



**CHESTERFIELD COUNTY  
BOARD OF SUPERVISORS  
AGENDA**

**Meeting Date: September 22,  
2021**

**Item Number: 13.B.11.**

**Subject:**

Initiate an Application for a Rezoning and Conditional Use and Conditional Use Planned Development to Permit Ordinance and Development Standards Exceptions on approximately 1,850 Acres Located North of Hull Street Road Generally Known as Upper Magnolia Green

**Board Action Requested:**

Initiate an application for Rezoning to permit residential uses, a technology park to include advanced manufacturing uses, and Conditional Use to permit public facilities, and Conditional Use Planned Development to permit exceptions to Zoning Ordinance and development standards requirements on three (3) parcels containing approximately 1,850 acres, identified as Tax IDs 697-680-2507; 694-675-7241 and 695-671-5448; appoint Andrew G. Gillies, Director of Planning, as the agent for the Board; and waive disclosure requirements. (Attachment 1)

**Summary of Information:**

In order to facilitate the opening of a new Middle School in western Matoaca by the start of the 2024 school year, Mr. Carroll is requesting the Board initiate a rezoning, conditional use and conditional use planned development planned development to permit exceptions to Zoning Ordinance and Development Standards requirements to permit development of the properties which may include public facilities (i.e. schools), commercial, advanced manufacturing, research and development, office, and residential.

Virginia law permits the Board of Supervisors to initiate a rezoning application when required by the principles of public necessity, convenience, general welfare or good zoning practice in order to consider land uses that are not permitted under current zoning regulations. Consideration of this request will provide for these principles by, among other things, providing a public process to review and determine if any adverse impacts would be generated on the property, on adjacent property owners, or the County in general and, if so, to determine what conditions might alleviate any adverse impacts and enhance land use compatibility. These principles will also be addressed by enhancing the development potential of the property, allowing a mixture of residential, advanced manufacturing and other uses for the benefit of the area, and providing for reasonable exceptions to ordinance standards to facilitate such development and to mitigate impacts on neighboring properties.

