

Legal Notices

PUBLIC NOTICE

The Board of Supervisors of Chesterfield County, on Wednesday, July 30, 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:

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.

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.

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.

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 Hereld Green Drive. Tax ID 748-674-3597.

08SN0212: In Matoaca Magisterial District, **SWIFT CREEK HOLDINGS, LLC** 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 3.0 acres lying approximately 950 feet off the western terminus of Quailwood Road, west of Bailey Bridge Road. Tax ID 732-673-9114.

08SN0213: In Matoaca Magisterial District, **SWIFT CREEK HOLDINGS, LLC** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) 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 residential use of 2.2 units per acre or less. This request lies on 2.1 acres fronting approximately 140 feet on the north line of Quailwood Road approximately 2800 feet west of Bailey Bridge Road. Tax ID 733-672-8988.

08SN0227: In Bermuda Magisterial District, **KHJ 1700 WILLIS, LLC** requests rezoning and amendment of zoning district map from Residential (R-7) to General Business (C-5). 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 2.51-4 units per acre. This request lies on 0.5 acres and is known as 9117 Germont Avenue. Tax ID 796-672-8529.

08SN0231: In Dale Magisterial District, **CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-7) 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 7.01 dwelling units per acre or more. This request lies on 1.9 acres located within the southwest quadrant of the interchange of Chippenham Parkway and Belmont Road. Tax Map 772-686.

08SN0232: In Matoaca Magisterial District, **COLUMBIA GAS OF VIRGINIA, INC.** requests Conditional Use and amendment of zoning district map to permit an above-ground utility (propane tank farm). 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 1-5 acre lots; suited to R-88 zoning. This request lies in a Residential (R-15) District on 1.1 acres and is known as 9306 West Oak River Road. Tax ID 762-610-2672.

08SN0234: In Bermuda Magisterial District, **MARTHA 1985 CHESTER, LLC** requests rezoning and amendment of zoning district map from General Industrial (I-2) to Heavy Industrial (I-3). 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 6.1 acres lying approximately 1500 feet off the south line of West Hundred Road approximately 400 feet east of Ware Bottom Spring Road also fronting approximately 420 feet on the north line of CSX Railroad. Tax ID 806-651-Part of 3950.

08SN0236: In Matoaca Magisterial District, **CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS** requests amendment to Conditional Use Planned Development (Case 99SN0257) and amendment of zoning district map relative to tower height. 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 2.0 units per acre or less. This request lies in an Agricultural (A) District on 10.0 acres fronting approximately 98 feet on the north line of Genito Road approximately 2300 feet west of Weatherbury Place. Tax ID 709-689-Part of 3444.

08SN0237: In Bermuda Magisterial District, **ADRIANE M. BROWN** requests rezoning

and amendment of zoning district map from Agricultural (A) to Heavy Industrial (I-3). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general industrial use. This request lies in on 5.0 acres fronting approximately 300 feet on the north line of Reymet Road approximately 310 feet east of Express Lane. Tax IDs 796-668-4920 and 6521.

08SN0238: In Dale Magisterial District, **NVR, INC. d/b/a RYAN HOMES** requests amendment to Conditional Use Planned Development (Case 05SN0219) and amendment of zoning district map relative to house sizes. 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 2.51-4.0 dwelling units per acre. This request lies in a Residential (R-12) District on 187.6 acres fronting approximately 1700 feet on the east line of Conifer Road at its intersection with Old Hopkins Road. Tax IDs 784-675-1052 and 785-676-4312.

*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

TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on Wednesday, July 30, 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 Sections 17-32, 17-33 and 17-45 of the Subdivision Ordinance and Sections 19-265, 19-268 and 19-269 of the Zoning Ordinance relating to submission of subdivision plats and site plans to State Agencies and the deadlines for the County to act on such plats and plans. In accordance with State Law, the proposed amendments would (1) require the County to submit certain plats and plans to State Agencies for review when approval of a feature of the plat or plans by the State Agencies is necessary; (2) establish deadlines mandated by State Law for the County to act on such plats and plans once approvals have been received from State Agencies or the State Agencies have failed to act within specified time frames; and (3) clarify in the County Code the time periods provided by State Law for acting on certain plat and plan submittals.

