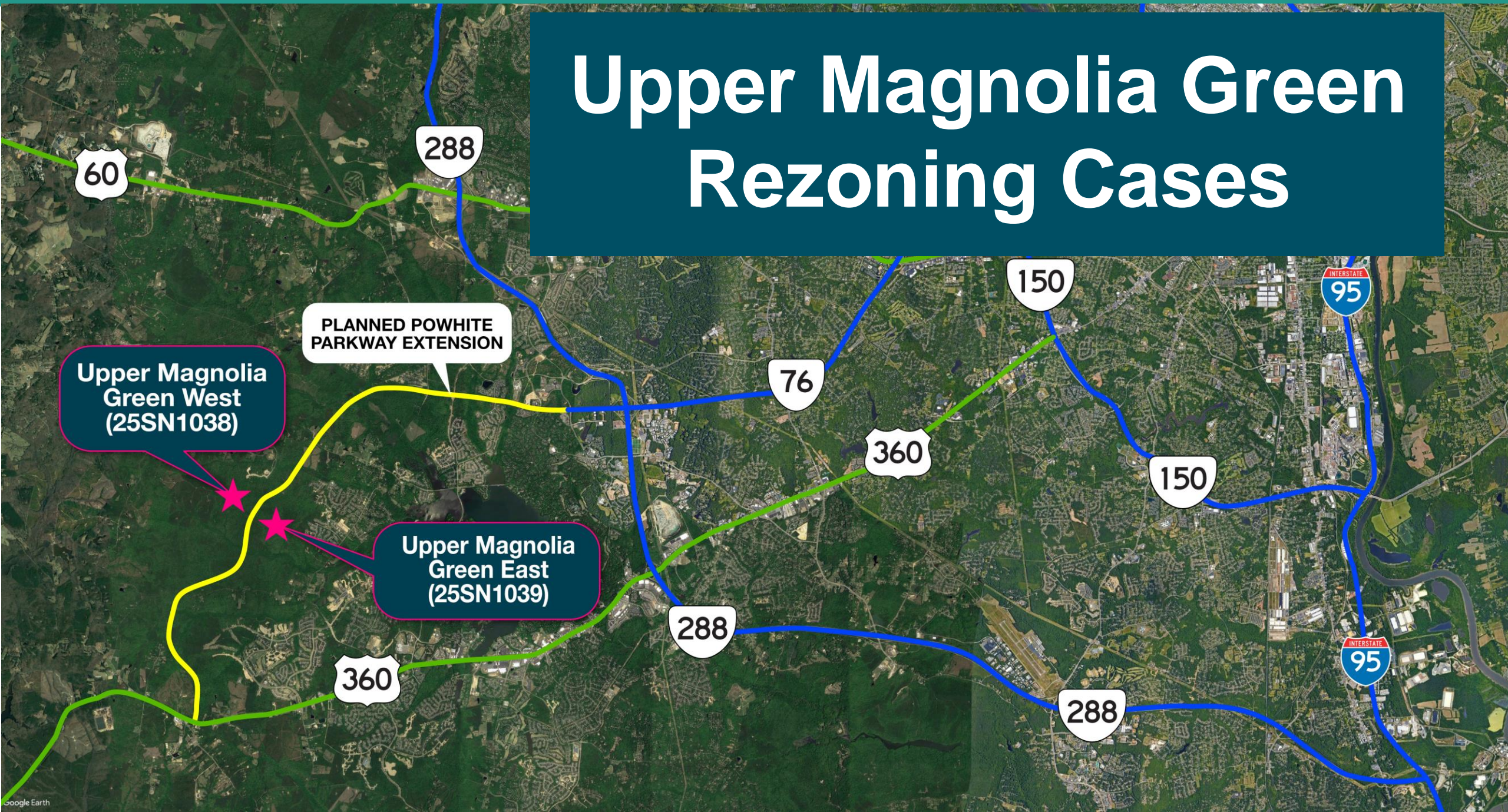
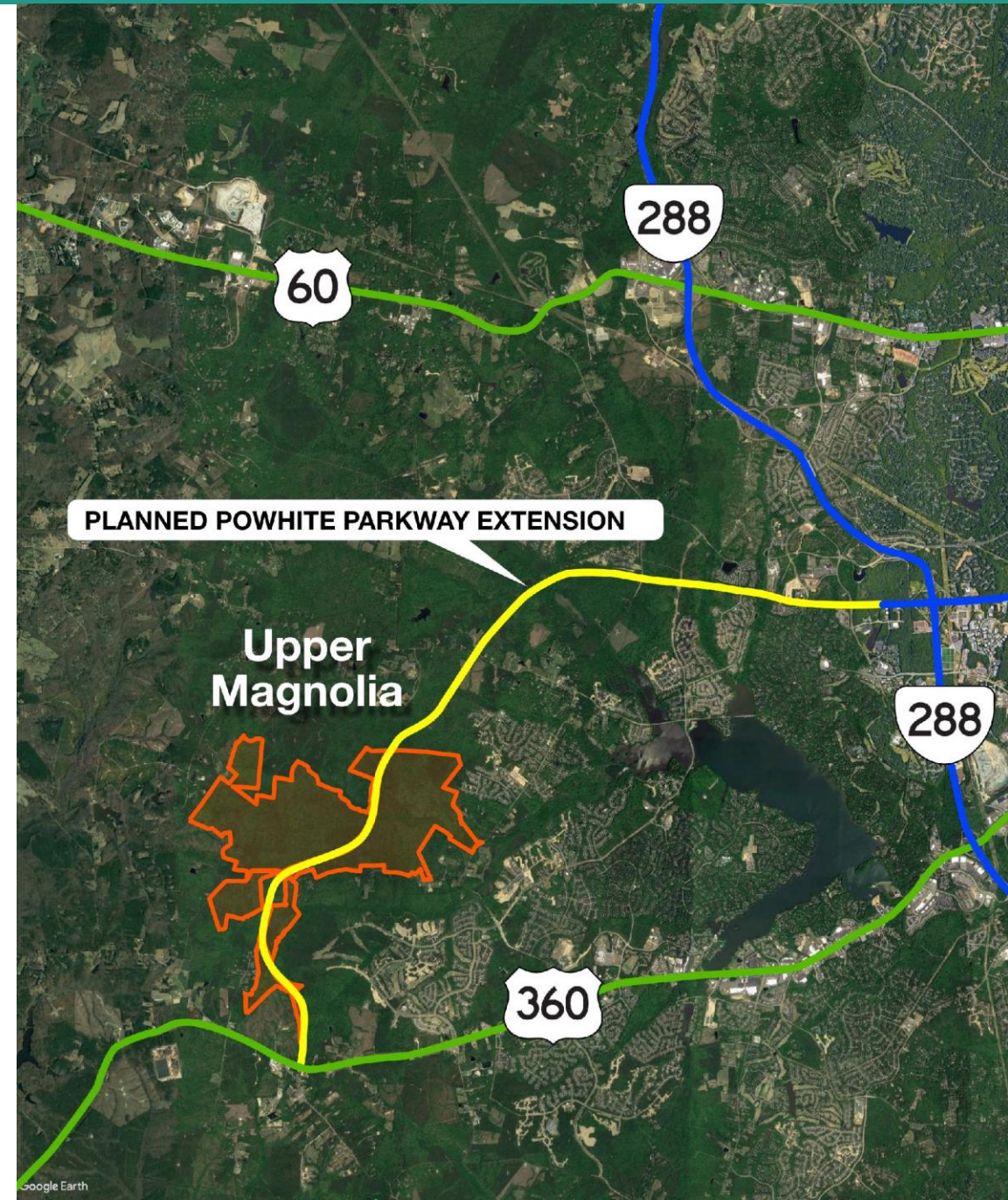


Upper Magnolia Green Rezoning Cases



Upper Magnolia: History

- 1991 – property rezoned for 4,886 residential housing units on 3,892 acres
- December 2020 - Chesterfield Board of Supervisors authorizes EDA to purchase 2,057 acres for \$13 million
- Board goals for purchase: create jobs, commercial investment closer to where people live, better manage growth, and create public facilities
- Rezoning approved by Board in 2022
 - Property divided into two cases
 - Upper Magnolia East – Public Facilities and Residential Units
 - Upper Magnolia West – Technology Park

