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a needs assessment that concludes that a number of roads in the County may need to be constructed, improved and/or expanded based on projected new development in the County for the next 20 years. A listing of such transportation improvements is available in the complete needs assessment study. The assessment is based on the County's current growth projections and on a computer-based TP+ transportation model. The complete needs assessment study is available to be examined and copied at the Transportation Department during normal business hours.

Text of Impact Fee Ordinance Amendment:

The proposed impact fees ordinance would add Sections 9-250 through 9-256 to the County Code and, unless otherwise provided by the Board of Supervisors, would be effective upon adoption. The text of the proposed ordinance reads as follows:

Section 9-250. Establishing a system of impact fees.

Pursuant to Code of Virginia § 15.2-2322, the county hereby establishes a system of impact fees to fund reasonable road improvements benefiting new residential development. In accordance with Code of Virginia §15.2-2320, one or more impact fee service areas shall be designated by amendment to the county's comprehensive land use plan. Such plan amendment may designate the entire county as one impact fee service area.

Section 9-251. When impact fees determined and collected.

(a) Pursuant to Code of Virginia § 15.2-2323, the amount of impact fees to be imposed on a specific development shall be determined no later than final subdivision or site plan approval.

(b) Pursuant to Code of Virginia § 15.2-2323, the impact fee shall be collected for each residential lot or housing unit at the time a building permit is issued for such lot or housing unit.

(c) No building permit shall be issued for a lot or housing unit on which an impact fee has been imposed unless the owner of the lot or housing unit, or his agent, has (i) paid the applicable impact fee or (ii) has executed an agreement provided by the county and secured by a bond or a letter of credit approved by the county, to pay the impact fee, in equal installments, over a period of no more than 3 years. If payments are made in installments pursuant to subsection (c) (ii), interest on the unpaid portion shall accrue interest at the rate specified in § 9-6 of this Code.

(d) The calculation of an impact fee may be appealed by the owner or his agent to the Chesterfield County Board of Zoning Appeals. A notice of appeal shall be filed with the director of planning within 60 days of the calculation of the impact fee amount by the county. The owner or agent shall submit the substantive basis for his appeal to the director of planning within 60 days of filing a notice of appeal. The decision of the Board of Zoning Appeals may be appealed in accordance with state law.

Section 9-252. Determination of the amount of the impact fee.

(a) The impact fee for a development shall be determined by dividing (i) the projected road improvement costs within the impact fee service area in which the development is located by (ii) the number of projected housing units within the impact fee service area when such area is fully developed. This calculation shall be based on the number of trips generated by each such housing unit. The projected road improvement costs for each impact fee service area shall be calculated in accordance with the county's road improvement plan as specified in Code of Virginia §15.2-2321.

(b) The value of any dedication, contribution or construction from the developer for off-site road or other transportation improvements benefiting the impact fee service area shall be treated

as a credit against the impact fees imposed on the developer's project whether by condition of zoning or other written commitment to the county. The county shall also calculate and credit against the impact fees the extent to which (i) other developments have already contributed to the cost of existing roads which will benefit the development, (ii) new development will contribute to the cost of existing roads, and (iii) new development will contribute to the cost of road improvements in the future other than through impacts fees, including any special taxing districts, special assessments, or community development authorities.

c) The schedule of impact fees is:	
Use	Impact Fee
Residential	\$5,820
Commercial	\$ 0
..... Industrial	\$ 0

Section 9-254. Updating road improvement plan and amending impact fees.

In accordance with Code of Virginia § 15.2- 2325, the Board of Supervisors shall update the impact fee road improvement plan at least every two years. The impact fee schedule shall be amended to reflect substantial changes in the road improvement plan. Any impact fees not yet paid at the time of the amendment to the impact fee schedule shall be assessed at the applicable amended amount.

Section 9-255. Use of impact fees.

A separate road improvement account shall be established for each impact fee service area and all funds collected through impact fees shall be deposited in the appropriate account. Each account shall bear interest which shall become funds of the account. The expenditure of funds from the account shall be only for road improvements benefiting the impact fee service area as set out in the road improvement plan for such impact fee service area.

Section 9-256. Refunds.

The county shall refund any impact fee in accordance with the requirements of the Code of Virginia § 15.2-2327."

The proposed ordinance and information concerning the documentation of the proposed impact fee are available for examination by the public at the Transportation Department 9800 Government Center Parkway, Chesterfield, VA, and at the County Administrator's Office, during normal business hours.



