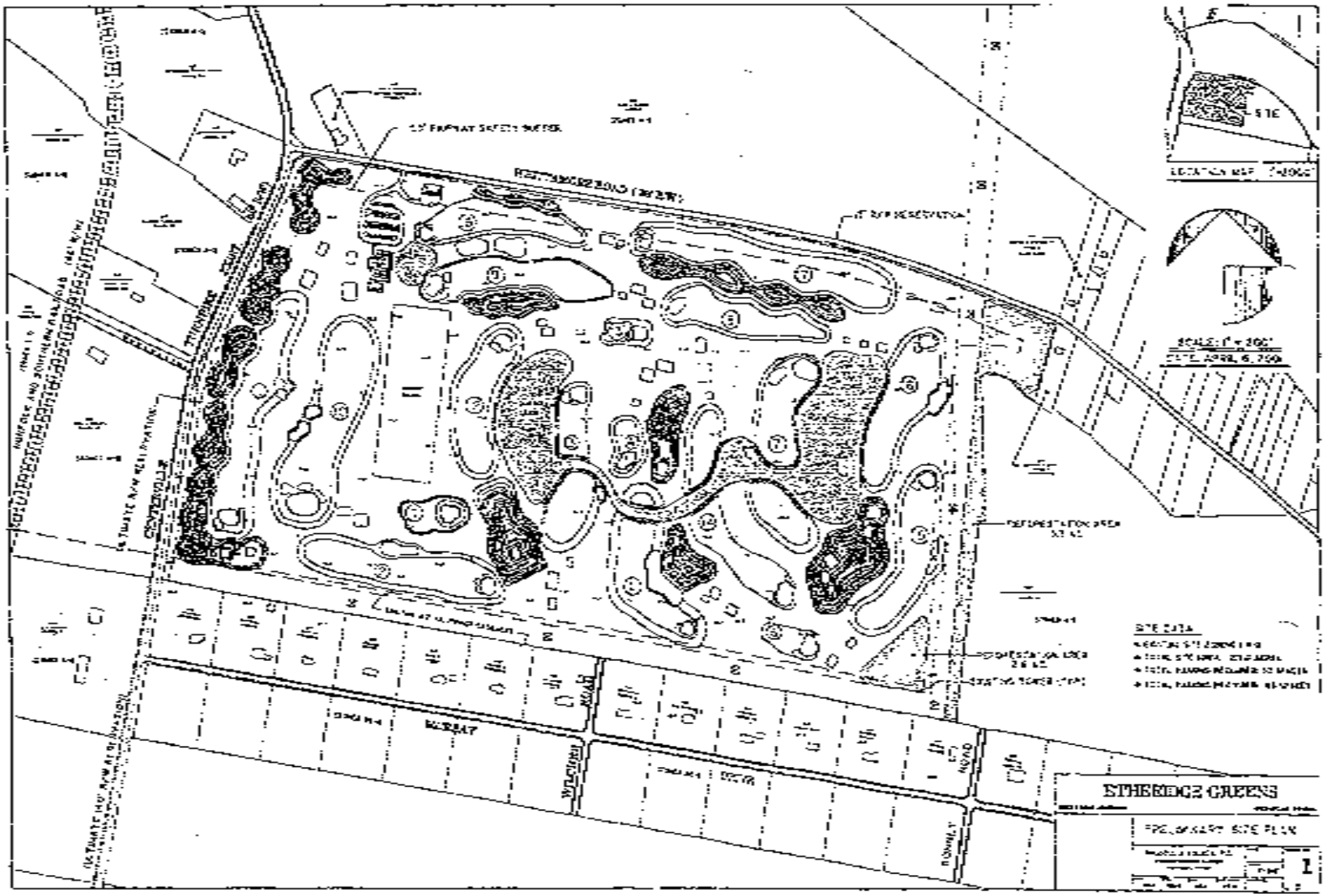
