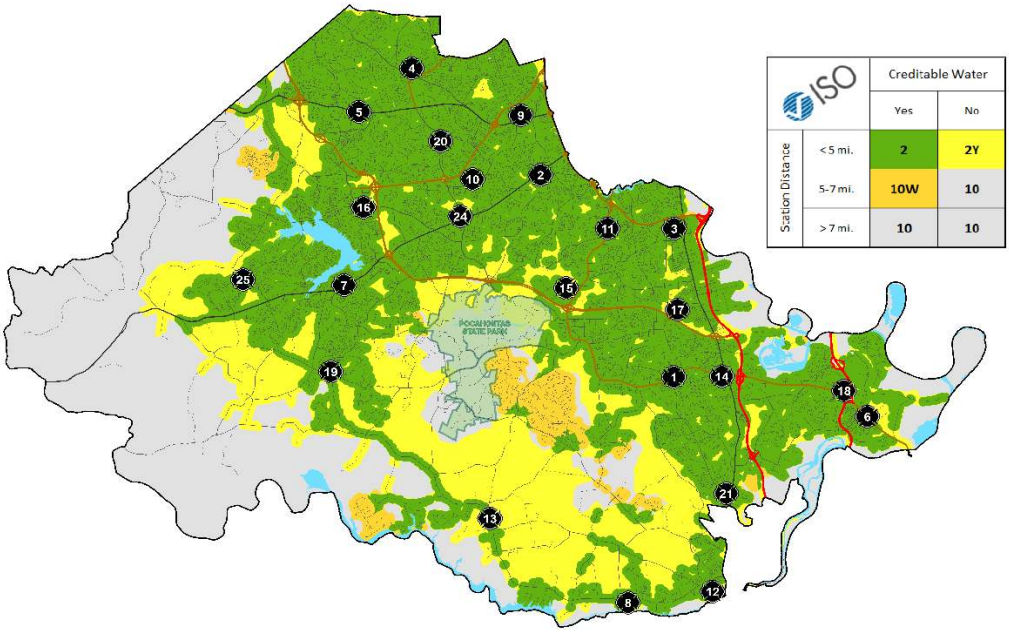
Mission & Service Profile

The mission of Chesterfield Fire and Emergency Medical Services (CFEMS) is to protect life, property and the environment. This requires a comprehensive portfolio of services aimed at preventing fires, mitigating the impact of fires and disasters on the community, and providing a timely and effective response when fires, medical and other emergencies occur. Community risks, population growth and demographic changes, service demands, and response times are reviewed annually and the need for additional Fire & EMS operating and capital resources in support of the department's mission is evaluated during the county's annual budget and 5-year Capital Improvement Plan (CIP) processes.

Community Fire Protection Capabilities Assessment

Chesterfield Fire and EMS participates in the Insurance Services Office (ISO) Public Protection Classification (PPC) program, which rates a community's fire protection capabilities in accordance with the Fire Suppression Rating Schedule (FSRS). Using the FSRS, the ISO performs a comprehensive evaluation of a community's fire department, water supply, emergency communications and community risk reduction efforts. The resulting score establishes a PPC rating from 1 to 10, with Class 1 being the best possible rating. Many insurance carriers reference a community's PPC rating in establishing insurance premiums. Generally, communities with a Class 1 rating enjoy lower insurance premiums than those communities with a Class 10 rating. Chesterfield County has a current community classification of 2/2Y, however some portions are classified as 10 or 10W based on the parameters indicated below.

Class 2 - within 5 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 2Y – within 5 miles of a fire station but not within 1,000 feet of a fire hydrant.
Class 10W – within 5-7 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 10 – outside of 5 miles of a fire station and not within 1,000 feet of a fire hydrant.



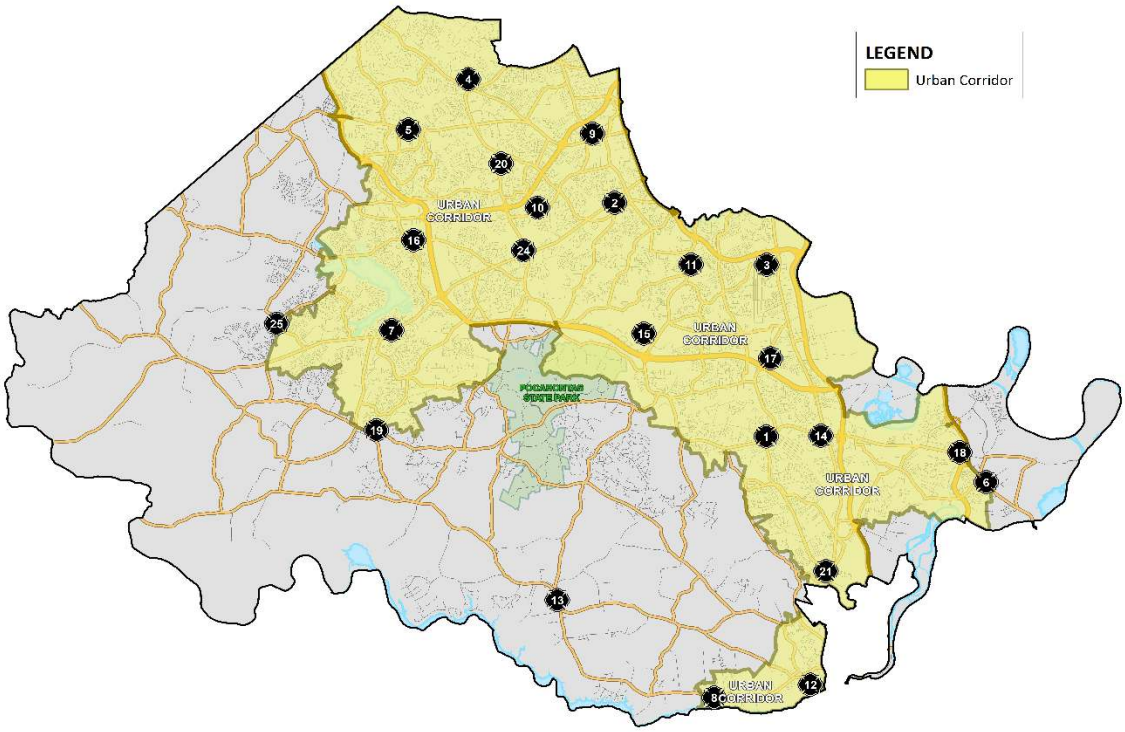
<u>Response Time Goals (Urban/Rural Zones)</u>

Urban Zone

Fire and EMS response goal is 7 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 4 minutes or less travel time for the first arriving engine company at a suppression incident, and 8 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.

Rural Zone

Fire and EMS response goal is 12 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 9 minutes or less travel time for the first arriving engine company at a suppression incident, and 13 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.



Schools

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 FY2025 approved five-year Capital Improvement Plan (CIP) continues to support the 2022 voter approved bond referendum. The approved CIP will replace or renovate seven schools and construct five new schools to add an additional capacity of approximately 8,500 seats countywide. The existing facilities that are part of the replacement and renovation program are A.M. Davis Elementary, Bensley Elementary, Grange Hall Elementary, Falling Creek Middle School, Matoaca Middle, Midlothian Middle, and Thomas Dale High. The five new schools include a Western Area Middle School and Elementary School near Westerleigh Parkway which will open in 2025 and 2026, respectively. A Western Area High School will also open in 2027 near Duval Road. A new Dale District and an Old Hundred Area Elementary School are also scheduled to open in 2027, with sites to be determined. Information on the CIP and School Board approved construction projects can be found in the financial section of the CCPS Approved Budget for FY2025 or the County CIP Dashboard.

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 17.K.**

Subject:
24SN1313 - Iron Bridge Center - Bermuda

Board Action Requested:

Summary of Information:

Attachments:
1. 24SN1313-2025JUN25-BOS-RPT
2. 24SN1313-PP
3. Disclosure Affidavit_24SN1313

Preparer:

Approved By:

24SN1313 – Iron Bridge Center

Magisterial District – **Bermuda**

Agent – **Jeffrey Geiger** (804-771-9557)

BOS Public Hearing – **June 25, 2025**

Time Remaining
12 Months

Case Manager
Richard Saunders
(804-796-7192)

Request

Amend Prior Case

Modification of master plan and development standards for a commercial development.

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

12420 Iron Bridge Road*

*See Complete Parcel List in Table A

Site Size

20.47 Acres

Comprehensive Plan – Land Use Designation

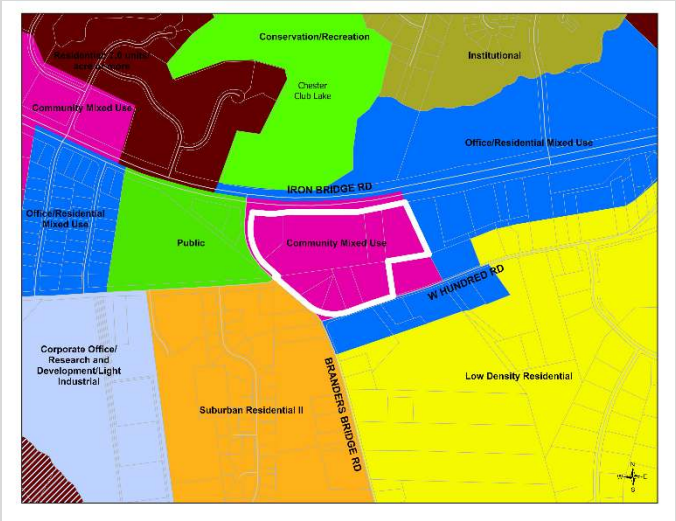
Community Mixed Use

Plan Area

The Chester Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Amendment of zoning approval (Case 04SN0271) to modify the master plan, permitted uses, and development standards for a previously approved commercial development on 20.47 acres. Specifically, this zoning approval is being amended to permit general conformance with a submitted Conceptual Plan, further restrict permitted uses, allow for a self-storage use on up to 30 percent of the project area, update design guidelines, modify permitted building height, update architectural requirements, permit construction of a shared use path along the Route 10 frontage as required by the Bikeways & Trails Plan, update access and road improvement requirements, amend the master plan (textual statement), and provide for development requirements for hotel and self-storage uses.

A Conceptual Plan (Exhibit A) has been developed by the applicant to show the general locations for internal access drives, access points to public streets, public street improvements, commercial parcels, tentative locations of Best Management Practices (BMPs), and landscaped setbacks from public streets. Conceptual elevations have been provided for the proposed self-storage and other commercial uses, and acceptable siding materials have also been provided. Stormwater management requirements have been updated to require the use of super silt fencing, require enhanced sizing for sediment traps or basins located on the portion of the Property that drains to the pond owned by the Chester Fishing Club, and limits post-development discharge rates for the 100-year storm to the pre-developed discharge rate.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

The proposed modifications to the master plan and development standards permits a commercial development that is consistent in scale and intensity to what was approved in Case 04SN0271. Updated proffers and conceptual elevations ensure a high quality of architectural treatment for the buildings containing a self-storage use and other commercial uses. Revised proffers related to transportation improvements allow for the construction of a shared use path along the Route 10 frontage as required by the Bikeways & Trails Plan.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Proffered conditions, Textual Statement, conceptual plan, and conceptual elevations have been submitted by the applicant.
3. Both the Planning Commission and Staff recommend acceptance of the proffered conditions.

Summary of Identified Topics

TRANSPORTATION- COUNTY DEPARTMENT OF TRANSPORTATION

- Most area roads in this part of the county have little or no shoulders, fixed objects adjacent to the edge of pavement, and poor vertical and horizontal alignments (i.e. Branders Bridge Road, West Hundred Road, Bradley Bridge Road). As development continues in this part of the county, traffic volumes on area roads will substantially increase. Chesterfield County Department of Transportation (CDOT) staff recommends the amendment provide for relocation of the ditch on West Hundred Road to provide an adequate shoulder and sidewalk for the entire property frontage to West Hundred Road, as was provided in Case 04SN0271 and is customary with similar requests. The applicant has not included this improvement with the proffered conditions.

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Planning

Zoning History

84SN0030: Approved (4/1984)
Rezoning of 7.61-acre portion of the subject property from Agricultural (A) to Office Business (O) with Conditional Use Planned Development to permit a health club and offices.

86SN0103: Approved (12/1986)
Rezoning of a 3.52-acre portion of the subject property from Agricultural (A) to Office Business (O) with conditional use planned development to permit use expectations and an amendment of Case 84SN0030. In addition to Office Business (O) uses, the case permitted thirty (30) percent of the gross floor area to be occupied by Convenience (B-1) uses and a health club.

99SN0295: Approved (12/1999)
Rezoning of a 20.5-acre portion of the subject property from Corporate Office (O-2) and Agricultural (A) to Community Business (C-3). Community Business (C-3) uses were proposed on the northern portion of the property and Corporate Office (O-2) uses were proposed on the southern portion of the property.

04SN0271: Approved (3/2005)
Rezoning from Community Business (C-3) to Community Business (C-3) with conditional use planned development to permit exceptions to Ordinance standards. An exception to the setback requirement for buildings and parking along Major Arterials was requested and approved.

Comprehensive Plan – Land Use Plan Designation

The Chester Plan designates the Property for Community Mixed Use, which suggests the Property is appropriate for community scale commercial uses and residential uses of various types and densities only if part of a larger mixed-use project and integrated with other uses.

Proposal

A commercial development containing Community Business (C-3) and mini-storage (self-storage) uses is proposed. The proffered conceptual plan (Figure 3- Exhibit A) shows general locations for internal access drives, access points to public streets, public street improvements, commercial parcels (labelled as "O-1" through "O-6"), tentative locations of Best Management Practices (BMPs), and landscaped setbacks from public streets.

Figure 3: Conceptual Plan

Proffered conditions limit uses to those permitted by-right or with restrictions in the Community Business (C-3) District and further prohibits several (C-3) uses including residential uses, more than one convenience store with an automobile service station, and automobile sales and rentals. An exception to the use requirements is requested to allow for a self-storage use to be developed on development tract "O-5" as identified in Exhibit A on the southeastern portion of the Property. Height for buildings other than those containing self-storage and hotel uses will be limited to 1.5 stories, and the height of buildings containing self-storage and hotel uses will be limited to thirty-six (36) feet in height.

Buffers and Landscaping

The proffered conditions require that a 50-foot buffer be maintained adjacent to the two (2) residentially occupied parcels adjacent to and east of the subject property, as well as along West Hundred Road if development tract O-5 is developed with a building or buildings taller than two (2) stories (see Figure 4 below). The buffer is required to be planted to 1.5 times Perimeter Landscape C, with credit for existing vegetation. Perimeter Landscape C requires a combination of deciduous trees, evergreen trees, and shrubs to be planted. The proffered conditions further require that evergreen trees planted at an average rate of one per ten (10) within the buffer, unless an alternative planting standard is approved at the time of plans review.

As was approved in Case 04SN0271, the applicant continues to propose a twenty-five (25)-foot exception to the required fifty-foot landscaped setback for buildings and parking areas adjacent to major arterial roads. The applicant is requesting that existing utility easements, which did not exist when Case 04SN0271 was approved, be allowed within the buffer. The minimum planting requirements for Perimeter Landscape C will be required. The applicant has stated that existing utility easements occupy approximately ten (10) feet of the setback area, leaving approximately fifteen (15) feet outside of the easements for required tree plantings. Additional area may be required during plans review to ensure compliance with Landscape C planting requirements. The locations of buffers and landscaped setbacks are shown in Figure 4. The specific zoning ordinance requirements for Perimeter Landscape C and included in the back of the report.

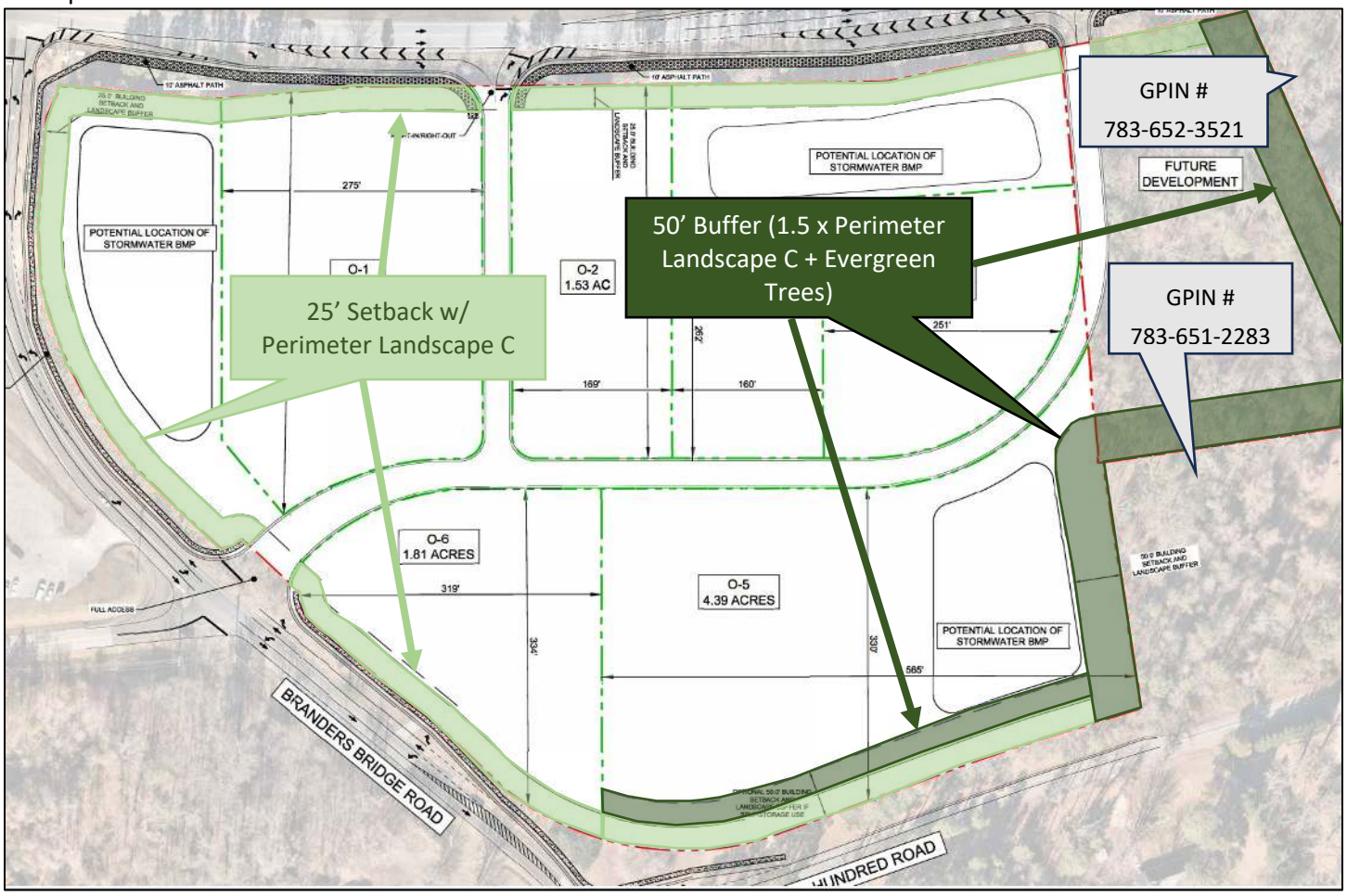


Figure 4: Buffers and Landscaped Setbacks

Architecture

Conceptual Elevations with contemporary and neotraditional options (Figures 5 & 6 - Exhibit B) have been provided for commercial buildings occupied by uses other than self-storage.

Figure 5: Retail Contemporary Elevations

Figure 6: Retail Neotraditional Elevations

Conceptual Elevations for commercial buildings occupied by self-storage uses (Figure 7 – Exhibit C) have also been provided. Proffered conditions limit siding materials for all buildings to brick, brick veneer, stone, stone veneer, cultured stone, other masonry materials, fiber cement siding, or engineered wood siding. Dutch lap, plywood, vinyl and metal siding are not permitted.

Figure 7: Conceptual Elevation for Buildings Containing Self-Storage Use

Amendments to Case 04SN0271

The following amendments are proposed to the previous zoning approval, Case 04SN0271, to accommodate the current proposal. Proposed revisions and deletions to the approved proffered conditions and textual statement from Case 04SN0271 are outlined in the table below.