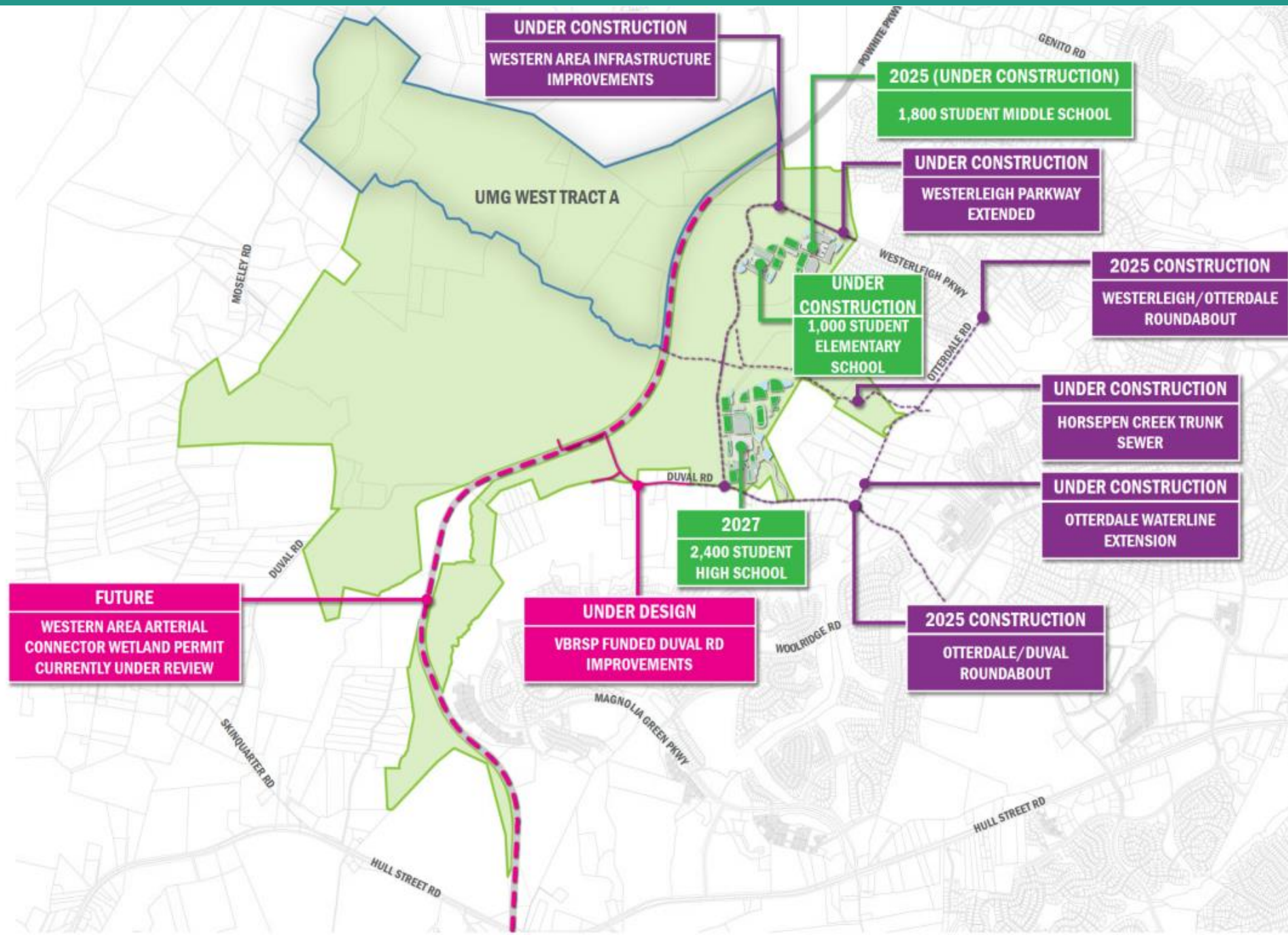


Upper Magnolia: Today

- **New schools will be built**
 - middle school opening in '25
 - elementary school opening in '26
 - high school opening in '27
- **New library site**
- **\$25 million grant – Virginia Business Ready Sites Program (VBRSP) in 2023**
- **\$13 million grant – Virginia Business Ready Sites Program (VBRSP) in 2024**
- **New water, sewer, and road infrastructure**



Western Area Projects



What is a data center?

- A building containing servers and equipment for storage, processing and distribution of data – it is where the internet lives

Why are they important?

- Keep the internet up and running
- Store and manage data for modern business operations and daily conveniences

Why Virginia?

- Virginia Beach is the landing point for 4 transoceanic fiber connection cables



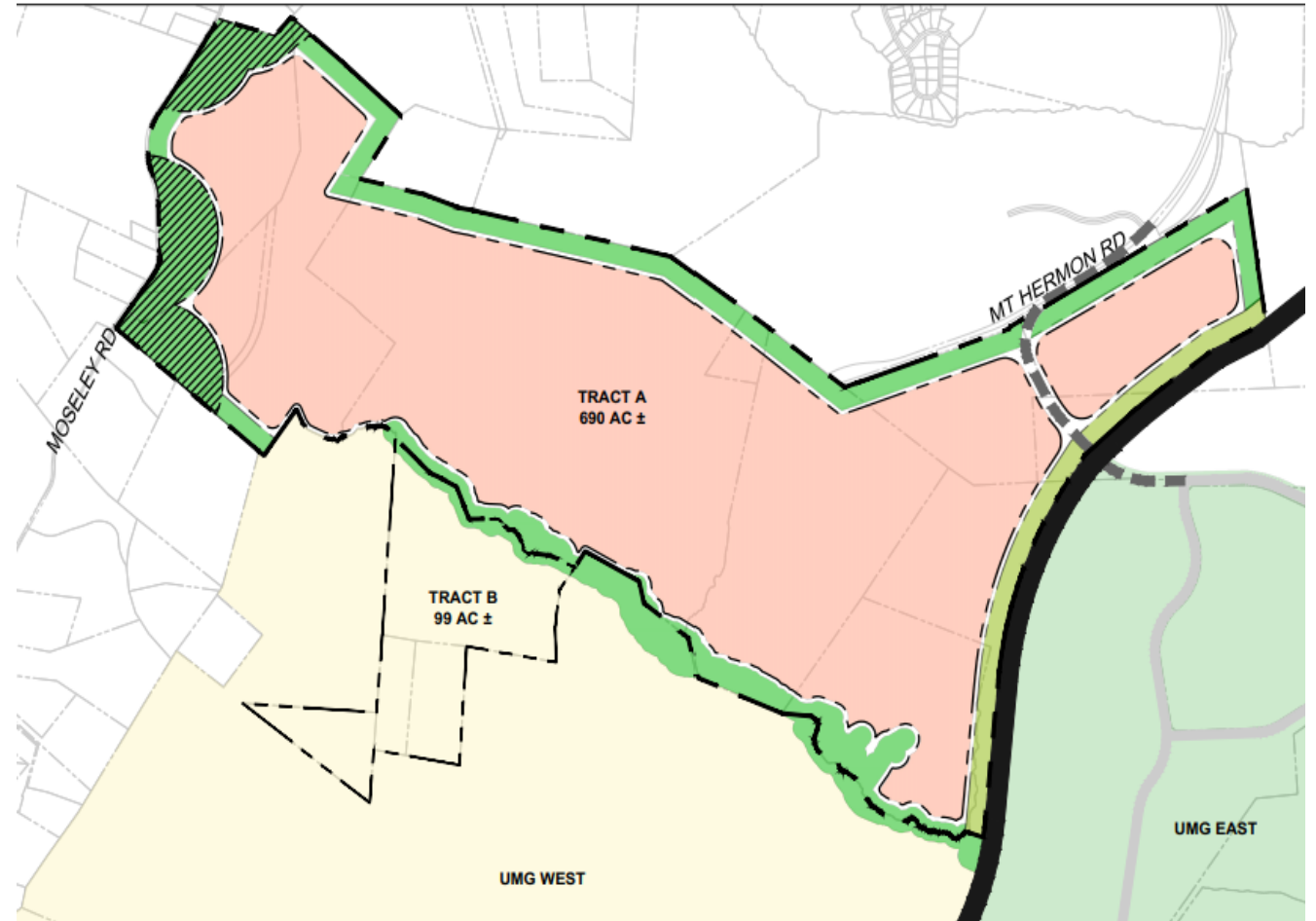
Upper Magnolia Green West Tract A and Tract B

Approximately 969 +/- acres to be rezoned

- Tract A – 870 +/- acres
- Tract B – 99 +/- acres

East of Moseley Rd; South of Mount Hermon Rd and Horner Park; West of Powwhite Pkwy Extension; North of Upper Magnolia Green West

Includes a portion of Upper Magnolia Green West

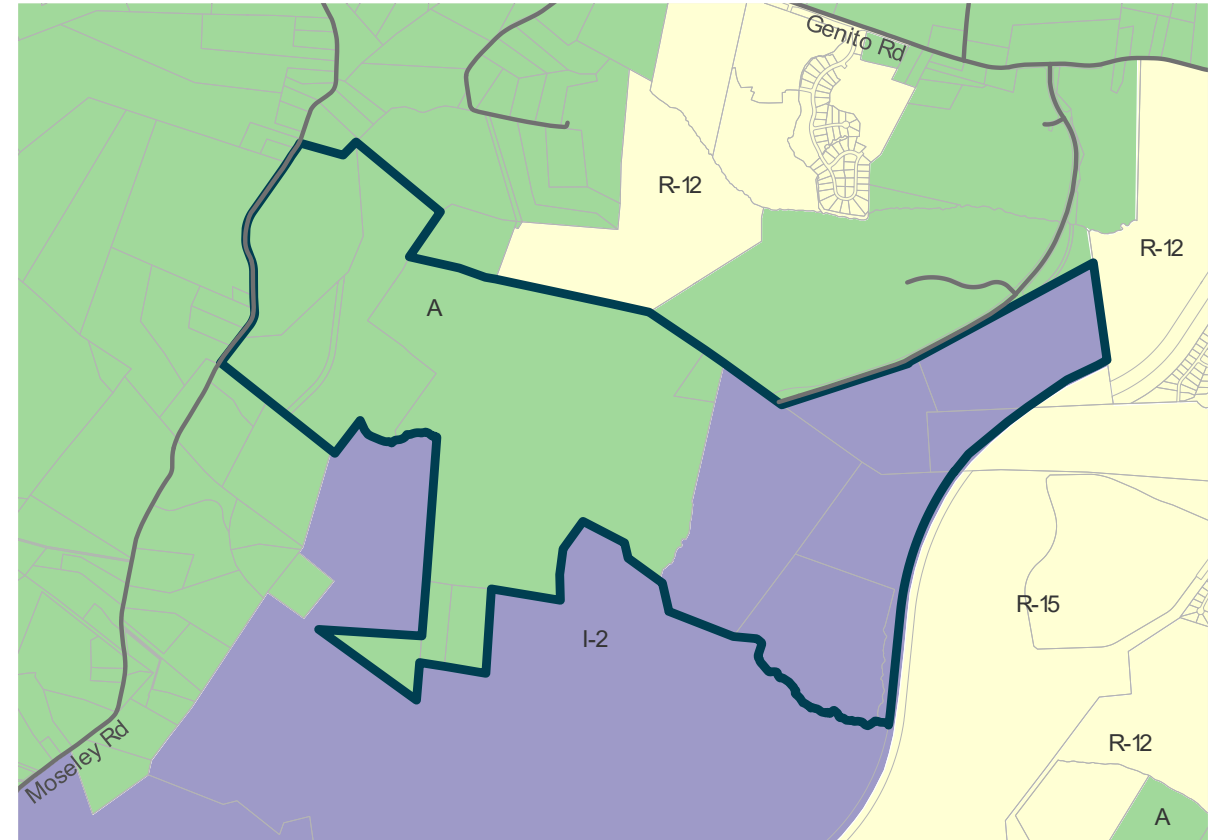


Upper Magnolia Green West Tract A and Tract B

Current Zoning – (A) and (I-2)