07SN0385: In Matoaca Magisterial District, **FIRST COMMONWEALTH SERVICES** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) 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 2.2 units per acre or less. This request lies on 8.2 acres fronting approximately 270 feet on the east line of Winterpock Road north of Springford Parkway; also fronting approximately 170 feet on the west line of Summercreek Drive across from Summercreek Place. Tax ID 722-661-8707.▮

08SN0113: In Clover Hill Magisterial District, **JEMI S. HODGE** requests rezoning and amendment of zoning district map from Light Industrial (I-1) to General Business (C-5). 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 1.4 acres and is known as 10910 Southlake Court. Tax ID 744-708-0657.▮

08SN0118: In Bermuda Magisterial District, **JOHNNIE MUNCY** requests Conditional Use and amendment of zoning district map to permit a dwelling unit separated from the principal dwelling unit in an Agricultural (A) 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 1-5 acre lots, suited to R-88 zoning. This request lies on 1.1 acres and is known as 13200 Lewis Road. Tax ID 776-645-3571.▮

08SN0121: In Bermuda Magisterial District, **CMA PROPERTIES INC.** requests Conditional Use Planned Development and amendment of zoning district map to permit exceptions to Ordinance requirements relative to signs. 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 use. This request lies in a General Business (C-5) District on 5.2 acres fronting approximately 760 feet on the east line of Interstate 95 approximately 500 feet south of Ruffin Mill Road. Tax IDs 804-637-4161 and 804-638-3807.▮

08SN0123: In Matoaca Magisterial District, **RICHMOND 20 MHZ LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-9) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. This request lies on 30.0 acres fronting approximately 560 feet on the north line of Woodlake Village Parkway approximately 130 feet west of Laurel Trail Road. Tax IDs 722-677-8967 and 722-678-9060.▮

08SN0124: In Dale Magisterial District, **RICHMOND KICKERS YOUTH SOCCER CLUB, INC.** requests amendment to Conditional Use Planned Development (Case 87SN0133) to permit indoor/outdoor recreation uses and related requirements relative to, but not limited to, open space, height and setbacks and amendment of zoning district map. 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 uses. This request lies in a Corporate Office (O-2) District on 52.6 acres lying on the north line of Ridgedale Parkway; also fronting approximately 2,870 feet on the southwest line of Chippenham Parkway west of Iron Bridge Road. Tax IDs 774-689-Part of 6684; 775-689-1840, 2972 and 8931; and 776-688-0199 and 5379.▮

08SN0125: In Dale Magisterial District, **DOST LLC** requests amendment of Conditional Use Planned Development (Case 02SN0213) and amendment of zoning district map to permit recreational establishments and schools. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general industrial use. This request lies in a General Industrial (I-2) District on 7.8 acres located in the northwest quadrant of the intersection of Landfill Drive and Iron Bridge Road. Tax ID 773-657-5505.▮

08SN0126: In Matoaca Magisterial District, **ELEVEN OAKS, LLC** requests Conditional Use and amendment of zoning district map to permit horse boarding, riding and training lessons and shows associated with a stock farm in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for rural conservation area use. This request lies on 56.4 acres fronting approximately 10 feet on the south line of River Road approximately 2,320 feet east of Black Road. Tax ID 711-642-0774.▮

08SN0129: In Bermuda Magisterial District, **COLONIAL HEIGHTS BAPTIST CHURCH** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community commercial/mixed use corridor use. This request lies in a Regional Business (C-4) District on 4.4 acres and is known as 17201 Jefferson Davis Highway. Tax ID 799-629-8735.▮

08SN0130: In Matoaca Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. 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 and residential use of 2.0 units per acre or less. This request lies in an Agricultural (A) District on 87.2 acres fronting approximately 450 feet on the north line of Cosby Road approximately 620 feet west of Fox Club Parkway; also fronting in two (2) places approximately 1,760 feet on the west line of Fox Club Parkway approximately 600 feet north of Cosby road. Tax ID 714-672-8571.▮

08SN0131: In Matoaca Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. 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 1-5 acre lots, suited to R-88 zoning. This request lies in an Agricultural (A) District on 137.2 acres fronting approximately 1,600 feet on the north and south lines of John Winston Jones Parkway approximately 900 feet northeast of Woodpecker Road; also fronting in two (2) places for approximately 280 feet on the northeast line of Woodpecker Road approximately 600 feet southeast of John Winston Jones Parkway. Tax ID 783-626-4767.▮

05SN0239*: (Amended) In Clover Hill Magisterial District, **THE CHEATHAM FAMILY LIMITED PARTNERSHIP** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) 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 uses. This request lies on 63.5 acres fronting approximately 550 feet on the north line of Hull Street Road, also fronting approximately 2,400 feet on the west line of Route 288 and located in the northwest quadrant of the intersection of these roads. Tax IDs 733-680-Part of 9439; 734-678-2276; and 734-681-0526 and 3904.▮