Case 04SN0271 – Approved Conditions to be Amended	Current Zoning Request
Proffered Condition 2- Timbering No timbering on the Property permitted until a land disturbance has been obtained from the Environmental Engineering Department except for that approved by the State Department of Forestry.	**Proffered Condition Deleted** Current regulations require that a land disturbance permit be issued prior to timbering on the site.
No proffered conceptual plan	**Proffered Condition 1- Conceptual Plan** Requires general conformance with Conceptual Plan.
Proffered Condition 3- Stormwater Management Requires compliance with Chesapeake Bay Preservation Area (CBPA) requirements for area of site that drains to the Chester Fishing Club Pond Requires analysis of adverse hydrological impact to the Chester Fishing Club Pond, with improvements made to prevent increased runoff from exceeding the dam's hydraulic capacity.	**Proffered Condition 2- Stormwater Management** This wording was removed because the property must meet the new Virginia Stormwater Management Permit (VSMP) requirements for E&SC, drainage and other stormwater requirements. Super Silt Fencing is required at the perimeter of the site adjacent to Route 10. Sediment traps or basins located on the portion of the Property that drains to the Chester Fishing Club Pond must be sized at least 25 percent larger than the minimum Virginia Stormwater Management Handbook standards. The maximum post-development discharge rate for the 100-year storm shall be based on maximum capacity of existing facilities downstream and shall not increase the recorded and/or established 100-year backwater and/or floodplain. The spillway for the Chester Fishing Pond was upgraded with the Magnolia Lakes development.
Proffered Condition 4- Uses Limits uses on Tax ID 783-652-1315 (12500 Iron Bridge Road) to offices, funeral homes or mortuaries. A minimum of an 8,000 square foot building must be constructed at the northeastern most portion of Tax ID 783-652-1315 (12500 Iron Bridge Road) and no more than 100,000 square feet of other C-3 uses may be constructed until such building has been constructed. Prohibits the following C-3 uses: • Cocktail lounges and nightclubs • Pool halls • Second hand shops • Skating rinks • Video arcades	**Proffered Condition 3- Uses** Requirements relative to offices, funeral homes or mortuaries have been removed. Prohibits the following C-3 uses: • Antique shop • Club or lodge • Cocktail lounges and nightclubs • Columbarium • Crematorium • Flea market • Funeral home • Mortuary • Pool halls • Second hand shops

• Bowling Alley	• Skating rinks • Video arcades • Bowling alley • Multiple family dwellings • Townhomes • Stacked unit dwellings • Single family detached dwellings • More than one convenience store with automobile service station (manned or unmanned) • Automobile rental • Automobile sales
Proffered Condition 5- Buffer Requires that a 75-foot buffer be maintained adjacent to Tax ID's 783-652-3521 and 783-651-2283, subject to zoning ordinance requirements plus additional evergreen shrubs within the buffer at a rate of one shrub per eight feet.	**Proffered Condition 4- Buffer** Requires that a 50-foot buffer be maintained adjacent to Tax ID's 783-652-3521 and 783-651-2283, subject to zoning ordinance requirements for 1.5 times Perimeter Landscape C plus additional evergreen trees within the buffer at a rate of one tree per ten feet.
Proffered Condition 6- Tenant Size Allows only one tenant space to exceed 50,000 square feet of gross floor area.	**Proffered Condition 5- Tenant Size** Restricts tenant spaces other than self-storage and hotel uses to 50,000 square feet of gross floor area.
Proffered Condition 7- Design Guidelines Requires compliance with the "Development Requirements- Village District" in the zoning ordinance for external lighting, street lighting, and street tree planting. Note that these regulations predate the current Chester Special Design District standards, which were adopted in June 2015.	**Proffered Condition 6- Design Guidelines** Requires compliance with the current Chester Special Design District "Fringe" standards for lighting and streetlights. The current design district standards do not address street tree planting. Also requires minimum illumination levels for parking areas and parking lot sidewalks per Police Department recommendations.
Proffered Condition 8- Building Heights Limits the height of all buildings to 1.5 stories.	**Proffered Condition 7- Building Heights** Limits the height of all buildings other than those containing a self-storage or hotel use to 1.5 stories. Self-storage and hotel uses limited to thirty-six (36) feet.
Proffered Condition 9- Architecture Requires the architectural treatment of buildings to be compatible with the Rivers Bend Shopping Center.	**Proffered Condition 8- Architecture/Materials** Requires architectural appearance of buildings generally consistent with submitted conceptual elevations. Stipulates acceptable siding materials for all buildings.
Proffered Condition 10- Sidewalks Requires sidewalks along Branders Bridge Road, West Hundred Road and Route 10 adjacent to the subject property.	**Proffered Condition 13- Sidewalk/Shared Use Path** Requires sidewalk along Branders Bridge adjacent to the subject property. Requires sidewalk along Route 10 adjacent to the subject property only if the Bikeways & Trails Plan does not require a shared use path.

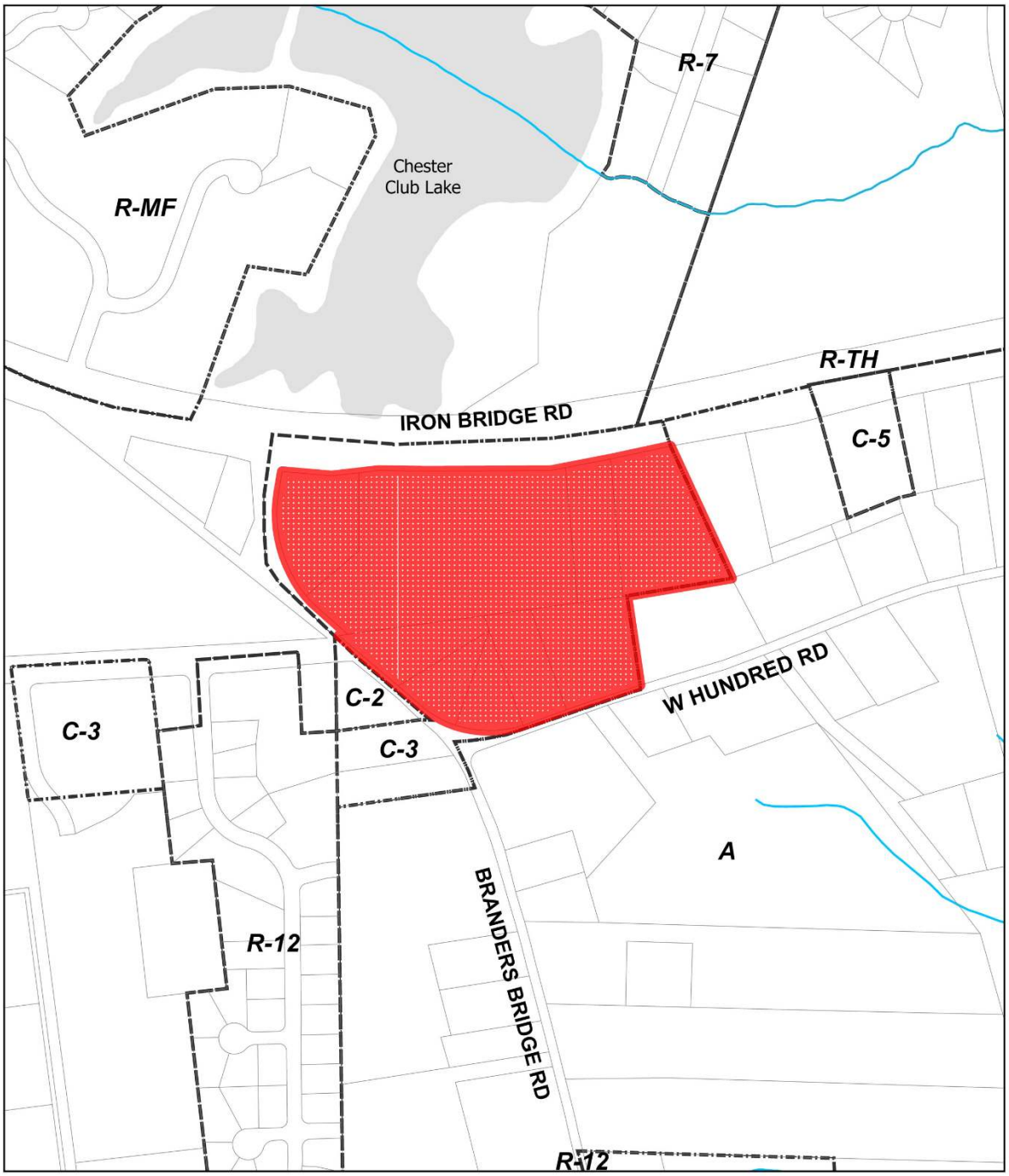
	Requires sidewalk along West Hundred Road only in the location shown on the Conceptual Plan.
Proffered Condition 12- Access Limits vehicular access to two entrances/exits to Route 10, two entrances/exits to Branders Bridge Road, and one entrance/exit to West Hundred Road.	**Proffered Condition 9- Access** Limits vehicular access to two entrances/exits to Route 10, one entrance/exit to Branders Bridge Road, and prohibits access to West Hundred Road.
Proffered Condition 13- Road Improvements Requires the following road improvements: • Additional lane of pavement along eastbound lanes of Route 10 • Separate right turn lanes at each Route 10 entrance • New Route 10 crossover to the east of Branders Bridge Road • Traffic signalization at the site access/Route 10 intersection, if warranted as determined by the Department of Transportation • Additional lane of pavement along northbound lane of Branders Bridge Road • Traffic signalization at the Branders Bridge Road/Route 10 intersection • Construction of a traffic island/circle in West Hundred Road at the approved access • Construction of a raised median along Branders Bridge Road from Route 10 to West Hundred Road with a directional crossover at Carver Heights Drive	**Proffered Condition 10- Road Improvements** Requires the following road improvements: • Additional lane of pavement along eastbound lanes of Route 10 • Separate right turn lanes at each Route 10 entrance • New Route 10 crossover to the east of Branders Bridge Road, in the location shown on Conceptual Plan • Additional left turn lane along westbound lanes of Route 10 at Brander Bridge Road intersection • Additional pavement on Branders Bridge Road at Route 10 intersection to accommodate 4-lane typical section • Separate right and left turn lanes at Branders Bridge Road access • Owner responsible for costs associated with modifications to existing Route 10/Branders Bridge Road signal • Widening of West Hundred Road to accommodate two westbound lanes at its intersection with Branders Bridge Road
Proffered Condition 14- Phasing Plan for Road Improvements	**Proffered Condition Deleted** Phasing information was provided in Proffered Condition 11.
No "additional development requirements" proffer	**Proffered Condition 12- Additional Development Requirements** • Requires screening of rooftop mounted equipment from adjacent public rights of way and adjacent residential properties • Height limitations on building foundation plantings per Police Department recommendations • Police Department recommendations specific to hotel and self-storage uses • Restricts self-storage uses to development tract O-5
Proffered Condition 15- Textual Statement (Master Plan) • Textual Statement dated July 6, 2004, and revised February 14, 2005, shall be considered the Master Plan • Allows reduction in building and parking setbacks along major arterial roads to twenty-five (25) feet and requires compliance with Perimeter Landscape C except that minimum caliper size of deciduous trees and minimum height of medium shrubs increased	**Proffered Condition 11- Textual Statement (Master Plan)** • Textual Statement last revised January 31, 2025, shall be considered the Master Plan • Allows reduction in building and parking setbacks along major arterial roads to twenty-five (25) feet and requires compliance with Perimeter Landscape C. Allows existing utility easements to be located within the landscaped setback • Allows a self-storage use on up to 30 percent of the gross acreage of the Property with a height of up to thirty-six (36) feet.

• Reduces parking requirements to that of the Village District requirements at the time of the zoning case	

Findings

Staff supports the requested zoning amendments. The proposed uses comply with the Community Mixed Use land use designation in the Chester Plan. As conditioned, the modified development standards of this request will be no less beneficial to adjoining property owners and provide an integrated plan that remains consistent with existing commercial development in the area while providing an appropriate transition to residential properties located to the east and south of the subject property.

Current Zoning Map



Map 1: Subject Property

Case #: 24SN1313
Acreage: 20.47
Address: SEE TABLE A
GPIN's: SEE TABLE A

0 200 400 800 Feet

N W E S

Parcels in Application (The Property – Table A)

GPIN	Address
782-652-5011	12420 IRON BRIDGE ROAD
782-651-3577	12501 BRANDERS BRIDGE ROAD
782-651-4567	12521 BRANDERS BRIDGE ROAD
782-651-5761	5528 WEST HUNDRED ROAD
782-651-7069	5526 WEST HUNDRED ROAD
782-651-9075	5524 WEST HUNDRED ROAD
782-652-0316	12401 BRANDERS BRIDGE ROAD
782-652-9213	12430 IRON BRIDGE ROAD
783-652-1315	12500 IRON BRIDGE ROAD

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

1. The subject properties are located within the Ashton Creek Watershed.
2. A Resource Protection Area Determination will be needed prior to Site Plan submittal.
3. To address water quality concerns for the Chester Fishing Club Pond, enhanced erosion and sediment control measures above those required by state regulations were be provided, which include the use of super silt fence or an approved alternative and sediment traps and basins at least twenty-five (25) percent larger than the minimum state standard.
   The applicant has offered Proffered Condition 2. Stormwater a. and b. to address this impact.
4. Runoff generated by the proposed development may result in increased flooding downstream; therefore, the maximum post-development discharge rate for the 100-year storm shall be limited to the maximum capacity of the existing facilities downstream, and the recorded 100-year backwater and/or floodplain shall not be increased.
   The applicant has offered Proffered Condition 2. Stormwater c. to address this impact.
5. The development will be subject to the Virginia Stormwater Management Program (VSMP) Regulations for water quality and water quantity.

Fire & Emergency Medical Services

Service Area

The Chester Fire Station, Company Number 1

Community Fire Protection Capabilities Assessment*

Insurance Service Office (ISO) Public Protection Classification (PPC)	Class 2

Anticipated Impacts On Fire & EMS

Call Load in Immediate Service Area During Previous Fiscal Year	3650
Projected Calls Generated Yearly by Proposed Development	N/A (commercial)
Projected Call Load Increase in Immediate Service Area by Proposed Development	N/A

Drive And Response Times

Response Zone/Response Time Goal*	Urban / 7 Minutes
Road Miles from Closest Fire Station	1.8 miles
Estimated Drive Time from Closest Fire Station[1]	4:00 minutes
Estimated Response Time for First Unit on Scene[2]	7:00 minutes

Planned Capital Facility Improvements

Additional Information

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.

*Additional information relative to Fire & Life Safety's Mission and Service Profile, Community Fire Protection Capabilities Assessment, and Response Time Goals can be found in the Appendix.

[1] Drive-time estimates are exclusive of potential delays due to weather, traffic, or blockage of response routes.

[2] Estimates assume response units and personnel are in the station and available to respond at the time of an incident and include 1 min 30 sec for 911 call processing and dispatch, and up to 1 min 30 sec for firefighter turnout.

Police

Division	Beat	District
Appomattox	74	Bermuda
Road Miles from Closest Division Facility		3.3

Current Officers per 1,000 County Residents	1.53
Crime Rate for Group A Incidents[1] per 100,000 Residents	3,741
Anticipated Increase in District Calls for Service	Unknown*

Average Response Time for Priority One Calls

Average Response Time / Priority One Time Goal[2]	4.59 Min. / < 3 Min.

Planned Capital Facility Improvements

N/A at this time.

Additional Information

*At this time, there is not a way to calculate non-residential projected annual police calls for service.

Applicant included CCPD-recommended lighting and landscaping proffers, and access control and video surveillance proffers specific to the hotel and self-storage uses.

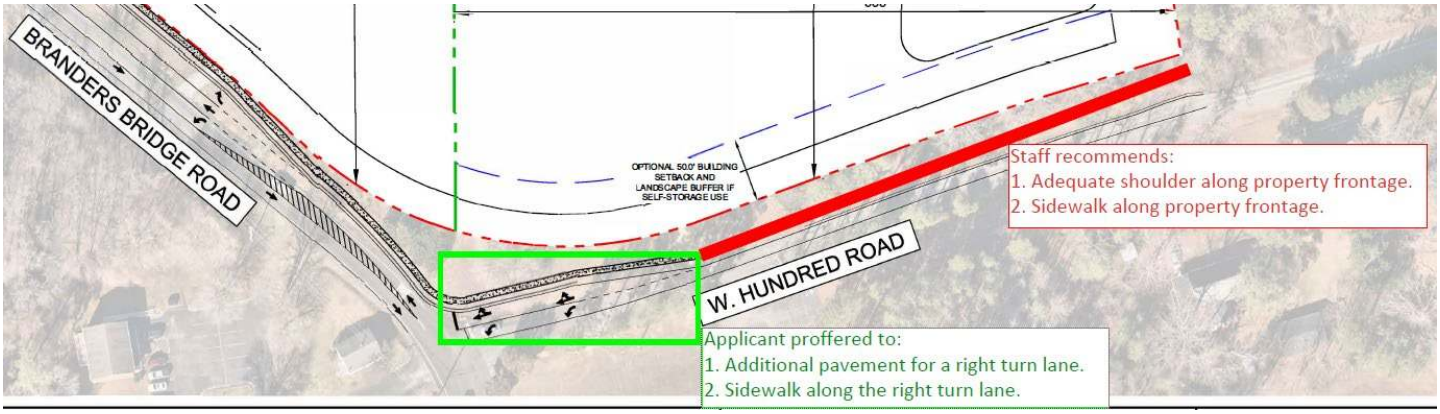
[1] Includes crimes such as, but not limited to: assault, larceny, murder, burglary, and robbery.

[2] Response-time estimates are exclusive of potential delays due to weather, traffic, or blockage of response routes.

Transportation - County Department of Transportation

In March 2005, the Board of Supervisors approved Case 04SN0271 to rezone 20.4 acres to Community Business (C-3). The development was anticipated to generate approximately 10,800 average daily trips (ADT). The case included proffered conditions to address right-of-way dedication, access, road improvements, and pedestrian accommodations (Proffered Conditions 10 thru 14). With this amendment, the applicant is requesting to amend proffered conditions related to access, road improvements, and pedestrian accommodations. Per the applicant's traffic study, the traffic impacts are similar to the previous case with similar road improvements, except as noted below. ***Without a commitment to address impacts along the entire property frontage to West Hundred Road (adequate shoulder and sidewalk), staff does not support this request.***

With Case 04SN0271, one vehicular access to West Hundred Road was permitted including either a traffic circle or turn lanes at the approved access (Proffered Conditions 12 and 13.g). In addition, the developer proffered the relocation of the ditch to provide an adequate shoulder and sidewalk for the entire property frontage (Proffered Conditions 10 and 13.g). With this request, the applicant has proffered no direct vehicular access to West Hundred Road and to construct additional pavement along West Hundred Road at the intersection with Branders Bridge Road to provide a 3-lane typical section and sidewalk for part of the property frontage, approximately 200 feet (Proffered Condition 9.b, 10.d, and 13). The amendment fails to address the customary road improvements of an adequate shoulder and sidewalk for the entire property frontage (approximately 600 feet).



Most area roads in this part of the county have little or no shoulders, fixed objects adjacent to the edge of pavement, and poor vertical and horizontal alignments (i.e. Branders Bridge Road, West Hundred Road, Bradley Bridge Road). As development continues in this part of the county, traffic volumes on area roads will substantially increase in traffic. CDOT staff recommends the amendment provide for relocation of the ditch to provide an adequate shoulder and sidewalk for the entire property frontage to West Hundred Road, as was provided in Case 04SN0271 and is customary with similar requests. The applicant has not included this improvement in the proffered conditions. ***As stated above, without a commitment to address impacts along the entire property frontage to West Hundred Road (adequate shoulder and sidewalk), staff does not support this request.***

Detailed in the chart below is the recommendations by staff along with how the applicant has addressed them. The traffic impact of this request will be addressed through road improvements.

