

# Legal Notices

## PUBLIC NOTICE

The Board of Zoning Appeals of Chesterfield County, on Wednesday, February 6, 2008, beginning at 1:00 p.m., in the Public Meeting Room at the Chesterfield County Administration Building, Chesterfield, Virginia, will consider the following requests:

**08AN0171:** In Bermuda Magisterial District, **WILLIE HINES, JR. AND DOROTHY M. HINES** request a 2.16 foot Variance to the four (4) foot fence height limitation in the corner side yard in a Residential (R-7) District 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 residential use of 7.01 units per acre or more. This property is known as 3703 Berrybrook Drive. Tax ID 784-684-1223.

**08AN0174:** In Bermuda Magisterial District, **LABERZAC ENTERPRISES** requests a twenty-three (23) foot Variance to the 100 foot lot width requirement in an Agricultural (A) District and amendment of zoning district map. The density of such amendment is approximately 0.71 units per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 units per acre. This property is known as 3416 Beechwood Avenue. Tax ID 796-631-1640.

**08AN0176:** In Clover Hill Magisterial District, **MICHAEL AND EBONY R. WILKINS** request a Variance to use a parcel of land which fronts on a dedicated but unimproved public road for dwelling purposes in a Residential (R-7) District and amendment of zoning district map. The density of such amendment is approximately 1.33 units per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 units per acre. This property is known as 6850 Melville Drive. Tax ID 766-693-0845.

**08AN0181:** In Clover Hill Magisterial District, **BRENT DEGONIA** requests a Variance to use a parcel of land which has no public road frontage for dwelling purposes in an Agricultural (A) District and amendment of zoning district map. The density of such amendment is approximately 0.85 units per acre. The

Comprehensive Plan suggests the property is appropriate for residential use of 1.5-4.0 units per acre. This property is known as 12008 Lucks Lane. Tax ID 738-697-5192. Access will be across Tax IDs 737-697-9064 and 9093 and 738-697-0894 and 3194.

**08AN0172:** In Matoaca Magisterial District, **ANN FRANCES** requests a Special Exception to permit a one (1) chair beauty shop (nail service) from the home in a Residential (R-7) District 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 residential use of 7.1 units per acre or more. This property is known as 12504 E. Wood Sage. Tax ID 734-695-4746.

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated, and may speak. Copies of the above requests 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. More information about these requests can be found at [www.chesterfield.gov/plan](http://www.chesterfield.gov/plan).

Kirkland A. Turner, Director  
Planning Department

## TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on February 13, 2008 beginning 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 may appear and present their views concerning:

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 Cheryllann 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 Cheryllann 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.

Copies of both versions of the draft plan may be obtained through the county's web site at [www.chesterfield.gov/plan](http://www.chesterfield.gov/plan), by visiting the Planning Department located at 9800 Government Center Parkway, or through the County Administrator's Office at 9901 Lori Road. For further information, contact Steven Haasch at 796-7192 or [haaschs@chesterfield.gov](mailto:haaschs@chesterfield.gov).

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, February 8, 2008.

VIRGINIA:

IN THE CIRCUIT COURT OF  
CHESTERFIELD COUNTY

DOUGLAS R. SOWERS, at al.,

Plaintiffs,

v. Civil Law No: CL07-2911

ALL PERSONS WHO HAVE OR MAY HAVE AN INTEREST IN A CERTAIN ABANDONED GRAVEYARD, LOCATED IN THE MATOACA MAGISTERIAL DISTRICT, CHESTERFIELD COUNTY, VIRGINIA, AND SITUATED ON A PARCEL OF LAND BEING NUMBERED AND DESIGNATED AS TAX MAP NO. 717-6885-5460-0000, AS NEXT OF KIN OR DESCENDANTS OF THOSE WHO MAY BE BURIED IN SUCH GRAVEYARD, THE NAMES OF WHICH PERSONS ARE UNKNOWN, WHICH NEXT OF KIN OR DESCENDANTS ARE PROCEEDED AGAINST BY THE GENERAL DESCRIPTION OF "PARTIES UNKNOWN",  
Defendants.

ORDER OF PUBLICATION  
December 18, 2007

The object of this suit is to obtain an Order for removal of remains buried in an abandoned graveyard in the Matoaca District of Chesterfield County, Virginia, pursuant to the provisions of Section 57-38.1 of the Code of Virginia (1950), as amended, on a parcel of land owned by Douglas R. Sowers and Susan S. Sowers, acquired by deed dated June 28, 2002, recorded July 12, 2002, in the office of the Clerk of the Circuit Court of Chesterfield County, Virginia in Deed Book 4601, Page 120, corrected by Deed of Correction recorded July 18, 2002 in Deed Book 4607, page 690, and to re-inter such remains with due care and decency in another, more suitable repository acceptable to this Court.

It is alleged in the Complaint filed in this Court that there are or may be persons whose names are unknown and who may be interested in the subject matter of this suit who may have ancestors or relatives located in such abandoned graveyard who are made parties defendant by the general description "Parties Unknown." It is hereby ORDERED, that each of said parties made defendants by the general description of "Parties Unknown" do appear on or before February 27, 2008, at 8:55 a.m. and do whatever is necessary to protect his or her

interests.

AN EXTRACT

TESTE:

Judy L.  
Worthington, Clerk

## PUBLIC NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at a regularly scheduled meeting on February 13, 2008 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 law. It also would require: (1) that the Board update the IFRIP and fee schedule at least every 2 years, (2) that a separate road improvement account be established for funds collected from each IF service area, and (3) that refunds of IF be paid per state law.

The ordinance and information concerning the IF are available for examination at the Transp. Dept., 9800 Gov't Center Parkway, Chesterfield, VA, and at the County Administrator's Office (Room 505) at the Chesterfield County Admin. Bldg, during normal business hours.

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 no later than Friday, February 8, 2008.

# AUTO MARKETPLACE

**1997 Mazda 626 LX** - Good interior and exterior. Needs transmission work. \$750. **1994 Jeep Cherokee Country Edition**, \$750. 743-1330.

**1999 Ford Expedition Eddie Bauer 4x4** - 145K. Good body condition and mechanically sound. All power.

\$6,800 OBO. 739-9609.

**1994 Hyundai Elantra** - 115K. 4-door, 4-cylinder engine. AM/FM/cassette, 4 speaker stereo, AC. New paint and tires, water pump, replacement transmission and spoiler. Asking \$1,800 firm. Brent, 714-5139.

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