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Residential use of 2.90 units per acre is permitted in a Residential (R-15) District. The Comprehensive Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre. This request lies on 12.1 acres fronting approximately 670 feet on the southwest line of Robious Road approximately 120 feet west of Corner Rock Road, also fronting approximately 600 feet on the west line of Corner Rock Road approximately 240 feet south of Robious Road. Tax IDs 734-717-9054 and 735-717-1268, 1405 and 2943.█

**07SN0292\***: In Bermuda Magisterial District, **EMERSON COMPANIES LLC** requests rezoning and amendment of zoning district map from Community Business (C-3) and General Business (C-5) to Residential Townhouse (R-TH) plus proffered conditions on an adjacent six (6) acre parcel zoned Community Business (C-3) and General Business (C-5). Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan suggests the property is appropriate for general commercial use. This request lies on 16.2 acres fronting approximately 810 feet on the west line of Jefferson Davis Highway approximately 150 feet south of Velda Road. Tax IDs 794-665-8176 and 794-666-6515.█

**07SN0323\***: In Dale Magisterial District, **TRICHMOND 20 MHZ LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-7) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 1.2 acres lying approximately 230 feet off the southeastern terminus of Cotfield Road, south of Pano Road. Tax ID 781-676-Part of 7315.█

**07SN0333\***: In Midlothian Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests rezoning and amendment of zoning district map from Residential (R-7), Neighborhood Business (C-2), Community Business (C-3), Regional Business (C-4) and General Business (C-5) to Regional Business (C-4) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use. This request lies on 83 acres located in the southwest quadrant of Midlothian Turnpike and Chippenham Parkway, also fronting on the north line of Cloverleaf Drive and the northern terminus of Starview Lane. Tax IDs 764-705-3864, 6668 and 8227; 764-706-3159-0001 and 00002 and 8861-00001 and 00002; 764-707-6112-00001 and 00002; 765-704-2693; 765-705-4651, 5781, 7651 and 7962; 765-706-1010-00001 and 00002, 4170, 6964, 8068 and 8842; and 765-707-6600.█

**07SN0354\***: (Amended) In Midlothian Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-40) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of one (1) dwelling per acre or less. This request lies on 9.7 acres fronting approximately twenty-two (22) feet on the west line of James River Road approximately 780 feet south of Riverton Ridge Drive. Tax ID 728-725-Part of 6105.█

**07SN0356\***: In Midlothian Magisterial District, **GOODE LAND COMPANY** requests rezoning and amendment of zoning district map from Residential (R-7) and Community Business (C-3) to Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for village shopping

district use uses. This request lies on 2.7 acres and is known as 13217 Midlothian Turnpike. Tax ID 731-707-2423.█

**07SN0361\***: In Matoaca Magisterial District, **ROBERT C. SOWERS AND DOUGLAS AND SUSAN SOWERS** request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for conservation: passive recreation and single family residential use of 2.0 units per acre or less. This request lies on 26.2 acres fronting approximately 1,030 feet on the west line of Otterdale Road approximately 3,380 feet north of Genito Road. Tax IDs 713-691-1673 and 8928; and 714-690-1660.█

**07SN0372\***: In Clover Hill Magisterial District, **EWN INVESTMENTS, INC.** requests rezoning and amendment of zoning district map from Community Business (C-3) to Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 7.0 acres fronting approximately 860 feet in the northwest quadrant of the intersection of Hull Street Road and Duckridge Boulevard. Tax ID 722-671-1285.█

**07SN0375\***: In Bermuda Magisterial District, **IRONBRIDGE CORNER, L.C.** requests rezoning and amendment of zoning district map from Neighborhood Business (C-2) to Community Business (C-3) with Conditional Use to permit multifamily residential uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use uses. This request lies on 23.0 acres located in the northeast quadrant of the intersection of Ironbridge Parkway and Iron Bridge Road. Tax ID 774-656-6361.█

**07SN0383\***: In Bermuda Magisterial District, **ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF CHESTERFIELD** requests amendment of Conditional Use Planned Development (Case 96SN0203) and amendment of zoning district map relative to building height and buffers. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies in a General Industrial (I-2) District on 1,235.0 acres fronting the east line of I-295, the north line of Bermuda Hundred Road and the west line of North Enon Church Road. Tax IDs 819-657-7858; 819-658-5187; 820-658-6860; 820-660-5779; 821-657-4246 and 9537; 821-658-1520, 5331, 5444, 7658 and 9684; 821-659-0540 and 3755; 822-651-1677 and 8107; 822-656-4298; 822-658-1306; 822-659-1607 and 3217; 823-654-1524; 823-655-8513; 823-656-8564; 823-658-0538; 824-652-9603; 824-654-0075; 824-655-5551; 824-658-6649; and 825-653-9567.█

