

TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at a regular scheduled meeting on December 19, 2007, at 6:30 p.m., in the County Public Meeting Room at the Chesterfield Administration Building, 10001 Iron Bridge 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 Section 7-3 to split the Deer Run voting precinct in Matoaca District into two precincts.

A copy of the full text of the ordinance is on file in the Office of the Clerk to the Board of Supervisors and the County Administrator's Office, Room 504, 9901 Lori Road, Chesterfield County, Virginia and may be examined by all interested persons between the hours of 8:30 a.m. to 5:00 p.m., Monday through Friday. If further information is desired, please contact the County Attorney's Office at 748-1491.

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 Janice Blakley, 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, December 14, 2007.

CHESTERFIELD COUNTY, VIRGINIA PLANNING COMMISSION AGENDA AND PUBLIC NOTICE Tuesday - December 18, 2007

NOTE: The symbol indicates that an attachment accompanies the agenda item. These attachments are generally available the second or first Wednesday prior to the Planning Commission meeting, depending upon their release date. Any subsequent changes to this agenda prior to the date of the meeting, and more detailed information regarding agenda items can be found at www.chesterfield.gov/plan, or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.

12:00 p.m. C O M M I S S I O N ASSEMBLES - MULTIPURPOSE ROOM, CHESTERFIELD COUNTY COMMUNITY DEVELOPMENT BUILDING, 9800 GOVERNMENT CENTER PARKWAY.

12:30 p.m. WORK SESSION

I. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation and Dinner Location Selection.

II. Review Upcoming Agendas. (Any rezonings or conditional uses scheduled for future meetings.)

III. Review Day's Agenda. (Any items listed for the 3:00 p.m. and 6:00 p.m. Sessions.)

IV. Work Program - Review and Update.

V. Recess.
3:00 p.m. PUBLIC MEETING AND MULTIPURPOSE ROOM, CHESTERFIELD COUNTY COMMUNITY DEVELOPMENT BUILDING

I. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.

II. Approval of Planning Commission Minutes:

• November 20, 2007 Joint Planning Commission and Preservation Committee.

• November 20, 2007 Planning Commission Regularly Scheduled Meeting Minutes.

III. Consideration of the Following Cases in this Order:

• Requests for withdrawals/deferrals.

• Cases where the applicant accepts the recommendation and there is no public opposition.

• Cases where the applicant does not accept the recommendation and/or there is public opposition.

07PR0360: In Matoaca Magisterial District, **SPACEMART PARTNERS** requests approval of screening of loading areas and site lighting, as required by Case 86SN0144. This development is commonly known as **SPACEMART**. This request lies in Light Industrial (I-1) and Regional Business (C-4) Districts on a 3.17 acre parcel lying approximately 735 feet on the south line of Commonwealth Centre Parkway, also fronting approximately 270 feet on the east line of Brad McNeer Parkway and located in the southeast quadrant of the intersection of these roads. Tax IDs 736-675-7199; 736-676-4308; and 736-676-6214.

06TS0211*: (Amended) In Dale Magisterial District, **PATRICK CONSTRUCTION** requests relief to Section 17-76(h) of the Subdivision Ordinance to permit up to sixty-two (62) lots on one (1) improved public access. This project is commonly known as **AUTUMN GROVE (FORMERLY AUTUMN LEAF)**. This request lies in a Residential (R-12) District on a 35.37 acre parcel lying approximately 1,700 feet on the west line of Stonebridge Subdivision (Sections 3 and 4), also fronting approximately fifty (50) feet on Koufax Drive and located at the terminus of Koufax Drive. Tax ID 774-678-9980.

08TS0145: In Bermuda Magisterial District, **ENON, LLC** requests tentative subdivision approval of 122 single family and townhouse single family residential lots and relief to street access requirements (Section 17-76) to allow 122 single family and townhouse lots on a single improved access. This development is commonly known as **ENON STATION**. This request lies in a Commercial (C-3) District on two (2) parcels totaling approximately fifty-three (53) acres lying approximately 1,000 feet off the east line of Enon Church Road, also fronting approximately fifty (50) feet on the east line of Enon Church Road. Tax IDs 824-648-Part of 6539 and 826-648-3681.

