

PUBLIC NOTICE

The Board of Supervisors of Chesterfield County, on Wednesday, May 28, 2008, beginning at 6:30 p.m., in the Public Meeting Room at the Chesterfield County Administration Building, Chesterfield, Virginia, will consider the following requests:

05SN0239*: (Amended) In Clover Hill Magisterial District, **THE CHEATHAM FAMILY LIMITED PARTNERSHIP** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) 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 uses. This request lies on 63.5 acres fronting approximately 550 feet on the north line of Hull Street Road, also fronting approximately 2,400 feet on the west line of Route 288 and located in the northwest quadrant of the intersection of these roads. Tax IDs 733-680-Part of 9439; 734-678-2276; and 734-681-0526 and 3904.

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 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*: (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.

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.

08SN0194: In Midlothian Magisterial District, **R. SHANE PARR** requests amendment to Conditional Use Planned Development (Case 89SN0175) and amendment of zoning district map to delete landscaping 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. The request lies in a Community Business (C-3) District on 16.7 acres fronting approximately 880 feet on the north line of Midlothian Turnpike

approximately 1,050 feet east of Robious Road. Tax ID 751-708-4745.

08SN0195: In Bermuda Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests Conditional Use and amendment of zoning district map to permit expansion of a public wastewater pump station in a Manufactured Home Subdivision (MH-2) District. 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 on 0.4 acres measured approximately 2,600 feet southeast of Lansmill and Pine Forest Drives also fronting approximately 650 feet on the northwest line of Arrowfield Road approximately 4,100 feet east of Jefferson Davis Highway. Tax IDs 803-629- Part of 3705 and 803-630- Part of 9122.

08SN0196: In Midlothian Magisterial District, **MI HACIENDA, LLC** requests rezoning and amendment of zoning district map from Residential (R-7) to Corporate Office (O-2) with Conditional Use to permit restaurant use. The density of such amendment 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 2.6 acres fronting approximately 250 feet on the north line of Midlothian Turnpike approximately 220 feet east of Winterfield Lane. Tax IDs 727-708-5178 and 6155.

08SN0197: In Bermuda Magisterial District, **THE PHOENIX L.P.** requests Conditional Use and amendment of zoning district map to permit Community Business (C-3) uses in a General Industrial (I-2) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for industrial use. This request lies on 9.8 acres fronting approximately 600 feet on the south line of West Hundred Road approximately 2,150 feet west of Rivers Bend Road. Tax ID 810-652-2734.

08SN0222: In Bermuda Magisterial District, **GEORGE E. STIGALL** requests renewal of Manufactured Home Permit 01SR0152 to park a manufactured home in a Residential (R-7) District. The density of such amendment is approximately 6.25 units per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre. This property is known as 10114 Brightwood Avenue. Tax ID 793-666-9401.

*These cases were deferred at a previous session by the Board of Supervisors.

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.

Kirkland A. Turner, Director
Planning Department

**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 CPED 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.

08PRO248*: 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.

08PRO248*: 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.

08PRO248*: 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.

08PRO267: 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 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