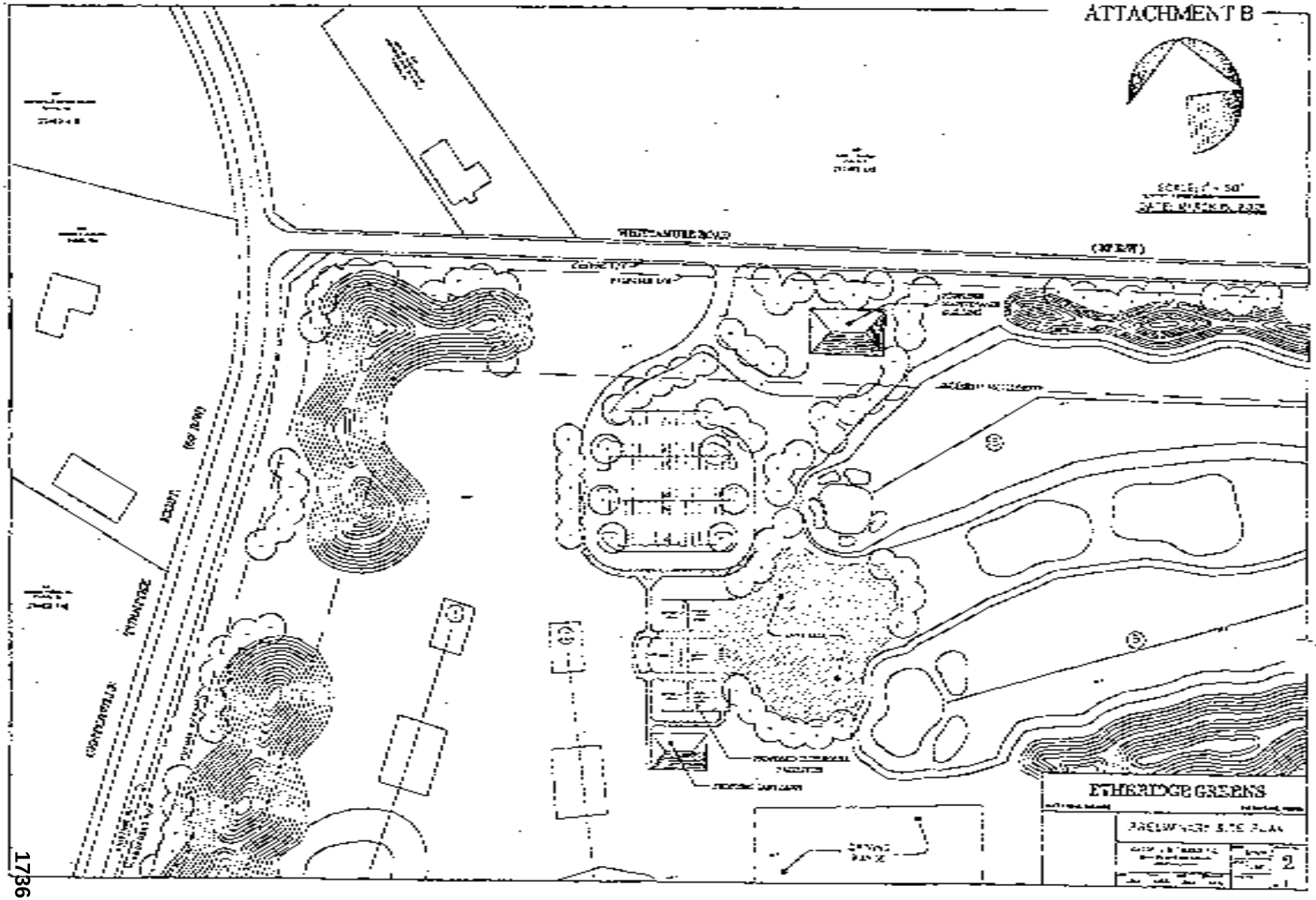
ATTACHMENT A