05SN0310*: In Dale Magisterial District, **HILL DEVELOPMENT ASSOCIATES, LTD** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to allow exceptions to Ordinance requirements. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 73.8 acres fronting in two (2) places for approximately 300 feet on the south line of Kingsland Road approximately 200 feet west of Pine Glade Lane, also fronting approximately 270 feet on the north line of Route 288 approximately 2,700 feet east of Salem Church Road. Tax IDs 780-670-6772 and 780-671-1301, 2751 and 8852.▮

06SN0220*: In Dale Magisterial District, **BROOKSTONE BUILDERS** requests rezoning and amendment of zoning district map from Agricultural (A) and Residential (R-12) to Residential (R-15). Residential use of up to 2.9 units per acre is permitted in a Residential (R-15) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 188 acres fronting in two (2) places approximately 1,250 feet on the north line of Jacobs Road, also fronting approximately 1,150 feet on the west line of Fordham Road and lying at the southern termini of Double Tree Lane and Land Grant Drive and the western termini of Barefoot Trail and Quail Ridge Road. Tax IDs 753-680-Part of 5601; 753-684-4148; 754-681-5861; 755-683-7406; 756-683-5406; 757-682-0789 and 3089; and 757-683-1431 and 1912.▮

07SN0134*: (Amended) In Bermuda

Magisterial District, **SECOND FORTUNE, LLC** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) and Corporate Office (O-2) and from Community Business (C-3) to Corporate Office (O-2), plus proffered conditions on an adjacent parcel currently zoned Community Business (C-3). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for neighborhood mixed use. This request lies on 4.1 acres fronting approximately 440 feet on the southeast line of Meadowville Road approximately 530 feet north of West Hundred Road; also fronting approximately 200 feet on the north line of East Hundred Road approximately 400 feet east of Meadowville Road. Tax IDs 814-652-5387 and 814-653-4407, 5807, 6613, 7317 and 7920.▮

07SN0146*: (Amended) In Midlothian Magisterial District, **WINTERVEST, LLC** requests amendment of Conditional Use Planned Development (Case 03SN0316) and amendment of zoning district map relative to uses and development requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for suburban commercial use. This request lies in a Community Business (C-3) District on 25.0 acres fronting approximately 1,420 feet on the north line of Midlothian Turnpike approximately 340 feet west of Winterfield Road; also fronting approximately 850 feet on the south line of the Norfolk Southern Railroad approximately 640 feet west of Winterfield Road. Tax IDs 724-709-2311, 2528, 4210, 5831, 6911, 9121 and Part of 7661; and 725-709-1125.▮

07SN0206*: (Amended) In Matoaca Magisterial District, **GBS HOLDING LTD** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-15) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to 2.90 units per acre is permitted in a Residential (R-15) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. This request lies on 38.8 acres fronting approximately 290 feet on the west line of Old Hundred Road approximately 2,900 feet northwest of Otterdale Road. Tax ID 714-698-Part of 3178.▮

07SN0223*: (Amended) In Matoaca and Midlothian Magisterial Districts, **GBS HOLDING, LTD.** requests rezoning and amendment of zoning district map from Agricultural (A) and Light Industrial (I-1) to Community Business (C-3) of 211 acres with Conditional Use to permit multifamily and townhouse uses and rezoning from Agricultural (A) and Light Industrial (I-1) to Residential Townhouse (R-TH) of 1,183.9 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 1,394.9 acre tract. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional employment center use, office/residential mixed use and residential use of 2.0 units per acre or less. This request lies on 1,394.9 acres fronting the east and west lines of Old Hundred Road and the Norfolk Southern Railroad; the north line of Old Hundred Road east of Otterdale Road; and the east and west lines of Otterdale Road north of Old Hundred Road. Tax IDs 707-700-7988; 708-702-1722; 709-701-7328; 710-700-7596; 710-703-3345; 711-699-3470; 711-700-1144; 711-701-5180; 712-699-7663; 713-703-4194; 713-704-3412; 713-705-5709; 714-703-2188 & 7259; 714-704-1729; 714-705-5728; 716-701-4130; 718-697-4548 & 6844; 718-699-7719; 719-697-8012; 719-698-2822; 720-695-3288 & 9506; 720-698-0178; 720-700-0007; 721-695-9061; 722-697-0512; 722-700-4002.▮

07SN0282*: (Amended) In Midlothian Magisterial District, **LUCAS PROPERTIES, LLC** requests rezoning and amendment of zoning district map from Residential (R-40) to Residential (R-15).