Recommendation	Applicant's Proposal
Dedication - Right-of-Way (measured from the centerline of the road): • One hundred (100) feet on the south side of Iron Bridge Road (Route 10 - Major Arterial). • Forty-five (45) feet on the east side of Branders Bridge Road (Major Arterial). • Forty-five (45) feet on the north side of West Hundred Road (Collector).	Proffered Condition 11 ***(Case 04SN0271)***

<u>Vehicular Access</u>: • Limited to two (2) accesses to Route 10 with the western access limited to right-in/right-out movements and the eastern access shall prohibit left-out movements. • Limited to one (1) full access to Branders Bridge Road. • No direct access to/from West Hundred Road.	Proffered Condition 9
<u>Road Improvements:</u> • Construction of additional lane of pavement (future 3rd thru lane) along eastbound Route 10 for the entire property frontage. • Construction of additional pavement along the eastbound lanes of Route 10 to provide a separate right turn lane at each approved access. • Construction of a directional crossover on Route 10 at the eastern access with construction of adequate left turn lanes in both directions. • Construction of additional pavement along westbound lanes of Route 10 at Branders Bridge Road intersection to provide a left turn lane with 225 feet of storage and an aggregate length of 425 feet. • Construction of additional pavement along Branders Bridge Road at its intersection with Route 10 to provide a 4-lane typical section (3 northbound lanes and 1 southbound lane). • Traffic signal modifications at the Route 10/Branders Bridge Road intersection if proffered road improvements require modifications. • Construction of additional pavement along Branders Bridge Road at the approved site access to provide left and right turn lanes. • ***Construction of additional pavement along West Hundred Road at its intersection with Branders Bridge Road to provide a 3-lane typical section (2 westbound lanes and 1 eastbound lane). Note: This will result in the construction of one (1) additional lane (separate right turn lane).*** ***<u>CDOT Recommendation:</u> Per Case 04SN0271 and to address the development's traffic impact on the area road network, staff recommends the request provide for relocation of the existing ditch to provide an adequate shoulder along the entire property frontage (approximately 600 feet).*** • Dedication to County or VDOT of any additional right-of-way or easements required for the proffered road improvements. If applicant is unable to acquire "off-site" right-of-way, then developer may request the County acquire right-of-way as a public road improvement. All costs associated with the acquisition shall be approved and borne by the developer. If county chooses not to assist, the developer shall be relieved of the obligation to acquire the "off-site" right-of-way and road improvements provided within available right-of-way.	Proffered Condition 10 ***(Request does not provide for adequate shoulder along entire property frontage to West Hundred Rd.)***
<u>Pedestrian Accommodations – Sidewalks/Shared Use Path:</u> • Construction of sidewalk along the east side of Branders Bridge Road. • Construction of a sidewalk or shared use path along the south side of Route 10. • ***Construction of a sidewalk along the north side of West Hundred Road for the distance illustrated on the Conceptual Plan (approximately 200 feet).*** ***<u>CDOT Recommendation:</u> Per Case 04SN0271 and based on Chesterfield Planning Commission Residential Sidewalk Policy, staff recommends request provide sidewalk for the entire property frontage along West Hundred Road, a Collector per the county's Thoroughfare Plan (approximately 600 feet).***	Proffered Condition 13 ***(Request does not provide for sidewalk along entire property frontage to West Hundred Rd.)***

Transportation - Virginia Department of Transportation

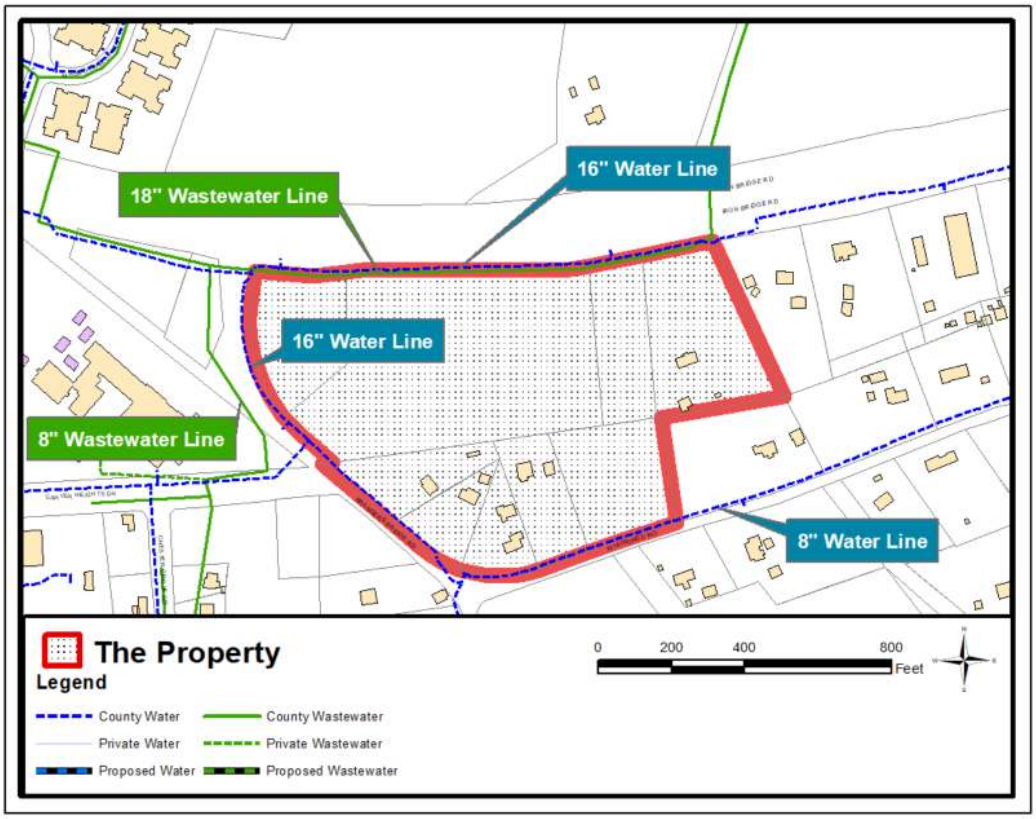
The Virginia Department of Transportation (VDOT) has reviewed case 24SN1313 to amend Case 04SN0271. A review of the concept plan indicates a parcel exhibit for future land bays. Along with land bays are street connections to Iron Bridge Road (Route 10) and Branders Bridge Road at the intersection with Carver Heights Drive. The concept and proposal also include roadway improvements ranging from turn lane additions/improvements, pedestrian accommodations, as well as a proposed directional crossover along Route 10. Internal roads are noted to be privately maintained.

Any access to VDOT-maintained rights-of-way shall be in accordance with the requirements of the VDOT Road Design Manual for the functional classification and design speed of the road. Any proposed access points that do not meet the minimum spacing criteria for VDOT's Access Management policy will require an exception to be approved by VDOT in order to permit and construct access. Proposed street trees within VDOT-maintained ROW, if any, will need to comply with clear zone and landscaping requirements detailed in Appendix A1 and Appendix B1 of the VDOT Road Design Manual.

A Traffic Impact Analysis (TIA) for this property has been received by VDOT and is under review. Recommendations from the TIA are expected to be incorporated into the site design and road improvements for the site, as agreed upon by the locality. Additional comments will be generated during the plan review process, including but not limited to trip generations based on the new impacts to traffic, with turn lane warrant analysis, and Instructional & Informational Memorandum (IIM)- Traffic Operations Division (TOD)-400 evaluation.

Utilities – Water and Wastewater

1. Proffered Condition 1 from Case 04SN0271 requiring the use of the public water and wastewater systems is not being amended with this case.
2. The Utilities Department supports this case.



Community Engagement & Public Hearings

Community Meetings

3/24/2025 at Curtis Elementary School – Discussion Topics:

1. General support for self-storage use
2. Project aesthetic/appearance
3. Drainage concerns for Chester Fishing Club Pond
4. Maintenance of the landscaping
5. Desire for local restaurants
6. Retention of existing trees

Planning Commission

5/20/2025: **Citizen Comments:** One (1) citizen spoke to this request, representing the Chester Fishing Club. Concerns relative to drainage impacts of the proposal on the Chester Club Lake, including the dam, were raised.

Planning Commission: Mr. Sloan asked staff for clarification on the stormwater proffers being offered by the applicant and further opportunities for citizen engagement. Mr. Sloan acknowledged the efforts of the applicant to address concerns relative to stormwater management. Mr. Sloan also offered that feedback on the proposed self-storage use was generally positive at the community meeting.

Recommendation: APPROVAL WITH CONDITIONS.
Motion: Sloan **Second:** Hylton
AYES: Petroski, Sloan, Hardin, Hylton, Owens

Proffered Conditions (4-28-2025)

Staff Note: Both the Planning Commission and Staff recommend acceptance of the proffered conditions.

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 or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the 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.

Exhibit A: Parcel Exhibit, Commercial Development Chesterfield County VA, dated April 4, 2025, prepared by Kimley-Horn (the "Conceptual Plan")

Exhibit B: Retail Elevations dated April 28, 2025, (the "Retail Elevations"). Contemporary elevations noted with the label "Contemporary." Neo-traditional elevations noted with the label "Neo-Traditional."

Exhibit C: Self Storage elevation, prepared by RAPID last revised April 1, 2025, (the "SS Elevations").

Amendments to Proffered Conditions Accepted with Case No. 04SN0271

The Applicant hereby deletes Condition 2 of Case No. 04SN0271 and replaces it with the following:

1. Conceptual Plan. The Property shall be developed in general conformance with the Conceptual Plan, subject to the requirements and adjustments permitted in the Proffered Conditions. The Conceptual Plan is conceptual in nature and may vary based on the final site plan depending on the final grading and soil studies, Resource Protection Area lines, entrance location(s), road design, building area dimensions, parking area design and location, perimeter security fencing, guard and gate locations, division line locations for new parcels within the project, utility locations, VDOT requirements, BMP design and location, easements, approval requirements for state and federal agencies, and other design or engineering reasons. Any substantive changes that do not relate to the prior sentence shall be approved by the Planning Commission at the time of plans review. The Property may be subdivided into individual parcels in accordance with the Zoning Ordinance and the County's Subdivision Ordinance. In the event of any conflict between the information shown on the Conceptual Plan and these Proffered Conditions, these Proffered Conditions shall control. (P)

The Applicant hereby deletes Condition 3 of Case No. 04SN0271 and replaces it with the following:

2. Stormwater.
    a. Super Silt Fence, or an alternative as approved by the Department of Environmental Engineering, shall be provided as a perimeter control along the Property's frontage on Iron Bridge Road in the locations along that frontage where standard silt fence would have been required.
    b. Sediment traps or sediment basins located on the portion of the Property that drains to the pond owned by the Chester Fishing Club ("Pond") shall be sized at least 25% larger than the minimum Virginia Stormwater Management Handbook's standard shall be provided.
    c. The maximum post-development discharge rate for the 100-year storm shall be based on the maximum capacity of the existing facilities downstream, and shall not increase the recorded and /or established 100-year backwater and /or floodplain. On-Site detention of the post-development 100-year discharge rate to below the pre-development 100-year discharge rate may be provided to satisfy this requirement. (EE)

The Applicant hereby deletes Condition 4 of Case No. 04SN0271 and replaces it with the following:

3. Uses. Uses shall be limited to those uses permitted by-right, with restrictions in the C-3 District except the following uses shall not be permitted:
    a. Antique shop

b. Club or lodge
c. Cocktail lounges and nightclubs
d. Columbarium
e. Crematorium
f. Flea market
g. Funeral home
h. Mortuary
i. Pool halls
j. Second hand shops
k. Skating rinks
l. Video arcades
m. Bowling alley
n. Multiple family dwellings
o. Townhomes
p. Stacked unit dwellings
q. Single family detached dwellings
r. More than one convenience store with automobile service station (manned or unmanned)
s. Automobile rental
t. Automobile sales (P)

The Applicant hereby deletes Condition 5 of Case No. 04SN0271 and replaces it with the following:

4. Buffer. A fifty (50) foot buffer ("Buffer") shall be maintained adjacent to the neighboring parcels identified on the County's Tax Map as GPINs 783-652-3521 and 783-651-2283. This Buffer shall also be provided in the portion of the Property identified as O-5 ("O-5") on the Conceptual Plan along W. Hundred Road only if O-5 is developed with a building taller than 2 stores. At a minimum, this buffer shall be planted to 1.5 time Perimeter Landscape C, with credit for existing vegetation. Additional evergreen trees shall be provided within this buffer at a height of three (3) to four (4) feet at time of planting and planted at an average rate of one per ten (10) feet within this buffer, unless an alternative planting standard is approved at the time of plans review and approval. (P)

The Applicant hereby deletes Condition 6 of Case No. 04SN0271 and replaces it with the following:

5. Tenant Size. With the exception of a self-storage use and a hotel use, no single tenant space shall exceed 50,000 gross square feet in area (measured on the basis on inside wall to inside wall). (P)

The Applicant hereby deletes Condition 7 of Case No. 04SN0271 and replaces it with the following:

6. Design Guidelines. The development shall comply with the requirements of the Zoning Ordinance's Chester Special Design District, Required Conditions Chester Fringe, as it pertains to the following:
   a. Lighting.
   b. Streetlights.

   In addition, Pole-mounted, full cut-off, photocell-activated, minimum 70 CRI rated LED luminaires shall illuminate parking areas and parking lot sidewalks with a minimum maintained illumination level of 0.7 foot-candles, as measured at grade. This requirement shall not supersede VDOT illumination limits at the right-of-way. (P)

The Applicant hereby deletes Condition 8 of Case No. 04SN0271 and replaces it with the following:

7. Building Heights. With the exception of a self-storage use and a hotel use, building heights shall not exceed one and a half stories. (P)

The Applicant hereby deletes Condition 9 of Case No. 04SN0271 and replaces it with the following:

8. Architecture/Materials.
   a. A building with a self-storage use constructed on the Property shall be developed with an architectural appearance generally consistent with the picture(s) shown on the SS Elevations. Further, this building shall avoid the use of undifferentiated surfaces by including at least two of the following design

elements:

i. change in building height;
ii. building step-backs or recesses;
iii. fenestration;
iv. change in building material, pattern, texture, or color;
v. use of accent materials; or
vi. any other element approved by the Planning Director at plans review.

Any substantial modifications or deviations to the general architectural appearance shown on the SS Elevations shall be approved by the Planning Commission in conjunction with plans review.

b. Any other building constructed on the Property shall be developed with an architectural appearance generally consistent with the two alternative architectural styles (contemporary or neo-traditional) shown in the Retail Elevations. The owner shall pick one of the these two architectural styles at the time of plans review. If the neo-traditional architectural style is chosen, then the picture(s) shown on Retail Elevations for the neo-traditional architectural style shall be enhanced with at least two of the following design elements from neo-traditional architecture:

i. roof with at least two gables and/or parapets;
ii. tower, cupola, or weather vane;
iii. ornamental columns or dentils;
iv. awning;
v. shutters;
vi. windows with muntins;
vii. ornamental brackets;
viii. or one or more other elements approved by the Planning Director at the time of plans review.

Any substantial modifications or deviations to the general architectural appearance shown on the Retail Elevations (e.g. a desire to use a different architectural style than contemporary or neo-traditional) shall be approved by the Planning Commission in conjunction with plans review.

c. For all buildings, owners and tenants will be permitted to include prototypical or corporate buildings and identification architectural elements in the design of their building provided that these elements do not qualify as signage. If these elements are considered to be signage than the elements shall be inclusive of sign are calculations for the entire project.

d. Acceptable siding materials include brick, brick veneer, stone, stone veneer, cultured stone, other masonry materials, fiber cement siding (such as HardiPlank, HardieShingle, and HardieTrim), or engineered wood siding (such as LP SmartSide). Dutch lap, plywood, vinyl and metal siding are not permitted. Other materials may be used for parapets, cornices, surrounds, trim, awnings, architectural decorations, and design elements. Roofing material for a sloped roof shall be standing seam metal, dimensional architectural shingles with a minimum of 30-year warranty, unless a different material satisfying the same minimum warranty is approved by the Planning Director at the time of plans review. (P)

The Applicant hereby deletes Condition 12 of Case No. 04SN0271 and replaces it with the following:

9. Vehicular Access.

a. Direct access from the Property to Route 10 shall be limited to two (2) accesses, and direct access from the Property to Branders Bridge Road shall be limited to one (1) full access, as the location of these access points are generally shown on the Conceptual Layout. The westernmost Route 10 access shall be limited to right-in/right-out access and the easternmost Route 10 access shall prohibit the left-out movement. The final location and design of these accesses shall be approved by the Transportation Department, in accordance with VDOT approvals.

b. There shall be no direct access to/from the Property to West Hundred Road. (T)

The Applicant hereby deletes Condition 13 of Case No. 04SN0271 and replaces it with the following:

10. Road Improvements. The following road improvements shall be completed by the Owner/Developer of the Property as specified below. Any modification to the design and lengths specified below shall be approved by the Transportation Department in accordance with VDOT approvals. If any of the road improvements identified

below are provided by others, as determined by the Transportation Department, then the specific road improvement shall no longer be required. Unless requested by the owner/developer and approved by the Transportation Department at time of plans review, the phasing of each road improvement shall be provided as specified below.

a. Iron Bridge Road (Route 10)
    i. Construction of additional lane of pavement along the eastbound lanes of Route 10 for the entire Property frontage. Improvement shall be completed prior to the issuance of any certificate of occupancy on the Property.
    ii. Construction of additional pavement along the eastbound lanes of Route 10 at each approved access to provide a separate right-turn lane. Improvement shall be provided in conjunction with construction of the associated vehicular access.
    iii. Construction of a directional crossover on Route 10 in the general location illustrated on the Conceptual Plan with construction of adequate left turn lanes in both directions. This directional crossover shall prohibit the left-out movement from the Property at this access location. The exact location of this directional crossover shall be approved by the Transportation Department, in accordance with VDOT approvals.
    iv. Construction of additional pavement along the westbound lanes of Route 10 at the Branders Bridge Road intersection to provide a left turn lane with 225 feet of storage and an aggregate (of both storage and taper lengths) length of 425. This improvement shall be completed prior to the issuance of any certificate of occupancy on the Property.
b. Branders Bridge Road
    i. Construction of additional pavement along Branders Bridge Road at its intersection with Route 10 to provide a 4-lane typical section: 3 northbound lanes (2 left turn lanes and 1 right turn lane) and 1 southbound lane. These improvements shall be completed prior to issuance of any certificate of occupancy on the Property.
    ii. Construction of additional pavement along Branders Bridge Road at the approved full access to provide left and right turn lanes. If designed with left and right turn lanes, then the project's entrance onto Branders Bridge Road shall provide a 3-lane typical section: 2 egress lanes and 1 ingress lane. Improvement to be provided in conjunction with the Branders Bridge Road access.
c. Existing Route 10/Branders Bridge Road Traffic Signal
    i. If improvements at the intersection of Route 10/Branders Bridge Road require modifications to the traffic signal at the Route 10/Branders Bridge Road intersection, then owner/developer shall be responsible for the full cost of these modifications and the modification shall be provided in conjunction with road improvement(s) requiring the traffic signal modifications.
d. West Hundred Road
    i. Construction of additional pavement along West Hundred Road at its intersection with Branders Bridge Road to provide a 3-lane typical section: 2 westbound lanes and 1 eastbound lane.
    ii. Improvements shall be completed in conjunction with development adjacent to the West Hundred Road frontage, as determined by the Transportation Department.
e. Additional Right of Way
    i. Dedication to the County or VDOT, as applicable, free and unrestricted, of any additional right-of-way or easements required for the improvements identified above. In the event the Owner/Developer is unable to acquire any "off-site" right-of-way that is necessary for the road improvements described in this proffered condition, the Owner/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 approved and borne by the Owner/Developer. In the event the County chooses not to assist the Owner/Developer in acquisition of the "off-site" right-of-way, the Owner/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 and the road improvements provided within available right of way shall be deemed to satisfy the applicable requirement in this proffered condition. (T)

The Applicant hereby deletes Condition 15 of Case No. 04SN0271 and replaces it with the following:

11. Master Plan. The Textual Statement dated July 6, 2004, and revised February 14, 2005, and as amended by the Textual Statement dated January 31, 2025, shall be considered the Master Plan. (P)

The Applicant hereby deletes Condition 14 of Case No. 04SN0271 and replaces it with the following:

12. Additional Development Requirements.
    a. HVAC Screening. All rooftop mounted equipment shall be screen from view from adjacent public rights of way and from the neighboring parcels identified on the County's Tax Map as GPINs 783-632-3521 and 783-651-2283.
    b. Foundation Plantings. Building foundation plantings shall not have natural, mature growth habits that exceed three (3) feet in height, notwithstanding anything to the contrary in the Zoning Ordinance.
    c. Hotel Use. The following development requirements shall apply to any hotel use:
        i. An electronic pushbutton keypad shall be installed at the hotel's main customer entrance for emergency police access. Owner shall establish and provide a unique, CCPD-only access code to the Chesterfield County Emergency Communications Center (ECC) Operations Manager prior to the certificate of occupancy being issued. Prior to the certificate of occupancy being issued, owner shall contact the Chesterfield County Emergency Communications Center (ECC) Operations Manager to receive a four-digit, police-only, emergency keypad code, unless another form of access is approved by the Police Department.
        ii. The applicant/owner/operator shall be responsible for the installation, operation, and maintenance of a functioning security camera and video system of professional grade and quality, and rated for the surveillance of interior and exterior hotel (or equivalent) operations. This security system shall, at a minimum, include exterior surveillance camera(s) to monitor all vehicular property entrance(s), and interior surveillance camera(s) to monitor the lobby/reception area. Network video recorder (NVR)/digital video recorder (DVR) shall be capable of exporting video footage in proprietary and non-proprietary formats, unless otherwise approved by Police Department.
        iii. The owner of the business operating the security camera(s) shall link exterior video surveillance cameras with the Chesterfield County Police Department's (CCPD) Analytic and Strategic Operations Center (ASOC) upon the terms in effect at the time of rezoning approval, unless otherwise agreed to by the owner of the business and CCPD.
        iv. A labeled PDF of the hotel floor plans shall be provided to the Chesterfield County Emergency Communications Center (ECC) Operations Manager prior to the certificate of occupancy being issued.
    d. Self-Storage Use. The following development requirements shall apply to any self-storage use:
        i. Only one (1) self-storage use is permitted and the self-storage use must be located in the portion of the Property generally shown by O-5, but the boundary lines may be adjusted.
        ii. An electronic pushbutton keypad shall be installed at the facility's gated entrance and at the main building entrance for emergency police access. Prior to the Certificate of Occupancy being issued, owner shall contact the Chesterfield County Emergency Communications (ECC) Operations Manager to receive a four-digit, police-only, emergency keypad code, unless another form of access is approved by the Police Department.
        iii. The applicant/owner/operator shall be responsible for the installation, operation, and maintenance of a functioning security camera and video system of professional grade and quality, and rated for the surveillance of exterior self-storage (or equivalent) operations. This security system shall, at a minimum, include exterior surveillance camera(s) to monitor all vehicular property and customer building entrance(s). Network video recorder (NVR)/Digital Video Recorder (DVR) shall be capable of exporting video footage in proprietary and non-proprietary formats, unless otherwise approved by Police Department. (P)

The Applicant hereby deletes Condition 10 of Case No. 04SN0271 and replaces it with the following:

13. A sidewalk shall be constructed along the Property frontage along the east side of Branders Bridge Road. A sidewalk shall be constructed along the Property frontage along the southside of Iron Bridge Road (Route 10), but not if a shared use path is required along the Property's frontage on Route 10 under the Bikeways section of the Zoning Ordinance. A sidewalk shall be constructed along the north side of West Hundred Road for the distance illustrated on the Conceptual Plan. (T)

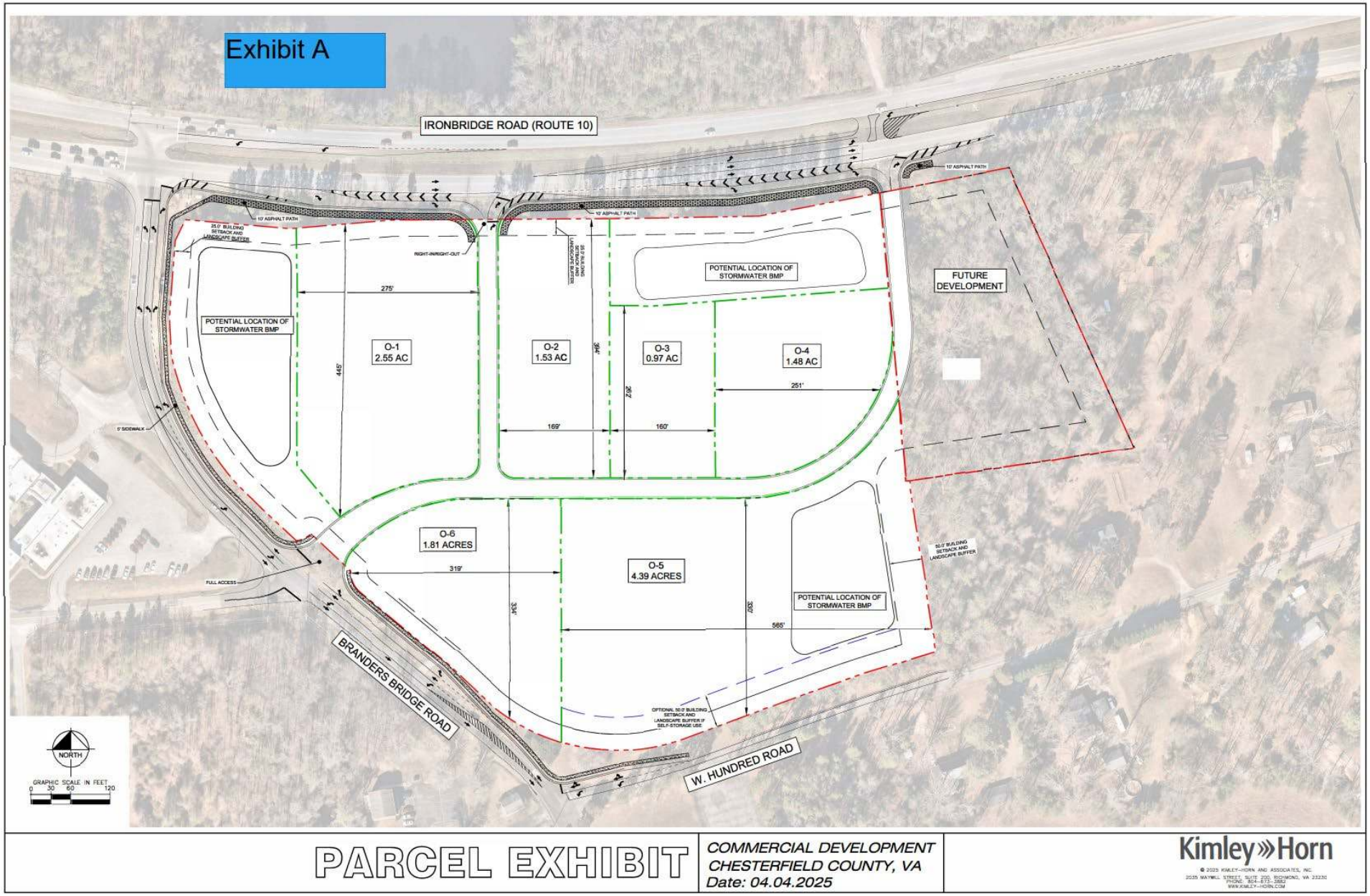
Textual Statement - Ordinance Exceptions (1-31-25)

1. The Applicant hereby deletes Textual Statement Condition 1. of Case 04SN0271 and replaces it with the following:
   a. A twenty-five (25) foot wide building setback and landscape buffer shall be provided along Route 10 and Branders Bridge Road. This buffer/setback area shall be planted with the plantings required by Perimeter Landscape C in locations approved in the Landscape Plan. Existing utility easements shall be allowed to remain within the buffer area.

2. The Applicant hereby deletes Textual Statement 2 of Case 04SN0271 and replaces it with the following:
   a. A self-storage use shall be permitted on up to 30% of the gross acreage the subject property, as such gross acreage is determined at the time of rezoning approval. A self-storage use or a hotel use may be up to thirty-six feet in height to the roof line.

3. For clarity, Section 19.1-52.D.2. does not apply because the school building containing the Carver College and Career Academy was constructed prior to December 15, 1993

Proposed Conceptual Plan – Exhibit A



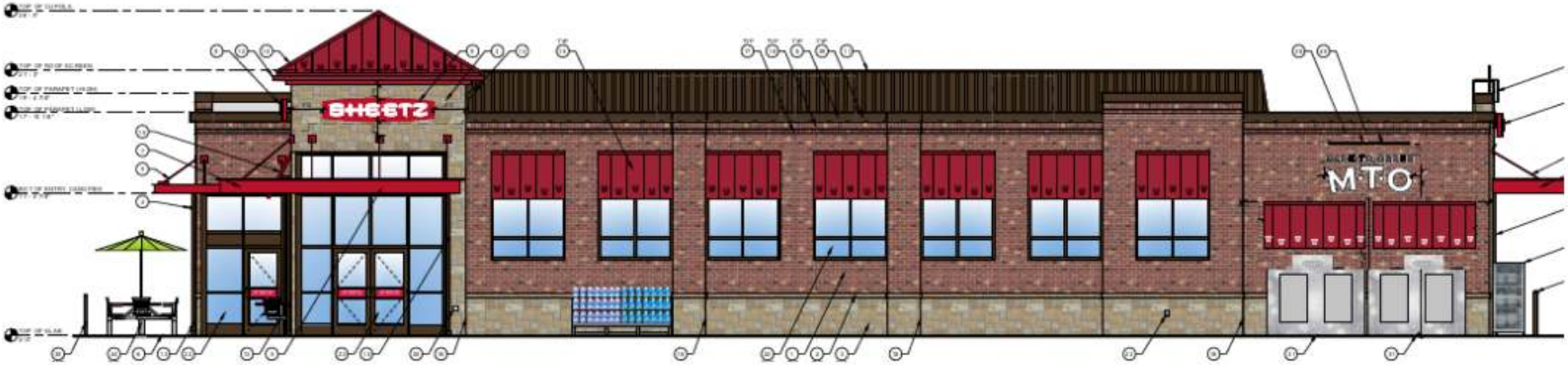
PARCEL EXHIBIT

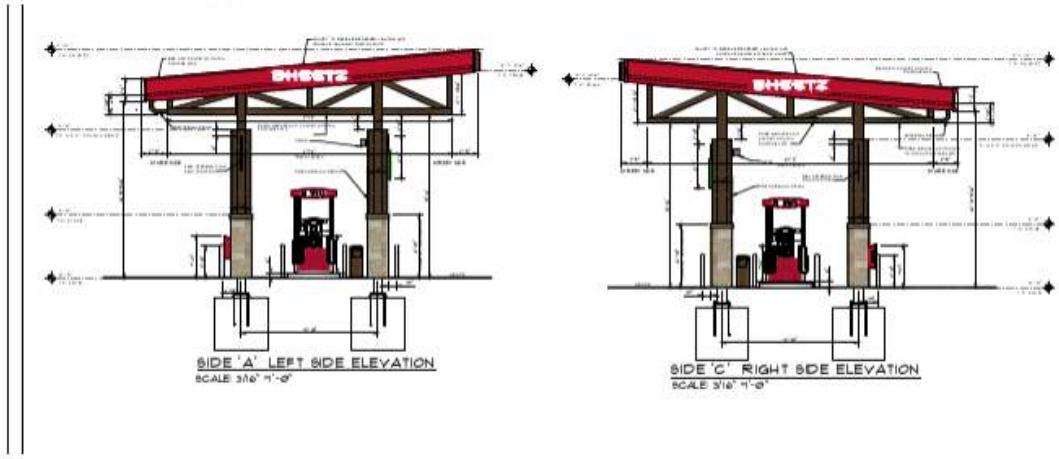
COMMERCIAL DEVELOPMENT
CHESTERFIELD COUNTY, VA
Date: 04.04.2025

Kimley»Horn

Conceptual Elevations for Retail Buildings – Exhibit B

SIGNAGE


SHEETZ
MTO


SHEETZ
SIDE 'A' LEFT SIDE ELEVATION
SCALE 3/16" =1'-0"
SHEETZ
SIDE 'C' RIGHT SIDE ELEVATION
SCALE 3/16" =1'-0"

2
A 101
NORTH ELEVATION

1
A 101
SOUTH ELEVATION

4 FRONT ELEVATION

3/16" = 1'-0"

Conceptual Elevations for Self-Storage Uses – Exhibit C

Exhibit C

NORTH ELEVATION

NORTH ELEVATION

Perimeter Landscaping Requirements (Table 1-251.B)

Sec. 19.1-251. Perimeter Landscaping Types and Requirements.

A. **Generally.** Landscaping shall be required at the outer boundaries of projects and in the required yards of a lot, parcel, or development except where driveways or other openings may be required.

B. **Perimeter Landscaping Types and Minimum Requirements.** Table 19.1-251.B. outlines the requirement of the different perimeter landscaping types required by this chapter. The table generally specifies the number of trees or shrubs required for each linear foot of the yard, and/or other treatment that may be required within the yard.

TABLE 19.1-251.B. Perimeter Landscaping Types

Perimeter Landscaping Type	Plantings/Treatment [1][2]				
	Small Deciduous/ Linear Feet	Large Deciduous/Linear Feet	Evergreen Tree/ Linear Feet	Medium Shrub/ Linear Feet	Other
A	1/50		1/50	1/20	[12]
B Option 1	1/50	1/50	1/30	1/15	[12]
B Option 2 in required setback along road		1/50 [3]	1/30	1/15	[4][12]
B Option 3 in required side and rear setbacks adjacent to O, C, I property not within the same project		/35 generally on center			[5]
C Option 1	1/30	1/50	1/30	1/10	[12]
C Option 2 in required setback along road	1/50	1/50 [3]	1/30	1/15	[4][12]
D	1/50	1/50	1/30	[6]	[6][12]
E	1/30	1/50	1/30	[7]	[7][12]
F	1/30	1/50	1/30	[8]	[8][12]
G		/50[14]			[9][12]
H		1/50			
I		5/50	1.5/30	1.5/10	[12]
J [10]		1/35 spaced generally on center			[11]
K		1/40 spaced generally on center [10][13]			[12]
L	1/35 spaced generally on center				
M	[15]				[15]

Applicable to Textual Statement Item 1

Applicable to Proffered Condition 4

TABLE 19.1-251.B. Perimeter Landscaping Types					
Perimeter Landscaping Type	Plantings/Treatment [1][2]				
	Small Deciduous/ Linear Feet	Large Deciduous/Linear Feet	Evergreen Tree/ Linear Feet	Medium Shrub/ Linear Feet	Other

Notes for Table 19.1-251.B.

[1] Healthy existing trees or shrubs may be credited toward landscaping requirements if reasonably distributed throughout the length of the area.

[2] Walls or fences with a minimum height of 3 feet may reduce the amount of required plant materials, as determined at the time of plan review.

[3] If overhead utility lines conflict with large deciduous trees, such trees shall be placed within planting areas or islands located adjacent to the setback. Such planting areas or islands shall have a minimum size of 300 square feet per required tree.

[4] An average 3 foot high undulating berm, designed to provide topographical interest yet maintain reasonable visibility into parking areas, and having maximum side slopes of 3:1 shall be installed within the setback.

[5] An evergreen shrub hedgerow that is maintained at a height of 3 to 4 feet for the length of parking areas.

[6] Either 1 medium shrub for each 5 lineal feet; a continuous hedgerow; or a continuous white or whitewashed picket fence, with a height of 3 to 4 feet.

[7] Either 1 medium shrub for each 5 lineal feet; a continuous hedgerow with a height of 3 feet at time of planting; a continuous decorative wood, PVC or wrought-iron fence with a height of 3 to 4 feet; or a continuous brick wall with a height of 3 to 4 feet.

[8] Either a continuous hedgerow with a height of 3 feet at time of planting; or a continuous 5 to 6 foot high screening fence or wall constructed of the same materials used in the building.

[9] A continuous evergreen hedgerow that grows to, and is maintained at, a height of 3 to 4 feet for the length of the parking areas.

[10] At time of plan review, alternative treatment may be approved based upon reduced averaged setbacks, utility conflicts, or to ensure sign visibility.

[11] A double staggered hedgerow of evergreen medium shrubs for the length of parking areas between parking areas and roads, and low shrubs and ground cover in planting beds at entrances.

[12] Low shrubs and ground cover shall be used appropriately in tree and shrub beds.

[13] The same or similarly shaped species shall be planted in a linear pattern in front and corner side yard setbacks so as to create a formal landscape theme.

[14] Trees shall be planted behind the sidewalk unless determined, at the time of plan review, to be impractical, in which case, they may be installed between the street and the sidewalk. If large trees will conflict with overhead utility lines, small deciduous trees spaced a maximum of 40 feet on center may be planted.

[15] Tree islands having a minimum width of 7 feet, spaced every 4 parking spaces adjacent to road, and planted with small deciduous trees.

(Ordinance of 6-22-16; Ordinance of 9-22-21)

Effective on: 9/22/2021

Case 04SN0271 Approved Conditions

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

2. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)

AMENDMENT PROPOSED

3. Stormwater Management.

   a. For any area that drains to the Chester Fishing Club Pond, the developer shall not opt-out of the Chesapeake Bay Preservation requirements. The Best Management Practice (BMP) used for the development shall be designed so that it can be monitored by the developer to determine if the percentage of removal of phosphorous, as indicated by the State, is being achieved. This monitoring plan shall be submitted by the developer to the Department of Environmental Engineering's Water Quality Section for their review and approval.

   b. The existing lake owned by Chester Fishing Club must be analyzed for any adverse hydrological impact as a result of the new development. The cost of all hydraulic improvements shown to be necessary by the analysis shall be borne by the applicant, developer, or assigns. The improvements shall be made in accordance with a plan that schedules improvements to be made at such time to prevent the increasing runoff from exceeding the dam's hydraulic capacity. Any hydraulic improvements shall be designed and certified by a Professional Engineer. (EE)

AMENDMENT PROPOSED

4. Uses.

   a. Uses on property known as Tax ID 783-652-1315 shall be limited to offices, funeral homes or mortuaries.

   b. A minimum of an 8,000 gross square foot building shall be constructed at the northeastern most portion of Tax ID 783-652-1315; provided however, that a BMP may be constructed between such building and Route 10. Until Certificates of Occupancy have been issued for this building, no more than 100,000 gross square feet of C-3 uses, excluding those uses permitted by right or with restrictions in the Neighborhood Office (O-1) District, shall receive any Certificates of Occupancy. (P)

AMENDMENT PROPOSED

c. Except as noted in Proffered Condition 4.a. uses shall be limited to those uses permitted by-right and with restrictions in the C-3 District except the following uses shall not be permitted:

i. Cocktail lounges and nightclubs,
ii. Pool halls.
iii. Second hand shops.
iv. Skating rinks.
v. Video arcades.
vi. Bowling alley.

(Note: In the event additional uses are allowed in the C-3 zoning classification, at no time shall multifamily housing, townhouses, or pawnshops be permitted). (P)

5. Buffer. A seventy-five (75) foot buffer shall be maintained adjacent to Tax ID's 783-632-3521 and 783-651-2283. This buffer shall conform to sections 19-520 (a), 19-521 and 19-522 of the Zoning Ordinance. Additional medium evergreen shrubs shall be provided within this buffer at a height of three (3) to four (4) feet at time of planting and planted at an average rate of one per eight (8) foot within this buffer. (Note: This condition allows modification of the buffer requirement by the Planning Commission through site plan review.) (P)

AMENDMENT PROPOSED

6. Tenant Size. With the exception of one tenant, no tenant space shall exceed 50,000 gross square feet in area. Provided further, in no event shall a tenant space exceed 65,000 gross square feet in area. (P)

AMENDMENT PROPOSED

7. Design Guidelines. The development shall comply with the requirements of the Chester Village design criteria found in the 'Development Requirements - Village District' as stated in the Chesterfield County Zoning Ordinance as it pertains to the following:

a. External Lighting
b. Street Lighting
c. Street Tree Planting (P)

AMENDMENT PROPOSED

8. Building Heights. Building heights shall not exceed one and a half stories. (P)

AMENDMENT PROPOSED

9. Architecture. The architectural treatment of buildings, to include materials, color and style, shall be compatible with Rivers Bend Shopping Center. Compatibility may be achieved through the use of similar building massing, materials, scale, colors or other architectural features. (P)

AMENDMENT PROPOSED

10. Sidewalks. Sidewalks, and crosswalks where necessary, shall be constructed along the east side of Branders Bridge Road, the north side of West Hundred Road and the south side of Route 10 for the entire length of the subject properties adjacent to such roads. The exact location and design of these improvements shall be determined by the Transportation and Planning Departments. (T&P)

AMENDMENT PROPOSED

11. Transportation. Prior to any final site plan approval, the following rights of way shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County:

a. One hundred (100) feet of right of way on the south side of Route 10, measured from the centerline of that part of Route 10, immediately adjacent to the property;

b. Forty-five (45) feet of right of way on the east side of Branders Bridge Road, measured from the centerline of that part of Branders Bridge Road, immediately adjacent to the property;

c. Forty-five (45) feet of right of way on the north side of West Hundred Road, measured from the centerline of that part of West Hundred Road, immediately adjacent to the property. (T)

AMENDMENT PROPOSED

12. Access. Direct access from the property to Route 10 shall be limited to two (2) entrance/exits. One (1) Route 10 access shall be located approximately midway of the Route 10 property frontage, and the second Route 10 access shall be located towards the eastern property line. Direct access from the property to Branders Bridge Road shall be limited to two (2) entrance/exits. One (1) entrance/exit on Branders Bridge Road shall generally align Carver Heights Drive and be designed to preclude vehicles exiting the property from traveling southbound on Branders Bridge Road. The second entrance/exit on Branders Bridge Road shall be located approximately halfway between Carver Heights Drive and Route 10 and shall be limited to right turns only. The exact location and design of these accesses shall be approved by the Transportation Department. Direct access from the property to West Hundred Road shall be limited to one (1) entrance/exit located towards the eastern property line. The exact location of this access shall be approved by the Transportation Department. Prior to any site plan approval, an access easement(s), acceptable to the Transportation Department, shall be recorded across the property to ensure use of these accesses with adjacent properties. (T)

AMENDMENT PROPOSED

13. Road Improvements. To provide an adequate roadway system, the developer shall be responsible for the following:

AMENDMENT PROPOSED

a. Construction of additional lane of pavement along the eastbound lanes of Route 10 for the entire property frontage;

b. Construction of an additional lane of pavement along the eastbound lanes of Route 10 at each approved access to provide a separate right turn lane;

c. Construction of a new crossover on Route 10, east of the Branders Bridge Road intersection, located towards the eastern property line. The exact location of this crossover shall be approved by the Transportation Department. Adequate left turn lanes shall be constructed in both directions on Route 10 at this crossover;

d. Full cost of traffic signalization at the site access/Route 10 intersection, if warranted as determined by the Transportation Department;

e. Construction of an additional lane of pavement along Branders Bridge Road for the entire property frontage;

f. Full cost of traffic signal modification at the Branders Bridge Road/Route 10 intersection, if required as determined by the Transportation Department;

g. Construction of a traffic island/circle in West Hundred Road at the approved access, if approved by the Transportation Department and VDOT. In the event a traffic island/circle is not approved for the West Hundred Road access, additional pavement shall be constructed along West Hundred Road at the approved access to provide left and right turn lanes, if warranted. Relocation of the ditch to provide an adequate shoulder along the north side of West Hundred Road for the entire property frontage; and

h. Construction of a raised median along Branders Bridge Road from Route 10 to West Hundred Road with a directional crossover at Carver Heights Drive. This directional crossover shall be designed to preclude vehicles exiting the property from

traveling southbound on Branders Bridge Road. The exact length and design of these improvements shall be approved by the Transportation Department;

i. Construction of additional pavement along Branders Bridge Road to provide a right turn lane at each approved access;

j. Construction of additional pavement along Branders Bridge Road to provide a left turn lane at the directional crossover at Carver Heights Drive; and

k. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

14. Prior to any final site plan approval, a phasing plan for the required road improvements, as identified herein, shall be submitted to and approved by the Transportation Department. (T)

AMENDMENT PROPOSED

15. The Textual Statement dated July 6, 2004 and revised February 14, 2005, shall be considered the Master Plan. (P)

AMENDMENT PROPOSED

16. Notification. The developer shall be responsible for notifying by registered, certified or first class mail the last known representative on file with the Chesterfield County Planning Department of Chester Community Association and the Chester Fishing Club of the submission of any site plan for the development. Such notification shall occur as soon as practical, but in no event less than twenty-one (21) days prior to the approval of such plans. The developer shall provide the Planning Department with evidence that such notice was sent. (P)

This request is to rezone from C-3 to C-3 with proffered conditions and CUPD to permit the following bulk exceptions:

1. A fifty (50) foot exception to the seventy five (75) foot setback requirement from Major Arterials for structures, drives and parking spaces subject to the requirement for installation of Perimeter Landscaping C as defined by the Zoning Ordinance, except that at the time of planting, the minimum caliper of a large and/or a small deciduous tree shall be increased to a minimum three and one-half inches. The minimum height at time of planting for a medium shrub shall be at least twenty four inches.

