

TAX NOTICE FILING DEADLINES CHESTERFIELD COUNTY, VA

*All tangible personal property tax forms must be filed with the Commissioner of the Revenue no later than **March 3, 2008**, to avoid a 10% penalty.

****IMPORTANT!!****

In early January, all taxpayers on the county personal property tax rolls were mailed a **tangible personal property tax return** that listed all personal property on the county files. If you have:

- changed your address
- changed vehicles or other personal property
- corrected or added any information to the form

You must return the corrected form to the address listed below or fax it to the number listed below.

Personal property not listed on the above form, including motor vehicles, boats and motors, mobile homes, trailers, aircraft, business tangible personal property, and machinery & tools must be filed on by:

March 3, 2008

* All businesses liable for a **Chesterfield County business license** for 2008 must renew their licenses no later than:

March 3, 2008

New businesses must obtain a license to operate within 30 days of beginning business in Chesterfield County.

Failure to renew the proper licenses and to pay the proper tax by March 3, 2008, or within 30 days of beginning, will result in a penalty of up to 10% of the license tax.

* Applications for **real estate/mobile home tax relief** for the elderly (age 65 and over) or disabled are due by **April 1, 2008**. The guidelines are total income less than \$52,000 for the owner and all household relatives and net worth less than \$200,000 (excluding value of the house and up to 10 acres of land on which the house is situated). Please note, however, that although up to ten acres of land may be excluded from the net worth calculation, only the home and up to one acre of land are eligible for actual tax relief. For property jointly owned by co-owners (other than husband and wife), the combined net worth of the owners must not exceed \$324,075, without any exclusion for the dwelling and land. All owners must reside in the dwelling for which tax relief is sought.

* For tax forms, instructions, and other related information, please visit www.chesterfield.gov/comrev.

Telephone: 748-1281

Fax: 768-8649

**Room 165, Administration Building
Rt. 10 and Lori Road**

**Commissioner of the Revenue
P.O. Box 124
Chesterfield, VA 23832-0124
8:30am - 5:00pm, Mon. – Fri.**

Joseph A. Horbal, Commissioner of the Revenue

Cloverleaf Mall, Roseland top commission's agenda

By Donna C. Gregory

NEWS EDITOR

The Chesterfield County Planning Commission will take up two of the most controversial zoning cases in recent history at its meeting on Feb. 19. On the agenda are rezonings for the redevelopment of Cloverleaf Mall, known as Chippenham Place, and Roseland, the mega, mixed-use development at the intersection of Route 288 and Woolridge Road.

Chippenham Place

After weeks of negotiation with North Carolina redevelopment firm Crosland, the Chippenham Place project will be reviewed again by the commission before being forwarded on to the county board for possible approval.

The mixed-use project will replace Cloverleaf Mall at the intersection of Midlothian Turnpike and Chippenham Parkway when the mall is torn down later this year. Chippenham Place calls for around 540 homes – mostly multifamily – and at least 200,000 square feet of retail anchored by a new Kroger on the 83-acre site. The county revision calls for office/retail development on 14 acres where the mall's theatres used to be. Residential units could occupy space above that first floor of commercial space.

The number of residential units was reduced from 750 last month after some county leaders felt the proposal included too much housing, especially in a location many consider to be a gateway to the county.

The mall's few remaining tenants have been notified Cloverleaf will close at the end of this month.

The purchase of the remaining 45 acres underneath the mall also appears to be on track after the Chesterfield Economic Development Authority agreed last month to pay owner Millmar Partnership \$7.37 million for the property. The county will probably close on that land in May.

from HOUSING, page 1

estate sales: at the current rate of sales, Chesterfield has almost a 16-month supply of new single-family homes on the market, slightly more than Henrico County but slightly less than Richmond or Hanover County. A very healthy market is a four-month supply of homes.

"The nation's been in a residential recession for the past year or so," she said. "2008 will be slower than 2007...homes sales are at the 2001 sales level." But she predicted a recovery late this year or early next year.

One of her many charts predicted there would be 454 new single-family home sales this month in metro Richmond compared to 690 last February. (To see Chmura's entire presentation, go to www.chesterfieldobserver.com and click on "special.")

For builders, she recommended diversifying this year into the remodeling business, which continues to grow nationally. For existing lots, Chmura urged building less expensive homes and suggested builders "weigh price cuts against opportunity costs" for those homes already waiting for buyers.

"Earlier, we had something new," said real estate consultant Cecil Sears, "speculators who bought without the intention of living in the houses they bought, which created artificial demand." He said new home demand peaked in Oct. 2005. "It's time for builders to get their stock in order," he added.

To put the professionals in a better mood before they left the seminar, Lloyd Mason Poe of Lifestyle Builders and Developers and StyleCraft Homes entertained with his humor-

Speak out

The Chesterfield County Planning Commission will hold public hearings on the Cloverleaf Mall and Roseland cases at its meeting on Feb. 19 at 6:30 p.m. in the Public Meeting Room, 10001 Iron Bridge Rd.

Crosland is expected to reimburse the \$16.5 million the county spent to purchase the entire Cloverleaf Mall tract.

Roseland

The commission is also expected to again take on Roseland, the largest residential rezoning in the county's history. As proposed by developer GBS Holding Ltd., Roseland at build-out would include 5,140 homes, 400 smaller carriage homes and 1.5 million square feet of office and retail on 1,395 acres.

The case was remanded back to the commission at the county board's first meeting of the year in January. The remand was not unexpected since it was the first meeting for four new members on the board.

Despite its size, the Roseland proposal has garnered little criticism, partly because the developer has pledged to use smart growth techniques that would minimize the community's environmental impact. Several officials in the county have said they would prefer one big zoning case rather than several smaller ones in order to better control financial support for infrastructure, such as roads and schools.

The only real opponents have been some residents from nearby Charter Colony, who have complained they do not want commercial development abutting their properties.

Roseland's developers have met with numerous nearby communities and groups to educate them on the proposal and get their blessing.

ous look at trends in the marketplace – interspersed with advice. (To see his presentation, go to www.chesterfieldobserver.com and click on "special.") Women represent 91 percent of home-buying decisions, he told them. They want homes that help reduce the stress of juggling work and home. Single women are twice as likely as single men to buy a home on their own.

In 1997, 50 percent of homebuyers received their real estate information from real estate agents, but last year that declined to 34 percent. During that same period, the Internet's share grew from 2 percent to 29 percent.

The buzz in the industry is about "green building practices" even though many consumers still just equate that to being energy efficient. That trend is being driven by commercial builders – perhaps because it adds 6-10 percent to the average home price.

Citing data from Integra Realty Services, there's also a shift going on in the Richmond market toward more multifamily housing. Single-family residences have declined from 94 percent of the purchases to 67 percent, said Poe, while townhouses and duplexes now represent 16 percent (up from 4 percent). Condominiums have grown from 2 percent of sales to 11 percent.

Chesterfield Observer

Classified Advertising (804) 545-7506

or

Classifieds@ChesterfieldObserver.com