*This case was deferred at a previous session by the Planning Commission.

IV. Recess (To Selected Dinner Location.)

6:00 p.m. PUBLIC MEETING AND HEARING - PUBLIC MEETING ROOM, CHESTERFIELD COUNTY ADMINISTRATION BUILDING.

(NOTE: AT THE AUGUST 21, 2007, MEETING, THE PLANNING COMMISSION TOOK ACTION TO CHANGE THE START TIME FOR THE SEPTEMBER THROUGH DECEMBER 2007 MEETINGS TO 6:00 P.M. WITHDRAWAL, DEFERRAL AND CONSENT ITEMS WILL BE CONSIDERED FROM 6:00 P.M. TO 7:00 P.M. AND CODE AND/OR PLAN AMENDMENTS AND CONTESTED ZONING and CONDITIONAL USE ITEMS WILL BEGIN AT 7:00 P.M.)

JOINT PLANNING COMMISSION and PRESERVATION COMMITTEE MEETING.

The Planning Commission and Preservation Committee of Chesterfield County, on Tuesday, December 18, 2007, beginning at 6:00 p.m., in the Public Meeting Room at the Chesterfield County Administration Building, Chesterfield, Virginia, will consider the following requests.

I. Invocation.

II. Pledge of Allegiance to the Flag of the United States of America.

III. Review Meeting Procedures.

IV. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.

V. Consideration of the Following Cases in this Order:

08HP0153*: In Matoaca Magisterial District, **JOHN AND KIMBERLY HUGHES** request historic landmark designation and amendment of the zoning district map for the **GEORGE PERDUE HOUSE**. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 3.3 acres and is known as 11410 Beach Road. Tax

ID 745-654-8256.

08HP0154*: In Matoaca Magisterial District, **JOHN AND KIMBERLY HUGHES** request historic landmark designation and amendment of the zoning district map for the **PERDUE-MITCHELL HOUSE**. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 5.2 acres and is known as 11400 Beach Road. Tax ID 746-654-1071.

VI. Adjournment.

REGULARLY SCHEDULED PLANNING COMMISSION MEETING.

The Planning Commission of Chesterfield County, on Tuesday, December 18, 2007, beginning at 6:00 p.m., in the Public Meeting Room at the Chesterfield County Administration Building, Chesterfield, Virginia, will consider the following requests.

I. Review Upcoming Agendas.

II. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.

III. Review Meeting Procedures.

IV. Citizen Comment on Unscheduled Matters.

V. Consideration of the Following Cases in this Order:

• Requests for withdrawals/deferrals.

• Cases where the applicant accepts the recommendation and there is no public opposition.

• Comprehensive Plan Amendment.

• Cases where the applicant does not accept the recommendation and/or there is public opposition.

NORTHERN COURTHOUSE ROAD COMMUNITY PLAN.

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The Northern Courthouse Road Community Plan, an amendment to The Powhite/Route 288 Development Area Plan, the Northern Area Plan, the Midlothian Area Community Plan, and the Route 360 Corridor Plan, and the Thoroughfare Plan, parts of The Plan For Chesterfield, as the Plan relates to Courthouse Road and the surrounding area of the County. The Northern Courthouse Road Community Plan area is generally bounded: by the rear of properties fronting on Midlothian Turnpike to the north; the rear of properties fronting on Hull Street Road to the south; Adkins Road, Pocoshock Creek and the western border of the neighborhoods of Bexley West and Pocoshock Heights to the east, and the eastern border of Falling Creek and the neighborhood of Genito Woods to the west. The Northern Courthouse Road Community Plan, 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 Northern Courthouse Road Community Plan is adopted, it will replace various parts of the Powhite/Route 288 Development Area Plan (adopted in 1985), the Northern Area Plan (adopted in 1986), the Midlothian Area Community Plan (adopted in 1989), and the Route 360 Corridor Plan (adopted in 1995). The majority of the Plan area is contained within the Clover Hill Magisterial District, with a small portion of the Plan area (south of Lucks Lane and north of Edenberry Drive) located in the Matoaca and Midlothian Magisterial Districts.

