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Ordinance standards. The Comprehensive Plan suggests the property is appropriate for neighborhood shopping center uses. This request lies on 8.7 acres located in the southwest quadrant of the intersection of Beach and Winterpock Roads. Tax ID 721-655-5165. ■

08SN0139: In Clover Hill Magisterial District, **COLONY CROSSING LLC** requests amendment to Conditional Use Planned Development (Case 86S117) and amendment of zoning district map to permit a veterinary hospital. 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 in a Neighborhood Business (C-2) District on 5.7 acres fronting approximately 720 feet on the west line of Charter Colony Parkway approximately 700 feet south of Old Hundred Road. Tax ID 728-691-0334. ■

08SN0140: In Bermuda Magisterial District, **ROGER H. HABECK** requests rezoning and amendment of zoning district map from Community Business (C-3) 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 general commercial use. This request lies on 8.0 acres lying approximately 130 feet off the west line of Jefferson Davis Highway, measured from a point approximately 650 feet north of Chippenham Parkway. Tax IDs 789-687-7442 and 8665. ■

08SN0142: In Matoaca Magisterial District, **CENTEX HOMES** requests Conditional Use and amendment of zoning district map to permit private recreational facilities on 2.9 acres of a 210.2 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 conservation/recreation and residential use of 2.0 units per acre or less. This request lies in a Residential (R-9) District and located in the northeast quadrant of the intersection of Genito and Otterdale Roads. Tax IDs 714-687-3037; 715-686-2343 and 9794; and 716-686-4016. ■

08SN0143: In Dale Magisterial District, **IRON BRIDGE HOLDINGS, LLC** requests rezoning and amendment of zoning district map from Residential (R-15) to Neighborhood Business (C-2). 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 0.4 acre fronting approximately 110 feet on the north line of Deerfield Drive approximately 250 feet west of Iron Bridge Road. Tax ID 768-664-7853. ■

08SN0144: In Matoaca Magisterial District, **ALLEN M. TWEDT C/O HOLIDAY SIGNS, INC.** 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 mixed use uses. This request lies in a General Business (C-5) District on 5.2 acres fronting approximately 400 feet on the north line of Hull Street Road approximately 1,160 feet west of Woodlake Village Parkway. Tax ID 718-671-9062. ■

08SN0148: In Midlothian Magisterial District, **CALVARY GOSPEL CHURCH** requests Conditional Use and amendment of zoning district map to permit a child care facility and private school 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 general commercial/light industrial and residential use of 4 units per acre or less. This request lies on 3.1 acres known as 2200 Pickens Road. Tax ID 768-698-6153. ■

08SN0149: In Dale Magisterial District, **SHANNON E. FISHER** requests

amendment to Conditional Use Planned Development (Case 87S133) and amendment of zoning district map to permit a commercial kennel (dog boarding) without outside runs. 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 0.9 acre fronting approximately 120 feet on the east line of Ridgedale Parkway approximately 550 feet northwest of Iron Bridge Road. Tax ID 776-687-8697. ■

08PD0172: In Matoaca Magisterial District, **CHESTERFIELD COUNTY SCHOOL BOARD** requests Substantial Accord Determination and amendment of zoning district map to permit expansion of an elementary school. 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 units per acre or less. This request lies in a Residential (R-7) District on 2.9 acres fronting approximately 190 feet on the west line of Lee Street approximately 350 feet south of River Road. Tax IDs 778-608-5269 and 5480. ■

03SN0203*: In Bermuda Magisterial District, **ROLLING RIDGE LLC** requests rezoning and amendment of zoning district map from Light Industrial (I-1) and Residential (R-7) to Multifamily Residential (R-MF) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to ten (10) units per acre is permitted in a Multifamily Residential (R-MF) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre with high density residential, community-scale commercial or corporate office uses appropriate under certain circumstances. This request lies on 40.2 acres fronting approximately seventy-five (75) feet on the north line of Rio Vista Street approximately 350 feet east of Jefferson Davis Highway, also fronting approximately 1,800 feet on the south line of Route 288 approximately 350 feet east of Jefferson Davis Highway. Tax IDs 797-661-5231 and 798-661-2276. ■

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. ■

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., ■

07PD0248*: In Clover Hill Magisterial District, **CHESTERFIELD COUNTY PARKS AND RECREATION** requests Substantial Accord Determination and amendment of zoning district map to permit an expansion of the proposed

Providence Park site. This request lies in an Agricultural (A) District on 10.0 acres fronting approximately 1,560 feet on the south line of Powhite Parkway at the western termini of Academy Drive. Tax ID 743-693-5361. ■

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). 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. ■

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; 764-706-3159-00001 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. ■