Current (I-2) Zoning Permits:

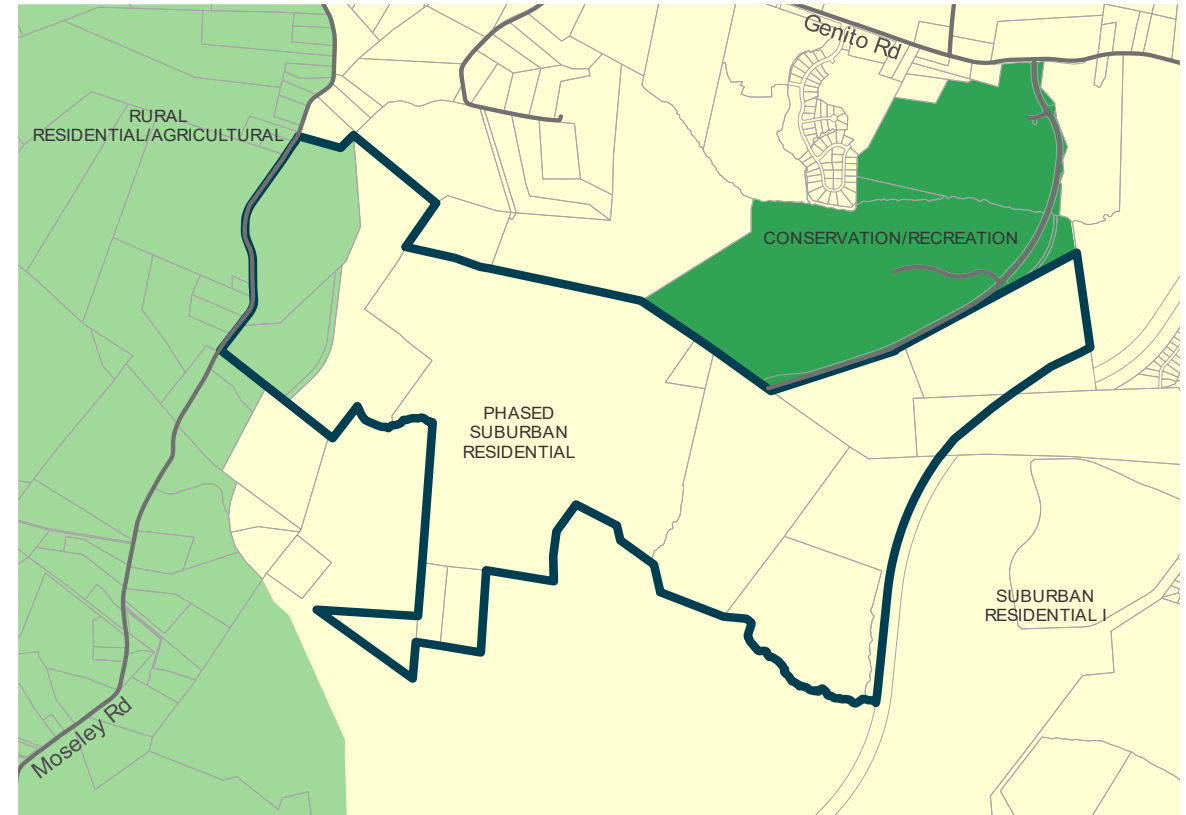
- Data Center
- Computer equipment manufacturing
- Electronic component and accessories manufacturing
- Laboratory
- Office
- Pharmaceutical products manufacturing
- Research and development facility



Upper Magnolia Green West Tract A and Tract B

Comprehensive Plan

- **County's long-range plan; a vision for growth and development in the County**
- **Includes suggested land uses**
- **Includes recommendations that encourage employment generating uses to promote economic development in the County**
- **Land Use Designation is Phased Suburban Residential**
 - **Single family dwellings**
 - **2 dwellings per acre**



Upper Magnolia Green West Tract A and Tract B

Comprehensive Plan Goals

- **Encourage development of Economic Development Opportunity Sites for high tax revenue-generating uses**
- **Achieve an appropriate balance between residential and business growth**
- **Support employment generating uses to promote economic development within the County**
- **Consideration to unique and innovative development**
- **Support an expanding and diverse economy that generates well-paying jobs and contributes significantly to the tax base**
- **Support an atmosphere conducive to fostering new and unique business opportunities**
- **Preserve Economic Development Opportunity Sites for regional level growth**

Upper Magnolia Green West Tract A and Tract B

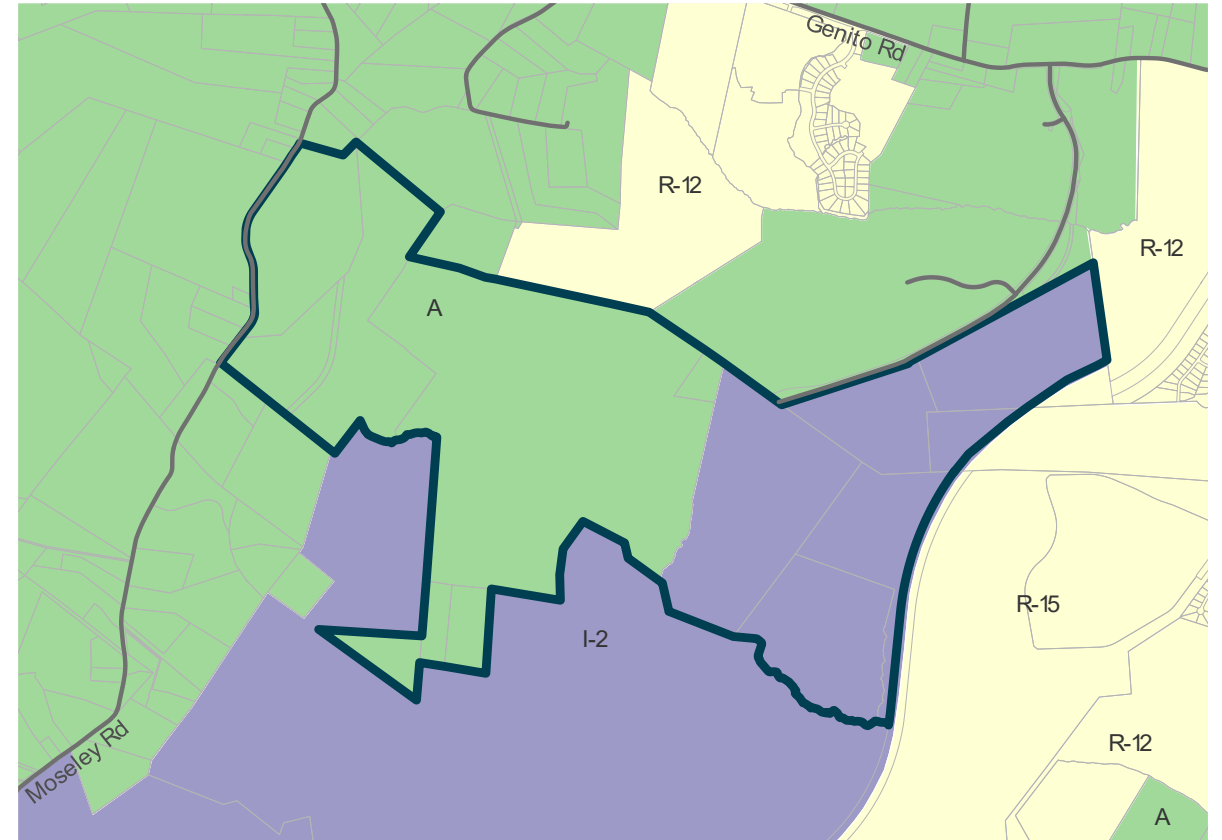
Requested Zoning – (I-2)

Proffered Conditions

- Voluntary requirements offered by Applicant
- Above and beyond Zoning Ordinance
- Enforceable against future owner or user

