

CHESTERFIELD COUNTY, VIRGINIA PLANNING COMMISSION AGENDA AND PUBLIC NOTICE Tuesday - May 20, 2008

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. COMMISSION 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.

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 6:30 p.m. Sessions.)

IV. Work Program - Review and Update.

V. Planning Topics-Large Lot/Deferred Growth Concepts.

VI. Planning Commission Initiated Amendment to Upper Swift Creek Plan Amendment.

VII. BOS Initiated Amendment to Upper Swift Creek Plan Amendment.

VIII. Code Amendment Relative to Low Impact Design in the Upper Swift Creek Watershed.

IX. Public Facilities Plan Amendment.

X. Code and Policy Amendments Relative to Proposed Electronic Message Centers.

XI. Code Amendment Relative to Height of Church Steeples.

XII. Code Amendment Relative to CPTED Standards (Security Proffer).

XIII. Overview of Public Facilities Site Selection Process

XIV. Recess.

3:00 p.m. PUBLIC MEETING - 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:

- March 18, 2008 Planning Commission Minutes.
- April 15, 2008 Planning Commission 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.

08PR0248*: In Bermuda Magisterial District, C.F. CURRIN, JR. is requesting approval to reduce a 75 foot wide buffer to 20 feet in conjunction with site plan approval for 2 office/retail buildings totaling approximately 28,150 square feet. This project is known as CHALKLEY PLACE. This request lies in a Community Business (C-3) and Corporate Office (O-2) Districts on 10.57 acres fronting approximately 740 feet on the south line of Iron Bridge Road and approximately 360 feet along the west line of West Booker Boulevard and located in the southwest quadrant of these roads. Tax IDs 779-652-6675 and 9168, 780-652-1685, 2380, 1556 and 1448.

08TS0238*: In Midlothian Magisterial District, 2421 W.D., LLC is requesting tentative subdivision approval of 6 single family residential lots and a buffer

reduction along Buford Road from 35 to 25 feet. This development is commonly known as **BON AIR WALK**. This request lies in a Residential (R-15) District on 5.1 acres fronting approximately 460 feet on the west line of Buford Road also fronting approximately 219 feet on the north line of Sunview Lane. Tax IDs 756-712-8658 and 757-712-0544.

08PR0267: In Clover Hill Magisterial District, **DUVAL DEVELOPMENT** is requesting approval to reduce a 100 foot buffer to 50 feet in conjunction with site plan approval. This project is known as **OAKLAKE WRIGHT**. This request lies in a Light Industrial (I-1) District on 1.3 acres fronting approximately 100 feet on the north line of Oak Lake Crest Way. Tax ID 736-689-5685.

08PW0329: In Dale Magisterial District, **COURTS OF PRAISE** is requesting approval of a development standard modification to the requirement for paving. This project is known as **COURTS OF PRAISE**. This request lies in a Residential (R-12) District on 3.9 acres lying approximately 680 feet off the east line of Iron Bridge Road at 7211 Iron Bridge Road. Tax ID 773-676-Part of 7904.

08TS0287: In Matoaca and Midlothian Magisterial Districts, **COMMONWEALTH FOUNDATION FOR CANCER RESEARCH** is requesting tentative subdivision approval for 125 single-family lots. This development is commonly known as **QUEENSGATE**. This request lies in a Residential (R-7 and R-15) and Corporate Office (O-2) Districts on 77.5 acres fronting approximately 2500 feet on the south line of Coalfield Road, also fronting approximately 2500 feet on the north line of Lucks Lane. Tax IDs 727-698-7803, 728-697-2424, 728-697-5402, 729-696-0058 and 731-696-2505.

08TS0321: In Midlothian Magisterial District, **OLD GUN ROAD PROPERTIES** is requesting adjusted tentative subdivision plat approval of 16 single-family residential lots. This project is commonly known as **THE PRESERVE AT OLD GUN**. This request lies in a Residential (R-40) District on a 26.6 acre parcel fronting approximately 625 feet on the west line of Old Gun Road approximately 700 feet south of Young Manor Drive. Tax IDs 735-721-2025 and 736-721-6540.

*These cases were deferred at a previous session by the Planning Commission to their May 20, 2008, meeting.

IV. Recess.

6:30 p.m. PUBLIC MEETING AND HEARING - PUBLIC MEETING ROOM, CHESTERFIELD COUNTY ADMINISTRATION BUILDING. (IF ALL ITEMS CANNOT BE COMPLETED ON TUESDAY, MAY 20, 2008, THE MEETING WILL BE RECESSED TO THURSDAY, MAY 22, 2008, AT 6:30 P.M. IN THE PUBLIC MEETING ROOM.)

I. Invocation.

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

III. Review Upcoming Agendas.

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

V. Review Meeting Procedures.

VI. Citizen Comment on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.

VII. Public Hearing: Consideration of the Following Proposals in this Order:

- Requests for withdrawals/deferrals.
- Cases where the applicant accepts the recommendation and there is no public opposition.
- Code Amendments
- Cases where the applicant does not accept the recommendation and/or there is public opposition.

Proposed Code Amendment Relative to Phosphorus Loads in the Upper Swift Creek Watershed.

An ordinance to amend the Code of the

County Of Chesterfield, 1997, as amended, by amending and re-enacting Section 19-238 of the Zoning Ordinance relating to water quality in the Upper Swift Creek Watershed. Specially, this amendment would require that the post-development total phosphorus load for all land uses within the watershed, except agricultural practices, shall not exceed 0.16 pounds per acre per year.

Rezoning Conditional Use And Substantial Accord Requests.

