

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 7722-661-8707. ■

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

TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on Wednesday, May 28, 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 where persons may appear and present their views concerning:

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Section 7-3 to divide Chippenham, Dutch Gap and Wells voting precincts and change the polling places for Beach, Enon, Matoaca and Meadowbrook voting precincts.

A copy of the full text of the ordinance is on file in the Office of the Clerk to the Board of Supervisors and 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. to 5:00 p.m., Monday through Friday. If further information is desired, please contact Mr. Lawrence Haake, III, Registrar, at 748-1471, between the hours of 8:30 a.m. to 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, May 23, 2008.

TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on Wednesday, May 28, 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 where persons may appear and present their views concerning:

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Section 10-3 to conform the county ordinance with revisions to the Virginia Statewide Fire Prevention Code, including expanding the no-burn months to include May and September and renumbering the state fire code section references.

A copy of the full text of the ordinance is on file in the Office of the Clerk to the Board of Supervisors and 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. to 5:00 p.m., Monday through Friday. If further information is desired, please contact Battalion Chief James Dawson, Fire Marshal, at 717-6838, between the hours of 8:30 a.m. to 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, May 23, 2008.

TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at a regular scheduled meeting on May 28, 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:

Amendments to the County's Comprehensive Plan and Zoning Ordinance that would establish a Traditional Neighborhood Development (TND) zoning district and which will provide standards for the TND district as well as a number of design standards that will be applicable County-wide. No property will be rezoned by these amendments but, if adopted by the Board of Supervisors the TND district would be available to landowners and the County for possible future rezoning actions. The proposed amendments are described below:

Comprehensive Plan Amendment:

An amendment to the Introduction to the Plan For Chesterfield ("Plan"). The amendment would add the following language to the discussion of neighborhood development goals and policies:

Traditional neighborhood development (TND) provides opportunities for creating new mixed-use, pedestrian-oriented, activity centers containing a variety of uses, including, business, retail, residential, cultural, educational, and other public and private uses. Traditional neighborhood development encourages physical community building at the neighborhood scale, while providing a range of housing choice. TND districts may be appropriate, subject to Board of Supervisors approval, for areas with the following Comprehensive Plan land use designations: Community Mixed Use; Community Mixed Use Center; Community Mixed Use Node; Regional Mixed Use; Regional Mixed Use Center; and Regional Mixed Use Node.

If adopted by the Board of Supervisors, the amendment will become part of the Plan, the County's comprehensive plan. The Plan is used by citizens, staff, Planning Commission and the 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. The Plan does not rezone land, but suggests Ordinance amendments and other actions.

Zoning Ordinance Amendments:

An Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 19-41, 19-301, 19-508.3, 19-509, 19-510, 19-512, 19-518, 19-644, and 19-645 and adding Sections 19-200.1 through 19-200.11, 19-508.4, 19-509.1, and 19-514.1 relating to creation of the Traditional Neighborhood Development (TND) zoning district, and county-wide standards for off-street parking, parallel parking, tree planting within sidewalk areas, and signs projecting from buildings.

The amendments would add the TND district to the list of enumerated zoning districts. The purpose/intent of the TND district includes, among other things, (1) allowing development of mixed-use, pedestrian-oriented, activity centers; (2) incorporating publicly accessible community open space; (3) encouraging high quality development/redevelopment; (4) permitting compatible mix of uses; (5) increasing number of permitted principal and accessory uses in a single district; (6) and encouraging high quality redevelopment by permitting regulatory flexibility and innovative and creative design. Applicable design principles include: (1) compact development patterns; (2) human scale development; (3) mixing nonresidential and residential land uses; (4) providing a community center and focus; (5) promoting mix of housing types on varying lot sizes; (6) encouraging in-fill residential and/or nonresidential development and redevelopment; and (7) incorporating narrow, interconnected streets with sidewalks, bikeways, and transit.

The TND district would allow a number

of uses, including among others, access to land in certain zoning districts; automobile self-service stations; bed and breakfast establishments; boarding houses; catering establishments; churches and other places of worship; clubs and lodges; civic, fraternal, non-profit, private, public, or social; cocktail lounges and nightclubs; colleges, public or private; communication antennas integrated into the design of a permitted building; communication offices, studios, and stations; not including towers; conference centers; convenience store; dwellings: attached, detached, live/work, multiple-family, single-family, townhouse, two-family; fire stations and emergency rescue squads, buildings and grounds; fraternities (in conjunction with school or college); funeral homes; galleries, art; government buildings; group homes; hospitals and other medical facilities; hotels; laboratories: dental, medical, and optical; libraries, public or private; meal preparation and delivery services; messenger services; model homes; mortuaries; museums, public or private; offices: dental, general, medical, project management, temporary real estate; parking lots: commercial, non-commercial, park and ride; personal service establishments; post offices; public utility service buildings; recreational establishments, commercial-indoor; restaurants and cafes: carry-out, fast-food, or sit-down; retail, general; schools, public or private; schools, specialty; sororities (in conjunction with school or college); telephone exchanges; theaters (except drive-in theaters); utility uses located underground or not requiring a structure; and upon approval of the Director of Planning, other uses not specifically enumerated in this chapter that are of the same general character as specifically enumerated uses.