No exceptions to Zoning Ordinance required conditions or development standards

Consistent Zoning

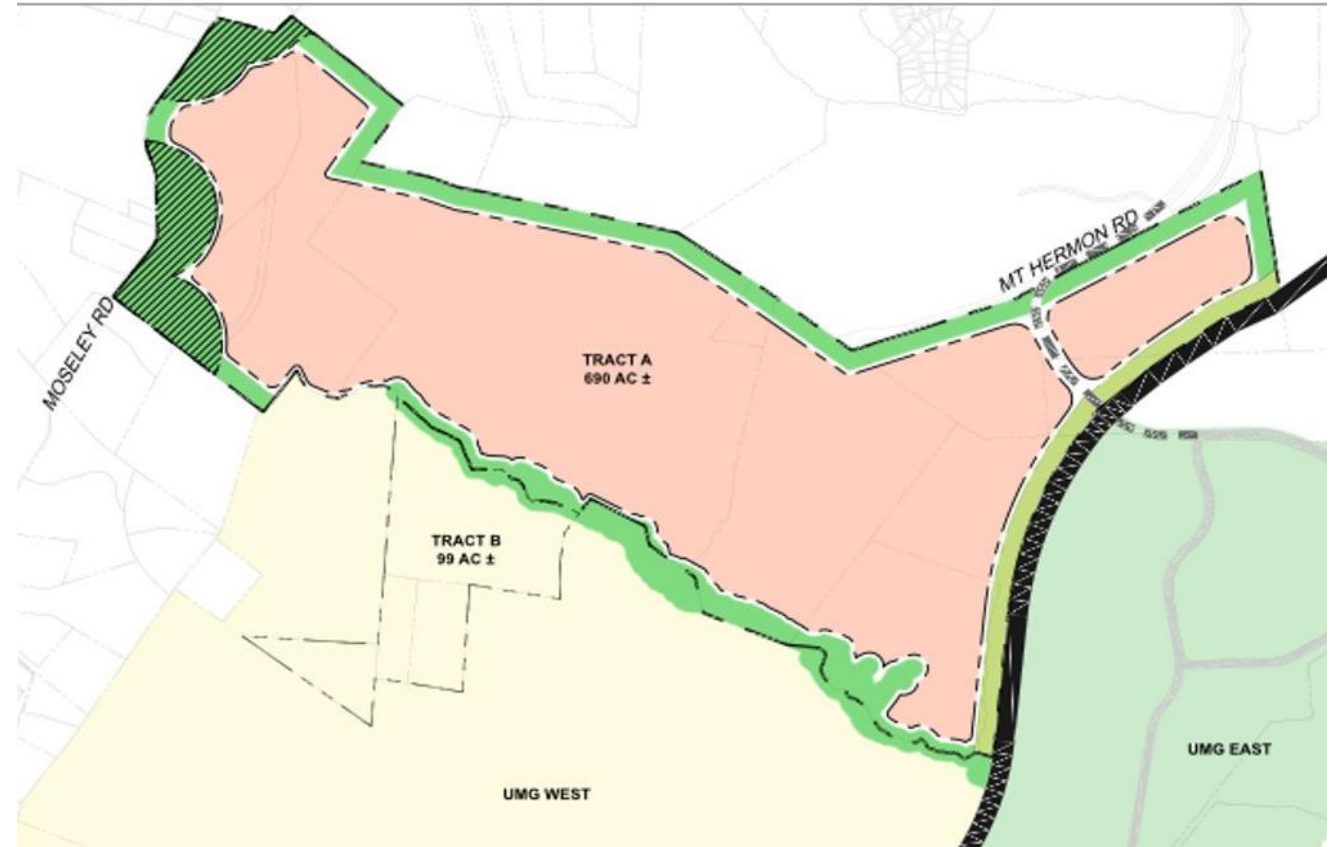


Upper Magnolia Green West Tract A and Tract B

PROFFERS – TRACT A

Permitted Use

- Permits only 1 principal use and accessory uses
- Principal Use – data center
- Accessory uses support data center operations

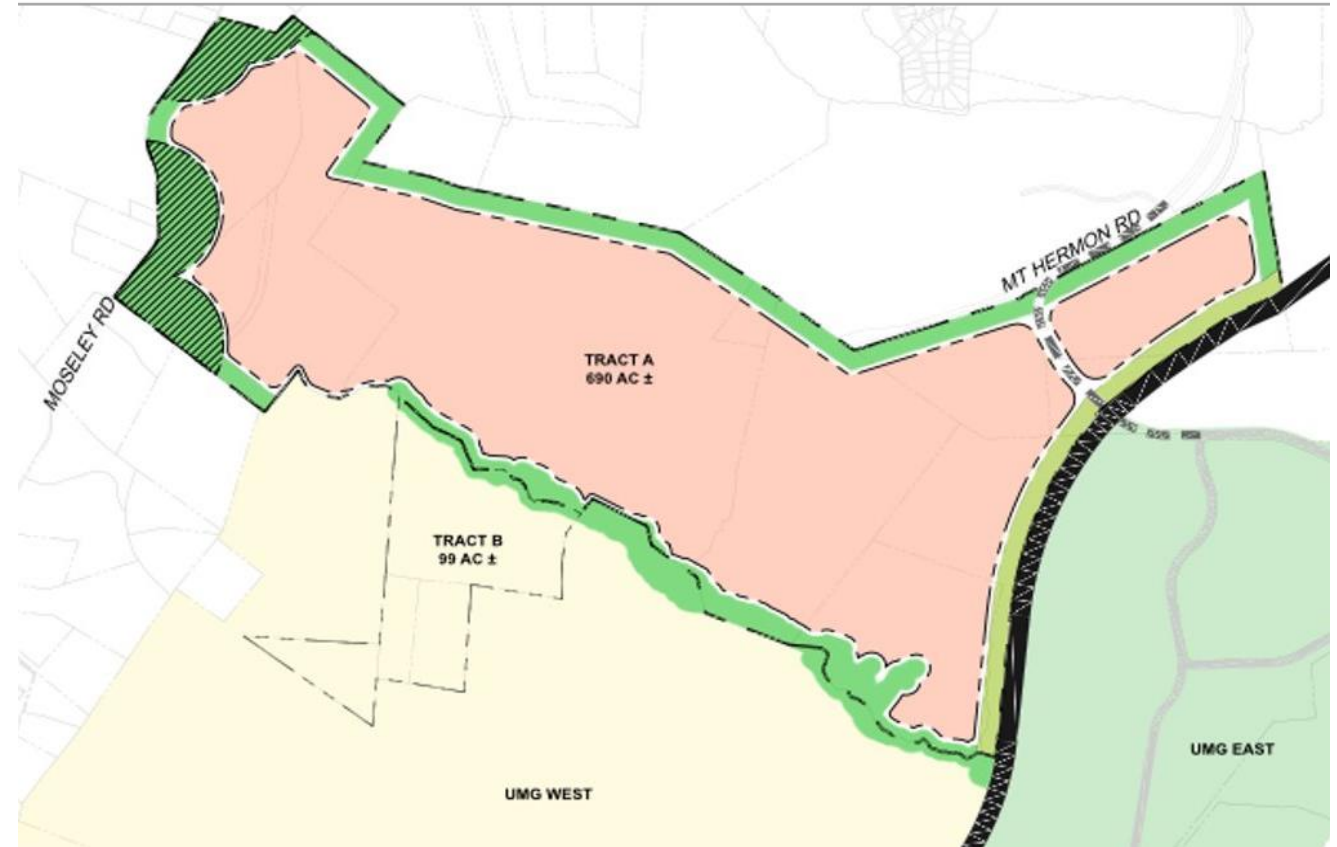


Upper Magnolia Green West Tract A and Tract B

PROFFERS – TRACT A

Transportation

- Road improvements and rights-of way dedication reviewed by County Transportation and VDOT
- Pedestrian and bicycle connections from Westerleigh Pkwy to Horner Park
- Construction vehicle access limited to Mount Hermon Rd
- Access determined at site plan



Upper Magnolia Green West Tract A and Tract B

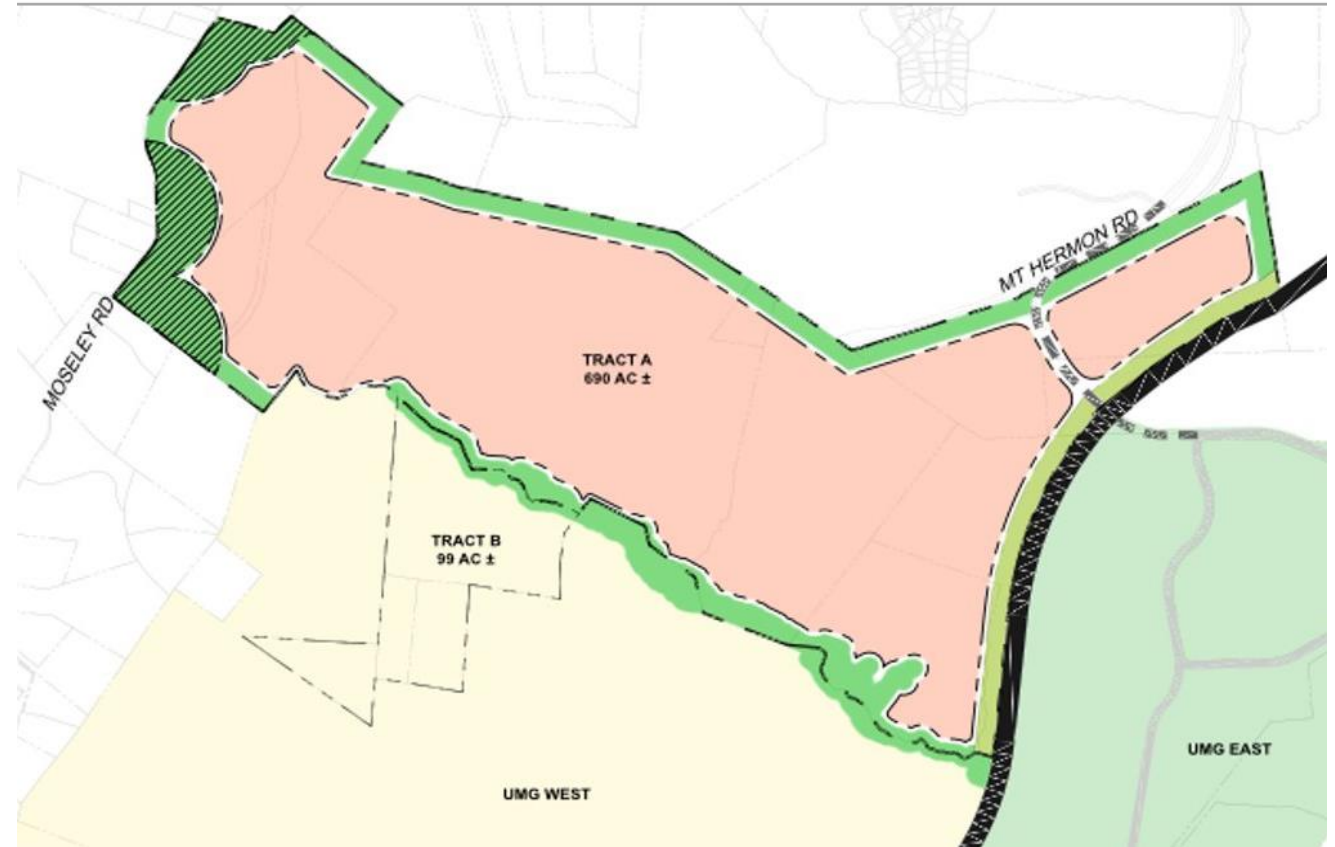
PROFFERS– TRACT A

Utilities

Overall Water and Wastewater System Plan Required

Developer pays for everything needed to support their use of the Property

- On-site and Off-site
- Design and construction costs:
 - New lines and facilities
 - Upgrades to existing lines and facilities