**Attachments:**

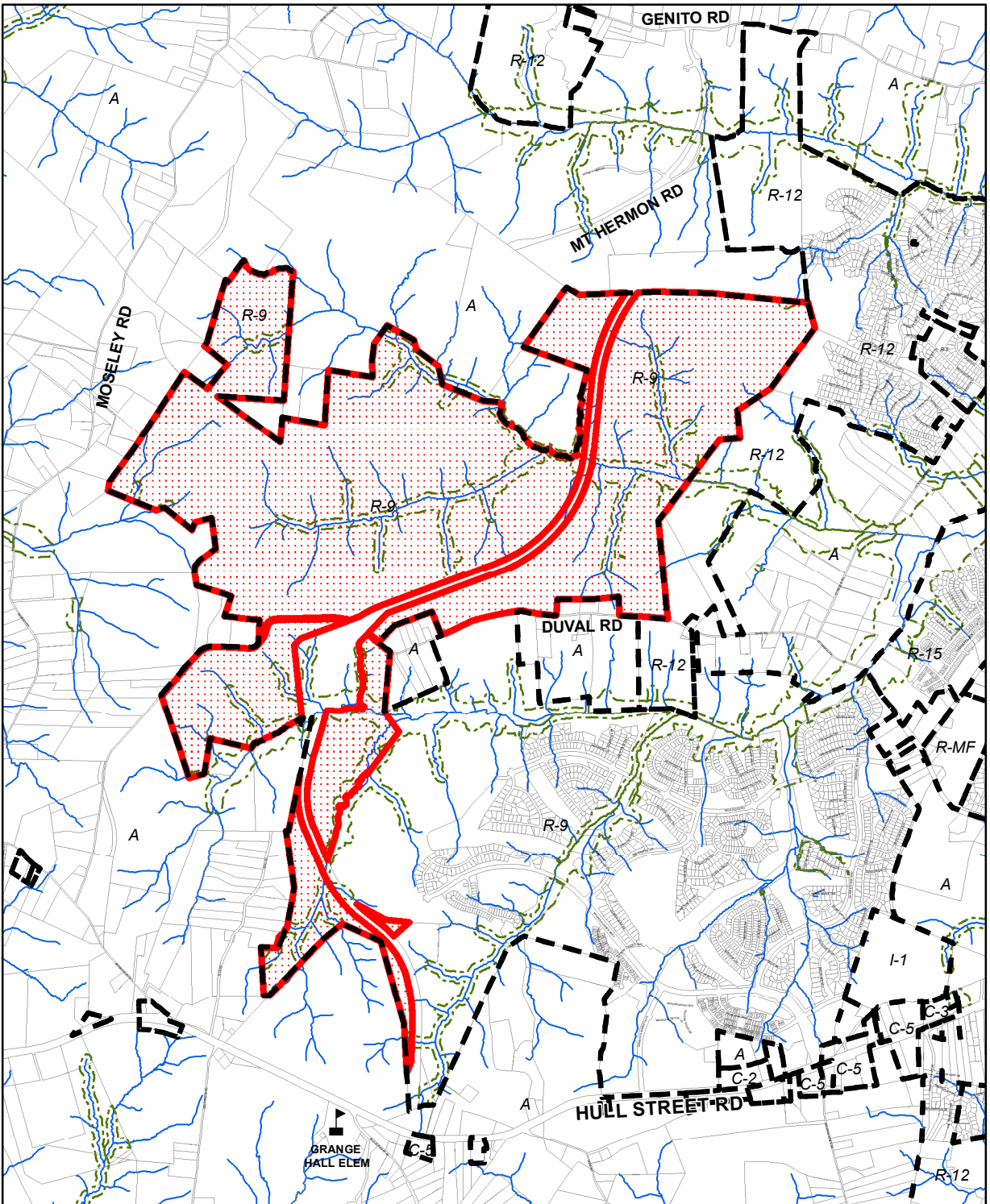
1. Attachment 1

Preparer: Andrew Gillies, Director of Planning

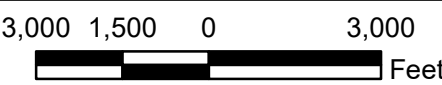
Approved By:





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**Map 1:**  **Subject Property**



-  Resource Protection Area
-  Streams

**3.G. CONSENT AGENDA HIGHLIGHTS**

Mr. Jesse Smith, Deputy County Administrator, provided the Board with an overview of various agenda items on the Consent Agenda. He provided details of Items 13.B.3. and 13.B.4. pertaining to the acceptance and appropriation of grant funds from the Federal Aviation Administration (FAA) for projects at the Chesterfield County Airport. He stated Item 13.B.7. allows staff to move forward with \$30 million in drainage improvements on Otterdale Road, Indian Springs Road, and Belmont Road. He further stated Item 13.B.8.a. will set the public hearing for the Board to consider a County Code amendment relative to the Route 1 Residential Overlay. He stated Item 13.B.9. will allow staff to move forward with the contract for the retention and salary study for remaining county and Schools employees not part of the prior pay studies. Lastly, he stated Item 13.B.11. will initiate a zoning application for 1,850 acres known as Upper Magnolia Green which is necessary to accommodate the new middle school scheduled to be opened by the fall of 2024.

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9/22/2021

13.B.11. INITIATE AN APPLICATION FOR A REZONING AND  
CONDITIONAL USE AND CONDITIONAL USE PLANNED  
DEVELOPMENT TO PERMIT ORDINANCE AND DEVELOPMENT  
STANDARDS EXCEPTIONS ON APPROXIMATELY 1,850 ACRES  
LOCATED NORTH OF HULL STREET ROAD GENERALLY KNOWN AS  
UPPER MAGNOLIA GREEN

On motion of Mr. Ingle, seconded by Ms. Haley, the Board initiated an application for Rezoning to permit residential uses, a technology park to include advanced manufacturing uses, and Conditional Use to permit public facilities, and Conditional Use Planned Development to permit exceptions to Zoning Ordinance and development standards requirements on three (3) parcels containing approximately 1,850 acres, identified as Tax IDs 697-680-2507; 694-675-7241 and 695-671- 5448; appointed Andrew G. Gillies, Director of Planning, as the agent for the Board; and waived disclosure requirements.

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

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