ATTACHMENT B



ATTACHMENT C

PRELIMINARY TEST RESULTS

Toxicity Characteristic Leachate Procedure (TCLP)

Test Results - Averages

Analyzed By Primary Laboratories (Golder Associates)

TCLP TOXICITY Maximum Limits (ppm)			5.0	100.0	1.0	5.0	5.0	0.2	1.0	5.0
	Unit	Date Sampled	Arsenic As (ppm)	Barium Ba (ppm)	Cadmium Cd (ppm)	Chromium Cr (ppm)	Lead Pb (ppm)	Mercury Hg (ppm)	Selenium Se (ppm)	Silver Ag (ppm)
Truck Samples + 2% LKD		04/12/01	0.055	0.229	< 0.010	< 0.020	< 0.100	< 0.002	0.034	< 0.020
#1 Composite + 2% LKD		04/16/01	0.032	0.332	< 0.010	< 0.020	< 0.100	< 0.002	0.013	< 0.020
#2 Composite + 2% LKD		04/16/01	0.073	0.312	< 0.010	< 0.020	< 0.100	< 0.002	0.060	< 0.020
#3 Composite + 2% LKD		04/16/01	0.042	0.225	< 0.010	< 0.020	< 0.100	< 0.002	0.025	< 0.020
AVERAGE			0.052	0.277	< 0.010	< 0.020	< 0.100	< 0.002	0.035	< 0.020
Truck Samples + 2% LKD		04/12/01	0.055	0.244	< 0.010	< 0.020	< 0.100	< 0.002	0.037	< 0.020
#1 Composite + 2% LKD		04/16/01	0.055	0.356	< 0.010	< 0.020	< 0.100	< 0.002	0.032	< 0.020
#2 Composite + 2% LKD		04/16/01	0.044	0.256	< 0.010	< 0.020	< 0.100	< 0.002	0.039	< 0.020
#3 Composite + 2% LKD		04/16/01	0.052	0.317	< 0.010	< 0.020	< 0.100	< 0.002	0.039	< 0.020
AVERAGE			0.047	0.353	< 0.010	< 0.020	< 0.100	< 0.002	0.048	< 0.020
Truck Samples + 5% LKD		04/12/01	0.045	0.271	< 0.010	< 0.020	< 0.100	< 0.002	0.035	< 0.020
#1 Composite + 5% LKD		04/16/01	0.075	0.428	< 0.010	< 0.020	< 0.100	< 0.002	0.017	< 0.020
#2 Composite + 5% LKD		04/16/01	0.064	0.313	< 0.010	< 0.020	< 0.100	< 0.002	0.025	< 0.020
#3 Composite + 5% LKD		04/16/01	0.067	0.366	< 0.010	< 0.020	< 0.100	< 0.002	0.043	< 0.020
AVERAGE			0.057	0.346	< 0.010	< 0.020	< 0.100	< 0.002	0.045	< 0.020

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
(757) 382-6176
FAX (757) 382-8356

In accordance with Section 16-105(A)(5) of the Chesapeake Zoning Ordinance:

"It shall be the responsibility of the applicant to post on the property for which the application is filed one or more signs, provided by the City, so that at least one sign is facing and clearly visible from each public right-of-way, the location of the sign shall be specified by the Planning Department. Where the subject property abuts more than one right-of-way and is one acre or more in size, signs shall be placed on all rights-of-way at every five hundred (500) feet of road frontage. As used in this subsection, the term "right-of-way" shall not include interstates. In the case of a proposed conditional rezoning, in which proffers are made for the extension of an existing public street, signs shall be posted at the beginning and terminus of the proposed street extension. All signs required under this subsection shall be erected not less than fourteen (14) days prior to the date of the first scheduled public hearing before the Planning Commission and shall include notice of the time and place of that first hearing and the specific nature of the matter involved. The signs will not be posted on buildings or structures unless the application pertains to the reconstruction, renovation or expansion of the building or structure. The signs shall be continually maintained by the applicant on the site to the conclusion of the public hearing by City Council. Applicants shall be required to pay the sum of twenty-five ($25) dollars for the first sign which is required, and twenty ($20) dollars for each additional required sign. In the event it is shown to be satisfaction of the Planning Commission or City Council, as the case may be, that improper posting or removal of required signs has occurred, the hearing on the application may be continued at the discretion of the Commission or Council. Nothing in this subsection shall be construed to invalidate any subsequently adopted amendment or ordinance because of the failure to post signs in accordance with the requirements herein so long as all notice procedures in Virginia Code Section 15.2-2204 are met. All signs shall be removed from the property within five (5) days of the final determination of the matter by City Council. Any sign remaining on a property more than five (5) days after final City Council action on the rezoning application to which it refers shall be an illegal sign and a violation of this ordinance."