08SN0204: In Midlothian Magisterial District, **JEFFERSON T. BLACKBURN, D.D.S PC (CCM DEVELOPMENT LLC)** requests amendment to Conditional Use Planned Development (Case 86SN0092) and amendment of zoning district map to delete sign condition. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for office use. This request lies in a Community Business (C-2) District on 0.5 acres and is known as 2301 Robious Station Circle. Tax ID 739-714-9499.

08SN0214: In Bermuda Magisterial District, **REBKEE COMPANY** requests amendment to Conditional Use Planned Development (Case 875090) and amendment of zoning district map to permit drive-in window in conjunction with pharmacy use. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed uses. This request lies in a Neighborhood Business (C-2) District on 11.9 acres located in the northeast quadrant of the intersection of Iron Bridge and Chalkley Roads. Tax IDs 779-653-7767 and 780-654-Part of 0821.

06SN0156*: (Amended) In Dale Magisterial District, **G. H. COGBILL LIMITED COMPANY** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use uses. This request lies on 23.5 acres fronting approximately 290 feet on the south line of Iron Bridge Road approximately 1,000 feet west of Beach Road. Tax IDs 769-661-Part of 5744 and 769-662-7415.

07SN0206*: (Amended) In Matoaca Magisterial District, **GBS HOLDING LTD** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-15) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to 2.90 units per acre is permitted in a Residential (R-15) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. 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.

07PD0248*: (Amended) In Clover Hill Magisterial District, **CHESTERFIELD COUNTY PARKS AND RECREATION** requests Substantial Accord Determination on 10 acres of 52 acre tract to permit expansion of the proposed Providence Road park site, plus amendment to substantial accord (Case 92PD0197) relative to development standards. This request lies in an Agricultural (A) District on 52 acres fronting approximately 1,560 feet on the south line of Powhite Parkway, west of the northern terminus of Condrey Ridge Drive, and also fronting the north line of West Providence Road across from Providence Elementary School. Tax IDs 743-692-Part of 4869 and 743-693-5361.

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.

08SN0127*: In Matoaca Magisterial District, **REBKEE COMPANY** requests rezoning and amendment of zoning district map from Agricultural (A) to Neighborhood Business (C-2). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for neighborhood shopping center uses. This request lies on 8.7 acres located in the southwest quadrant of the intersection of Beach and Winterpock Roads. Tax ID 721-655-5165.

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 of Hull Street Road approximately 60 feet east of Cosby Road. Tax ID 717-671-5331.

08PD0295*: In Matoaca Magisterial District, **RICHMOND 20MHZ, LLC** requests Substantial Accord Determination and amendment of zoning district map to permit a communications tower in a Light Industrial (I-1) District. 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 uses. This request lies on 3.2 acres located in the southeast quadrant of the intersection of Commonwealth Centre and Brad McNeer Parkways. Tax IDs 736-675-7199; 736-676-4308 and 6214.,

08SN0159*: (Amended) In Dale Magisterial District, **DOUGLAS AND SUSAN SOWERS** request rezoning and amendment of zoning district map from Agricultural (A) and Residential (R-7) to Residential (R-12) with Conditional Use Planned Development to permit 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 4.2 acres fronting on the southern terminus of Stockport Place and the western terminus of Herold Green Drive. Tax ID 748-674-3597.

*These cases were deferred at a previous session by the Planning Commission to their May 20, 2008, meeting.

**This case was remanded by the Board of Supervisors.

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

NOTICE

TAKE NOTICE that the County of Chesterfield through the Building Official will proceed with demolition of the following unsafe structures on or after June 14, 2008:

1310 Enon Avenue (pole shed)
Chester, VA 23836

Tax ID Number 8216468953000

Robert C. Thompson

For further information, please contact William D. Dupler, Building Official, Chesterfield County, P.O. Box 40, Chesterfield, VA 23832-0040 or at 804-748-1611.

The demolition is in accordance with Section 5-6 of the Code of Chesterfield County 1978, as amended, and as authorized by Section 15.2-906 of the Code of Virginia 1950, as amended.

VIRGINIA: IN THE JUVENILE AND DOMESTIC RELATIONS DISTRICT COURT OF THE COUNTY OF CHESTERFIELD

IN RE: Ruby Briana Chenault (D.O.B. 2/10/07)

It is ORDERED that WINDY STEELE, natural mother and BRIAN CHENAULT, putative father, and the UNKNOWN FATHER of Ruby Briana Chenault, appear at the Juvenile & Domestic Relations District Court for the County of Chesterfield, Virginia, 7000 Lucy Corr Boulevard, Chesterfield, Virginia 23832 on the 3rd day of September, 2008, at 12:00 p.m. to do whatever is necessary to protect their interests. The object of this suit is to terminate their residual parental rights, including the right of visitation, right to consent to adoption, the responsibility of support and all other rights and responsibilities remaining with them as the natural mother, putative father or unknown father of the child and to obtain the right to place said child for adoption.

Enter: 4/21/08

Bonnie C. Davis, Judge

NOTICE

TAKE NOTICE that the County of Chesterfield through the Building Official will proceed with demolition of the following unsafe structures on or after June 14, 2008:

5700 Claypoint Road

Chesterfield, VA 23832

Tax ID Number

742674844000000

Lloyd Keith Dibble ET AL

For further information, please contact William D. Dupler, Building Official, Chesterfield County, P.O. Box 40, Chesterfield, VA 23832-0040 or at 804-748-1611.

The demolition is in accordance with Section 5-6 of the Code of Chesterfield County 1978, as amended, and as authorized by Section 15.2-906 of the Code of Virginia 1950, as amended.