**07SN0386\***: In Bermuda Magisterial District, **BROAD STREET PARTNERS COMMERCIAL LLP** requests rezoning and amendment of zoning district map from Agricultural (A), Community Business (C-3), General Business (C-5) and Residential (R-7) to Community Business (C-3) with Conditional Use to permit multifamily uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial and residential use of 7.01 to 10.0 units per acre and under certain circumstances more intense uses such as high density residential, commercial and industrial uses. This request lies on 190.8 acres fronting approximately 1,340 feet in

two (2) places on the east line of Jefferson Davis Highway north of Redwater Ridge Road approximately 1,000 feet on the south line of Osborne Road and approximately 1,820 feet on the west line of I-95. Tax IDs 798-656-4174, 7198 and 8099; 798-657-0830, 3703 and 5657; 799-655-4194; 799-656-0212; 799-657-3802; 800-656-5991; 800-658-9359; and 799-658-Part of 6575.█

**08SN0111\***: In Bermuda Magisterial District, **TWIN RIVERS LLC** requests rezoning and amendment of zoning district map from General Industrial (I-2) to General Business (C-5) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies on 69.9 acres located in the southwest quadrant of Meadowville and North Enon Church Roads. Tax IDs 823-659-3856, 6573 and 9483; 823-660-4049; and 824-659-2386, 5689 and 8890.█

\*These cases were deferred at a previous session by the Planning Commission.  
**VIII. Citizen Comment on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.**  
**IX. Adjournment.**

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated, and may speak in accordance with Chesterfield County Planning Commission Bylaws and Suggested Practices and Procedures ([www.chesterfield.gov/plan](http://www.chesterfield.gov/plan)). Copies of the above cases, proposals and related information are on file in the County Administrator's Office (Room 505) at the Chesterfield County Administration Building and in the Planning Department at the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, Virginia, for public examination during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.

Kirkland A. Turner, Director  
 Planning Department

**CHESTERFIELD COUNTY PROPOSED FY09 ENHANCEMENT PROJECTS**

Take notice that the County Administrator has submitted a recommended FY09 Transportation Enhancement Program to the Board of Supervisors. The Board of Supervisors will hold a public hearing at its regular meeting on October 10, 2007, at 6:30 p.m. in the County Public Meeting room at the Chesterfield Government complex, at 10031 Iron Bridge Road, Chesterfield, Virginia, to consider the Program. The County intends to apply for funds allocated by the Virginia Department of Transportation (VDOT) for the Program.

Activities of the VDOT Transportation Enhancement Program include:

- Pedestrian and bicycle facilities
- Pedestrian and bicycle safety and education
- Acquisition of scenic or historic easements and sites
- Scenic or historic highway programs including tourist and welcome centers
- Landscaping and scenic beautification
- Historic preservation
- Rehabilitation and operation of historic transportation buildings, structures, or facilities
- Preservation of abandoned railway corridors
- Inventory, control and removal of outdoor advertising

- Archaeological planning and research
- Environmental mitigation to address highway runoff or reduce vehicle-caused wildlife mortality
- Establishment of transportation museums

Improvements are proposed throughout the County. VDOT is not required, however, to fund all or any of the proposed improvements.

Citizens who would like to comment on the County's proposed Transportation Enhancement Program are encouraged to send their comments in writing to the Transportation Department, Chesterfield County, P.O. Box 40, Chesterfield, VA 23832, Attention: R. J. McCracken.

A copy of the proposed program is on file in the Transportation Department, Room 201 at the Chesterfield Administration Building, 9901 Lori Road, Chesterfield, VA 23832 and may be examined by all interested persons between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. For further information, please call 748-1037.

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 Lisa Elko, Clerk to the Board, at 748-1200. Persons needing interpreter services for the deaf must notify the Clerk to the Board no later than Friday, October 5, 2007.