2. An exception to Section 19-513 of the Zoning Ordinance to permit the number of parking spaces to follow the requirements of Section 19-608 for Village Districts.

Case Contacts

Applicant

- **Applicant's Agent:**
  Jeffrey Geiger (804-771-9557)
  jgeiger@hirschlerlaw.com
- **Applicant's Contact:**
  Nina Shoosmith (904-302-6931)
  cneidhardt@cantrellmorgan.com

District Planning Commissioner

- Gib Sloan (804-892-5633)
  sloang@chesterfield.gov

Staff

- **Planning Department Case Manager:** Richard Saunders (804-796-7192) saundersri@chesterfield.gov
- **Budget & Management:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Community Enhancement:** Ted Barclay (804-748-1802) barclayt@chesterfield.gov
- **Environmental Engineering:** Douglas Miles (804-768-7797) milesd@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Libraries:** Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov
- **Parks & Recreation:** Stuart Connock (804-751-4484) connocks@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Schools:** David Oakley (804-706-2586) oakleyd@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461) adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Dustin Dunnagan (804-674-2384) dustin.dunnagan@vdot.virginia.gov
- **Utilities:** John Melis (804-751-4778) melisj@chesterfield.gov

Appendix

Fire & Emergency Medical Services

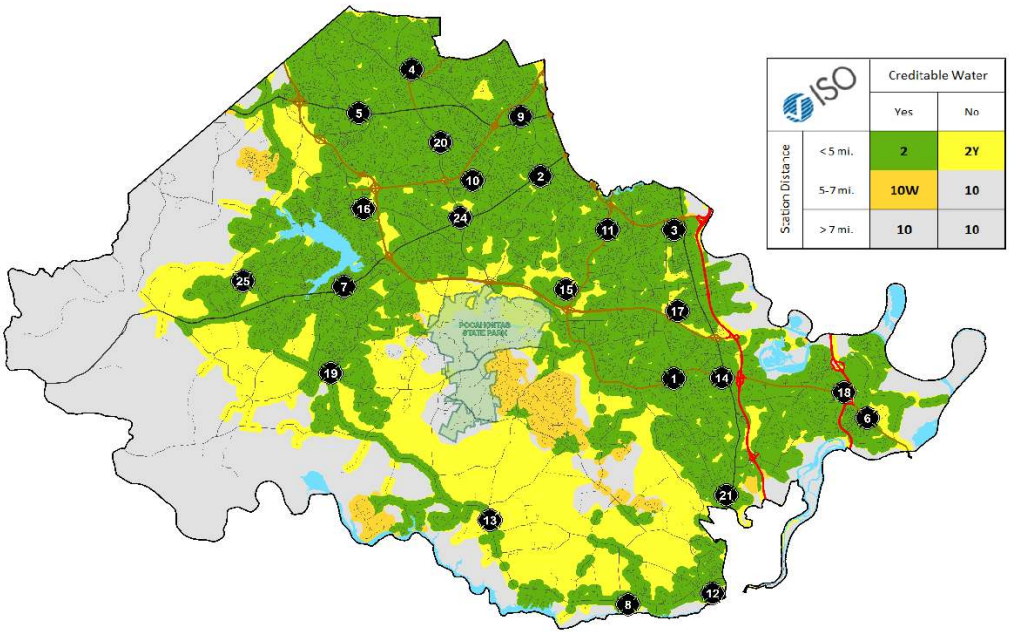
Mission & Service Profile

The mission of Chesterfield Fire and Emergency Medical Services (CFEMS) is to protect life, property and the environment. This requires a comprehensive portfolio of services aimed at preventing fires, mitigating the impact of fires and disasters on the community, and providing a timely and effective response when fires, medical and other emergencies occur. Community risks, population growth and demographic changes, service demands, and response times are reviewed annually and the need for additional Fire & EMS operating and capital resources in support of the department's mission is evaluated during the county's annual budget and 5-year Capital Improvement Plan (CIP) processes.

Community Fire Protection Capabilities Assessment

Chesterfield Fire and EMS participates in the Insurance Services Office (ISO) Public Protection Classification (PPC) program, which rates a community's fire protection capabilities in accordance with the Fire Suppression Rating Schedule (FSRS). Using the FSRS, the ISO performs a comprehensive evaluation of a community's fire department, water supply, emergency communications and community risk reduction efforts. The resulting score establishes a PPC rating from 1 to 10, with Class 1 being the best possible rating. Many insurance carriers reference a community's PPC rating in establishing insurance premiums. Generally, communities with a Class 1 rating enjoy lower insurance premiums than those communities with a Class 10 rating. Chesterfield County has a current community classification of 2/2Y, however some portions are classified as 10 or 10W based on the parameters indicated below.

Class 2 - within 5 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 2Y – within 5 miles of a fire station but not within 1,000 feet of a fire hydrant.
Class 10W – within 5-7 miles of a fire station and within 1,000 feet of a fire hydrant.
Class 10 – outside of 5 miles of a fire station and not within 1,000 feet of a fire hydrant.



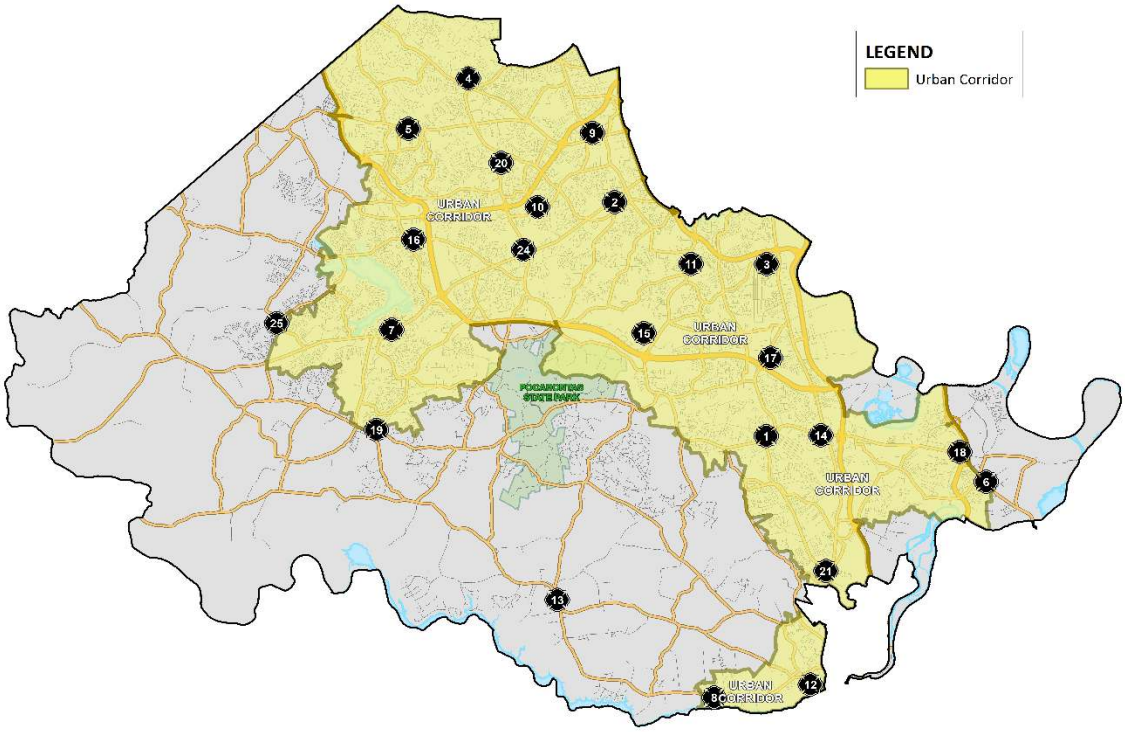
Response Time Goals (Urban/Rural Zones)

Urban Zone

Fire and EMS response goal is 7 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 4 minutes or less travel time for the first arriving engine company at a suppression incident, and 8 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.

Rural Zone

Fire and EMS response goal is 12 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 9 minutes or less travel time for the first arriving engine company at a suppression incident, and 13 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.



24SN1313 - Bermuda

CHESTERFIELD VIRGINIA

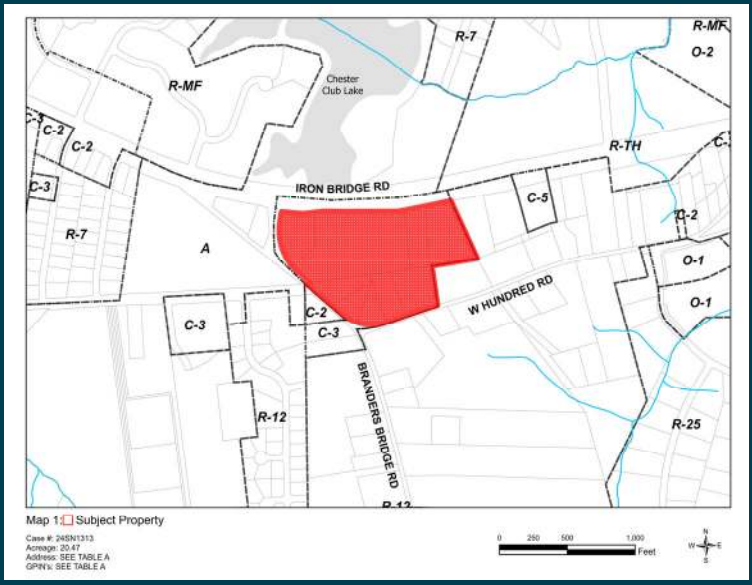
Iron Bridge Center

Amend zoning approval (Case 04SN0271) relative to proffers in the Community Business (C-3) District on 20.47 acres.

Case 24SN1313, in the Bermuda District, Iron Bridge Center, is a request for an amendment of zoning approval (Case 04SN0271) to modify the master plan, permitted uses, and development standards for a previously approved commercial development on 20.47 acres. Specifically, this zoning approval is being amended to permit general conformance with a submitted Conceptual Plan, further restrict permitted uses, allow for a self-storage use on up to 30 percent of the project area, update design guidelines, modify permitted building height, update architectural requirements, permit construction of a shared use path along the Route 10 frontage as required by the Bikeways & Trails Plan, update access and road improvement requirements, amend the master plan (textual statement), and provide for development requirements for hotel and self-storage uses.

24SN1313 - Overview

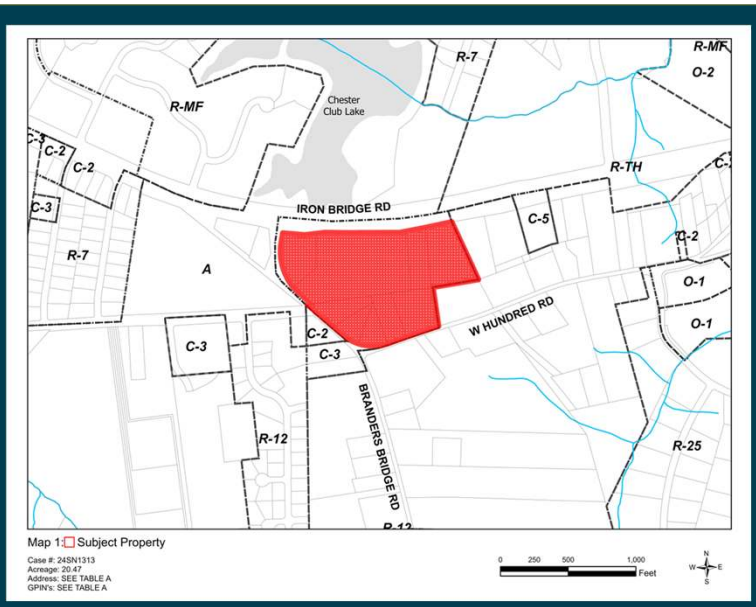
CHESTERFIELD VIRGINIA



1. A commercial development is proposed
2. Similar in scale and intensity to 04SN0271
3. Consistent with Community Mixed Use land use designation
4. Planning Commission and Staff recommend approval

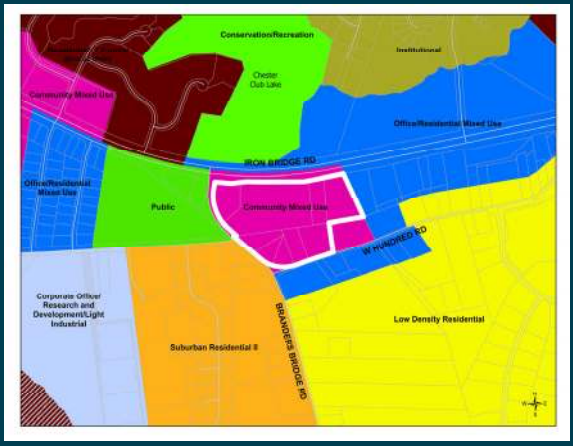
Overview Slide.

24SN1313 – Zoning Map



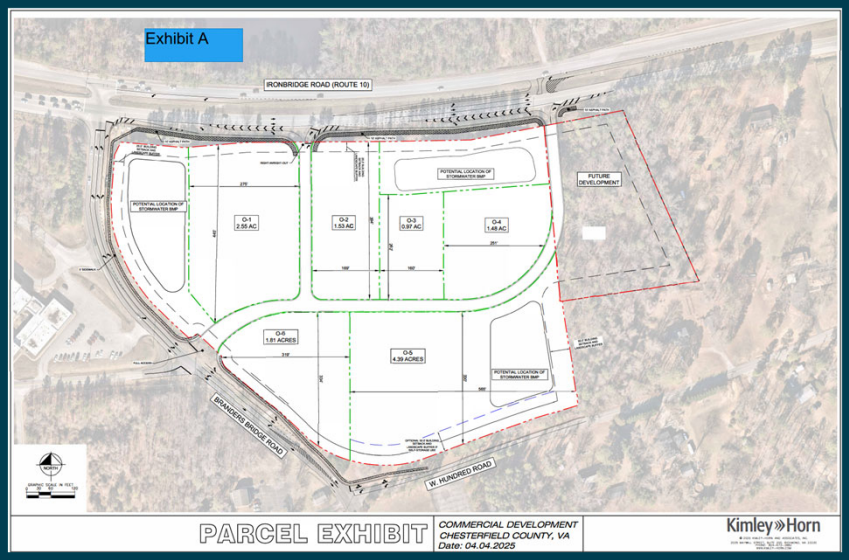
The subject property is zoned Community Business (C-3). Properties to the north are zoned Agricultural (A) and Residential Townhouse (R-TH). Properties to the east are zoned Agricultural (A). Properties to the south are zoned Agricultural (A), Community Business (C-3) and Neighborhood Business (C-2). Properties to the west are zoned Agricultural (A).

24SN1313 – Aerial & Land Use Plan Map



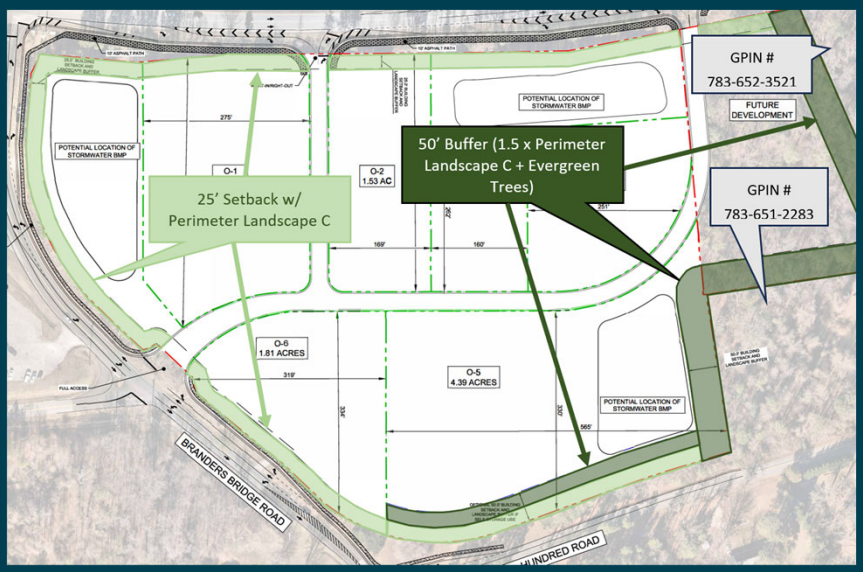
The image on the left shows the property outlined in white. The property is largely wooded, with single family residential uses located on several lots. The Chester Club Lake is located to the north across Route 10 and Carver College and Career Academy is located to the west, across Branders Bridge Road, and commercial uses are located to the east of the property. A church and single family uses are located to the south of the subject property. The land use plan map on the right shows that the subject property is designated for Community Mixed Use. Properties to the north are designated for Conservation/Recreation and Office/Residential Mixed Use. Properties to the east and south are designated for Office/Residential Mixed Use. Properties to the west are designated for Suburban Residential II and public uses.

24SN1313 – Site Layout



The proffered conceptual plan (Figure 3- Exhibit A) shows general locations for internal access drives, access points to public streets, public street improvements, commercial parcels (labelled as “O-1” through “O-6”), tentative locations of Best Management Practices (BMPs), and landscaped setbacks from public streets. Proffered conditions limit uses to those permitted by-right or with restrictions in the Community Business (C-3) District and further prohibits several (C-3) uses including residential uses , more than one convenience store with an automobile service station, and automobile sales and rentals . An exception to the use requirements is requested to allow for a self-storage use to be developed on development tract “O-5” as shown on the southeastern corner of the property. Height for buildings other than those containing self-storage and hotel uses will be limited to 1.5 stories, and the height of buildings containing self-storage and hotel uses will be limited to thirty-six (36) feet in height.

24SN1313 – Buffers and Landscaping



The proffered conditions require that a 50-foot buffer be maintained adjacent to the two (2) residentially occupied parcels adjacent to and east of the subject property, as well as along West Hundred Road if development tract O-5 is developed with a building or buildings taller than two (2) stories as shown in the graphic on this slide. The buffer is required to be planted to 1.5 times Perimeter Landscape C, with credit for existing vegetation . Perimeter Landscape C requires a combination of deciduous trees, evergreen trees, and shrubs to be planted. The proffered conditions further require that evergreen trees planted at an average rate of one per ten (10) within the buffer, unless an alternative planting standard is approved at the time of plans review.

As was approved in Case 04SN0271, the applicant continues to propose a twenty-five (25)-foot exception to the required fifty-foot landscaped setback for buildings and parking areas adjacent to major arterial roads. The applicant is requesting that existing utility easements, which did not exist when Case 04SN0271 was approved, be allowed within the buffer . The minimum planting requirements for Perimeter Landscape C will be required. The applicant has stated that existing utility easements occupy approximately ten (10) feet of the

setback area, leaving approximately fifteen (15) feet outside of the easements for required tree plantings. Additional area may be required during plans review to ensure compliance with Landscape C planting requirements. The locations of buffers and landscaped setbacks are shown in this graphic.

24SN1313 – Architecture for Commercial/Retail

Conceptual elevations have been provided for commercial/retail uses with contemporary and neotraditional options and are shown in this slide. Proffered conditions limit siding materials for all buildings to brick, brick veneer, stone, stone veneer, cultured stone, other masonry materials, fiber cement siding, or engineered wood siding. Dutch lap, plywood, vinyl and metal siding are not permitted.

24SN1313 – Architecture for Self-Storage

Conceptual elevations have been provided for self-storage uses and are shown in this slide. Proffered conditions limit siding materials for all buildings to brick, brick veneer, stone, stone veneer, cultured stone, other masonry materials, fiber cement siding, or engineered wood siding. Dutch lap, plywood, vinyl and metal siding are not permitted.