If further information is desired, please contact Mr. Rob Robinson, Assistant County Attorney, at 748-1491, 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, July 25, 2008.

TAKE NOTICE

Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on July 30, 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 jointly hold a public hearing with the Virginia Department of Transportation where persons affected may appear and present their views to consider:

Updating the FY2009-FY2014 Secondary Road Six Year Improvement Plan; the FY2009 Secondary Road Improvement Budget; the Project Development Schedule for the Chesterfield Road Fund; and Designation of the FY2009 Chesterfield Road Fund Projects.

Additional information is available at the Chesterfield County Transportation Department located in the Chesterfield County Community Development building at 9800 Government Center Parkway, 3rd Floor, or call 748-1037, between the hours of 8:30 a.m. to 5:00 p.m.

VDOT ensures nondiscrimination in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. 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 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, July 25, 2008.

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Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on Wednesday, July 30, 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 19-238 of the Zoning Ordinance relating to water quality in the Upper Swift Creek Watershed ("Watershed"). The Watershed consists of all land in Chesterfield County located upstream of the Swift Creek Reservoir Dam. Specifically, 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.

After the public hearing, appropriate changes or corrections may be made to the proposed amendments. Questions should be directed to Dick McElfish, Director of Environmental Engineering at 748-1038.

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, July 25, 2008.

TAKE NOTICE

That on July 30, 2008, at 6:30 p.m. or as soon thereafter as may be heard, the Board of Supervisors of Chesterfield County at its regular meeting place in the Public Meeting Room of Chesterfield County, Virginia, will consider the following ordinance for adoption:

AN ORDINANCE to vacate an 8' easement within Edgewater At The Reservoir, Section 5, Lot 6, as shown on a plat by Timmons, dated August 30, 2002, recorded January 7, 2003, in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, in Plat Book 131, at Page 20.

The complete text of the proposed ordinance

is on file in the office of the Real Property Manager in Chesterfield County, Virginia, and may be examined by all interested parties between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

TAKE NOTICE

That on July 30, 2008, at 6:30 p.m. or as soon thereafter as may be heard, the Board of Supervisors of Chesterfield County at its regular meeting place in the Public Meeting Room of Chesterfield County, Virginia, will consider the following ordinance for adoption:
AN ORDINANCE to vacate a 16' alley within Revised Plan of Rayon Park, Block 8, as shown on a plat by WW LaPrade & Bros., dated July 5, 1928, recorded September 7, 1928, in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, in Plat Book 4, at Page 150.

The complete text of the proposed ordinance is on file in the office of the Real Property Manager in Chesterfield County, Virginia, and may be examined by all interested parties between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

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Take notice that the Board of Supervisors of Chesterfield County, Virginia, at an adjourned meeting on Wednesday, July 30, 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 adding Sections 19-240, 19-240.1, 19-240.2, 19-240.3 and 19-240.4 of the Zoning Ordinance. The amendments relate to development standards and protection of natural resources in the Upper Swift Creek Watershed ("Watershed") which consists of all land in the County located upstream of the Swift Creek Reservoir Dam. A summary of the proposed amendments is set forth below.

"Tree Save" - In addition, for land within the Watershed, the proposed amendments would provide requirements for the planting and replacement of trees during the development process per the requirements of Va. Code § 15.2-961. The ordinance would provide that trees be preserved, planted or replaced so that within 20 years of development there will be a minimum tree canopy of 15% for a residential site zoned between 10 and 20 units per acre, and a canopy of 20% for a residential site zoned 10 units or less per acre. The ordinance would also include provisions (i) for reducing canopies or granting credit in consideration of preserving existing trees or trees of outstanding characteristics, (ii) for reasonable exceptions to these requirements, (iii) applicable standards regarding qualifying trees, (iv) penalties for violations equal to the County's penalty for violating the zoning ordinance, and (v) all other matters that may be required by Va. Code § 15.2-961.

If further information is desired, please contact Mr. Richard McElfish, Director of Environmental Engineering, at 748-1038, 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, July 25, 2008.

PUBLIC NOTICE

The Board of Zoning Appeals of Chesterfield County, on Wednesday, August 6, 2008, beginning at 1:00 p.m., in the Public Meeting Room at the Chesterfield County

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