

Northern Courthouse Road Plan goes to public hearing

By Greg Pearson
STAFF WRITER

The planning commission has prevailed in its tug of war over how much retail and office development will be allowed in the revised Northern Courthouse Road Plan. The commission's plan will be the only one that goes to public hearing before the commission on Dec. 18 – not the one proposed by the planning department and backed by many property owners along the road plus those in the business community.

"I can't remember two plans being presented to the public," said Clover Hill Commissioner Russ Gulley, who took a personal interest in the plan that's mostly in his district. "It would be totally confusing."

Gulley, along with Commissioners Dan Gecker (who becomes supervisor for the Midlothian District in January) and Wayne Bass, are supporting the residential communities in the corridor that don't want much more retail and office on the available road frontage running from just south of Midlothian Turnpike south to almost Hull Street Road.

Commissioners Jack Wilson and Sherman Litton favored more commercial development as did the Chesterfield County Chamber of Commerce. The planning staff recommended 137 more acres of higher density zoning than the commission majority wants.

At the board of supervisors' level next year, Clover Hill Supervisor Art Warren and Gecker will only need one more vote to approve the commission plan. Last July, members on the current board indicated they wanted more density on the multilane divided highway, which has considerable vacant land and some boarded-up homes fronting on the road. However, the terms of those supervisors



As proposed, the Northern Courthouse Road Plan would allow less commercial development on the busy road than a previous version recommended by the county's planning department.

favoring more commercial development end next month.

Matoaca rezoning

In what could portend a new direction in residential rezonings for next year, the commission recommended to the county board that a request for 178 single-family homes between Hickory and Woodpecker roads on 72 acres be denied. Bass, Gecker and Gulley voted for the motion while Wilson and Litton, whose terms end next month, abstained. Bass and Gulley will be staying on the commission while Gecker heads to the board of supervisors.

"It's a good case that is consistent with what's going on in the area," said attorney John Easter, representing Pristine Development LLC. Three other parcels in the rural area have already been rezoned residential but not yet developed.

Planning staff recommended approval, saying "the proposed zoning and land use conform to the Southern and Western Area

Plan."

But Bass pointed to crowded schools and two-lane roads, saying, "If there's no improvement in sight, then we're just adding to the problem."

A final decision on the rezoning will be made early next year by new board members, who were elected on individual platforms to better manage Chesterfield's residential growth.

Meadowville

Following the recommendation of the county planning staff, the commission recommended a 70-acre site near the Meadowville Technology Park be rezoned from industrial to business with a conditional use permit to allow up to 400 multifamily homes. Twin Rivers LLC agreed to pay proffers of \$6.3 million for services including 212 children who are expected to attend Chesterfield schools when the community is built out.

Route 360 sign

On a 4-0 vote with Gulley abstaining, Honda

House was permitted to put up a computer controlled, variable-message, 62-foot-square sign that's 15 feet high on Hull Street Road just west of Woodlake.

Planning staff recommended against the request, saying "such signs should not be permitted within the Route 360 corridor" because of the precedence it would set. Several commissioners commented that the county's sign policy needs to be reviewed.

Cloverleaf Mall

At the request of Director of Revitalization Tom Jacobson, the rezoning request for the redevelopment of Cloverleaf Mall will be heard on Dec. 18, though the commission wanted the rezoning pushed back to January. The 83-acre site is being rezoned for a new mixed use development called Chippenham Place that includes up to 750 homes – mostly multifamily. Gecker and a number of county leaders have reservations about the lack of retail and office space proposed for the site.

"I have an agreement with [developer] Crossland to defer this meeting for just 30 days," said Jacobson. The county is partnering with the North Carolina company to tear down the mall and build the new development.

Trailer park

The proposed 191-acre, mixed use development by Broad Street Partners to redevelop the current site of the Americana Trailer Park was also deferred to Dec. 18. Located a mile south of Route 288 on Jefferson Davis Highway, many nearby businesses feel the proposal is an opportunity to revitalize the area. Currently, there are 275 mobile homes on the site, which would be displaced if the rezoning is approved. The developer has offered to pay to help relocate the tenants under certain conditions.

Chesterfield County Mandatory Water-Use Restrictions



Due to severe drought conditions, the Chesterfield County Board of Supervisors approved the declaration of mandatory water-use restrictions at their Oct. 10 meeting. These restrictions apply to all Chesterfield County water customers and took effect on Monday, Oct. 15. The biggest water use in the county is attributable to lawn-irrigation systems. The ordinance for mandatory restrictions on the use of public water requires that lawn watering be done only three times per week. This is sufficient to maintain healthy lawns and gardens, according to Chesterfield County Cooperative Extension. Users of the public water system shall limit their use of public water as follows:

- 1. Decorative or landscape fountains** — Water use is prohibited.
- 2. Paved areas** — Washing is prohibited except for immediate health and safety requirements.
- 3. Swimming pools** — Limit to filling and replenishing to maintain health and safety. All other uses are prohibited.
- 4. Vehicle washing** — Noncommercial washing is limited to one day per week using only hoses with automatic shut-off nozzles. Commercial vehicle-washing businesses are permitted to operate under normal conditions.
- 5. Established landscaping and gardens** — Watering is limited to three days per week by address. Addresses ending with an odd number may water only on Tuesdays, Thursdays and Saturdays. Addresses ending with an even number and locations with no street numbers may water only on Wednesdays, Fridays and Sundays. Watering is prohibited on Mondays. Watering with buckets of up to five gallons per day is permitted any time.
- 6. Vegetable Gardens** — Limit watering vegetable gardens to any two days per week between 8 p.m. and 10 a.m. Watering by bucket is unlimited.
- 7. New landscaping** — All watering is permitted for the first 10 days after planting. Thereafter, the restriction for established landscaping and gardens shall apply. Over seeding an existing lawn does not qualify as new landscaping.
- 8. Golf courses** — Watering is restricted to Tuesday through Sunday between 8 p.m. and 4 a.m. Greens are exempted from this restriction.
- 9. Businesses** — Limit to essential use only.
- 10. Restaurants** — No restrictions.
- 11. All other consumption** — Conservation by any means is encouraged.

To view the ordinance in its entirety or for answers to related questions, visit the county's Web site at chesterfield.gov or call the Chesterfield County Utilities Department at (804) 748-1291. Fines for violating the ordinance begin at \$100 and double each time a violation occurs until it reaches a maximum of \$1,600. Once this maximum is reached, all subsequent fines will be \$1,600.

Special Note: To maintain water quality, the Utilities Department periodically flushes hydrants throughout the county. This needs to be done for health and safety reasons, even during drought conditions, and should not be interpreted as wasting water.

Para asistencia en español, por favor llame a Juan Santacoloma, Enlace Hispano del Condado de Chesterfield Teléfono: 796-7085.