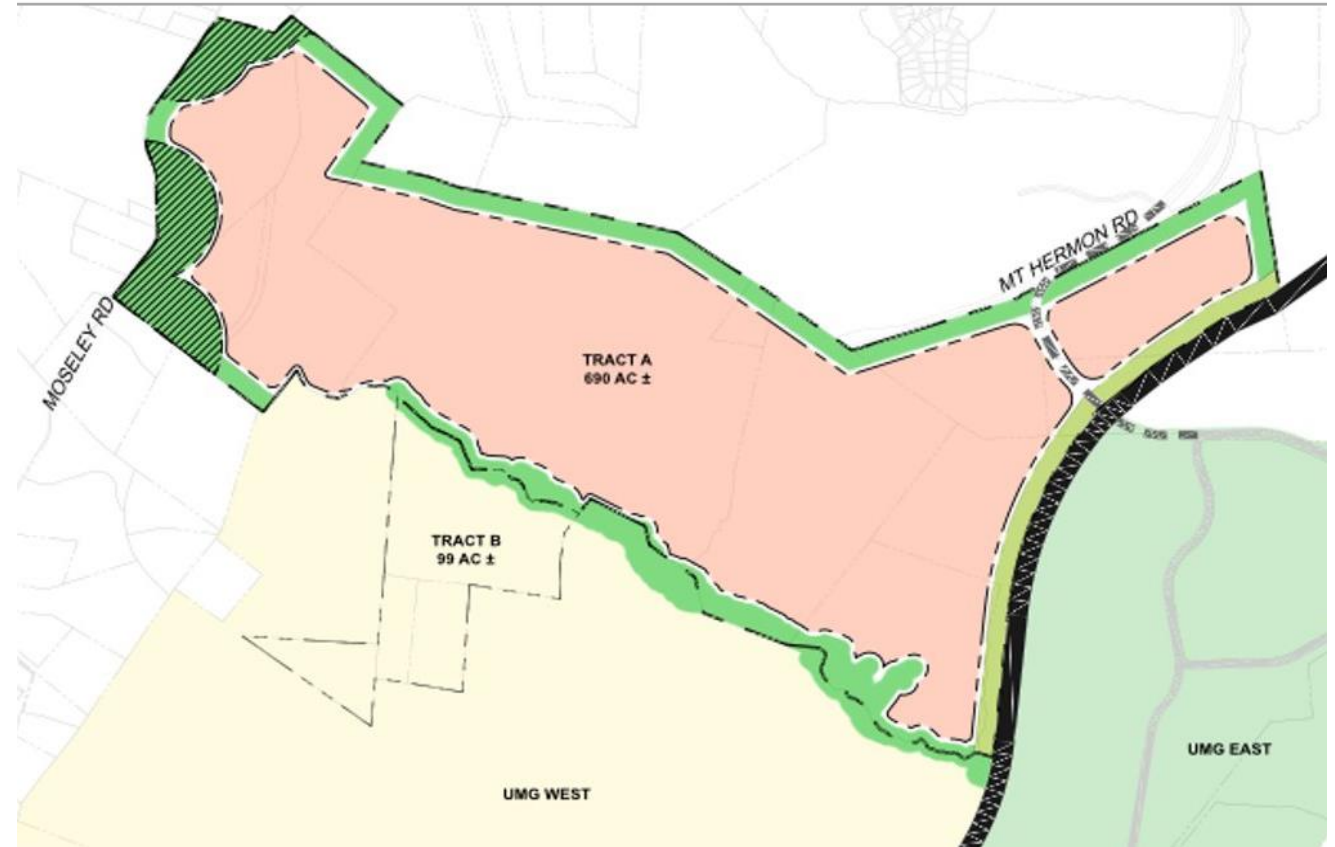


Upper Magnolia Green West Tract A and Tract B

PROFFERS— TRACT A

Environmental

- Enhanced water quality protections for the Swift Creek Reservoir
 - Local, State and Federal Requirements
 - Enhanced erosion and sediment control measures above state regulations
 - Post-development discharge rate must meet, or improve, the current rate

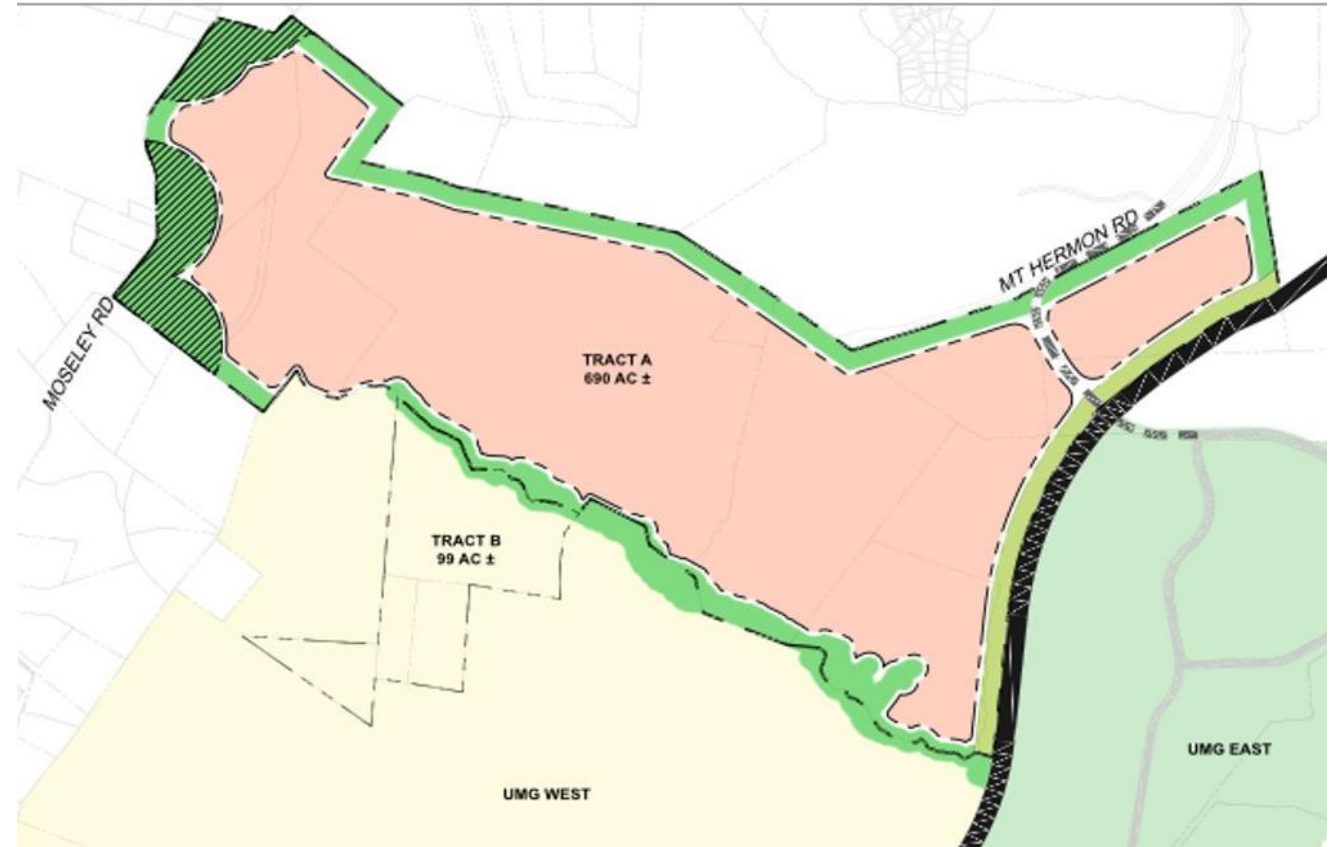


Upper Magnolia Green West Tract A and Tract B

PROFFERS— TRACT A

Buffers

- Minimum 200' buffer along perimeter
- Minimum 750' buffer along Moseley Rd adjacent to residential property
- Existing trees within buffers preserved



Upper Magnolia Green West Tract A and Tract B

PROFFERS— TRACT A

- **Screening requirements**
- **Noise limits**
 - **65 dBA 8pm-6am**
 - **75 dBA 6am-8pm**
- **Architectural, building material and security proffers**

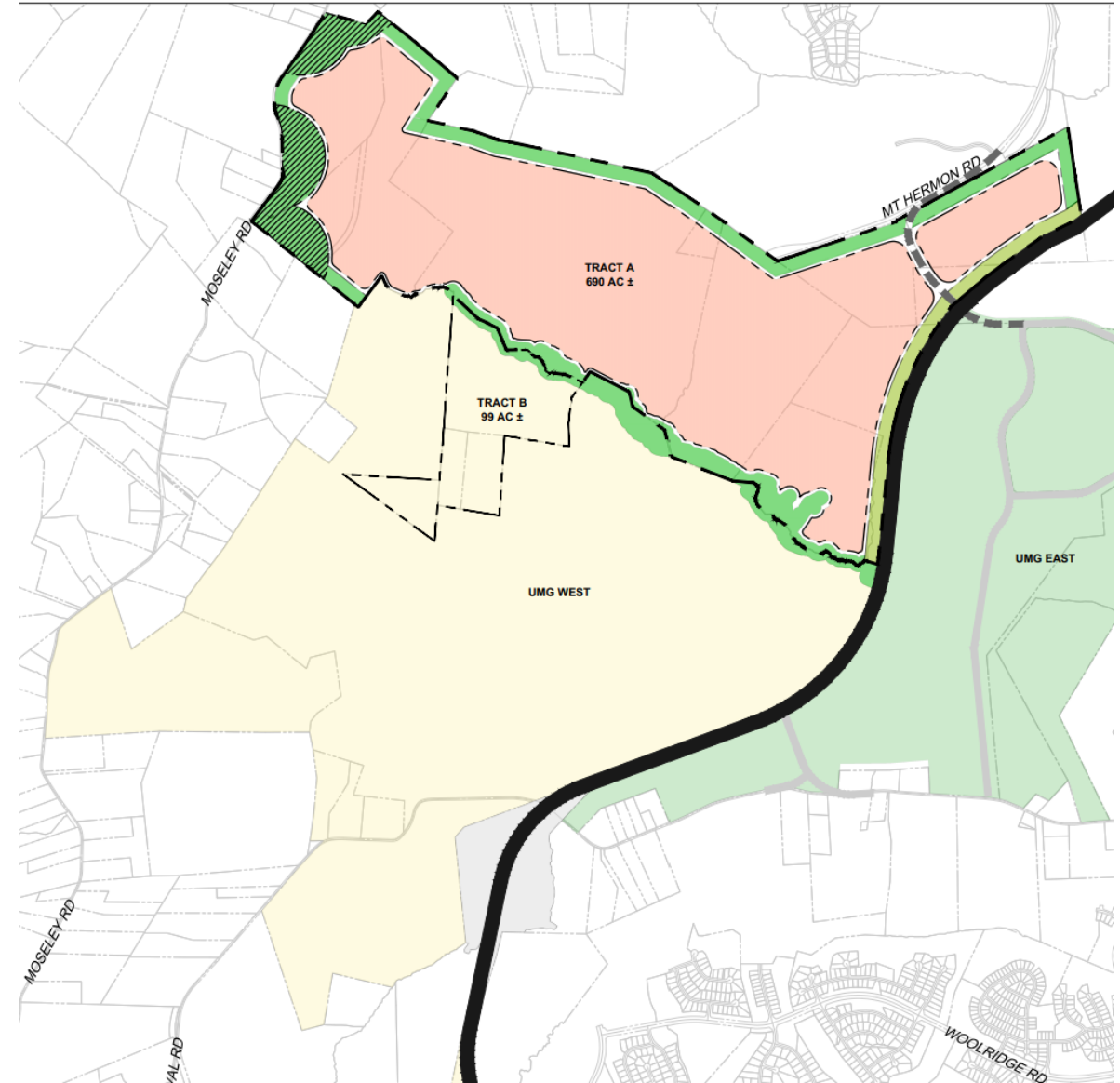
Some **common sounds and their intensity in decibels** are as follows:

- Near complete silence: 0 dB
- Normal conversation: 60 dB
- Whisper: 15 dB
- Library: 45 dB
- Heavy city traffic: 85 dB
- Baby crying: 110 dB
- MP3 player at maximum volume: 105 dB
- Toilet flushing: 75-85 dB
- Balloon popping: 157 dB
- Noisy restaurant: 90 dB
- Concerts: 120 dB
- Jet engine: 120 dB

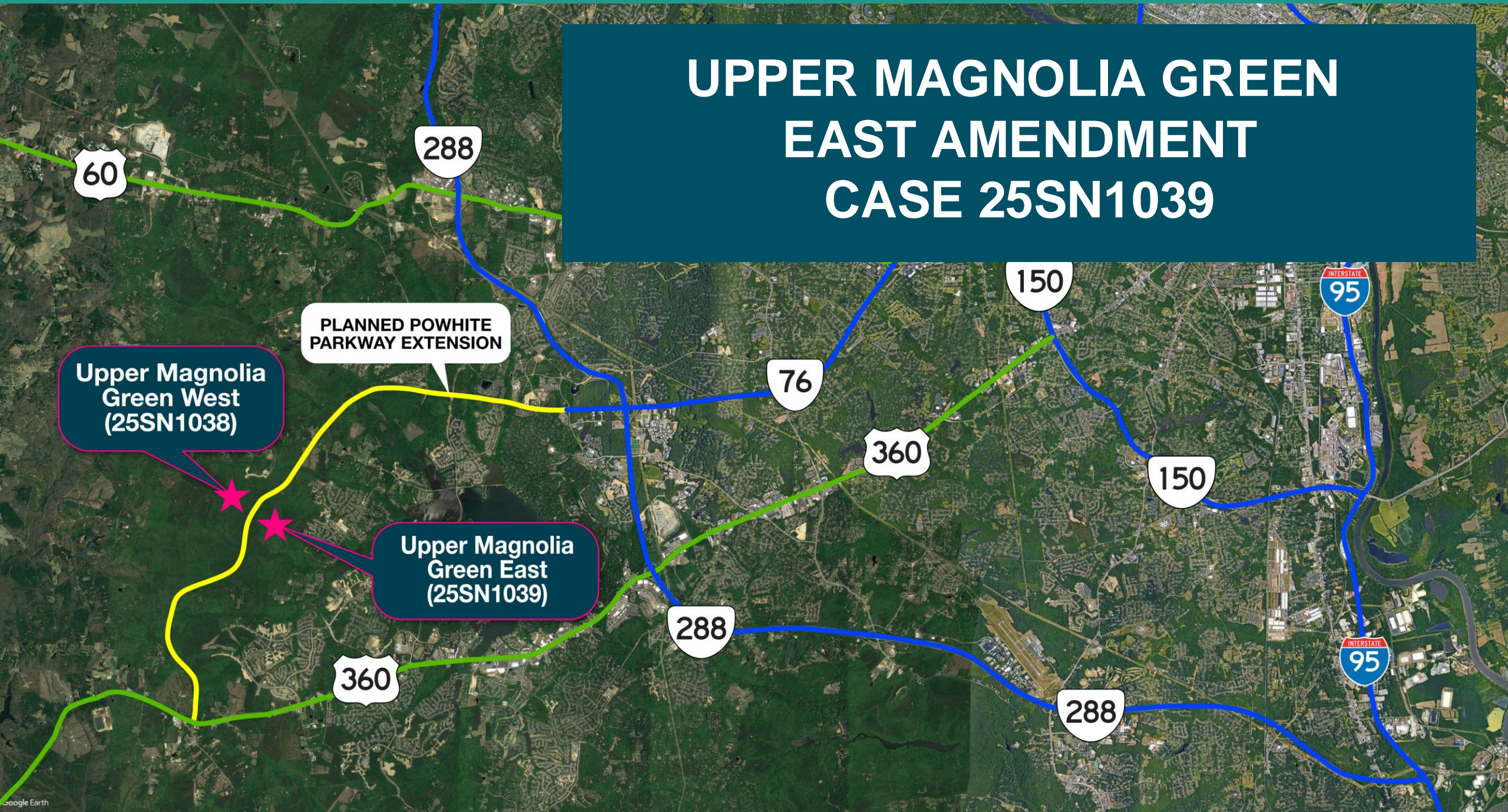
Upper Magnolia Green West Tract A and Tract B

PROFFERS— TRACT B

Same proffered conditions as Upper Magnolia Green West 21SN0676



UPPER MAGNOLIA GREEN EAST AMENDMENT CASE 25SN1039



Upper Magnolia
Green West
(25SN1038)

PLANNED POWHITE
PARKWAY EXTENSION

Upper Magnolia
Green East
(25SN1039)