The sign(s) shall be removed from the property within five (5) days of

☐ **Planning Commission action** ☑ **City Council action**

on this application. Failure to remove the sign(s) constitutes a violation of the Chesapeake Zoning Ordinance and will result in action taken by the Zoning Administrator, including possible court action and penalties. City forces have the right to enter the property and retrieve all signs.

In accordance with Section 14-707 of the Chesapeake Zoning Ordinance, the attachment of public hearing signs to trees, communication towers, utility poles or fence posts is prohibited. The attachment of signs to trees, communication towers, utility poles or fence posts may result in the continuance or denial of an application, and may also result in action taken by the Zoning Administrator, including possible court action and penalties.

Signature of the applicant signifies that he/she has received 13 sign(s) and has knowledge of the legal requirements and the enforcement of the same.

It shall be the responsibility of the applicant to have someone present at the Planning Commission public hearing to represent the application. Failure to do so may result in the continuation or denial of the application.

Elizabeth M. [illegible] 3/28/01
Signature of Applicant Date

Application: UP-01-03 Etheridge Green Golf Course

UP 01-3
Golf

MEMORANDUM

RECEIVED
NOV 21 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

TO: Planning Department

FROM: Ed West, Civil Engineer II, Public Works Department

DATE: November 20, 2001

RE: Etheridge Greens Golf Course Erosion & Sediment Control Plan, AC# 014082

TMN: 0620000000020

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

This is a certified plan and Public Works is required to review or approve it within seven (7) days from the above date. We request that you complete your review by November 29, 2001.

If your comments are not furnished in time, Public Works will process the plan without them.

List below the subdivision streets on which sidewalks are required to be constructed by the developer.

Please call extension 6257 for plan pickup.

Mary R. Ruby 11/29/01
Plan Conforms to Approved Preliminary/Comments are as follows
The plan also needs to be signed and dated.

N/A
RPA AND RMA correctly delineated
The plan also needs to be signed and dated.

N/A
Dollar Amount of Recreation Fee Required, per Chapter 29, Section 5-2

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6176
FAX (757) 382-6106

MEMORANDUM

TO: Cliff Cabarras, Planning Commissioner

FROM: Gary Pusey, Planner GP

DATE: May 9, 2001

RE: Etheridge Greens (UP-01-03)

In response to your questions about the above-referenced project, here's additional information for your consideration.

Your first question concerned the speed limit on Whittamore Road and the position of Public Works as to a possible reduction of the speed limit. Currently, the speed limit on the section of Whittamore Road adjacent to the golf course property is 45 mph (it lowers to 35 mph further east on a curve where existing residences are located). According to Wayne Harrell in Public Works, the golf course is expected to generate about 650 vehicle trips per day on Whittamore Road, which translates to 35 trips per peak hour. Based on these amounts, which are relatively light, Public Works does not believe there is a need to reduce the existing speed limits.

Your second question concerned the impact the golf course would have on property values (and, as a result, property taxes) in the area, and in particular, on those properties along Whittamore Road. I spoke with Jeff Rood, Appraisal Analyst, in the City's Real Estate Assessor office. Mr. Rood works in the Residential Division of the Assessor's office, but he also spoke with appraisers in the Commercial Division in an attempt to answer your question. Unfortunately, they were not able to provide a definitive answer as to whether property values would be expected to increase as a result of the development of the golf course. Mr. Rood stated they assess properties based on actual sales data. The applicant indicated the golf course would be under construction for

approximately four years. Sales data that reflect the impact of the golf course would not be available until after this time period.

Mr. Reed also said they have not done any studies on the impact of other golf courses in the City that could be used to predict future values for other properties in other areas. Even if studies had been done, they would be suspect due to the number of variables involved. For example, some golf courses are developed in conjunction with residential development. As you know, the Etheridge Greens project has no residential development associated with it. Mr. Reed did say that if he had to make a guess, he didn't think there would be much of an increase in value to the houses along Whittamore Road since most of them do not directly adjoin the golf course. He anticipated if any houses would see an increase, it would be those on Murray Drive that will directly adjoin the golf course.

From: Gary Pusey
To: JLoc53@aol.com
Date: 5/22/01 2:40PM
Subject: Etheridge Greens Golf Course

Mr. Locasto,

Your question concerning the impact of the Etheridge Greens golf course has been referred to me for a response.