The TND district would allow a number of restricted uses, including among others, check cashing, incidental, subject to limitations of \$19-145(h); Christmas tree sales, temporary, subject to limitations of \$19-152(h); construction buildings/trailers, temporary, subject to limitations of \$19-131(e); group care facilities, provided that facilities in excess of 10,000 sq. feet be limited to the Community Center, and group care facilities in Community Center have at least 50% of the ground-floor frontage that faces adjoining streets to include tenant spaces for commercial use with primary entrances facing adjoining street; home occupations, subject to limitations of \$19-65(e); intercoms accessory to permitted uses, not audible to any residential use; motor vehicle rental and repair, subject to limitations of \$19-159(f); outside display/storage, subject to limitations of \$19-159(i); parks, public or private, not exceeding five acres of active recreational uses; parking and storage of commercial truck/vehicle, or service vehicle, in conjunction with any residential use, subject to the limitations of \$19-65(f); pet grooming shops, subject to limitations of \$19-145(d); plant nurseries not exceeding 10,000 sq. feet of total floor area; public address systems (outside), not audible to any residential use; recreational establishments/ facilities, outdoor, not exceeding five acres; satellite dishes, subject to limitations of \$19-131(h); utility uses requiring a structure, public or private, subject to limitations of \$19-131(g); veterinary clinics or offices, subject to limitations of \$19-131(f); and warehouses, subject to limitations of \$19-138(i). If restrictions cannot be met, uses may be allowed by conditional use.

The TND district would allow a number of accessory uses, including among others, boat houses, private; docks, private; equipment storage buildings; garages, private; gardens and garden buildings, private, subject to provisions of \$19-66(a); grounds keeping buildings; hothouses, residential; in-law dwelling units; maintenance buildings, subject to provisions of \$19-66(a); microbreweries; piers, private; plant propagation and cultivation (not for sale): crop, flower, tree, shrub; signs; storage buildings, private, subject to provisions of \$19-66(a); swimming pools and adjoining deck areas; tennis courts and similar recreational facilities; tool buildings, private, subject to provisions of \$19-66(a); yard sales; and other accessory uses, buildings and structures not otherwise prohibited, customarily accessory and incidental to any permitted use.

The TND district would allow these

conditional uses subject to \$19-13: communication towers; halfway houses; liquor stores; and mini-warehouse facilities. It would allow these special exceptions subject to \$19-21: kennel, private; and yard sales in excess of 2 days.

In addition, the proposed ordinance amendments establish application procedures for approving an application for zoning to a TND district, including among other things a requirement for a Master Plan and a Design Guidelines Manual, and the procedures for filing applications for an overall development plan, and site plan or subdivision plan approvals. The proposed ordinance also provides procedure to allow minor alterations to an approved Master Plan upon review and approval by the Director of Planning.

The amendments also provide design standards and guidelines for TND projects including, among other things: (1) minimum project area requirement of 60 acres, or 20 acres for infill/redevelopment projects if a sphere of influence is established with existing and/or future neighborhoods and commercial areas equaling 60 acres at time of rezoning; (2) mix of uses in project design, providing for, among other things a horizontal and vertical mix of non-residential, residential, commercial and community center uses across the project and within buildings; (3) maximum residential densities and allowable percentages of residential development by type of dwelling unit, including single-family detached, single-family attached, live/work, and multi-family dwellings; (4) land use regulations for office, commercial, residential, civic, institutional, and open space uses within the Community Center; (5) minimum percentages and standards for common open space; (6) maximum building height standards; (7) minimum lot requirements and block standards as established in the applicable Overall Development Plan; (8) standards for public streets and motor vehicle circulation shall be designed to promote pedestrian and bicycle activity; (9) street layout standards; (10) parking space requirements; (11) landscape and buffering standards; (12) standards for exterior lighting; (13) off-street parking standards; (14) on-street parking standards; (15) parking and storage of recreational vehicles; (16) interpretation of specific parking requirements; (17) design standards for parallel parking; (18) plant material specifications; (19) building mounted sign restrictions; & (20) freestanding sign design restrictions. The amendments also provide definitions for the following terms: acreage, developable; infill TND project; live/work units; open space, common; over shop housing; personal service establishments; recreational establishments, commercial; indoor; retail, general; school, specialty; sphere of influence; and work/live units.

Proposed amendments for standards applicable in TND districts as well as County-wide include: (1) garages or covered parking spaces to be counted toward required parking for residential uses; (2) parallel parking for off-street parking; (3) requirements for planting trees in sidewalk tree wells; and (4) minimum clearance for signs projecting from a building.

Discussion may include all of the recommendations listed above. After the public hearing, appropriate changes or corrections may be made to the proposed amendments. Questions should be directed to Mike Tompkins, Assistant Director of Planning, at 748-1053.

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, May 23, 2008.

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,