**TAKE NOTICE**

That on October 10, 2007, at 6:30 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 of Chesterfield County, Virginia, will consider the following ordinance for adoption:  
 AN ORDINANCE to vacate a portion of Lot 16, Map of Lots staked out on property of Harvey Horner, as shown on a plat by W. W. LaPrade and Bros., dated June 1, 1939, recorded August 14, 1940, in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, in Deed Book 259, at Page 134.

The complete text of the proposed ordinance is on file in the office of the Right of Way Manager 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.

**PUBLIC NOTICE**

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at a regular scheduled meeting on October 10, 2007, at 6:30 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 affected may appear and present their views to consider:

An Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 19-5, 19-6, 19-24, 19-25 and 19-301 of the Zoning Ordinance relating to Substantial Accord Determinations. This amendment will require a public hearing for substantial accord determinations. After the public hearing, appropriate changes or corrections may be made to the proposed amendments.

A copy of the ordinance is on file in the County Administrator's Office and the Clerk to the Board's Office (Room 504) at the Chesterfield County Administration Building, Chesterfield, Virginia, for public examination between the hours of 8:30 a.m. and 5:00 p.m. If further information is needed, please contact the Ms. Beverly Rogers at 748-1048 between the hours of 8:30 a.m. and 5:00 p.m.

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 Lisa Elko, Clerk to the board, at 748-1200. Persons needing interpreter services for the

deaf must notify the Clerk to the Board no later than Friday, October 5, 2007.

**PUBLIC NOTICE**

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at a regular scheduled meeting on October 10, 2007, at 6:30 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 affected may appear and present their views to consider:

**Comprehensive Plan Amendments:**

The Upper Swift Creek Plan amendment, an amendment to The Upper Swift Creek Plan and the Thoroughfare Plan, parts of The Plan For Chesterfield. After a public hearing, the Board may make changes to the proposed Plan.

The Upper Swift Creek Plan amendment area is generally bounded to the north by properties along Midlothian Turnpike, County Line Road, Mount Hermon Road, Old Hundred Road, Otterdale Road, Charter Colony Parkway, Route 288 and Lucks Lane; to the south by properties along Hull Street Road, Baldwin Creek Road, Beach Road, West Hensley Road, Spring Run Road and Bailey Bridge Road; to the east by properties along Route 288; and to the west by properties along Moseley Road, Genito Road and the Chesterfield County/Powhatan County boundary.

The Upper Swift Creek Plan amendment, if adopted by the Board of Supervisors, will become part of The Plan for Chesterfield, the County's comprehensive plan. The Plan for Chesterfield is used by County citizens, staff, the Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, road networks and zoning actions. Once the Upper Swift Creek Plan amendment is adopted, it will replace most of the Upper Swift Creek Plan (adopted in 1991 and amended in 2000). The majority of the Plan area is contained within the Matoaca Magisterial District, with small portions of the Plan area located in the Clover Hill and Midlothian Magisterial Districts.

The Plan does not rezone land, but suggests Ordinance amendments and other actions. The Upper Swift Creek Plan amendment is an update and a refinement of the current adopted Upper Swift Creek Plan. Major land use recommendations include: a deferred growth area in the westernmost portion of the Plan geography; regional mixed uses and employment center uses adjacent to existing and anticipated major interchanges; community mixed uses at existing and anticipated arterial road intersections; employment center uses, regional mixed uses; general business mixed uses, community mixed uses and office/residential mixed uses along Route 360; conservation/recreation uses along area streams; residential uses of 2.0 units per acre or less for other areas of the Plan geography that drain to Swift Creek Reservoir; and residential uses of 2.2 units per acre or less for other areas that drain away from the reservoir.

Other major recommendations include: ordinance amendments to prohibit expansion of public water and wastewater systems for uses within the deferred growth area; ordinance amendments to require mandatory connection to the public water and wastewater systems for most types of development outside the deferred growth area; consideration of various clustering, conservation/subdivision, traditional neighborhood design and rural residential subdivision options as new ordinance categories; encouraging new residential zoning with sole access through an existing or planned subdivision to meet or exceed the average lot size of, and have a density equal to or less than, the existing subdivision; encouraging preservation of historic structures and sites by allowing adaptive reuse; ordinance amendments to increase buffering along arterial roads in order to ensure that new residential developments along forested corridors preserve existing forested vistas adjacent to, but outside the ultimate rights of way, of area roads;