

from LEGALS, page 19

This request lies on 38.8 acres fronting approximately 290 feet on the west line of Old Hundred Road approximately 2,900 feet northwest of Otterdale Road. Tax ID 714-698-Part of 3178.

07SN0223*: (Amended) In Matoaca and Midlothian Magisterial Districts, **GBS HOLDING, LTD.** requests rezoning and amendment of zoning district map from Agricultural (A) and Light Industrial (I-1) to Community Business (C-3) of 211 acres with Conditional Use to permit multifamily and townhouse uses and rezoning from Agricultural (A) and Light Industrial (I-1) to Residential Townhouse (R-TH) of 1,183.9 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 1,394.9 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 regional employment center use, office/residential mixed use and residential use of 2.0 units per acre or less. This request lies on 1,394.9 acres fronting the east and west lines of Old Hundred Road at the Norfolk Southern Railroad; the north line of Old Hundred Road east of Otterdale Road; and the east and west lines of Otterdale Road north of Old Hundred Road. Tax IDs 707-700-7988; 708-702-1722; 709-701-7328; 710-700-7596; 710-703-3345; 711-699-3470; 711-700-1144; 711-701-5180; 712-699-7663; 713-703-4194; 713-704-3412; 713-705-5709; 714-703-2188 & 7259; 714-704-1729; 714-705-5728; 716-701-4130; 718-697-4548 & 6844; 718-699-7719; 719-697-8012; 719-698-2822; 720-695-3288 & 9506; 720-698-0178; 720-700-0007; 721-695-9061; 722-697-0512; 722-700-4002.

07SN0241*: In Dale Magisterial District, **PROWE ASSOCIATES LTD.** requests amendment to Conditional Use Planned Development (Case 84S059) and amendment of zoning district map relative to buffer 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 1.0-2.5 dwelling units per acre. This request lies in a Residential (R-9) District on 1.0 acre fronting approximately 400 feet on the north line of Cogbill Road, also fronting approximately 150 feet on the west line of Ironstone Drive and located in the northwest quadrant of the intersection of these roads. Tax IDs 772-681-3493 and 4595; and 772-682-6002.

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.

07SN0292*: (Amended) In Bermuda Magisterial District, **EMERSON COMPANIES LLC** requests Conditional Use and amendment of zoning district map to permit residential multifamily use and 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 general commercial use. This request lies in Community Business (C-3) and General Business (C-5) Districts 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.

07SN0385*: In Matoaca Magisterial District, **FIRST COMMONWEALTH SERVICES** 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 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 2.2 units per acre or less. This request lies on 8.2 acres fronting approximately 270 feet on the east line of Winterpock Road north of Springford Parkway; also fronting approximately 170 feet on the west line of Summercreek Drive across from Summercreek Place. Tax ID 722-661-8707.

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*: (Amended) In Midlothian Magisterial District, **HAMID M. GHORASHI AND DIANNA M. WATERS** request rezoning and amendment of zoning district map from Residential (R-7) to Corporate Office (O-2) 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.

08SN0182*: In Matoaca Magisterial District **DOGWOOD PARTNERSHIP**

LLC request amendment to rezoning (Case 99SN0227) and amendment of zoning district map to permit Community Business (C-3) uses and to delete the conceptual plan. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for office/residential mixed use uses. This request lies in a Community Business (C-3) District on 3.9 acres fronting approximately 490 feet on the north line on the north line of Hull Street Road approximately 60 feet east of Cosby Road. Tax ID 717-671-5331. *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

TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on Wednesday, April 2, 2008 at 6:30 p.m. in the County Public Meeting Room at the Chesterfield Administration Building, Route 10 and Lori Road, Chesterfield, Virginia, will hold

a public hearing to consider:

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 18-22 and 18-27 relating to fees for sewer connection and monthly water and sewer capacity cost charges.

This ordinance is being proposed pursuant to authority granted to the County by Va. Code §§ 15.2-2109, 15.2-2118, 15.2-2119 and 15.2-2143. The full text of the ordinance is reproduced below. A copy of the ordinance is also on file in 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. and 5:00 p.m., Monday through Friday.

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 the 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, March 28, 2008.

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING AND RE-ENACTING SECTIONS 18-22 AND 18-27 RELATING TO SEWER CONNECTION FEES AND WATER AND SEWER USER FEES CHARGES

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) That Sections 18-22 and 18-27 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted to read as follows:

Sec. 18-22. Connection fees.

o o o
(b) The capital cost recovery charge shall be:

	Customer Class	Meter Size (inches)	Number of ERU's per Unit	Capital Cost Recovery Charge	
				Water	Wastewater
(i)	For a dwelling, single-family, including townhouses, mobile homes that are not located in a mobile home park, and individually metered multifamily dwelling units.	5/8	1.00	\$ 3,970.00	\$ 2,370.00 <u>\$2,725.00</u>
(ii)	For a dwelling, two-family (per unit)	5/8	1.00	3,970.00	2,370.00 <u>2,725.00</u>
(iii)	For mobile homes that are located in a mobile home park and for master metered multiple-family dwellings other than multiple-family dwellings used exclusively as housing for colleges and/or universities (per unit)		0.85	3,375.00	2,015.00 <u>2,316.00</u>
(iv)	For all other customer classes	5/8	1.00	3,970.00	2,370.00 <u>2,725.00</u>
		1	2.50	9,925.00	5,925.00 <u>6,813.00</u>
		1 1/2	5.00	19,850.00	11,850.00 <u>13,625.00</u>
		2	8.00	31,760.00	18,960.00 <u>21,800.00</u>
		3	16.00	63,520.00	37,920.00 <u>43,600.00</u>
		4	25.00	99,250.00	59,250.00 <u>68,125.00</u>
		6	50.00	198,500.00	118,500.00 <u>136,250.00</u>
		8	80.00	317,600.00	189,600.00 <u>218,000.00</u>
		10	115.00	456,550.00	272,550.00 <u>313,375.00</u>
		12	155.00	615,350.00	367,350.00 <u>422,375.00</u>
	The capital cost recovery charge for meters that are larger than 12 inches shall be determined by the director based on the number of ERUs per unit.				
(v)	The capital cost recovery charge for a dwelling that is served by a meter that is larger than five-eighths inch shall be the same capital cost recovery charge in subsection (b)(iv).				