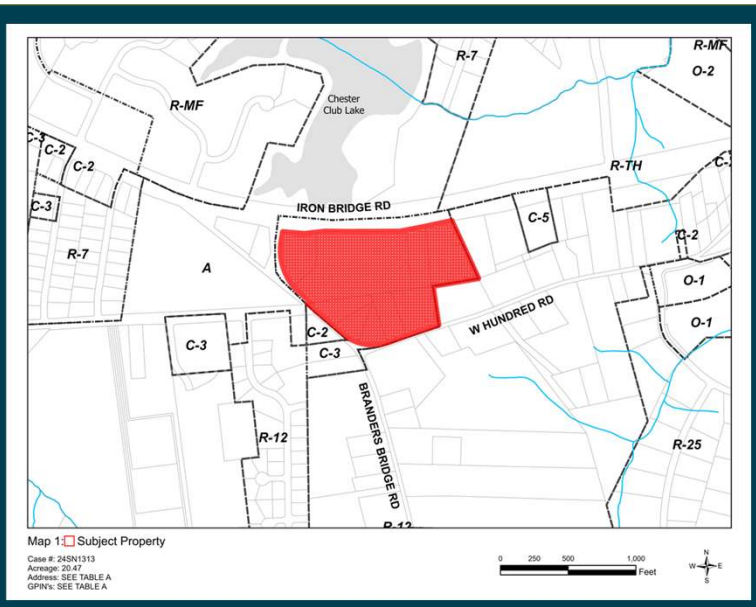
24SN1313 - Recommendation

CHESTERFIELD VIRGINIA

1. Planning Commission- Approval
2. Staff- Approval

Planning Commission and Staff recommend approval of the request. The proposed modifications to the master plan and development standards permits a commercial development that is consistent in scale and intensity to what was approved in Case 04SN0271. Updated proffers and conceptual elevations ensure a high quality of architectural treatment for the buildings containing a self-storage use and other commercial uses. Revised proffers related to transportation improvements allow for the construction of a shared use path along the Route 10 frontage as required by the Bikeways & Trails Plan.

24SN1313 – Zoning Map



Extra Slide.

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
24SN1313

I, Nina V. Shoosmith, Trustee of The Nina V. Shoosmith Amended and Restated Revocable Trust dated as of October 8, 2010, do hereby swear or affirm that to the best of my knowledge and belief, the following information is true:

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 7826520316; 7826525011; 7826529213; 7826519075; 7826517069; 7826515761; 7826514567 and 7826513577 requesting keeping the C-3 zoning but decreasing the intensity of the commercial development with amendments to the proffers and CUPD from Case 04SN0271

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 Interest
See attached.		

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

See attached.

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:

See attached.

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
See attached.		

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
See attached.		

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
None		

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:

NINA V. SHOOSMITH, AS TRUSTEE OF THE NINA V SHOOSMITH AMENDED AND RESTATED REVOCABLE TRUST DATED AS OF OCTOBER 8, 2010

Print: Nina V. Shoosmith, Trustee
Applicant/Agent Name

By: Nina V. Shoosmith
Signature Applicant/Agent

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day Nina V. Shoosmith, Trustee personally appeared before me. Victoria L. Brumfield, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 11th day of October 20 24.

Victoria L. Brumfield
Commonwealth of Virginia
Notary Public
Reg. No. 305105

#305105

VLM

Commission expires Jan 31, 2027

ATTACHMENT TO ZONING DISCLOSURE AFFIDAVIT

2. **Parties with an interest in Property (not exempted).**

Name (individual or artificial)	Address	Type of Ownership Interest
Nina V. Shoosmith, TR	12601 Lewis Road Chester, VA 23831	Property Owner
SIDLYD Investments, LLC	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	Contract Purchaser

3. **Any publicly traded?**

Unknown

4. **Owners or Artificial Person are unknown.**

Name of Artificial Person	Address	Type of Ownership Interest
N/A		

5. **Owner information if no Artificial Person has 10 or less owners/shareholders.**

Name	Address	Name of Artificial Person
James Loftin	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC
Darrell Christopher Morgan	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC

6. **Owner information for any owner who owns 10% or more of Artificial Person.**

Name	Address	Name of Artificial Person
James Loftin	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC
Darrell Christopher Morgan	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC

17675982 | 048593 00002

DISCLOSURE AFFIDAVIT
LAND USE APPLICATION

Application #
24SN1313

Member /Manager of
Shoosmith Family Holdings, LLC, a Virginia limited liability company

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

1. I am the applicant/agent for the land use amendment on the property identified with Tax ID Number(s) 7836521315 requesting keeping the C-3 zoning but decreasing the intensity of the commercial development with amendments to the proffers and CUPD from Case 04SN0271.

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 Interest
See attached.		

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

See attached.

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:

See attached.

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
See attached.		

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
See attached.		

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:

Name of Household Member	Name of Supervisor or Commissioner	Description of Ownership Interest
None		

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:

SMOOSMITH FAMILY HOLDINGS, LLC,
a Virginia limited liability company

Print: Jack T. Smoosmith
Applicant/Agent Name

By: [signature]
Signature Applicant/Agent

Title: _____

STATE OF Virginia

COUNTY/CITY OF Chesterfield, to-wit:

This day Jack T. Smoosmith personally appeared before me Victoria L. Brumfield, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Victoria L. Brumfield
Commonwealth of Virginia
Notary Public
Commission No. 305105
My Commission Expires 1/31/2027

Given under my hand this 14th day of October 20 24.

305105
Comm. exp Jan 31, 2027

[signature]

ATTACHMENT TO ZONING DISCLOSURE AFFIDAVIT

2. **Parties with an interest in Property (not exempted).**

Name (individual or artificial)	Address	Type of Ownership Interest
Shoosmith Family Holdings, LLC	12601 Lewis Road Chester, VA 23831	Property Owner
SIDLYD Investments, LLC	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	Contract Purchaser

3. **Any publicly traded?**

Unknown

4. **Owners or Artificial Person are unknown.**

Name of Artificial Person	Address	Type of Ownership Interest
N/A		

5. **Owner information if no Artificial Person has 10 or less owners/shareholders.**

Name	Address	Name of Artificial Person
Dean Shoosmith	12620 Lewis Road Chester, VA 23831	Shoosmith Family Holdings, LLC
Daniel Shoosmith	12611 Lewis Road Chester, VA 23831	Shoosmith Family Holdings, LLC
James Loftin	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC
Darrell Christopher Morgan	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC

6. Owner information for any owner who owns 10% or more of Artificial Person.

Name	Address	Name of Artificial Person
Dean Shoosmith	12620 Lewis Road Chester, VA 23831	Shoosmith Family Holdings, LLC
Daniel Shoosmith	12611 Lewis Road Chester, VA 23831	Shoosmith Family Holdings, LLC
James Loftin	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC
Darrell Christopher Morgan	9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246	SIDLYD Investments, LLC

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 18.A.**

Subject:
To Consider a Siting Agreement with Hermon Energy

Board Action Requested:
Approval of the attached siting agreement.

Summary of Information:
On January 22, 2025, the Board of Supervisors approved a rezoning amendment and conditional use to permit a utility-scale battery facility at 151 and 210 Dry Bridge Road (Case 24SN1146 - Dry Bridge Battery Storage). The developer of the facility has offered a siting agreement, pursuant to Virginia Code 15.2-2316.7, that totals $315,000 over the life of the agreement. A public hearing is required for the siting agreement to be executed.

Attachments:
1. Hermon Energy
2. Affidavit

Preparer: Jesse W Smith, Deputy County Administrator

Approved By:

ENERGY STORAGE FACILITY SITING AGREEMENT

This Energy Storage Facility Siting Agreement ("Agreement"), dated as of [_____] (the "Effective Date"), is by and between **Chesterfield County, apolitical subdivision of the Commonwealth of Virginia** ("County") and **Hermon Energy Center, LLC, a Virginia limited liability company** ("Applicant"). The County and Applicant are herein each a "Party" and collectively, the "Parties".

RECITALS

A. The Applicant owns, has acquired, has leased, or has a right to acquire or lease certain parcels of land in the County consisting of approximately 12.5 acres, identified with Parcel ID numbers: 714707918200000 & 713708457400000 (collectively, the "Property"), and more fully described on the concept plan attached hereto as **Exhibit A** (the "Concept Plan").

B. The Applicant intends to develop, install, build, and operate an approximately 150 MW megawatt battery energy storage facility on the Property ("Project") based upon the Concept Plan. This Project is commonly known as Hermon Energy Center.

C. Pursuant to Title 15.2, Chapter 22, Article 7.3 of the Code of Virginia, titled "Siting of Solar Projects and Energy Storage Projects," (the "Siting Agreement Statute") the Applicant and the County may enter into a siting agreement ("Siting Agreement") for the Project.

D. The parties have negotiated this Siting Agreement pursuant to Virginia Code § 15.2-2316.7. The County and the Applicant enter into this Agreement for the purpose of complying with Virginia Code § 15.2-2316.7 and to set forth their respective rights, duties, and obligations.

E. Pursuant to Virginia Code § 58.1-3660, the battery storage systems associated with the Project, which are considered "certified pollution control equipment," are partially exempt from local property taxation pursuant to Article X, Section 6(d) of the Constitution of Virginia ("Tax Exemption"). The Tax Exemption relates to personal property (or machinery and tools) taxes on the energy storage facility only and does not affect the County's right to collect real estate taxes for the Property.

F. In addition to its tax obligations, which are not affected by this Agreement, the Applicant has agreed to make the Payments (as defined below) set out in **Exhibit B** in order to mitigate the impacts of the Project and for the other reasons stated in Virginia Code § 15.2-2316.7.

G. Pursuant to Virginia Code § 15.2-2316.8(B), the County has held a public hearing in accordance with subsection A of Virginia Code § 15.2-2204 for the purpose of considering this Agreement, after which a majority of a quorum of the members of the Board of Supervisors ("Supervisors") approved this Agreement.

NOW, THEREFORE, pursuant to Title 15.2, Chapter 22, Article 7.3 of the Code of Virginia, intending to be legally bound hereby and in consideration of the mutual covenants

contained herein, the receipt and sufficiency of which are hereby acknowledged, the County and Applicant hereby agree as follows:

Article I
Payments

1. Capital Payments. The Applicant shall make capital payments to the County as set forth in **Exhibit B** attached hereto (each a "Payment" and collectively, the "Payments") in the amounts and on the schedule contained therein. The Parties acknowledge that, except as otherwise provided herein, the Applicant's obligation to make Payments shall be conditioned upon the Project achieving the corresponding milestone referenced in **Exhibit B**. For the purposes of the Payment to be made upon Commercial Operation of the Project, "Commercial Operation" **(or "COD")** means the date upon which the Applicant first receives or transmits electricity at the Project to an electrical substation or otherwise transmits or distributes electricity generated from the Project to the power grid. For the purposes of the Payment to be made upon the Commencement of Construction, "Commencement of Construction" means the earliest date on which equipment is mobilized at the Project site.

2. Statutory Structure of Payments; **Statement of Benefit.** The Applicant agrees that by entering into this Agreement, pursuant to Virginia Code § 15.2-2316.6 et seq., the Payments are authorized by statute and it acknowledges that it is bound by law to make the Payments in accordance with this Agreement. The Parties acknowledge that this Agreement is fair and mutually beneficial to them both. The Applicant acknowledges that this Agreement is beneficial to Applicant in allowing it to proceed with the installation of the Project with clear project design terms, which provide for mitigation of effects on the surrounding properties and the community. Additionally, the Applicant acknowledges that this Agreement provides for a clear and predictable stream of future payments to the County in amounts fair to both Parties.

3. Other Taxes and Obligations . The Payments are separate and distinct from any amounts that are or will be owed by the Applicant to the County for any other tax or financial obligations. The Payments shall be in addition to any other tax or financial obligations that may be applicable to the Project or the Applicant. Without limiting the foregoing, nothing in this Agreement shall limit the application of the Code to the Project.

4. Use of Payments by the County. The County shall use the Payments as permitted under Virginia Code § 15.2-2316.7(B) or as otherwise permitted by law.

5. Effect of Agreement. This Agreement shall be binding in the County pursuant to Virginia Code § 15.2-2316.8(A)(3). This Agreement is expressly conditioned upon the County's approval of a site plan for the Project in accordance with the Code. If such approvals are not granted, this Agreement shall be void.

Article II
Emergency Response Training

1. Emergency Resources. The Applicant will pay directly for any specialized training the County and the Applicant mutually determine is necessary to prepare for responding to a fire or similar event at the Project, which for the Project, is to be provided by a fire safety expert and includes at a minimum an Emergency Response Plan and an Emergency Response Training.

Article III
Compliance, Permits and Approvals

1. Compliance. The Applicant will develop, install, build, operate, and decommission the Project in compliance with all applicable federal, state, and local laws, regulations, ordinances, licenses, approvals, and permits. In the event that the Applicant is notified of any violation at the Project of any applicable federal, state or local laws, regulations, ordinances, licenses, approvals, and permits, the Applicant shall (a) notify the County of said violation within ten (10) business days, (b) diligently cooperate with the applicable regulatory agency, and (c) take all reasonable and necessary actions to attempt to cure the violation.

2. Approvals. If the Applicant elects to develop, install, build, and operate the Project, the Applicant will apply to all federal, state, and local regulating authorities and will seek to obtain all required licenses, approvals, and permits for the Project. The Applicant agrees that all activities associated with the Project shall be in accordance with the terms of this Agreement, the Code, all other applicable building and zoning regulations, and all other applicable federal, state, and local laws, ordinances, and regulations.

3. Cooperation. As part of the consideration for this Agreement, the County will cooperate fully with the Applicant's efforts to obtain licenses, approvals, and permits as required by federal, state, and local laws, regulations, and ordinances authorizing the Project construction and/or operation, including, but not limited to, the performance of infrastructure studies, traffic studies, environmental studies, state Department of Environmental Quality Permit By Rule, and the collection and analysis of other information necessary for those licenses, approvals, and permits. The County will make available to the Applicant, upon request, access to all records and data in its possession or control pertaining to the Project that are not otherwise required to be confidential by law, or subject to attorney-client privilege or other applicable legal privilege or confidentiality requirement. The County will use its best efforts to support and cooperate with the Applicant's efforts to obtain necessary licenses, approvals, and permits, including any necessary amendments thereto, for the Project construction, and for the Project's operation, and will process requests for permits and other approvals required by County ordinances. The County will take no action intended to frustrate or prevent the Applicant from receiving and maintaining any license, approval, or permit that is consistent with the applicable ordinances and zoning. Provided however, nothing herein shall be construed to require the County to undertake any action not authorized by law or to exercise any legislative function in favor of the Applicant.

4. Construction. Site construction shall be in accordance with all licenses, approvals, and permits.

Article IV
Miscellaneous Terms

1. Term; Termination. This Agreement shall commence on the Effective Date and shall continue until the Termination Date. The Applicant shall have no obligation hereunder after the Termination Date. The termination of this Agreement shall not limit the Applicant's legal obligation to pay local taxes in accordance with applicable law at such time and for such period as the Project remains in operation. "Termination Date" means the Applicant's commencement of the decommissioning of all or a material portion of the Project or its written notification to the County that it is no longer developing the Project pursuant to Article IV.3 of this Agreement.

2. Mutual Covenants. The Applicant covenants to the County that it will pay the County the amounts due hereunder when due in accordance with the terms of this Agreement, and will not seek to invalidate this Agreement, or otherwise take a position adverse to the purpose or validity of this Agreement. So long as Applicant is not in breach of this Agreement during its term, the County covenants to the Applicant that it will not seek to invalidate this Agreement or otherwise take a position adverse to the purpose or validity of this Agreement.

3. No Obligation to Develop. The Applicant has no obligation to develop the Project. It is understood that development of the Project by Applicant is contingent upon a number of factors including, but not limited to, regulatory approvals, availability and cost of equipment and financing, and demand for renewable energy and renewable energy credits. No election by the Applicant to terminate, defer, suspend or modify plans to develop the Project shall be deemed a default of Applicant under this Agreement. Any Payment by the Applicant prior to a decision to suspend or abandon the Project is non-refundable.

4. Successors and Assigns. This Agreement will be binding upon the assigns and successors in interest of the Applicant, and the obligations created hereunder shall be covenants running with the Property upon which the Project is developed. No assignment of this Agreement or any right or obligation accruing under this Agreement shall be made by the Applicant without the express written consent of the County, which consent shall not be unreasonably withheld or delayed. Any assignment, other than as permitted by this Section, without the consent of the County, shall be void. In the event of any approved assignment, the assignee or successor in interest shall assume the liabilities of the Applicant. The Applicant and any permitted assignee or successor in interest shall execute such documentation as reasonably requested by the County to memorialize the assignment and assumption by the assignee or successor in interest.

5. Memorandum of Agreement. A memorandum of this Agreement, in a form acceptable to the County Attorney, shall be recorded in the land records of the Clerk's Office of the Circuit Court of Chesterfield County, Virginia. Such recordation shall be at the Applicant's sole cost and expense and shall occur as soon as reasonably practicable after the full execution of this Agreement. If the Applicant chooses to not develop the Project, in its sole discretion, the County shall execute a release of the memorandum filed in the aforementioned Clerk's Office.

6. Notices. Except as otherwise provided herein, all notices required to be given or

authorized to be given pursuant to this Agreement shall be in writing and shall be delivered or sent by registered or certified mail, postage prepaid, by recognized overnight courier, or by commercial messenger to:

If to County:	With a copy to:
If to Applicant:	With a copy to:
Hermon Energy Center, LLC Attn: Legal Department 310 4th St. NE, 3rd Floor Charlottesville, VA 22902	Via email: legal@eastpointenergy.com

The County and the Applicant, by notice given hereunder, may designate any further or different persons or addresses to which subsequent notices shall be sent without need of a formal amendment to this Agreement. All notices provided as contemplated hereunder shall be deemed received after five (5) calendar days have passed from their mailing/sending date.

7. Governing Law; Jurisdiction; Venue. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to any of its principles of conflicts of laws or other laws which would result in the application of the laws of another jurisdiction. The Parties (a) agree that any suit, action or other legal proceeding, as between the parties hereto, arising out of or relating to this agreement shall be brought and tried only in the Circuit Court or General District Court of Chesterfield County, Virginia, as jurisdiction may lie, (b) consent to the jurisdiction of such court in any such suit, action or proceeding, and (c) waive any objection which any of them may have to the laying of venue or any such suit, action, or proceeding in such court and any claim that any such suit, action, or proceeding has been brought in an inconvenient forum. The Parties agree that a final judgment in any such suit, action, or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

8. Effect of the Agreement. In accordance with Virginia Code Ann. § 15.2-2316.9(B), nothing in article 7.3 of Ch. 22 of Title 15.2 shall affect the authority of the County to enforce its ordinances and regulations to the extent that they are not inconsistent with the terms and conditions of Agreement. In accordance with Virginia Code § 15.2-2316.8(A)(3), and acknowledged and agreed to by the Parties, this Agreement shall be binding upon the County, the Board, and enforceable against the County and future governing bodies of the County in the Circuit Court of Chesterfield County.

9. Recitals. All recitals set forth herein are contractual in nature, not merely recitals of fact and are incorporated herein by reference as if fully set forth word for word.

10. Confidentiality. This Agreement, once placed on the agenda for consideration by the Board of Supervisors, is a public document, subject to production under the Freedom of Information Act (FOIA). The County understands and acknowledges the Applicant, and as applicable, their associates, contractors, partners and affiliates utilize confidential and proprietary "state-of-the-art" information and data in their operations ("Confidential Information"), and that disclosure of any information, including, but not limited to, disclosures of technical, financial or other information concerning the Applicant or any affiliated entity could result in substantial harm to them and could thereby have a significant detrimental impact on their employees and also upon the County. The County acknowledges that during the development of this Agreement, certain Confidential Information may be shared with the County by the Applicant. Applicant agrees to clearly identify any information it deems to be Confidential and not subject to mandatory disclosure under the Virginia Freedom of Information Act or other applicable law as Confidential Information at the time it provides such information to the County. The County agrees that, except as required by law and pursuant to the County's police powers, neither the County nor any employee, agent or contractor of the County will (i) knowingly or intentionally disclose or otherwise divulge any such Confidential Information to any person, firm, governmental body or agency, or any other entity unless the request for Confidential Information is made under a provision of local, state or federal law. Upon receipt of such request but before transmitting any documents or information which may contain Confidential Information, the County will contact Applicant to review the request for information and associated documents to determine if any Confidential Information is at risk of disclosure. If Confidential Information exists, Applicant may intervene on behalf of the County and defend against disclosure of the Confidential Information. The County agrees to cooperate in this defense and to the extent allowed by law, work to protect the Confidential Information of the Applicant.

11. Subject-to-Appropriation. All payments and other performances by the County under this Agreement are subject to Board of Supervisors approval and annual appropriation of funds by the Board of Supervisors. It is understood and agreed among the parties that the County shall be bound hereunder only to the extent of the funds legally available or which may hereafter become legally available for the purposes of this Agreement.

12. Entire Agreement. This Agreement and its exhibits constitute the entire agreement and supersedes all other prior agreements and understandings, both written and oral, between the Parties with respect to the subject matter hereof. No provision of this Agreement can be modified, altered or amended except in a writing executed by the Parties. All exhibits to this Agreement are expressly incorporated into this Agreement by reference.

13. Construction. This Agreement was drafted with input by the County and the Applicant, and no presumption shall exist against any Party.

14. Insurance. The Applicant will obtain and maintain all insurance coverage required by applicable law. Further, the Applicant will obtain and maintain in effect until

decommissioning and removal comprehensive general liability insurance in an amount not less than $10,000,000. The County, its officers, employees, and agents shall be listed as additional insureds under such policy. All rights of subrogation shall be waived against the County, its officers, employees, and agents (the "Indemnified Parties") under such policy. Such additional insured status and subrogation requirement shall be shown on all Certificates of Insurance issues under such policy. The Applicant shall indemnify and hold harmless the Indemnified Parties for all claims arising out of this Agreement, including reasonable costs of defense of such claims, provided such claims do not arise solely from the gross negligence of the Indemnified Party.