Upper Magnolia Green East Amendment

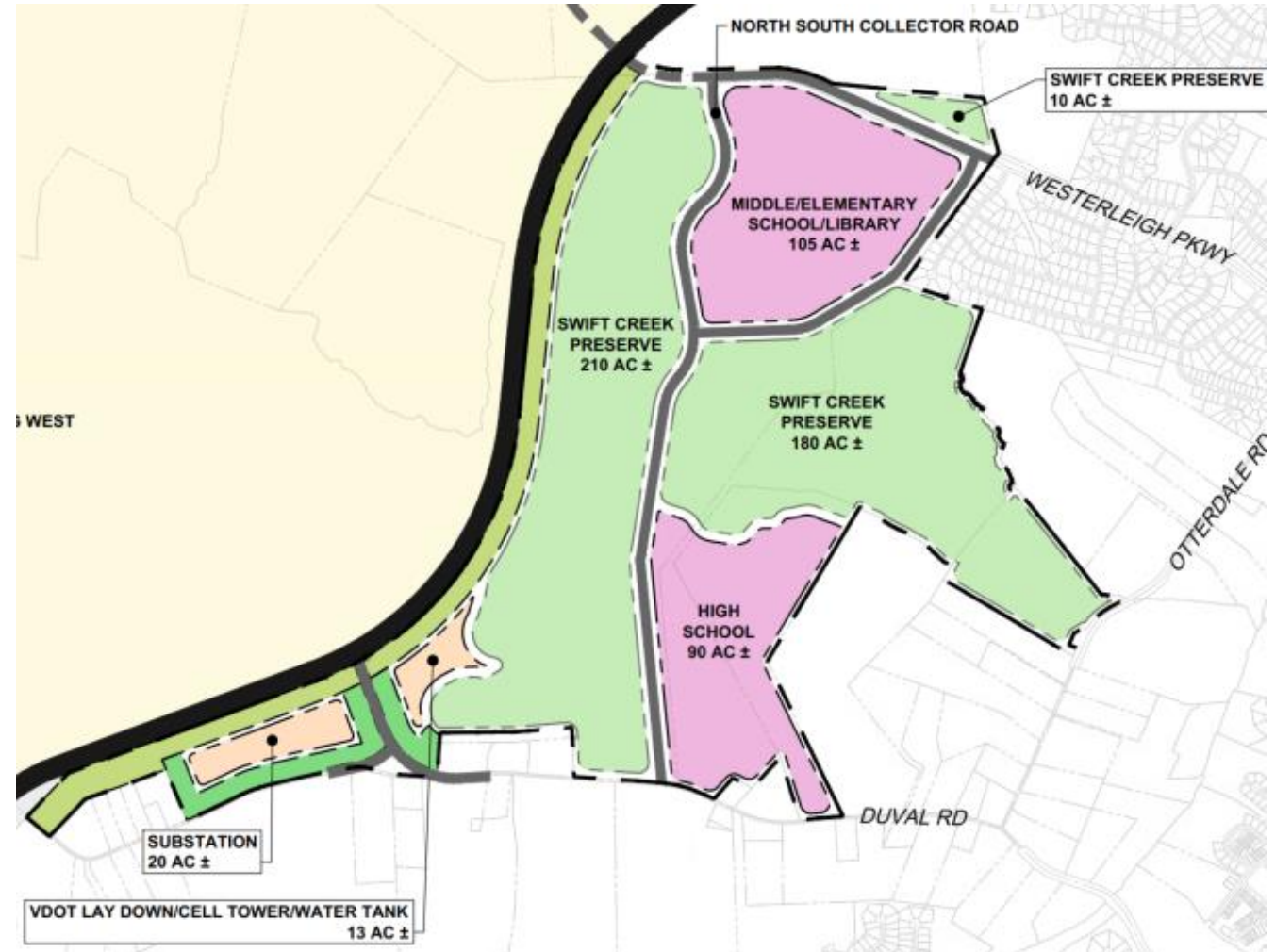
Approximately 700+ acres

East of Powhite Pkwy Extension, North of Duval Rd, West of Otterdale Rd

Adds additional property

Creates Swift Creek Preserve

Provides sites to support community infrastructure



Stream Restoration

Examples: Before



Examples: After

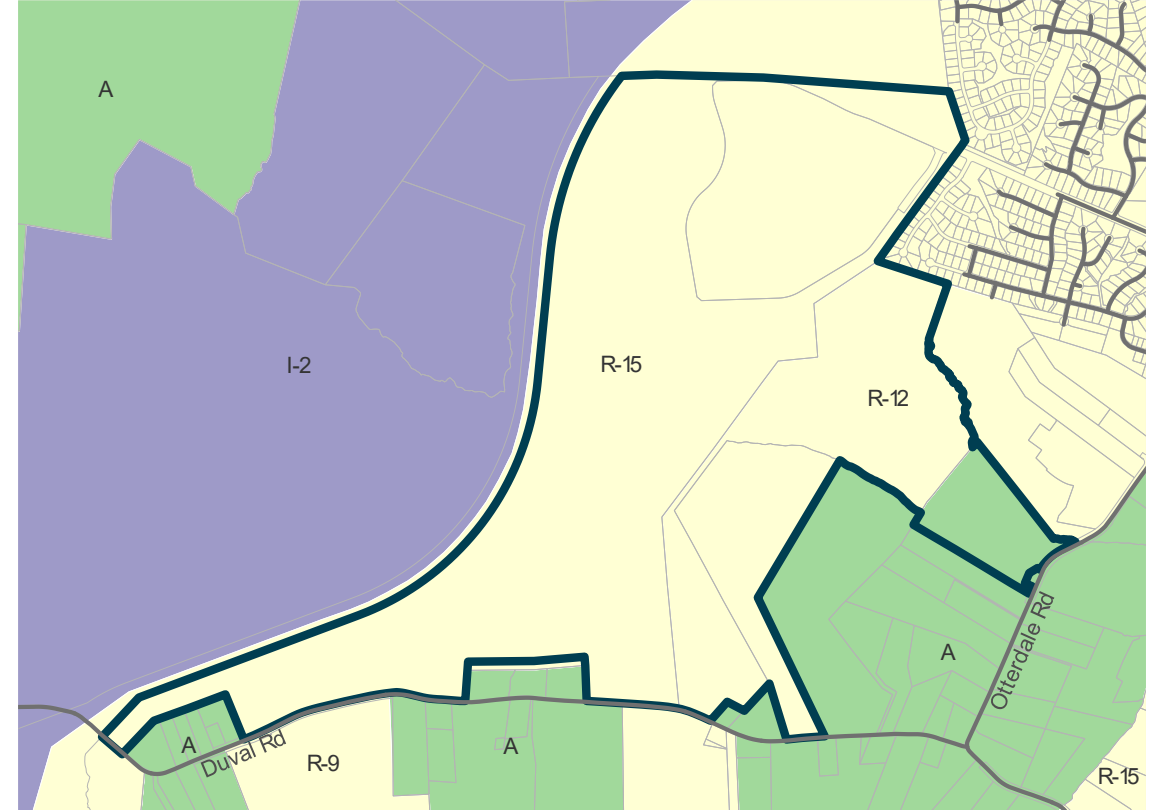


Upper Magnolia Green East Amendment

Current Zoning – (R-15), (R-12) and (A)

911 residential units permitted

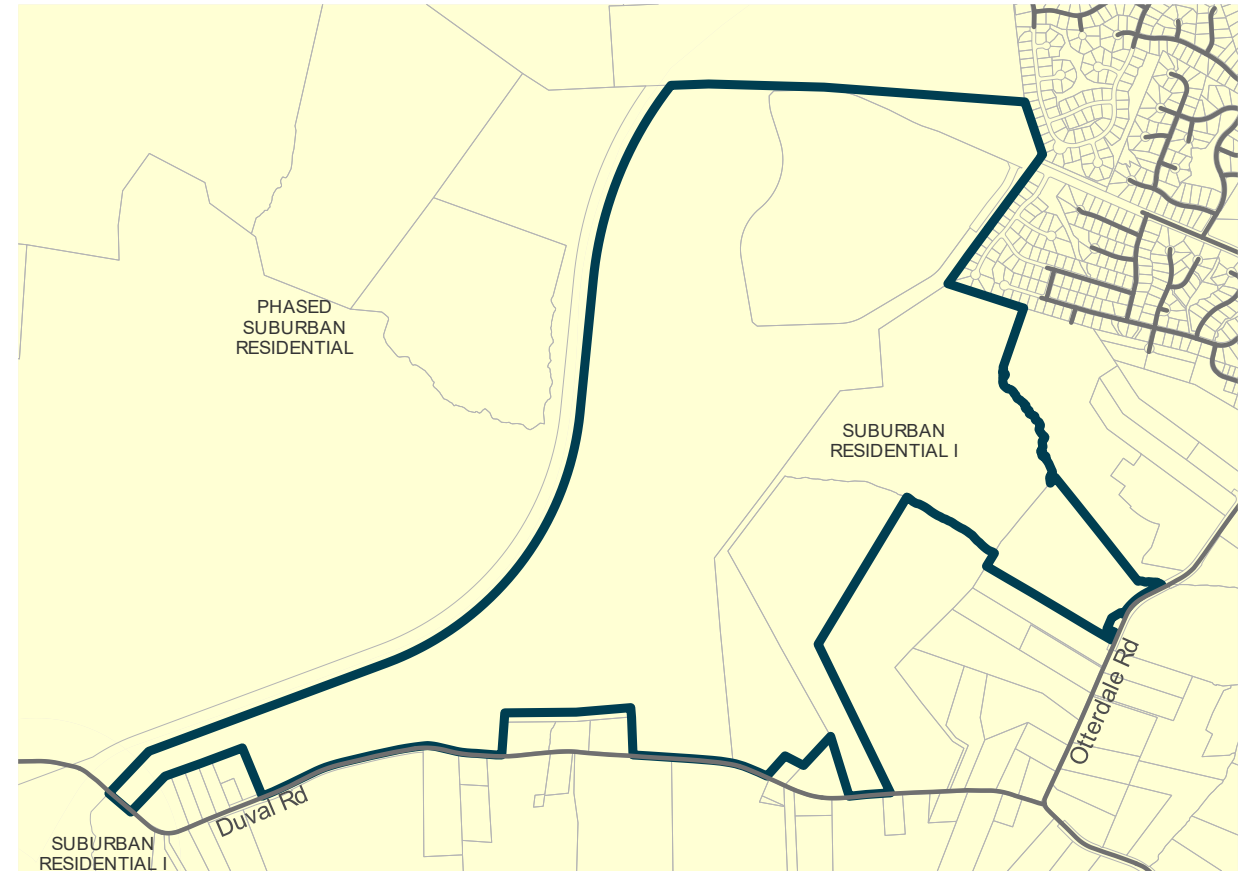
- **600 units permitted by Upper Magnolia Green East 21SN0675**
- **311 units in Cold Creek**



Upper Magnolia Green East Amendment

Comprehensive Plan

- Land Use Designation is Suburban Residential I
 - Single family dwellings
 - 2 dwellings per acre

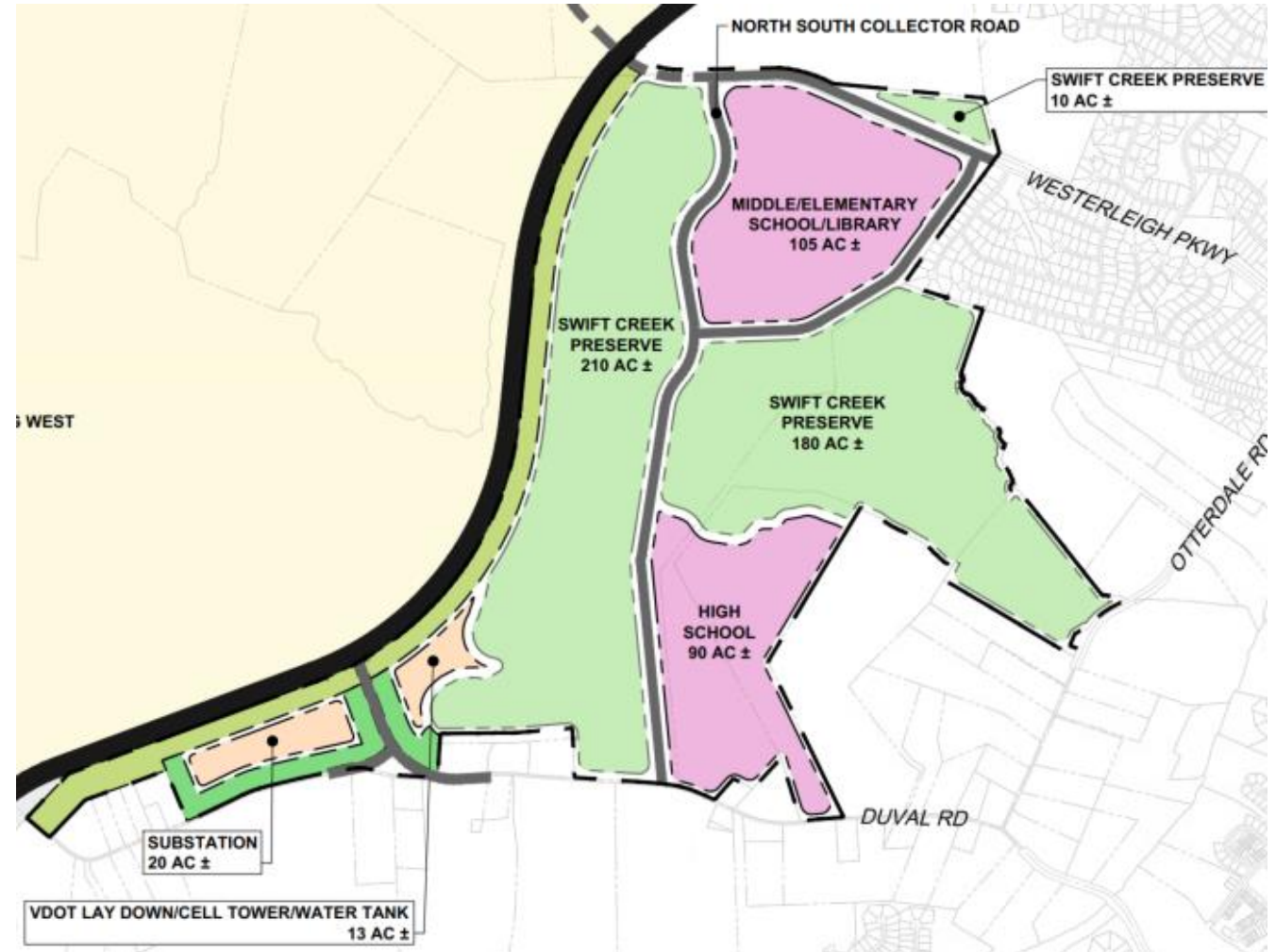


Upper Magnolia Green East Amendment

PROFFERS

Swift Creek Preserve

- Minimum 350+ acres to be preserved
- Managed by the County for conservation, nature trails, and environmental education opportunities
 - approved by Environmental Engineering

