

Holiday spending
get out of hand?
First Federal can help.

FIRST EQUITY LOAN

6.74%*
APR

5-YEAR, FIXED-RATE
HOME EQUITY LOAN

Flexible 10-Year and 15-Year Terms Available -
Call for More Details.



The Small Bank That's Big On Service!

www.ffsbofva.com • 1-800-297-4040

Petersburg: 732-2350 • Colonial Heights: 526-1553
Chester: 748-8197 • Courthouse Road: 594-2602
Hopewell: 458-5923 • Meadowbrook: 271-8376
Tuckahoe: 285-4540

Loans are subject to normal credit criteria. No closing costs on loans of \$10,000 or more unless appraisal is required. Rates subject to change and are quoted assuming payment automatically deducted from a First Federal account. Payment Example: If you borrow \$10,000 for a term of 5 years at 6.74% APR, your monthly payment would be \$196.77

Member FDIC

Open house at tech center

Students, parents and the public are invited to explore the 30 career and technical education programs at the Chesterfield Technical Center during an open house on Mar. 18 from 1-3 p.m.

Through the center, students can enroll in a technical education program and still maintain a college-preparatory schedule at their high school. Students in some tech center courses can also earn college credit through the community college system.

"For many students, this is the best of both worlds," said Mike Rose, executive principal. "They can graduate with a high school diploma, a marketable skill, real job experience

and the academic background necessary for college admission."

Beginning in the 2007-08 school year, the technical center will add medical assistant and nail technician courses.

The technical center also offers instruction in veterinary science, culinary arts, plumbing and pipefitting, dental occupations, Web design, 3-D animation and digital production, child development, practical nursing, cosmetology and many other fields.

For more information, call the technical center at 768-6160 or visit chesterfield.k12.va.us/Schools/CTC.

from TAXES, page 1

undetermined number of years and earmarked for extending the Powhite Parkway through the community. Chesterfield is currently discussing the extension with highway construction companies. The project would lengthen the Powhite nine miles west from its current end at Charter Colony Parkway to Route 360 near Grange Hall Elementary School.

Located on Route 360 five miles west of Route 288, the 3,892-acre planned community of Magnolia Green could potentially have 4,886 homes. The developer is expected to break ground later this year on phase one of the development, which will include 686 single-family homes situated on 315 acres. Phase one will be built by Lifestyle Homes of Norfolk, operating as Magnolia Green Development, LLC.

Build-out of the community, which includes considerable commercial development, will take about 20 years.

The property was rezoned in late 1991 just ahead of a proffer system enacted by the county, though the developer did make cash proffers of \$2,800 per home and donate land for roads and public facilities. The current maximum proffer is \$15,600 per home.

Chesterfield supervisors talked openly last year about initiating a transportation district specifically for Magnolia Green to pay for road needs there. The Chesterfield transportation department believes it would be too costly to improve Route 360 west of Hampton Park, and this move by the board signals that the long-term transportation needs of the 360 corridor will require adding the toll road extension.

The Magnolia Green transportation district issue wasn't even on the board's agenda last week, but the supervisors voted unanimously and quickly without discussion. Magnolia

Green officials are not pleased the proposal impacts only them. Last November during a county Transportation Summit, other neighborhoods along Woolridge Road including Foxcroft had been mentioned as candidates for a higher tax rate.

"We are very surprised that the board of supervisors would take this unprecedented action without discussion with the owners of the affected property, and that it would elect to impose such a requirement on a single project in this manner," wrote Ray Zimmerman, Magnolia Green's manager in a prepared statement. "The zoning conditions for this property include cash proffers, land dedications for schools and roads, and offsite infrastructure requirements with a substantial total value. We will be meeting with county officials to discuss the action taken by the board and prefer to make no further comment until that occurs."

Deputy County Administrator Jay Stegmaier said how long the higher rates would be in effect and other details have yet to be worked out. That could mean the county is open to negotiation. Matoaca Supervisor Renny Humphrey has repeatedly pushed for less multifamily development in Magnolia Green.

"We'll develop some models for revenue generation between now and the public hearing," Stegmaier explained. "The concept is to be in the neighborhood of what the current cash proffer today for transportation would generate. We have a lot of homework to do to nail down the financial results."

The current maximum proffer is \$8,942 for roads per home. With 4,886 units already approved, that could generate \$43.7 million to help pay for the \$300 million Powhite extension.

Tutoring Club

A Class Above. Guaranteed.™

Your One-Stop Local Tutoring Services

**Core Subjects K-12 & Adults,
SAT Prep & College Planning**

We Offer:

- Free Consultation (call to schedule)
- Last Minute, Monthly, & Long-Term Tutoring
- Hourly Progress Tracking
- Financing & Discounts

We will work with competitor's diagnostic test results
Member of Chesterfield County "Partners in Education"

SUCCESS GUARANTEED!

In Less Time & Lower Cost
Reliable & Always Available

763-3648

Next to Glory Days Grill • Brandermill
www.tutoringclub.com

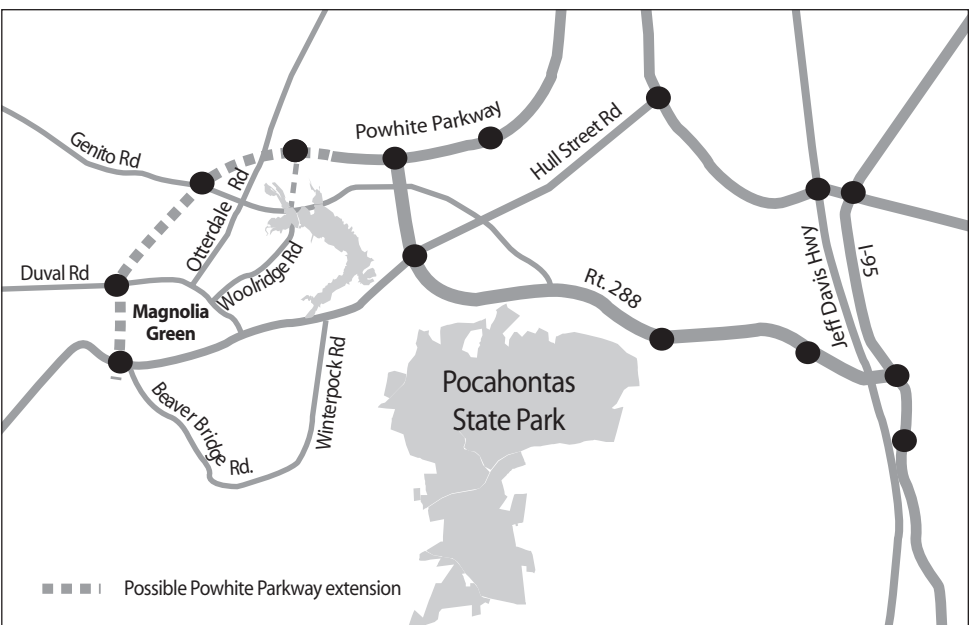
AFTERNOON IN AFRICA: FILM & CULTURE FEST

February 24, 2007
12:00 - 7:00 p.m.

John Tyler Community College
Chester Campus, Nicholas Student Center
13101 Jefferson Davis Highway
Free and open to the public

Directions: www.jtcc.edu
Tickets & Information: Patrick Tompkins,
ptompkins@jtcc.edu, 804-594-1462

JOHN *Tyler* COMMUNITY COLLEGE



Future residents of Magnolia Green could pay higher property taxes if the county board of supervisors approves a new transportation district for the community.