15. Default.

a. Material Breach. In the event of a Material Breach of this Agreement, the non-breaching Party shall provide written notice to the breaching Party within thirty (30) days of the alleged breach and the breaching Party shall cure the alleged breach within ninety (90) days from receiving notice thereof. A "Material Breach" shall mean a failure to comply with any provision of this Agreement, including payment of any amount owed hereunder. Applicant's complying or acting consistently with any governmental or regulatory warning letter, notice of violation, or plan of action shall be deemed a cure if the compliance or the action is initiated by Applicant within ninety (90) days of Applicant receiving the warning letter, notice of violation, or action plan. Nothing in this Agreement shall be construed to exempt the Project from any applicable federal, state, or local laws, regulations, codes, ordinances, regulations, and/or requirements. Subject to Virginia Code Section 15.2-2316.9(B), nothing in this Agreement shall be construed to affect the County's regulatory authority regarding the Project, including, but not limited to, the Zoning Ordinance.

b. Third Party Cure. Any third party, including without limitation, an assignee, prospective buyer of the Project, or lender, may cure a Material Breach of this Agreement on behalf of the breaching Party and the non-breaching Party agrees that such third-party cure shall satisfy any cure obligations of the breaching Party under this Agreement.

c. Cost of Cure. In the event of a default under this Agreement, if a Party has not cured, as described by this Agreement, the non-defaulting Party shall have the right, but not the obligation, to cure such default and to charge the defaulting Party for the cost of curing such default, including, without limitation, the right to offset said costs of curing the default against any sums due or which become due to the defaulting Party under this Agreement. Such non-defaulting Party shall, in its reasonable judgment, attempt to use the most economically reasonable method of curing any such default.

16. Force Majeure. In the event a party's performance hereunder is delayed by Force Majeure (as defined below), then the applicable deadline for the party's performance shall be extended upon a day for day basis for a period equal to the period during which the party was reasonably unable to perform due to Force Majeure. The term "Force Majeure" means (a) strikes, lockouts, labor disputes, disputes arising from a failure to enter into a union or collective bargaining agreement, inability to procure materials attributable to market-wide shortages, failure of utilities, labor shortages or explosions; (b) acts of God, tornadoes, hurricanes, floods,

sinkholes, fires and other casualties, landslides, earthquakes, epidemics, quarantine, pestilence, pandemics and/or abnormal inclement weather; (c) acts of a public enemy, acts of war, terrorism, effects of nuclear radiation, blockades, insurrections, riots, civil disturbances, or national or international calamities; (d) concealed and unknown conditions of an unusual nature that are encountered below ground or in an existing structure; (e) any temporary restraining order, preliminary injunction or permanent injunction, or mandamus or similar order, or any litigation or administrative delay which impedes the ability of Applicant to complete any development phase of the Project, unless based in whole or in part on the actions or failure to act of Applicant; (f) any impacts to major modes of transportation to the Property, whether private or public, which adversely and materially impact access to the Property, including but not limited to, sustained and material closure of airports or sustained and material closure of highways servicing the Property; and (h) events that create an impossibility of performance or frustration of purpose or any other event sufficient to constitute an excuse to performance of a contract under the laws of the Commonwealth of Virginia.

17. Third Party Beneficiaries. This Agreement is solely for the benefit of the Parties hereto and their respective successors and permitted assigns, and no other person shall have any right, benefit, priority or interest in, under or because of the existence of, this Agreement.

18. Counterparts; Electronic Signatures. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute but one and the same instrument. A signed copy of this Agreement delivered by facsimile, e-mail/PDF or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

19. Construction of this Agreement. This Agreement was drafted with input by the County and Applicant, and no presumption shall exist against any Party.

[signature page follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by the officers whose names appear below as of the Effective Date.

Hermon Energy Center, LLC

(SEAL)

By: _____

Name:_____

Title:_____

Attest:_____
Name:_____
Title:_____

Board of Supervisors of
Chesterfield County, Virginia

By: _____

Name:

Title:

Approved as to form:

_____
County Attorney's Office

EXHIBIT A

Concept Plan

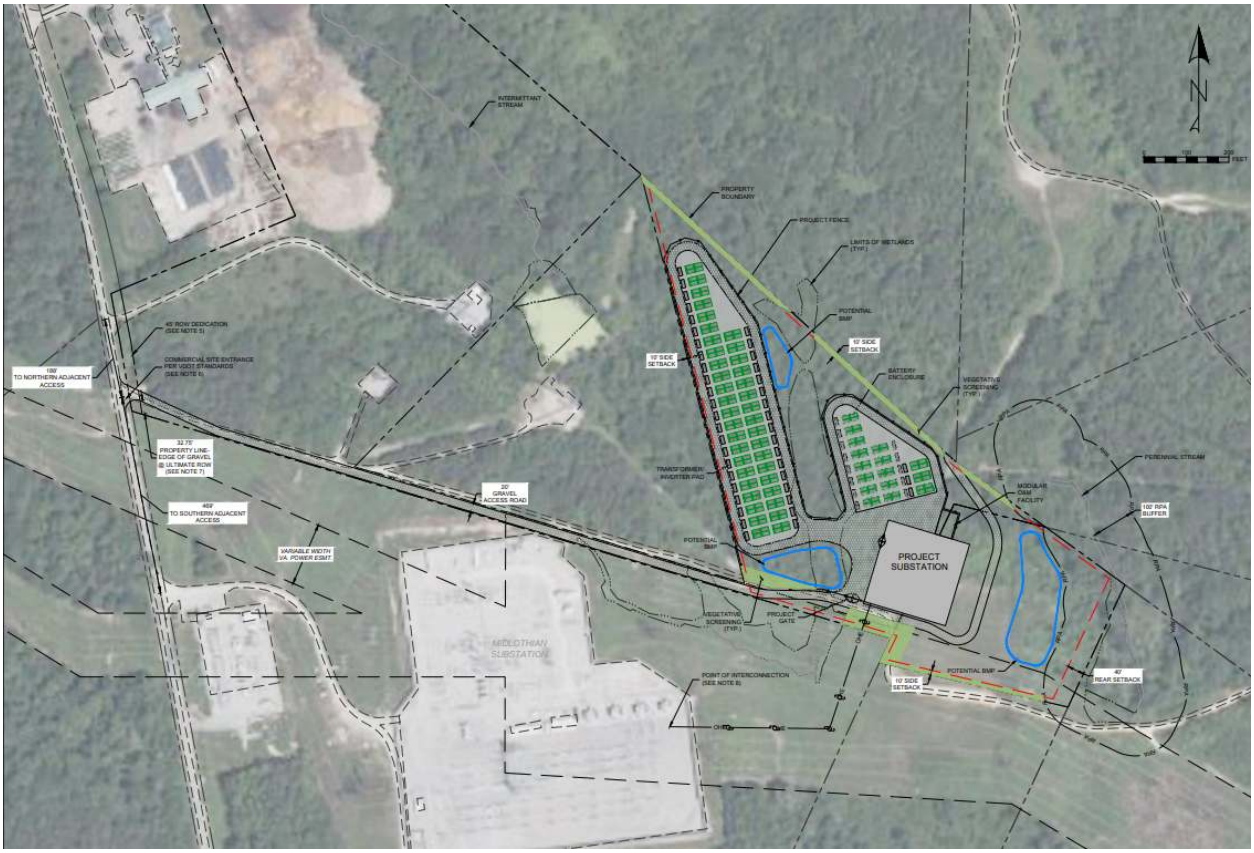


EXHIBIT B

Capital Payment Schedule

Execution of the Siting Agreement	**$15,000**
Commencement of Construction on the Project ($1000/MW)	**$150,000**
Within 90 days of Commercial Operation of Project ($1000/MW)	**$150,000**
Total Payments	**$315,000**

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Richmond Times Dispatch, a newspaper printed and published in the City of Richmond, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jun. 18, 2025

NOTICE ID: B8kURxxhhOQUS9ClqrUf
PUBLISHER ID: COL-7004405
NOTICE NAME: Siting Agmt Hermon Energy Center
Publication Fee: 458.55
Ad Size: 2 X 44 L
Category: General Legal Notice

Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

Ankit Sachdeva

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/18/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

Take Notice

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at a regularly scheduled meeting on June 25, 2025, at 6 p.m. in the County Public Meeting Room at the Chesterfield Administration Building, Rt. 10 and Lori Road, Chesterfield, Virginia, will hold a public hearing where persons may appear and present their views concerning:

Energy Storage Facility Siting Agreement with Hermon Energy Center, LLC

A copy of the full text of the agenda item and, where applicable, proposed ordinances, is on file in the County Administrator's Office, Room 504, 9901 Lori Road, Chesterfield, Virginia, and may be examined by all interested persons between the hours of 8:30 a.m. and 5 p.m. Monday through Friday. It will also be available online at https://www.chesterfield.gov/244/Agendas-and-Minutes once the agenda packet is published.

The public is encouraged to submit comments through electronic means, email, by the internet, through the mail or by telephone. Citizens are encouraged to use the on-line comment form at https://www.chesterfield.gov/1256/Public-Comments (to be activated on June 18, 2025). Although the Board of Supervisors will endeavor to accept such comments up to the start of the meeting, citizens are encouraged to submit comments no later than 5 p.m. on June 24, 2025, to ensure that the comments are provided to the Board of Supervisors prior to the meeting for their consideration. To obtain a copy of the referenced items, please contact the Clerk to the Board.

Any persons with questions on the accessibility of the meeting or the need for reasonable accommodations should contact Susan Wilson, Clerk to the Board, at (804) 748-1200. Persons needing interpreter services for the deaf must notify the Clerk to the Board no later than June 20, 2025.
COL-7004405

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 18.B.**

Subject:
To Consider the Lease of County Property at 3401 Courthouse Road

Board Action Requested:
Approve the lease of county property at 3401 Courthouse Road with New Cingular Wireless PCS, LLC (AT&T).

Summary of Information:
New Cingular Wireless PCS, LLC (AT&T) has maintained cellular equipment at Rockwood Park since 1999, under an easement agreement that has expired. They now desire to lease the site within the park. It is for ground equipment only and is located within the VEPCO transmission easement within the Park. The lease will be for five years at $12,000 per year with three five-year renewal terms. Rent will increase 3% annually during all terms of the lease. A public hearing is required to lease county property.

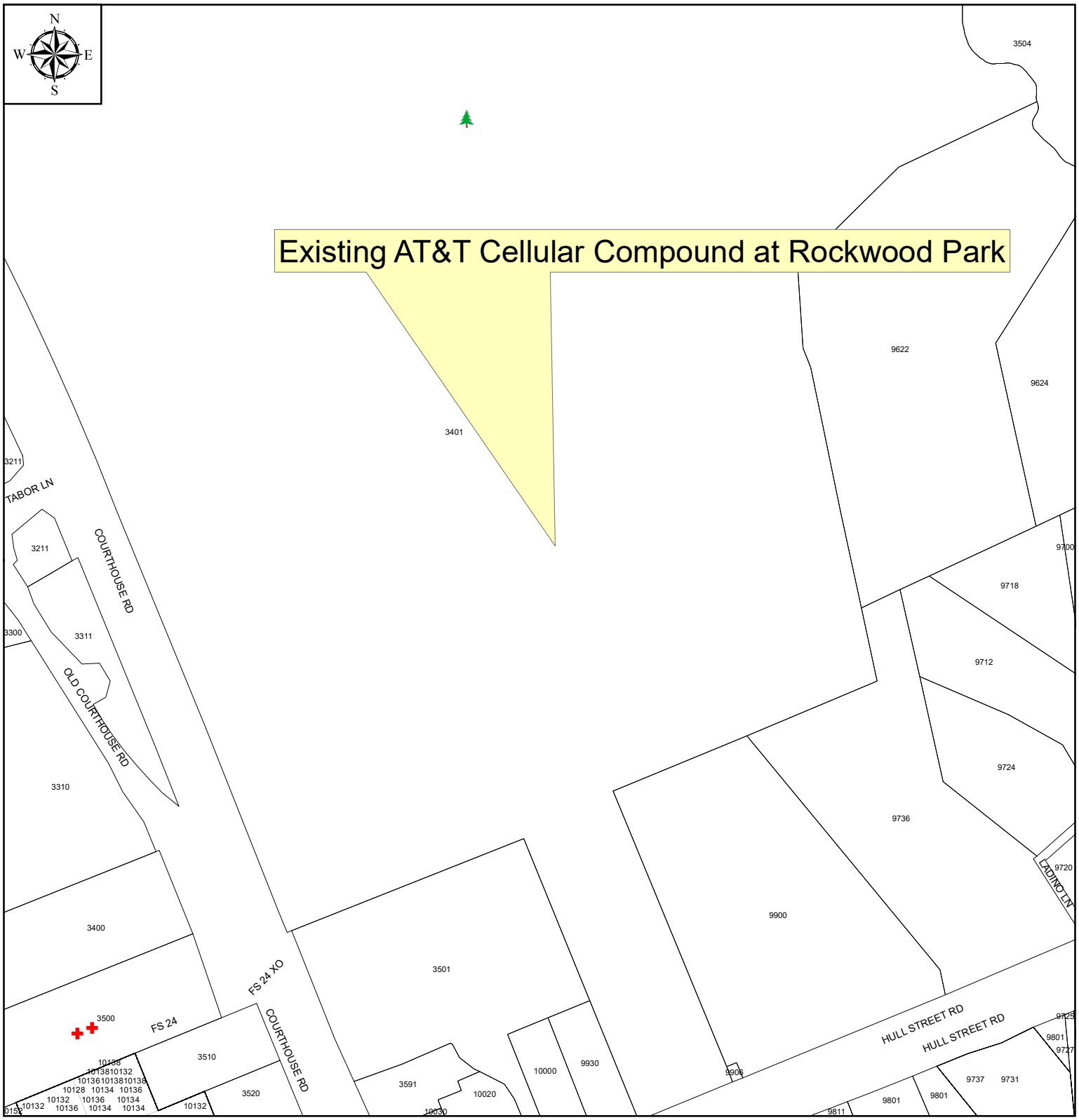
Approval is recommended.

Attachments:
1. Rockwood Park Vicinity Sketch
2. Affidavit

Preparer: Lynn Snow, Real Property Manager

Approved By:

Board of Supervisors Meeting - June 25, 2025
To Consider the Lease of County Property at 3401 Courthouse Road



Chesterfield County
Real Property Office

1 inch = 300 feet

harmonjohn 05-08-2025

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Richmond Times Dispatch, a newspaper printed and published in the City of Richmond, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jun. 18, 2025

NOTICE ID: 9QAQIULcGvzzkuw93ojs
PUBLISHER ID: COL-7004437
NOTICE NAME: Lease at 3401 Courthouse Road
Publication Fee: 256.15
Ad Size: 2 X 22 L
Category: General Legal Notice

Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

Ankit Sachdeva

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/18/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

TAKE NOTICE

That on June 25, 2025, at 6:00 p.m. or as soon thereafter as may be heard, the Board of Supervisors of Chesterfield County at its regular meeting place in the Public Meeting Room at 10001 Iron Bridge Road, Chesterfield, Virginia, will hold a public hearing to consider the lease of county property at 3401 Courthouse Road.

Information regarding the lease is on file in the Real Property Office in Chesterfield County, Virginia, and may be examined by all interested parties between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

The hearing is held at a public facility designed to be accessible to persons with disabilities. Any persons with questions on the accessibility of the facility or need for reasonable accommodations should contact Susan Wilson, Clerk to the Board, at 748-1200. Persons needing interpreter services for the deaf must notify the Clerk to the Board no later than June 20, 2025.

COL-7004437

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 18.C.**

Subject:
To Consider a Lease Amendment for County Property at 11730 River Road

Board Action Requested:
Approve a lease amendment for county property at 11730 River Road with New Cingular Wireless PCS, LLC (AT&T) at the Union Branch Tower.

Summary of Information:
New Cingular Wireless PCS, LLC (AT&T) has leased space on the county's Union Branch Tower at 11730 River Road since 2006. The lease expires July 1, 2026. New Cingular Wireless is requesting that the lease be extended for an additional five-year term beginning July 1, 2026, with four five-year renewal terms. Rent will be $30,000 annually with a 15% increase each renewal term. A public hearing is required to lease county property.

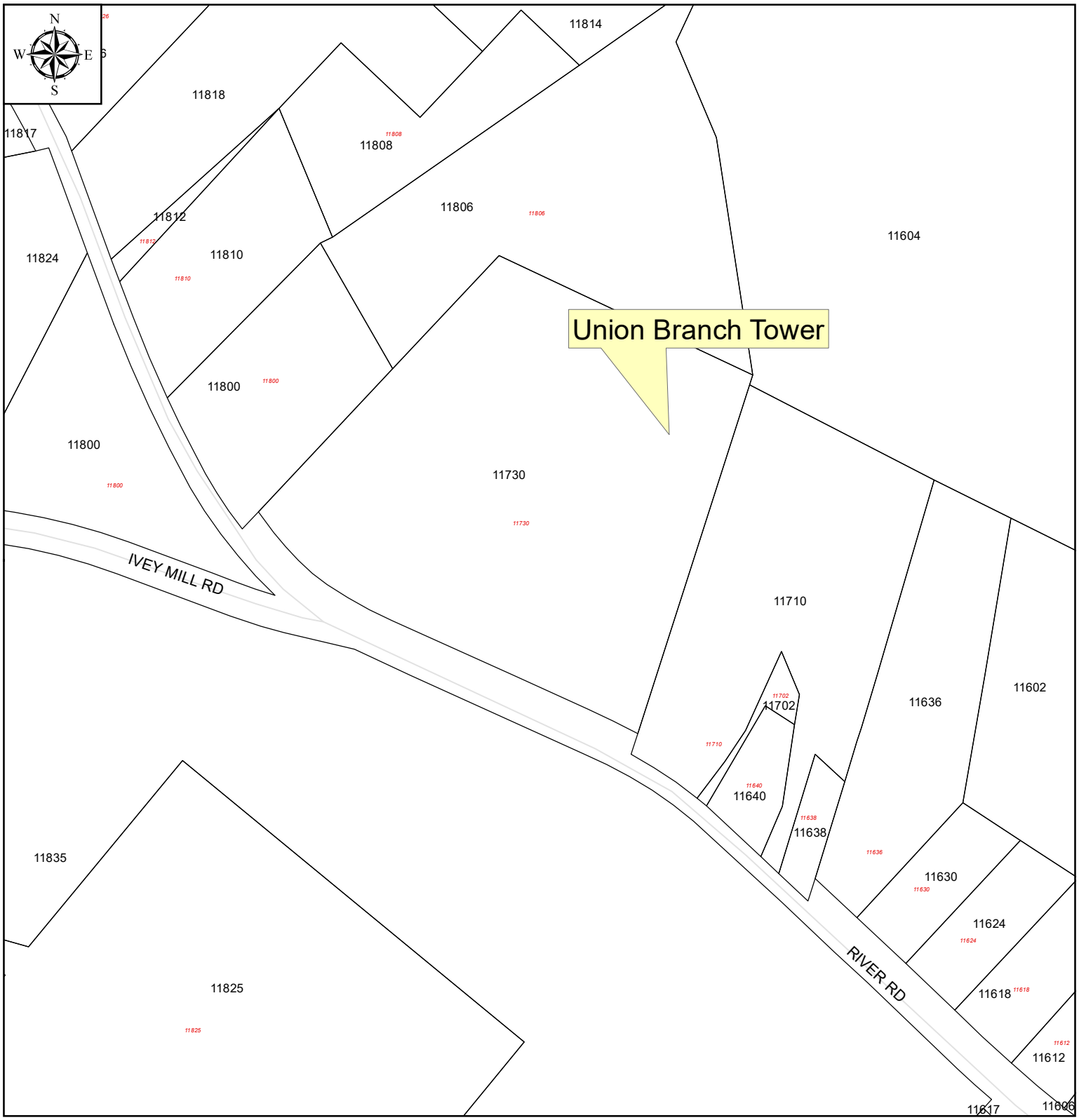
Approval is recommended.

Attachments:
1. Union Branch Tower Vicinity Sketch
2. Affidavit

Preparer: Lynn Snow, Real Property Manager

Approved By:

Board of Supervisors Meeting - June 25, 2025
To Consider a Lease Amendment for County Property at 11730 River Road



Chesterfield County
Real Property Office

1 inch = 200 feet

harmonjohn 05-08-2025

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Richmond Times Dispatch, a newspaper printed and published in the City of Richmond, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jun. 18, 2025

NOTICE ID: ANDbCdBw7meVduDmI5p4
PUBLISHER ID: COL-7004438
NOTICE NAME: 11730 River Road Lease Amend
Publication Fee: 256.15
Ad Size: 2 X 22 L
Category: General Legal Notice

Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

Ankit Sachdeva

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/18/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

TAKE NOTICE

That on June 25, 2025, at 6:00 p.m. or as soon thereafter as may be heard, the Board of Supervisors of Chesterfield County at its regular meeting place in the Public Meeting Room at 10001 Iron Bridge Road, Chesterfield, Virginia, will hold a public hearing to consider a lease amendment for county property at 11730 River Road.