07SN0340*: In Matoaca Magisterial District, **FRANCIS BEERS** 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 Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 250.1 acres fronting in two (2) places for approximately 320 feet on the west line of Qualla Road and lying at the northern termini of Springhouse Drive and Belcherwood Road. Tax IDs 740-667-8769; 741-669-3736; 743-668-1461; and 744-668-7309. ■

07SN0341*: In Bermuda Magisterial District, **ACQUISITIONS PLUS LLC** requests rezoning and amendment of zoning district map from Light Industrial (I-1) and Residential (R-7) to Residential Townhouse (R-TH). 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 residential use of 2.5-4 units per acre. This request lies on 16.9 acres fronting approximately 920 feet on the north and south lines of Gayland Avenue approximately 600 feet east of Jefferson Davis Highway. Tax IDs 792-678-1855, 2312, 2756, 3614, 3859, 4762, 5018, 5765, 6322, 6667, 7626, 7770, 8673 and 9532; and 793-678-0077. ■

07SN0357*: In Midlothian Magisterial District, **HOWARD AND DIANE CANADA** request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) of 6.8 acres plus proffered conditions on an existing zoned Residential (R-12) 0.5 acre tract. 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 medium density residential use of 1.51 to 4.0 units per acre. This request lies on 7.3 acres fronting approximately 690 feet on the north line of Old Buckingham Road approximately 200 feet east of Unison Drive and located at the eastern terminus of Little Pond Lane. Tax IDs 734-710-6379,

7448 and 7726; and 735-710-0037. ■

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. ■

08SN0105*: In Clover Hill Magisterial District, **STYLECRAFT HOMES DEVELOPMENT CORP.** requests rezoning and amendment of zoning district map from Neighborhood Business (C-2) and Community Business (C-3) to Community Business (C-3) with Conditional Use to permit multifamily and townhouse uses on 15.5 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 20.6 acres. 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 light industrial uses. This request fronts approximately 740 feet on the south line of Midlothian Turnpike approximately 150 feet west of Tuxford Road. Tax ID 751-706-3789. ■

08SN0106*: In Midlothian Magisterial District, **HAMID M. GHORASHI AND DIANNA M. WATERS** request rezoning and amendment of zoning district map from Residential (R-7) to Convenience Business (C-1) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendments will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for village fringe area uses. This request lies on 1.3 acres fronting approximately 80 feet on the north line of Midlothian Turnpike approximately 360 feet west of Village Mill Drive. Tax ID 727-708-7371. ■

08SN0107*: In Matoaca Magisterial District, **PRISTINE DEVELOPMENT LLC** requests rezoning and amendment of zoning district map from Agricultural (A) and Residential (R-9) 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 residential use of 1.01-2.5 units per acre. This request lies on 71.5 acres lying approximately 2,070 feet off the south line of Woodpecker Road measured at its intersection with Lakeview Road. Tax IDs 789-619-4223 and 790-618-0133. ■

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). 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

PUBLIC NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at a regular scheduled meeting on November 28, 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 adding sections 9-250 through 9-256 relating to a transportation Impact Fee ("IF") system to fund and recapture the cost of providing reasonable road improvements. Also to be considered are changes to the County's Comprehensive Plan ("CP") relating to the IF program and adoption of an Impact Fee Road Improvements Plan ("IFRIP"). The amount of the proposed IF is \$5,820 per residential dwelling unit. The legal authority for enactment of the IF is found in Article 8, Chapter 22 of Title 15.2 of the Code of Virginia and more particularly in Va. Code §15.2-2319.

Comprehensive Plan Amendment/Impact Fee Road Improvements Plan:

If adopted by the Board of Supervisors ("Board"), the IFRIP will become part of the CP, which does not rezone land but is used as a guide for future land use and transportation decisions. The IFRIP shows road improvements that could be constructed as part of the IF system. The IF service area to be designated within the CP is comprised of the entire County. The IFRIP is based on a needs assessment that concludes that a number of roads may need to be constructed, improved and/or expanded based on projected new development for the next 20 years. A listing of transportation improvements is available in the complete needs assessment study. The assumptions which form the basis of the study include the County's current growth projections, the County's Thoroughfare Plan, a projection of Road Improvement costs and a computer-based TP+ transportation model. The study is available to be examined and copied at the Transportation Dept. during normal business hours.

Text of Impact Fee Ordinance Amendment:

The proposed ordinance would establish an IF system to fund reasonable road improvements benefiting new residential development and provide for IF service areas through the CP which may include the entire County as a single IF service area. It would provide that the impact fee: (1) be calculated for a specific development no later than final subdivision or site plan approval; (2) be paid prior to issuance of a building permit unless the owner has provided a bond or a letter of credit; and (3) may be appealed to the Board of Zoning Appeals. It would establish a method for determining the IF amount and appropriate credits in accordance with state

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