As you noted in your e-mail, the applicant (through Jim Bradford, agent for the applicant) has agreed to replace any well within a 2,000 foot radius of the golf course property's boundary that fails or is contaminated as a result of the golf course's operation. This was included as a stipulation of the conditional use permit that was recommended for approval by the Planning Commission on May 9, 2001. This stipulation will remain in effect for seven years from the date of approval of the conditional use permit by the City Council. (The City Council is scheduled to hear the application on June 19, which is a Public Hearing and anyone from the public is welcome to address the Council regarding this application at that time.) There were also a number of other stipulations attached to the conditional use permit that you might be interested in. If you would like a copy of those stipulations, please feel free to call me at 382-6178.

Gary Pusey, Planner

CC: Brent Nielson; Dorothy Kowalsky

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Gary Pusey, Jr., P.E.
Hugh Arvin Folkes, P.E.
Wynne W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capozzi, L.S.

T. Ray Hassell III, L.S.
(1932-1994)
Stratford G. Folkes, P.E.
Consultant

April 11, 2001

APR 12 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey,

Please regard this letter as a formal request to continue the Planning Commission review of the above captioned item for a period of thirty days. The reason for this request is that a member of the Planning Commission recently requested a sample breakdown of the fly ash material intended for use in the construction of this golf course.

Such analysis of a current sample is now being conducted for Planning Commission review and will be available within the next twenty-one days.

Should you have any questions please call.

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

(EGREENS.019)

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9531 • FAX (757) 547-9481

RECEIVED
MAY 4 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

Hassell & Folkes, P.C.

Engineers Surveyors Planners

S. Gary Folkes, Jr., P.E.
Leigh Anna Folkes, P.E.
Wynne W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capozzi, P.E.

May 4, 2001

T. Ray Hassell II, P.E.
(1925-1984)
Bradford G. Folkes, P.E.
Consultant

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey:

Please find attached (20) copies with reductions of the revised layout for the captioned proposal dated May 4, 2001. The sole revisions made to this plan from the previous submittal have been those necessary to promote the project entrance from Centerville Turnpike as opposed to Whittamore Road as previously shown. This revision was necessitated by the fact that insufficient right-of-way at the intersection of Centerville Turnpike and Whittamore Road is currently in place to promote a left turn lane at that location.

It is my intention to discuss this matter with various members of the Planning Commission on Monday, May 7, 2001 and appraise them of this change in plan. Hopefully, this matter will not cause a delay in the review of this application.

Trusting this submittal is as you require, I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

cc w/enc: Mr. Jay Tate
Department of Public Works

(DGREENS 022)

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9531 • FAX (757) 547-9481

CHESAPEAKE PLANNING DEPARTMENT
P. O. BOX 15225
CHESAPEAKE, VIRGINIA 23328

B.M. Williams
308 Cedar Waxes Drive
Chesapeake, VA [redacted]

[redacted]

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6176
FAX (757) 382-6406

April 30, 2001

RE: 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)

Dear Citizen:

In accordance with the Chesapeake Zoning Ordinance, you are hereby notified that the above listed land use change proposal has been scheduled for a public hearing before the Planning Commission at its meeting to be held on **May 9, 2001** at 7:00 p.m. in the City Council Chambers, City Hall Building, 306 Cedar Road, Chesapeake, Virginia.

Copies of the application and supporting material may be viewed in the Chesapeake Planning Department at any time during normal business hours of 8:30 a.m. to 5:00 p.m., Monday through Friday. Recipients may contact the Planning Department at 382-6176 prior to the public hearing to inquire as to the status of the proposed application. Upon Planning Commission action of either approval or denial, this item shall be heard by the City Council the following month on the third Tuesday at 6:30 p.m. in the Council Chambers, unless otherwise announced at the Planning Commission meeting.

Very truly yours,

Dorothy M. Kowalsky, Recording Secretary
CHESAPEAKE PLANNING COMMISSION

DMK:nom

AFFIDAVIT

RE: (Describe Rezoning/Use Permit Application in the space below)

Application # UP-01-03

STATE OF VIRGINIA

CITY OF CHESAPEAKE, to-wit:

After being duly sworn, MaRhonda Echols an employee in the Chesapeake Planning Department, does hereby state as follows:

1. That I have mailed by regular mail, notification to the owner or owners, their agent or occupant, and to the owners, their agent or their occupant of all abutting property immediately across the street or road from the property aforesaid, notifying them of the review by the Chesapeake Planning Department in reference to the above Administrative Application. The mailing was made on May 1, 2001.