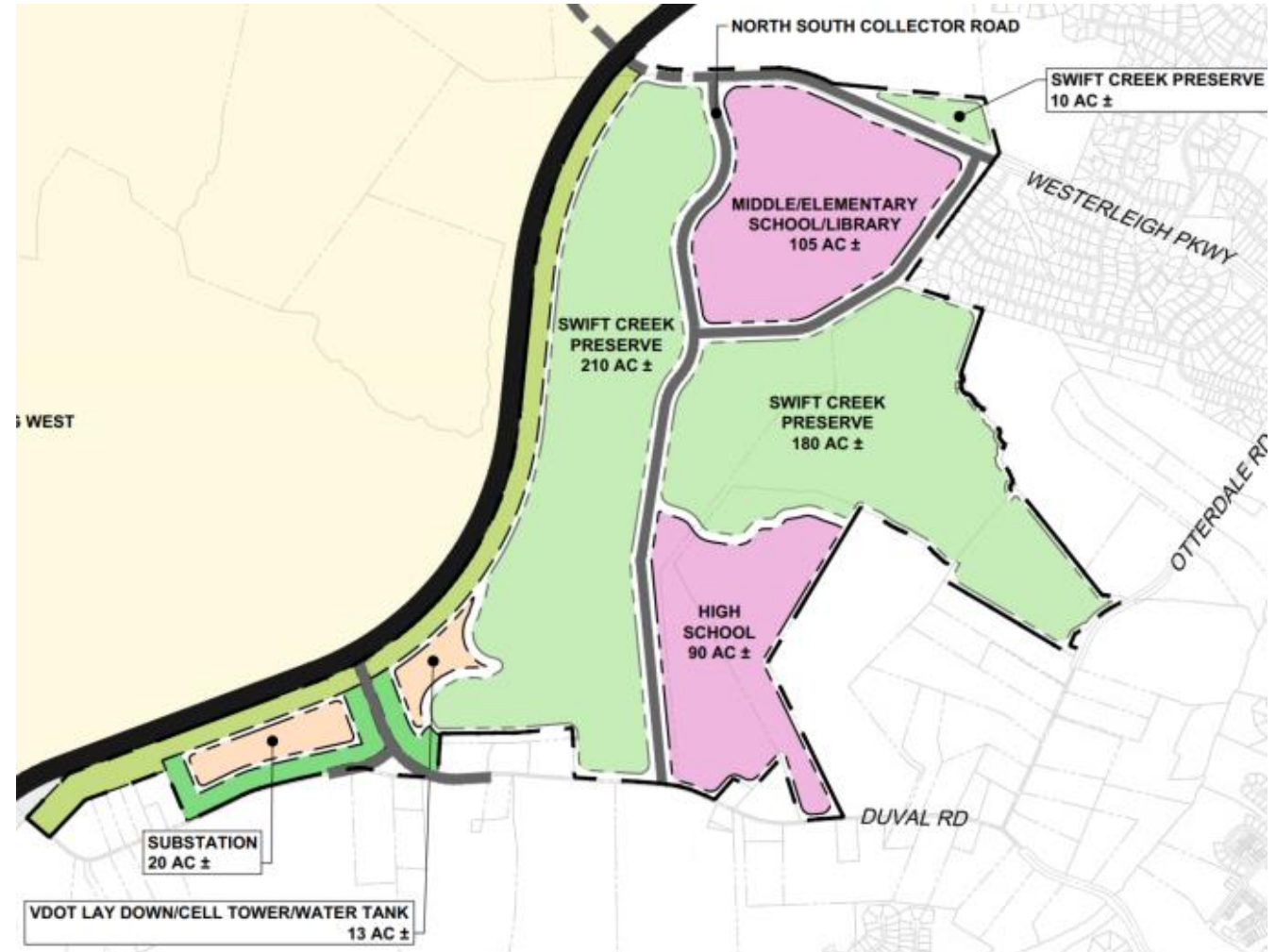


Upper Magnolia Green East Amendment

PROFFERS

Amendments to Upper Magnolia Green East 21SN0675

- Add Cold Creek property
- Prohibit residential use on the 700+ acres
- Removes 911 residential units
- Continues to require trails from Duval Rd to Horner Park

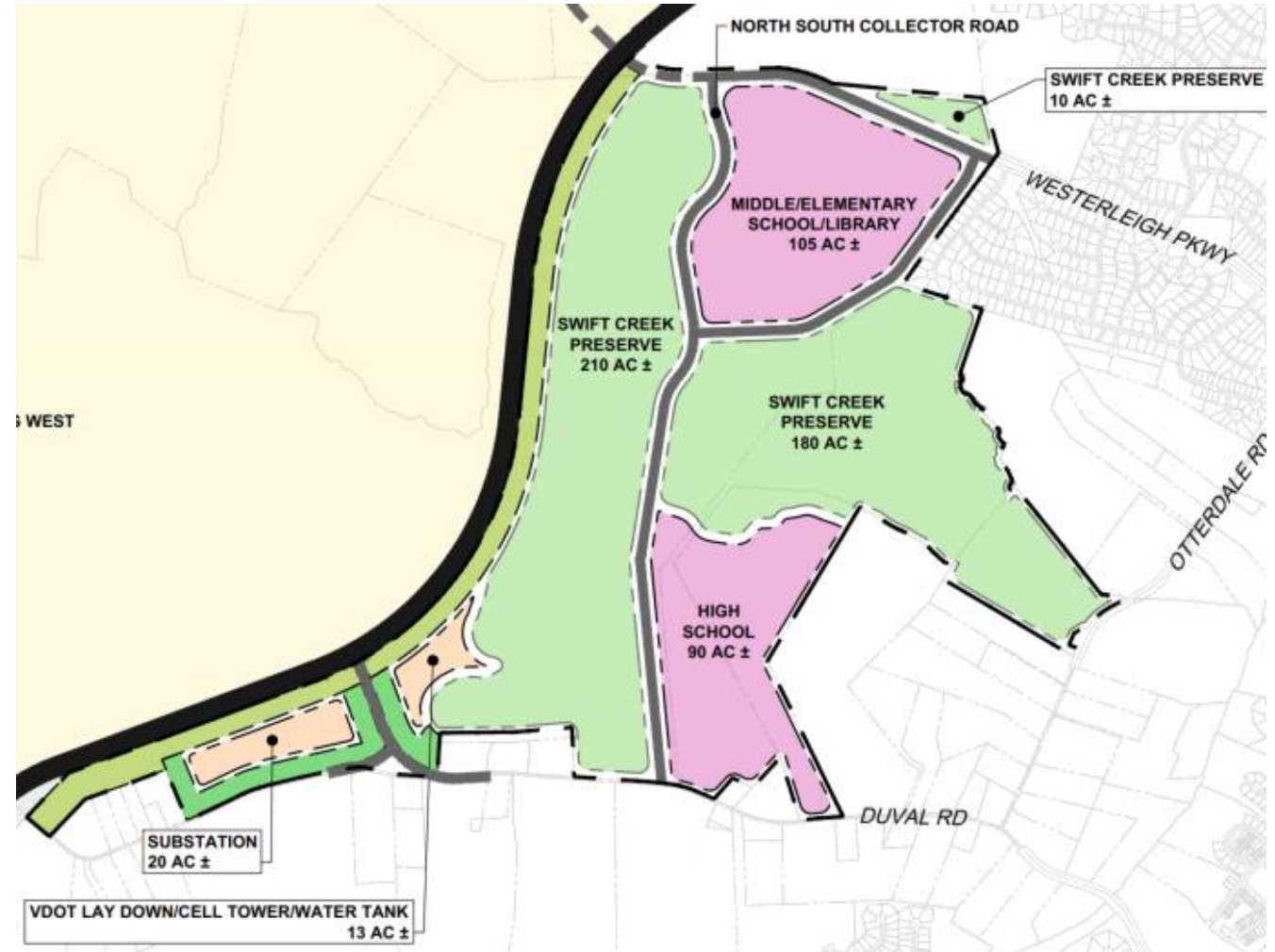


Upper Magnolia Green East Amendment

PROFFERS

Conditional use on 33+/- acres

- Provides sites to support community infrastructure
- Minimum 200' buffer
- Substation and/or switching station
- VDOT staging/storage area
- Water Tank
- Cell Tower



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Rezoning Website:
[**https://www.ChesterfieldEDA.com**](https://www.ChesterfieldEDA.com)

Western Area Capital Improvement Project
[**https://www.chesterfield.gov/5828/Western-Area-Capital-Improvement-Project**](https://www.chesterfield.gov/5828/Western-Area-Capital-Improvement-Project)