The Plan does not rezone land, but suggests Ordinance amendments and other actions. The Planning Commission has recommended a draft plan with the following key elements. Major land use recommendations include: transitional uses between Courthouse Road and surrounding neighborhoods; open space designation for the Moody Tract, entrance to Smoketree Drive and Mansfield Lake; requiring aggregation of

parcels at the intersection of Reams and Courthouse Roads; discouraging new multi-family development; allowing the conversion of properties along the east side of Courthouse Road between Dakins Drive and Cherylann Road to office use with appropriate exceptions to bulk requirements in the Zoning Ordinance to accommodate adequate parking; and limiting the amount of office development to 15 percent of the area recommended for Office/Residential Mixed Use. Other major recommendations include: 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 a variety of housing types, support of workforce housing efforts, discouraging residential development from employment-generating area, identification of conservation/recreation corridors; adoption of a mandatory water and wastewater ordinance for the area; and, transportation recommendations including: (1) deleting a proposed connector road linking Southlake Boulevard with Courthouse Road at Edenberry Drive; (2) making the future extension of Suncrest Drive to Courthouse Road the "through" movement, with the Paulbrook Drive extension being the "through" movement to Courthouse Road, and, (3) deleting the proposed Collector Road through the Moody Tract, connecting Grove Road with Courthouse Road at the existing Southlake Boulevard intersection.

The Planning Department has recommended a version that differs from the draft recommended by the Planning Commission. Differences include: a recommendation for Neighborhood Mixed Uses for the eastern quadrants of the Reams Road/Courthouse Road intersection; Office/Residential Mixed Use recommendation for the western quadrants of the Reams Road/Courthouse Road intersection; a recommendation of Conservation/Recreation for the Moody Tract with a note calling for Community Mixed Use north of the planned roadway and Office/Residential Mixed Use south of the planned road should the easement be removed from the property; Office/Residential Mixed Use recommendation for properties along the west line of Courthouse Road south of Edenberry Drive; extending the Office/Residential Mixed Use designation to include areas north of Cherylann Road up to Kewbridge Court to allow existing structures to be converted to office uses; extending the Office/Residential Mixed Use designation along the south line of Lucks Lane just west of the intersection with Courthouse Road; the removal of the "Privately-Held Open Space" designation; higher residential density for Office/Residential Mixed Use areas north of Courthouse Road Fire Station and south of Powhite Parkway; and the construction of a 70-foot Collector Road through the Moody Tract connecting Grove Road with Southlake Boulevard should the easement be removed from the property.

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08SN0158: In Clover Hill Magisterial District, **JAMES RIVER PETROLEUM** requests amendment of Conditional Use Planned Development (Case 84S111) and amendment of zoning district map to permit an automobile service station. 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 Light Industrial (I-1) District on 0.8 acres fronting approximately 120 feet on the south line of Deerhill Road approximately 280 feet east of Warbro Road. Tax ID 738-686-Part of 3239.

08PD0215: In Midlothian Magisterial District, **RICHMOND 20 MHZ, LLC** requests Substantial Accord Determination and amendment of zoning district map to permit a communications tower 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 1.01 to 2.5 units per acre. This request lies on 3.0 acres fronting approximately 720 feet on the northeast line of Coalfield Road across from Gorham Lane. Tax ID 727-700-0239.

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.

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.

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.

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.

07SN0372*: In Clover Hill Magisterial District, **EWN INVESTMENTS, INC.** requests rezoning and amendment of zoning district map from Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of