Information regarding the lease is on file in the Real Property Office in Chesterfield County, Virginia, and may be examined by all interested parties between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

The hearing is held at a public facility designed to be accessible to persons with disabilities. Any persons with questions on the accessibility of the facility or need for reasonable accommodations should contact Susan Wilson, Clerk to the Board, at 748-1200. Persons needing interpreter services for the deaf must notify the Clerk to the Board no later than June 20, 2025.

COL-7004438

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 18.D.**

Subject:
To Consider the Quitclaim of a Portion of County Right-Of-Way Adjacent to Warbro Road

Board Action Requested:
Authorize the Chairman of the Board of Supervisors and the County Administrator to execute a quitclaim deed to quitclaim a portion of right-of-way adjacent to Warbro Road.

Summary of Information:
Jack R. Wilson, agent for Martin Marietta, has requested to quitclaim a portion of county right-of-way currently used to access the Midlothian Quarry from Warbro Road. This portion of right of way is no longer needed. In order to prevent land locking the adjacent parcel by this quitclaim, a deed of easement between Horner Investments and Martin Marietta will be recorded simultaneously with the quitclaim deed. The quitclaim has been approved by county staff including the transportation and planning departments.

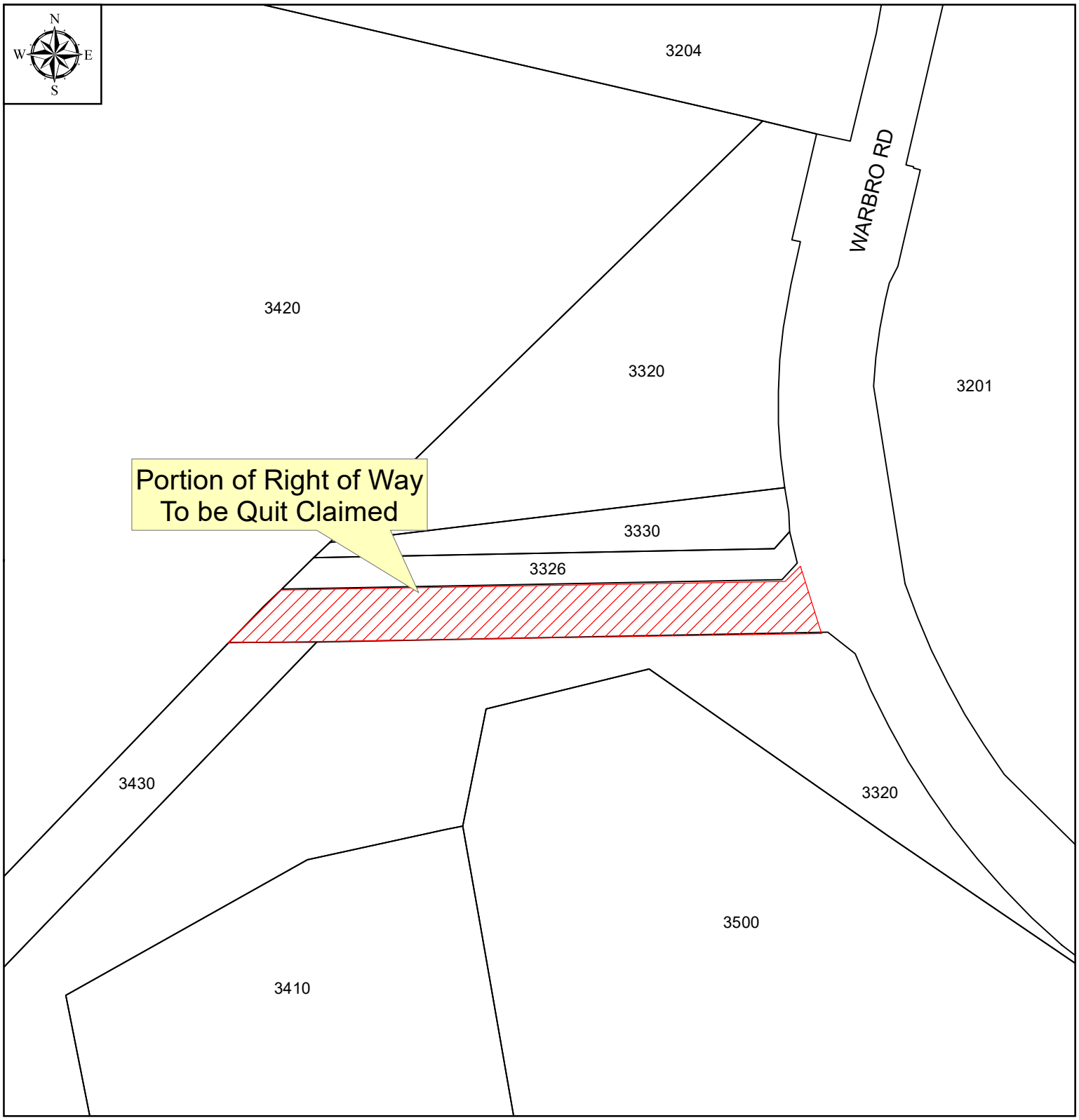
Approval is recommended.

Attachments:
1. Martin Marietta Warbro Road Quit Claim Vicinity Sketch
2. Martin Marietta Warbro Road Quit Claim Plat
3. Affidavit

Preparer: Lynn Snow, Real Property Manager

Approved By:

Board of Supervisors Meeting - June 25, 2025
To Consider the Quitclaim of a Portion of County Right-Of-Way Adjacent to Warbro Road



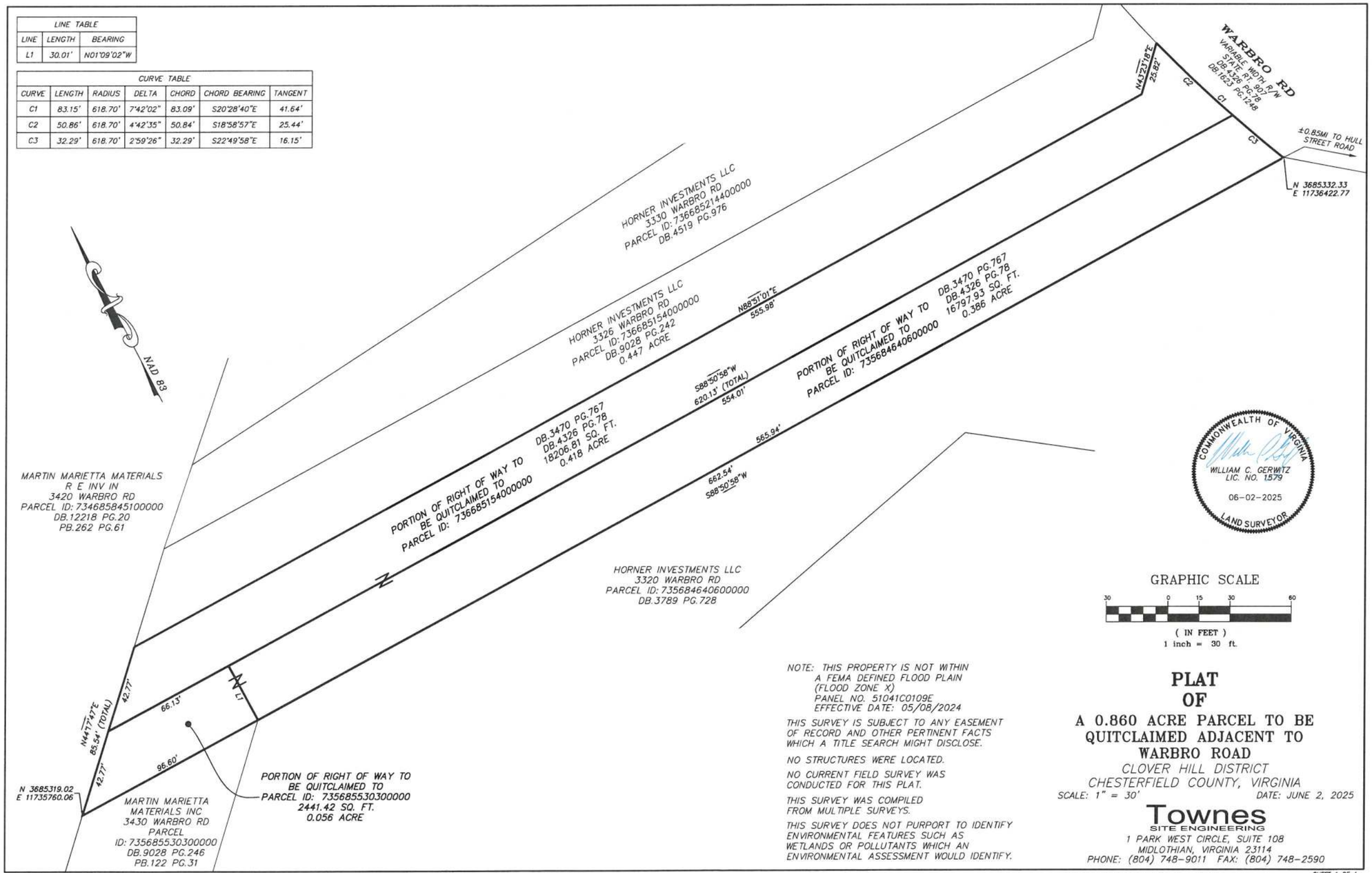
Chesterfield County
Real Property Office

1 inch = 150 feet

martinandrew 06-02-2025

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.01'	N01°09'02"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	83.15'	618.70'	7°42'02"	83.09'	S20°28'40"E	41.64'
C2	50.86'	618.70'	4°42'35"	50.84'	S18°58'57"E	25.44'
C3	32.29'	618.70'	2°59'26"	32.29'	S22°49'58"E	16.15'



NOTE: THIS PROPERTY IS NOT WITHIN A FEMA DEFINED FLOOD PLAIN (FLOOD ZONE X) PANEL NO. 51041C0109E EFFECTIVE DATE: 05/08/2024

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

NO STRUCTURES WERE LOCATED.

NO CURRENT FIELD SURVEY WAS CONDUCTED FOR THIS PLAT.

THIS SURVEY WAS COMPILED FROM MULTIPLE SURVEYS.

THIS SURVEY DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES SUCH AS WETLANDS OR POLLUTANTS WHICH AN ENVIRONMENTAL ASSESSMENT WOULD IDENTIFY.

PLAT OF

A 0.860 ACRE PARCEL TO BE QUITCLAIMED ADJACENT TO WARBRO ROAD

CLOVER HILL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: JUNE 2, 2025

Townes
SITE ENGINEERING
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VIRGINIA 23114
PHONE: (804) 748-9011 FAX: (804) 748-2590

DRAWN BY: JGW JOB NO.: 20180281 CHECKED BY SURVEYOR: WCG SHEET 1 OF 1

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Richmond Times Dispatch, a newspaper printed and published in the City of Richmond, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jun. 18, 2025

NOTICE ID: 2NqF8hf9dgVa6iGqy8st
PUBLISHER ID: COL-7004436
NOTICE NAME: Warbro Road QC
Publication Fee: 256.15
Ad Size: 2 X 22 L
Category: General Legal Notice

Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

Ankit Sachdeva

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/18/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

TAKE NOTICE

That on June 25, 2025, at 6:00 p.m. or as soon thereafter as may be heard, the Board of Supervisors of Chesterfield County at its regular meeting place in the Public Meeting Room at 10001 Iron Bridge Road, Chesterfield, Virginia, will hold a public hearing to consider quitclaiming a portion of an unnamed county right of way adjacent to Warbro Road.

Information regarding the quitclaim is on file in the Real Property Office in Chesterfield County, Virginia, and may be examined by all interested parties between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

The hearing is held at a public facility designed to be accessible to persons with disabilities. Any persons with questions on the accessibility of the facility or need for reasonable accommodations should contact Susan Wilson, Clerk to the Board, at 748-1200. Persons needing interpreter services for the deaf must notify the Clerk to the Board no later than June 20, 2025 .

COL-7004436

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 18.E.**

Subject:
To Consider the Conveyance of an Underground Easement to Southside Electric Cooperative at Lake Chesdin Park

Board Action Requested:
Authorize the Chairman of the Board of Supervisors and the County Administrator to execute an agreement with Southside Electric Cooperative for an underground easement at Lake Chesdin Park.

Summary of Information:
A 20' easement as shown on the attached plat is required to provide power to a new automatic gate installed at Lake Chesdin Park. A public hearing is required to convey the easement. This request has been reviewed by county and parks staff.

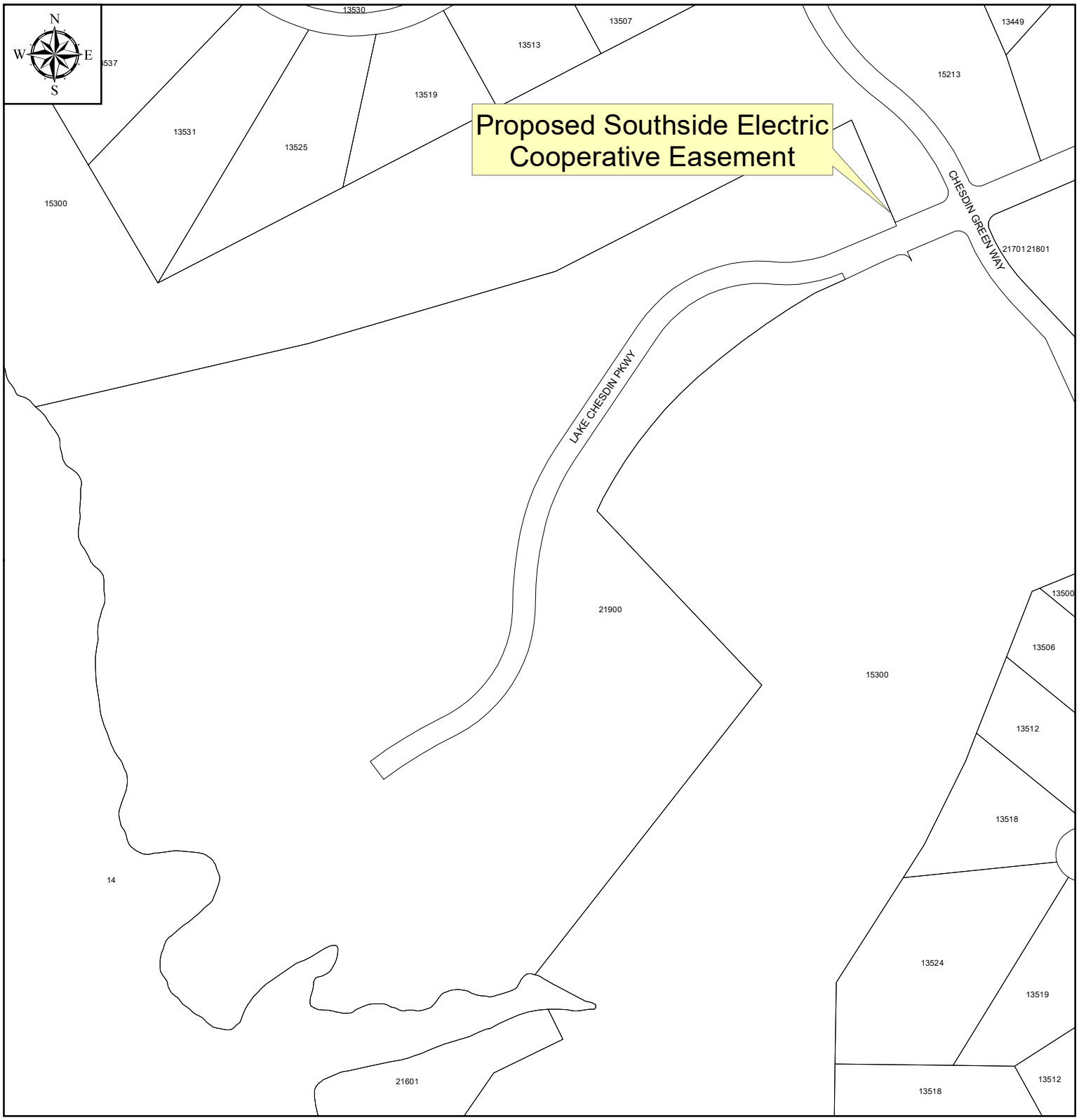
Approval is recommended.

Attachments:
1. Southside Electric Coop Lake Chesdin Vicinity Sketch
2. Southside Electric Coop Lake Chesdin Plat
3. Affidavit

Preparer: Lynn Snow, Real Property Manager

Approved By:

Board of Supervisors Meeting - June 25, 2025
To Consider the Conveyance of an Underground Easement to Southside Electric Cooperative at Lake Chesdin Park



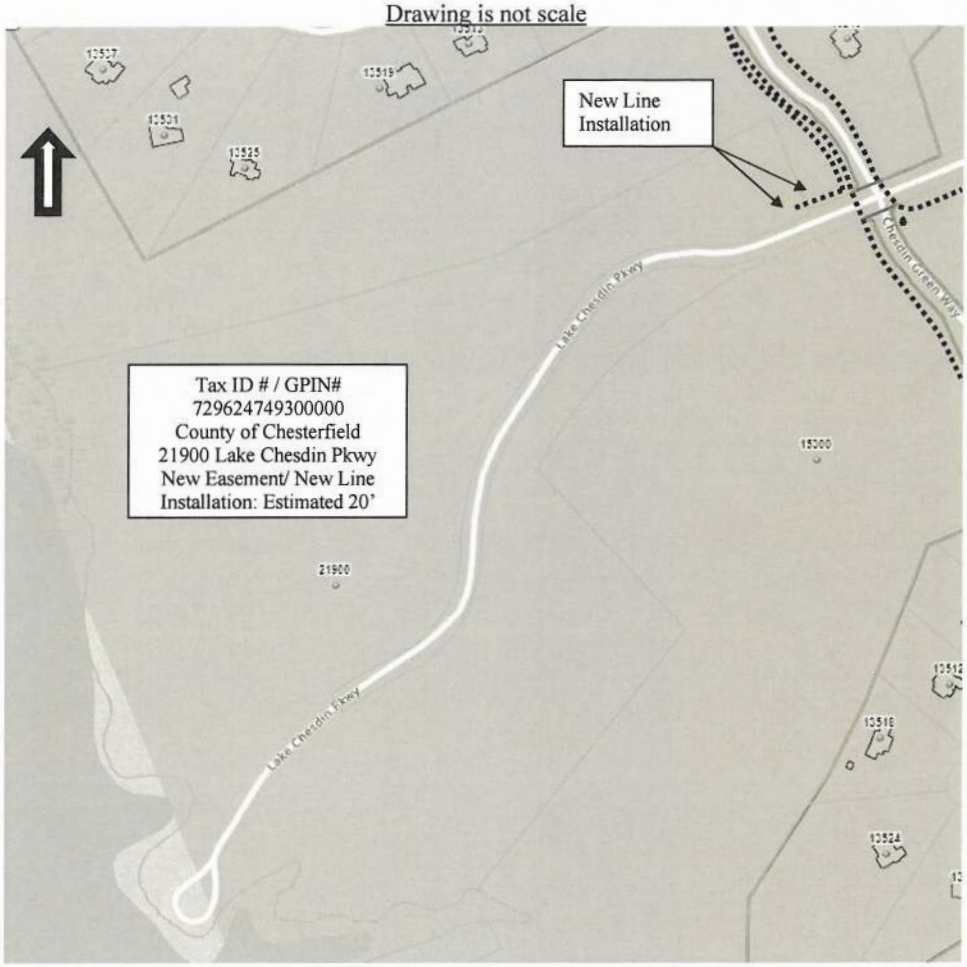
Chesterfield County
Real Property Office

1 inch = 300 feet

martinandrew 06-03-2025

Exhibit A

Drawing is not scale



Legend
(Not To Scale)

Southside Electric Overhead Right-of-Way — · — · — · — · — · — · — · —

Southside Electric Underground Right-of-Way ·····

Dwelling ☐

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Richmond Times Dispatch, a newspaper printed and published in the City of Richmond, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jun. 18, 2025

NOTICE ID: wZx8ocdoQrAMB2MnSWmP
PUBLISHER ID: COL-7004435
NOTICE NAME: Southside Electric Cooperative - Lake Chesdin
Publication Fee: 265.35
Ad Size: 2 X 23 L
Category: General Legal Notice

Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

Ankit Sachdeva

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH268383
Expires on: May 31, 2029

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/18/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

TAKE NOTICE

That on June 25, 2025, at 6:00 p.m. or as soon thereafter as may be heard, the Board of Supervisors of Chesterfield County at its regular meeting place in the Public Meeting Room at 10001 Iron Bridge Road, Chesterfield, Virginia, will hold a public hearing to consider conveyance of underground easement to Southside Electric Cooperative at the Lake Chesdin Park.

Information regarding the easement is on file in the Real Property Office in Chesterfield County, Virginia, and may be examined by all interested parties between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

The hearing is held at a public facility designed to be accessible to persons with disabilities. Any persons with questions on the accessibility of the facility or need for reasonable accommodations should contact Susan Wilson, Clerk to the Board, at 748-1200. Persons needing interpreter services for the deaf must notify the Clerk to the Board no later than June 20, 2025 .

COL-7004435

CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA

Meeting Date: June 25, 2025 **Item Number: 20.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 a Board of Supervisors meeting to be held on July 23, 2025, at 2 p.m. in Room 502 of the County Administration Building.

Attachments:
None

Preparer: Susan Wilson, Clerk to the Board of Supervisors

Approved By: