

MARKED AGENDA

Chesapeake Planning Commission

**PUBLIC HEARING - MAY 9, 2001
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order: Chairman Foster
- B. Invocation: Reverend Kim Brown, Mt. Lebanon Baptist Church
- C. Pledge of Allegiance: Commissioner Carroll
- D. Roll Call: All Commissioners Present
- E. Approval of Minutes: **April 11, 2001 - APPROVED** (Cabarras/Carroll 9-0)
- F. Public Hearing Consent Items:
 - 1. **TA-Z-98-19**
An ordinance amending Appendix "A" of the Chesapeake City Code, entitled "Zoning," sections 6-2100, 7-600, 8-600, 9-500, 10-600, 12-400, 12-600, 13-2000, 13-2200, 15-102, 15-104, and 17-111 thereof, to require conditional use permits for municipal buildings including related site preparation and site improvements.
(Continued from the February 14, 2000 Public Hearing)

CONTINUED to the August 8, 2001 Public Hearing. (Carroll/Radford 9-0)

2. R(C)-00-27

PROJECT: Super K-Mart

APPLICANT: Bowen Construction Services, Inc.

AGENCY: Engineering Services Inc.

PROPOSAL: A conditional zoning reclassification for 22.24 acres from R-15s Single-family Residential District, RE-1 Residential Estate District, O & I Office and Institutional District and B-1 Neighborhood Business District to B-2 General Business District and 3.2 acres from RE-1 Residential Estate District to A-1 Agricultural District.

ZONE: R-15s Single-family Residential District, RE-1 Residential Estate District, O & I Office and Institutional District, B-1 Neighborhood Business District

PROPOSED COMP LAND USE: General Business(22.24 acres), Government/Institutional (3.2 acres)

EXISTING COMP LAND USE / DENSITY: Suburban Single-Family Residential / 1 unit per acre to something less than 4 units per acre

LOCATION: East side of Battlefield Boulevard between Gainsborough Circle and the Great Bridge Bypass/Battlefield Boulevard interchange

TAX MAP SECTION/PARCEL: 0370000001390, 0370000000030, 0370000000021, portion of 0480000000770

BOROUGH: Washington

(Continued from April 11, 2001 Public Hearing)

CONTINUED to the June 13, 2001 Public Hearing. (Davenport/Ward 9-0)

3. ST.C-00-03

PROJECT: Oak Grove Road Street Closure

APPLICANT: Bowen Construction Services, Inc.

AGENCY: Engineering Services, Inc.

PROPOSAL: A street closure petition for two sections of Oak Grove Road totaling approximately 1,300 linear feet at its intersection with Battlefield Boulevard and the Great Bridge Bypass.

ZONE: R-15s Single-family Residential District, O & I Office and Institutional District, RE-1 Residential Estate District

LOCATION: Northeast corner of the Battlefield Boulevard/Great Bridge Bypass interchange

TAX MAP SECTION/PARCEL: 0370000001390, 0370000000030, 0370000000021, portion of 0480000000770

BOROUGH: Washington

(Continued from April 11, 2001 Public Hearing)

CONTINUED to the June 13, 2001 Public Hearing. (Davenport/Cabarras 9-0)

4. **R(C)-01-02**

PROJECT: Boger Rezoning

APPLICANT: Michael G. & Judith Boger

AGENCY: Carr & Porter, LLC

PROPOSAL: A conditional zoning reclassification from R-15s Single-family Residential District to O & I Office & Institutional District for a .44 acre site.

ZONE: R-15s Single-family Residential District

PROPOSED COMP LAND USE: O & I Office & Institutional

EXISTING COMP LAND USE / DENSITY: Suburban Single-Family Residential / 1 unit per acre to something less than 4 units per acre

LOCATION: 2620 Taylor Road

TAX MAP SECTION/PARCEL: 0100000000661

BOROUGH: Western Branch

(Rescheduled from April 11, 2001 Public Hearing)

APPROVED with the following proffers: (Ward/Radford 8-1, Davenport opposed)

1. **The Applicant/Owner shall develop the subject property solely for use in conjunction with that land identified in Rezoning Application R(C)-00-16, Western Branch Wal-Mart and for replacement and expansion parking for the adjacent (Prudential Decker) office use. Specifically, the subject property shall be used only for the following purposes, provided that all applicable provisions in the Chesapeake Zoning Ordinance, the Chesapeake City Code, and the Chesapeake Public Facilities Manual are met:**
 - a. **subdivision and partial conveyance to the adjacent landowner, said property to be improved to allow an expanded parking area for the existing (Prudential Decker) office use and to replace parking spaces adjacent to Taylor Road, which are being conveyed to the City of Chesapeake for public road right-of-way at the time of subdivision,**
 - b. **for the detention pond, to serve the development of the outparcels and other property rezoned under Rezoning Application R(C)-00-16,**
 - c. **for signage, for the Wal-Mart/Sam's Club retail center, provided that lot lines are vacated or created as necessary to meet the sign regulations in the Chesapeake Zoning Ordinance,**
 - d. **for landscaping,**
 - e. **for ingress and egress to the property that is the subject of Rezoning Application R(C)-00-16, and**

6. **UP-01-03**

PROJECT: Etheridge Greens

APPLICANT: Robert S. Diberardinis

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A conditional use permit to construct & operate a golf course, golf driving range & related facilities on a 217± acre site.

ZONE: A-1 Agricultural District

SIC CODE: 7992, 7999

LOCATION: Southeast corner of the intersection of Centerville Turnpike & Whittamore Road.

TAX MAP SECTION/PARCEL: 0620000000020

BOROUGH: Butts Road

(Continued from April 11, 2001 Public Hearing)

APPROVED with the following stipulations: (Collins/Wilfore 9-0)

1. **As agreed upon by the applicant, the applicant shall be responsible for providing a left turn lane on Centerville Turnpike at Whittamore Road prior to the initial delivery of fly ash to the site.**
2. **As agreed upon by the applicant, the applicant shall be responsible for providing a minimum twenty-four (24) foot width of pavement on Whittamore Road from the project entrance to the intersection of Centerville Turnpike. These improvements shall be completed prior to the initial delivery of fly ash to the site.**
3. **A subdivision plat shall be submitted for recordation prior to final site plan approval for the purpose of providing a 45 foot right-of-way reservation along Centerville Turnpike and any right-of-way dedication that may be necessary for ditch and shoulder improvements along Centerville Turnpike, as determined by the Department of Public Works.**
4. **As agreed upon by the applicant, the applicant shall implement corrective measures to ensure the safety of motorists along Centerville Turnpike and Whittamore Road from errant golf balls if required by the Department of Public Works.**
5. **As agreed upon by the applicant, an enhanced street buffer varying from 10 feet to 50 feet in width will be provided along Centerville Turnpike and Whittamore Road in order to soften the appearance from the public rights-of-way and to avoid a rigid linear effect. Landscaping shall be subject to approval by the City Arborist.**
6. **The applicant agrees that a 5 percent tree canopy coverage of the property shall be provided prior to finalization and formal opening of the golf course. The canopy coverage shall be accomplished**

through a combination of reforestation areas, street buffers and plantings internal to the golf course, subject to approval by the City Arborist. Reforestation areas shall be planted with large and small canopy tree seedlings a minimum of 6" to 12" in height at the time of planting and at a spacing of one tree per 400 sq. ft., subject to approval by the City Arborist. Street buffer trees and internal golf course trees shall be in accordance with the specifications of the Chesapeake Zoning Ordinance.

7. A dry hydrant shall be provided drawing supply from the proposed lake in accordance with the PFM prior to the issuance of a certificate of occupancy.
8. If approved by the City Council, the building setback for the Maintenance Building shall be at least 50 feet from the right-of-way reservation line along Whittamore Road. Landscaping, subject to approval by the City Arborist, shall be provided that screens the Maintenance Building from public view from the street if the setback is approved to be less than 150 feet.
9. A 12' x 35' loading space shall be indicated on the final site plan and provided prior to the issuance of a certificate of occupancy.
10. In the event any private potable well located within a 2,000 foot radius of the subject property's boundaries fails due to contamination or diminution of groundwater, the applicant agrees to promptly provide a replacement well equal in water quality to the failed well. The applicant agrees that he will provide such replacement wells upon receiving a complaint of well damage unless professional hydraulic and/or water quality studies show conclusively that the diminution of groundwater and/or contamination was not caused or contributed to by the construction or operation of the golf course and related facilities. The applicant agrees to post and maintain a twenty-four hour telephone number at the entrance to the site during construction of the golf course to ensure an immediate response to local inquiries. The applicant's obligations under this stipulation shall apply only to potable wells existing at the time that construction of the golf course begins and shall expire seven (7) years from the date of the approval of this conditional use permit (UP-01-03).
11. The applicant acknowledges that it is his legal responsibility to ensure safe public drinking water to his patrons. As such the developer agrees that he shall monitor the domestic water supply for the clubhouse and have prepared water quality reports by an independent consultant on a semi-annual basis. Such report shall be filed with the State Water Control Board with a copy provided to

the City of Chesapeake Health Department. The term of these reports shall extend from six (6) months from the date of the initial land disturbance to two (2) years after the formal opening of the golf course.

12. The applicant shall fully comply with all applicable state, local, and federal laws relating to the use of "fly ash" or other coal combustion byproduct in the construction and maintenance of the golf course and related features. The applicant further agrees that no more than four (4) acres of uncovered fly ash or similar byproduct will be exposed at any given time and that the maximum period of exposure, from the time of delivery to the time of topsoil coverage will be seven (7) days. In addition, the applicant shall take all necessary action to prevent the fly ash from being carried by winds to neighboring properties by maintaining the condition of the fly ash, to include, at a minimum, watering on a regular basis.
13. As agreed upon by the applicant, the clubhouse and maintenance building will be constructed with either brick, block with brick appearance, split block or other stone/masonry veneer, with colors and materials to be approved by the Planning Director or designee prior to the issuance of a building permit.
14. In accordance with Section 12-406.E. of the Chesapeake Zoning Ordinance, prior to the issuance of a building permit associated with this conditional use, the building plan must be certified by an acoustical engineer as meeting the noise level reduction (NLR) standards established by the U.S. Navy for buildings located within AICUZ noise zone greater than 75 dB Ldn (noise zone 3). Certification by an acoustical engineer that such sound abatement procedures have been installed shall be provided prior to issuance of a certificate of occupancy for such building or structure.
15. In accordance with Section 12-407 of the Chesapeake Zoning Ordinance, the following statement shall be included on the final site plan: "This development is located partially or wholly within an aircraft noise and/or accident zone and may be subject to above average noise levels (including noise levels experienced in United States Navy AICUZ noise zone greater than 75 dB Ldn, noise zone 3) or to aircraft accidents."

7. **R(C)-00-30**

PROJECT: Amelia Venture Property Rezoning

APPLICANT: Amelia Venture Property, L.L.C.

AGENCY: Hoggard-Eure Associates, P.C.

PROPOSAL: A conditional zoning reclassification from R-15s Residential District (2.95 acres) and A-1 Agricultural District (10.95 acres) to R-MF1 Multi-family District for 13.9 acres of land.

ZONE: A-1 Agricultural District, R-15S Residential District

PROPOSED COMP LAND USE / DENSITY: High Density Multi-family Residential / 10 to 16 units per acre

EXISTING COMP LAND USE / DENSITY: Suburban Single-family Residential / 1 unit per acre to something less than 4 units per acre

LOCATION: West side of Gum Road, approximately 2,400 feet south of Bruce Road

TAX MAP SECTION/PARCEL: 0090000000891

BOROUGH: Western Branch

CONTINUED to the June 13, 2001 Public Hearing. (Davenport/Collins 9-0)

8. **CP(M)-01-01**

PROJECT: Cahoon Plantation PUD Modification

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A modification to the Cahoon Plantation PUD to reduce the size of the approved golf course (by nine holes) from 346.9 acres to 299 acres and increase the size of the residential area from 53.2 acres to 129.4 acres.

ZONE: PUD Planned Unit Development

LOCATION: 1501 Cedar Road

TAX MAP SECTION/PARCEL: 0460000001560, 0460000001570,
0460000000230,

BOROUGH: Deep Creek

APPROVED. (Winborne/Collins 9-0)

9. **R-01-04**
PROJECT: Cross Rezoning
APPLICANT: William B. and Kimberly M. Cross
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: A conventional zoning reclassification of 1.8 acres to allow office/institutional improvements on this property to tie in with the existing O&I zoning on the front 2.3 acres.
ZONE: R-15s Residential District(1.8 acre); O&I Office & Institutional District (2.3 acre);
PROPOSED COMP LAND USE: General Commercial (O&I Office & Institutional District)
EXISTING COMP LAND USE / DENSITY: General Commercial and Suburban Single-Family / 1 unit per acre to something less than 4 units per acre
LOCATION: north of Great Bridge Blvd., south of Route 168 Bypass and west of Battlefield Blvd.
TAX MAP SECTION/PARCEL: portion of 0360000001710
BOROUGH: Washington

APPROVED. (Wilfore/Ward 6-3, Winborne, Radford, Davenport opposed)

10. **R-01-05**
PROJECT: Etheridge Pines
APPLICANT: Ramsgate Corporation, Inc.
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: A conventional zoning reclassification for 23 acres from A-1 Agricultural District to R-12(a)s Residential District.
ZONE: R-8s Single Family District (2.1 acres); A-1 Agricultural District (23 acres)
PROPOSED COMP LAND USE / DENSITY: Suburban Single-Family Residential / 1 unit per acre to something less than 4 units per acre.
EXISTING COMP LAND USE / DENSITY: Suburban Single-Family Residential / 1 unit per acre to something less than 4 units per acre.
LOCATION: Immediately south of New Born Court
TAX MAP SECTION/PARCEL: 0611005000010, 0611005000060, 0611005000080, portion of 0611005000090, 0611005000110, 0611005000020, 0611005000212, 0611005000260, 0611005000340
BOROUGH: Pleasant Grove

APPROVED. (Collins/Cabarras 8-1, Davenport opposed)

11. R(C)-01-06

PROJECT: Tarleton Oaks at Tallwood

APPLICANT: Dragas Associates VIII. L.C.

AGENCY: Sykes, Carnes, Bourdon & Ahern, P.C.

PROPOSAL: A conditional zoning reclassification from PUD Planned Unit Development to R-MF-1 Multifamily Residential District for approximately 3 acres.

ZONE: PUD Planned Unit Development

PROPOSED COMP LAND USE / DENSITY: High Density Multi-Family Residential / 10 units per acre to something less than 16 units per acres. Note: with proffers, no dwelling units are proposed.

EXISTING COMP LAND USE / DENSITY: Suburban Single-Family Residential / 1 unit per acre to something less than 4 units per acre

LOCATION: Between Emerald Greens subdivision and the Virginia Beach city line, immediately east of properties known as 1400 & 1404 Baffly Loop

TAX MAP SECTION/PARCEL: Adjacent to 0285001000075 and 0290000000120

BOROUGH: Washington

APPROVED with the following proffer: (Ward/Collins 8-1, Wilfore opposed)

- **No dwellings shall be constructed upon the subject property.**

12. UP-01-04

PROJECT: Advantage Dodge & Toyota Dealership

AGENCY: Hoggard-Eure Associates, P.C.

PROPOSAL: A conditional use permit for a 4.204-acre expansion of an existing motor vehicle dealership.

ZONE: B-2 General Business District

SIC CODE: 551

LOCATION: 4019 & 4021 Portsmouth Boulevard

TAX MAP SECTION/PARCEL: portion of 0100000000050

BOROUGH: Western Branch

CONTINUED to the June 13, 2001 Public Hearing. (Collins/Davenport 9-0)

13. UP-01-06

PROJECT: Master Blasters Paintball

APPLICANT: Master Blasters Paintball

PROPOSAL: A conditional use permit for an outdoor (paintball) recreational facility on a 29 acre parcel and a request for an alternative parking surface in accordance with Section 19-406(C) of the Chesapeake Zoning Ordinance.

ZONE: A-1 Agricultural District

SIC CODE: 7999

LOCATION: 3648 Belle Haven Street

TAX MAP SECTION/PARCEL: portion of 0920000000090

BOROUGH: Pleasant Grove

CONTINUED to the May 23, 2001 Planning Session. (Carroll/Radford 9-0)

14. UP-01-07

PROJECT: Better Life Ministries

APPLICANT: Reverend Duane S. McNair, Sr.

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A conditional use permit to operate a church in an existing building on a 0.54 acre parcel.

ZONE: B-1 Neighborhood Business District

SIC CODE: 866

LOCATION: 2101 Atlantic Avenue

TAX MAP SECTION/PARCEL: 1540000000190

BOROUGH: South Norfolk

APPROVED with the following stipulations: (Wilfore/Davenport 8-1, Radford opposed)

- 1. As agreed upon by the applicant, three landscaped islands shall be provided at the ends of the parking bays adjacent to Campostella Road and one large canopy tree shall be planted in the grassed triangular area at the intersection of Atlantic Avenue and Campostella Road, as indicated on the site plan submitted by the applicant and dated April 20, 2001, with plantings to be approved by the City Arborist.**
- 2. The Fire Department shall review and approve the location of fire lanes and fire hydrants prior to final site plan approval.**

15. UP-01-08

PROJECT: Mill Creek Harbor

APPLICANT: Mill Creek Harbor, L.L.C

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A conditional use permit for a single-family residential cluster subdivision pursuant to Sections 6-2200 through 6-2203 of the Chesapeake Zoning Ordinance.

ZONE: R-15s Residential District

LOCATION: 2057 Millville Road

TAX MAP SECTION/PARCEL: 0460000001222 and portions of 0460000001250, 0460000001260, 0460000001270, and 0460000001280

BOROUGH: Deep Creek

APPROVED with the following stipulations: (Wilfore/Ward 6-3, Davenport, Collins, Carroll opposed)

1. **The Developer/Owner agrees that he/they shall reserve right-of-way for the Cedar Road Phase 4 & 5 projects to be dedicated at a later date, as specified by the City of Chesapeake. The developer/owner also agrees that the actual limits of the right-of-way needed, as determined by the Public Works Department, may vary from that shown on the preliminary plan. The Developer/Owner further agrees that the actual right-of-way needed shall be shown on the final subdivision plan and be dedicated prior to, or concurrently with, the recordation of the final subdivision plat or the dedication date specified by the City of Chesapeake, whichever is sooner.**
2. **The Developer/Owner agrees that he/they shall dedicate easements that are deemed necessary by the Public Works Department to route drainage from the Cedar Road Phase 4 & 5 projects through the proposed detention facility located on the south/west side of the proposed Cedar Road right-of-way reservation. The developer/owner also agrees that such easements shall be dedicated prior to, or concurrently with, the approval of the final subdivision plat.**
3. **The development of the proposed lots shall be subject to the architectural provisions that are listed in April 20, 2001 letter from James R. Bradford of Hassell & Folkes, P.C. to the Department of Planning regarding the subject conditional use permit application, except for those provisions that explicitly refer to (a) the base price of the models and (b) the estimated average sales price.**
4. **A water quality impact assessment shall be submitted with the final subdivision plan to demonstrate that any encroachment into the landward 50-foot portion of the 100-foot RPA buffer will comply with the buffer equivalency provisions of Section 12-508.C of the Zoning Ordinance.**

5. **The applicant agrees that all open space areas depicted on the revised preliminary site plan shall be dedicated to a property owners association for the perpetual use and enjoyment of its members. To the extent permitted by state law, the applicant shall ensure that the property owners association will have control over all open space areas regardless of any claim of riparian rights that may be raised by owners of lots abutting open space waterways.**
 6. **All homeowner's association documents required under Section 13-1800 of the Zoning Ordinance shall be submitted to, and approved by, the City Attorney's Office prior to the approval of the final subdivision plan.**
16. **UP-01-11**
PROJECT: Piercy Height Exception
APPLICANT: Ernest L. & Cynthia W. Piercy
PROPOSAL: A conditional use permit to allow a garage to exceed the height of the primary dwelling in accordance with Section 19-205.B of the Chesapeake Zoning Ordinance.
ZONE: R-8s Single Family District
LOCATION: 801 Balford Lane
TAX MAP SECTION/PARCEL: 0271014000320
BOROUGH: Washington
- APPROVED with the following stipulations:** (Collins/Winborne 8-0, Carroll out of chamber)
1. **The garage shall not be used as a residence.**
 2. **At the option of the applicant, either a buffer yard consisting of a row of Leyland Cypress, 6' on center, minimum height of 36" at planting, or a buffer yard "A" or "B" shall be installed along the western and southern property lines. A landscape plan shall be submitted to and approved by the City Arborist.**
17. **UP-01-12**
PROJECT: Salvation Army Child Daycare Facility
APPLICANT: The Salvation Army
AGENCY: Huff, Poole, & Mahoney, P.C.
PROPOSAL: A conditional use permit to allow a child daycare facility in a B-3 Highway Business District within an existing building on 6.07 acres.
ZONE: B-3 Highway Business District
SIC CODE: 835
LOCATION: 2099 Military Highway South
TAX MAP SECTION/PARCEL: 1610000000060
BOROUGH: South Norfolk

APPROVED with the following stipulations: (Davenport/Radford 8-0, Carroll out of chamber)

1. **The daycare facility shall be for the use of current residents of the shelter and no more than ten prior residents of the shelter only. If other trip generating users are proposed for this facility, the applicant will be required to upgrade the entrance and internal circulation on the final site plan as approved by the Department of Public Works.**
2. **A building permit is required for interior alterations. A certificate of occupancy is required for the change of use.**
3. **A building permit is required for the playground fence.**
4. **The dumpster shall be screened and meet setbacks according to Section 14-500 of the Chesapeake Zoning Ordinance.**
5. **The Fire Department shall review and approve the location of fire lanes and fire hydrants prior to final site plan approval.**

18. UP-01-13

PROJECT: Cavalier Gas Station

APPLICANT: MAH Corporation

AGENCY: Engineering Services, Inc.

PROPOSAL: A conditional use permit to construct and operate a motor vehicle fuel supply facility and carwash on a 1.15 acre site in conjunction with a permitted convenience store.

ZONE: M-1 Light Industrial District

SIC CODE: 554 and 754

LOCATION: Northwest corner of Military Highway South and Cavalier Boulevard

TAX MAP SECTION/PARCEL: 0240000000610

BOROUGH: Deep Creek

APPROVED with the following stipulations: (Cabarras/Radford 8-0, Carroll out of chamber)

1. **The primary material on all buildings and pump island support columns shall be brick, and shall be neutral in color (colonial red also appropriate).**
2. **Any accent banding on the building, car wash or pump island support columns shall be neutral in color and be approved by the Planning Director prior to final site plan approval.**
3. **A mansard roof, with architectural or similar shingles, shall be utilized for all buildings and the canopy. Such materials shall be neutral in color.**

4. **All proposed awnings shall be neutral in color.**
5. **No advertising shall be permitted on the exterior of the building.**
6. **Prior to final site plan approval, architectural plans, including colors and materials, shall be subject to Planning Department approval.**
7. **No outdoor telephones shall be permitted on the site.**
8. **No loitering shall be permitted on the site. Employees shall be required to monitor and prevent, as necessary, any evidence of loitering.**
9. **The site must be kept in a clean, well-maintained order at all times.**
10. **The location of the southern entrance and improvements to the median in Cavalier Boulevard must be approved by the Public Works Department prior to final site plan approval. In addition, the applicant shall be responsible for constructing all necessary road improvements required by the Public Works Department for this development prior to the issuance of a Certificate of Occupancy.**
11. **The site layout shall accommodate the largest vehicle anticipated to use this site (i.e. a fuel tanker), subject to Public Works Department approval.**
12. **The proposed entrance on Military Highway must be deleted from the final site plan unless a letter permitting such an entrance is provided by the Virginia Department of Transportation.**

G. Planning Session Consent Items:

19. **S-01-20**

PROJECT: Bellwood Meadows Subdivision

APPLICANT: Hearndon Construction Company

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: Preliminary 32 lot subdivision consisting of 30 residential lots zoned R-8s Single Family District (8.2 acres) and 2 lots zoned B-2 General Business District (7.9 acres).

ZONE: R-8 Residential District and B-2 General Business District

LOCATION: 800 Boxer Drive

TAX MAP SECTION/PARCEL: 0360000000360

BOROUGH: Washington

(Continued from the April 25, 2001 Planning Session)

APPROVED with the following stipulations: (Cabarras/Collins 8-0, Carroll out of chamber)

1. **The applicant shall provide a left turn lane from Great Bridge Boulevard and shall provide the necessary physical improvements for the turn lane, including but not limited to widening of the existing pavement that is required by the Public Works Department. This requirement shall be reflected on the final site plan and final subdivision plan.**
2. **The landscape buffer "D" shall be provided along the entire portion of the site that is adjacent to Interstate 64. This requirement shall be reflected on the final site plan.**
3. **The applicant/owner shall be responsible for constructing all necessary road improvements required by Public Works Department for the subdivision and development prior to the issuance of a certificate of occupancy. All such improvements shall be shown on the final subdivision and site plans.**

20. SP-01-11

PROJECT: Bellwood Meadows Subdivision

APPLICANT: Hearndon Construction Company

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: Preliminary site plan for an office-warehouse complex on 7.3 acres

ZONE: B-2 General Business District

LOCATION: 800 Boxer Drive

TAX MAP SECTION/PARCEL: portion of 0360000000360

BOROUGH: Washington

(Continued from the April 25, 2001 Planning Session)

APPROVED with the following stipulations: (Cabarras/Collins 8-0, Carroll out of chamber)

4. **The applicant shall provide a left turn lane from Great Bridge Boulevard and shall provide the necessary physical improvements for the turn lane, including but not limited to widening of the existing pavement that is required by the Public Works Department. This requirement shall be reflected on the final site plan and final subdivision plan.**
5. **The landscape buffer "D" shall be provided along the entire portion of the site that is adjacent to Interstate 64. This requirement shall be reflected on the final site plan.**
6. **The applicant/owner shall be responsible for constructing all necessary road improvements required by Public Works Department for the subdivision and development prior to the issuance of a**

certificate of occupancy. All such improvements shall be shown on the final subdivision and site plans.

- H. Director's Items: None
- I. Commission Discussion
- J. Adjournment: 10:30 p.m.

The Chesapeake Zoning Ordinance, Chesapeake Comprehensive Plan, Chesapeake Land Use Plan, Chesapeake tax map book, plats, and maps of the aforementioned properties and documents, as described, are available for inspection in the office of the Department of Planning, second floor, in the City Hall building, Chesapeake Civic Center during regular municipal hours.

This meeting will be televised live on WCTV-48 and retelevised Wednesday, May 9, 2001 at 11:00 p.m., or as soon as possible after the end of the live meeting, if the meeting concludes after 11:00 p.m. It will air again on Thursdays at 1:00 p.m., and on Sunday at 9:00 a.m. until the next scheduled Planning Commission Meeting on May 23, 2001. All interested parties are invited to attend the public hearing.

Those members of the public interested in attending the public hearing should be advised that, for reasons the Planning Commission deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising deadlines, items that have been continued from previous Planning Commission meetings may not appear of this agenda. For further information, contact the Planning Department at 382-6176.