2. That the above-referenced Rezoning/Use Permit Application will be considered by the Chesapeake City Council at its public hearing on May 9, 2001 at 7:00 p.m. in the Chesapeake City Council Chambers, City Hall Building, 306 Cedar Road, Chesapeake, VA.

MaRhonda M. Echols
Signature of Employee

Subscribed and sworn to before me this 1st day of May, 2001 MaRhonda Echols an employee in the Chesapeake City Clerk's Office.

Beverly R. Wooten
Notary Public

My commission expires 6-30-03

Chesapeake
VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6176
FAX (757) 382-6406

April 30, 2001

RE: **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)

Dear Citizen:

In accordance with the Chesapeake Zoning Ordinance, you are hereby notified that the above listed land use change proposal has been scheduled for a public hearing before the Planning Commission at its meeting to be held on **May 9, 2001** at 7:00 p.m. in the City Council Chambers, City Hall Building, 306 Cedar Road, Chesapeake, Virginia.

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Very truly yours,

Dorothy M. Kowalsky, Recording Secretary
CHESAPEAKE PLANNING COMMISSION

DMK:nem

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0610000000950
Name: Edna E. Vanlulk
Street: 1102 Centerville Turnpike
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000730
Name: McGinnis Farms, Inc.
Street: P.O. Box 2666
City: Sanford
State/Zip: NC/27330

Tax Map #: 0610000000951
Name: Ramsgate Corporation
Street: 1401 Precon Drive, Suite 101
City: Chesapeake
State/Zip: VA.23320

Tax Map #: 0610000000731
Name: Radames M. Aluarez
Street: 1000 Centerville Turnpike S.
City: Chesapeake
State/Zip. VA/23322

Tax Map #: 0610000000952
Name: Vepco c/o Real Estate Tax Department
Street: P.O. Box 25459
City: Richmond
State/Zip: VA/23260

Tax Map #: 0610000000732
Name: Centerville Baptist Church
Street: 908 Centerville Turnpike S
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000953
Name: The Plantation Shops, Inc.
Street: 1508 Blackboard Drive
City: Chesapeake
State/Zip: VA/23321

Tax Map #: 0610000000650
Name: City of Chesapeake
Street: P.O. Box 15225
City: Chesapeake
State/Zip: VA/23328

Tax Map #: 0610000000970
Name: B.M. Williams
Street: 308 Cedar Lakes Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0620000000050
Name: Paige F. Custer, et als c/o Bette Grissom
Street: 226 Robert Street
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0620000000031
Name: Robert C. McDonald, Jr.
Street: 112 Cedar Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000010
Name: William R. Stephenson
Street: 1101 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000020
Name: Joseph L. Locasto
Street: 1105 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000030
Name: James A. Stephenson
Street: 1109 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000040
Name: Michael Corwin
Street: 1113 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000050
Name: Louis F. Knight
Street: 1117 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map # 0613001000060
Name: Machael E. Calabreses
Street: 1121 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000070
Name: Dean Leo Parker
Street: 1125 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000080
Name: Benjamin M. Williams, II
Street: 1201 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000090
Name: R.E. Norfleet, III
Street: 1205 Murray Drive
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0613001000100
Name: George R. Arthur, Jr.
Street: 1209 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621004000011
Name: Walter E. Mitchell, Sr.
Street: P.O. Box 1805
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000110
Name: Mark R. West
Street: 1213 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621003000090
Name: Charles Taylor
Street: 1404 Whittamore Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613002000010
Name: Joseph E. Diaz, Jr.
Street: 1215 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000020
Name: Jerry K. Hensley
Street: 1219 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000030
Name: Dennis E. Sears, Jr.
Street: 1301 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #
Name:
Street:
City:
State/Zip:

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: MARCH 20, 2001

TO ~~FM~~: GARY PUSEY, PLANNER

2 pages

From ~~TO~~: PUBLIC WORKS ~~FIRE~~ PREVENTION ZONING

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C
PROPOSAL: 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

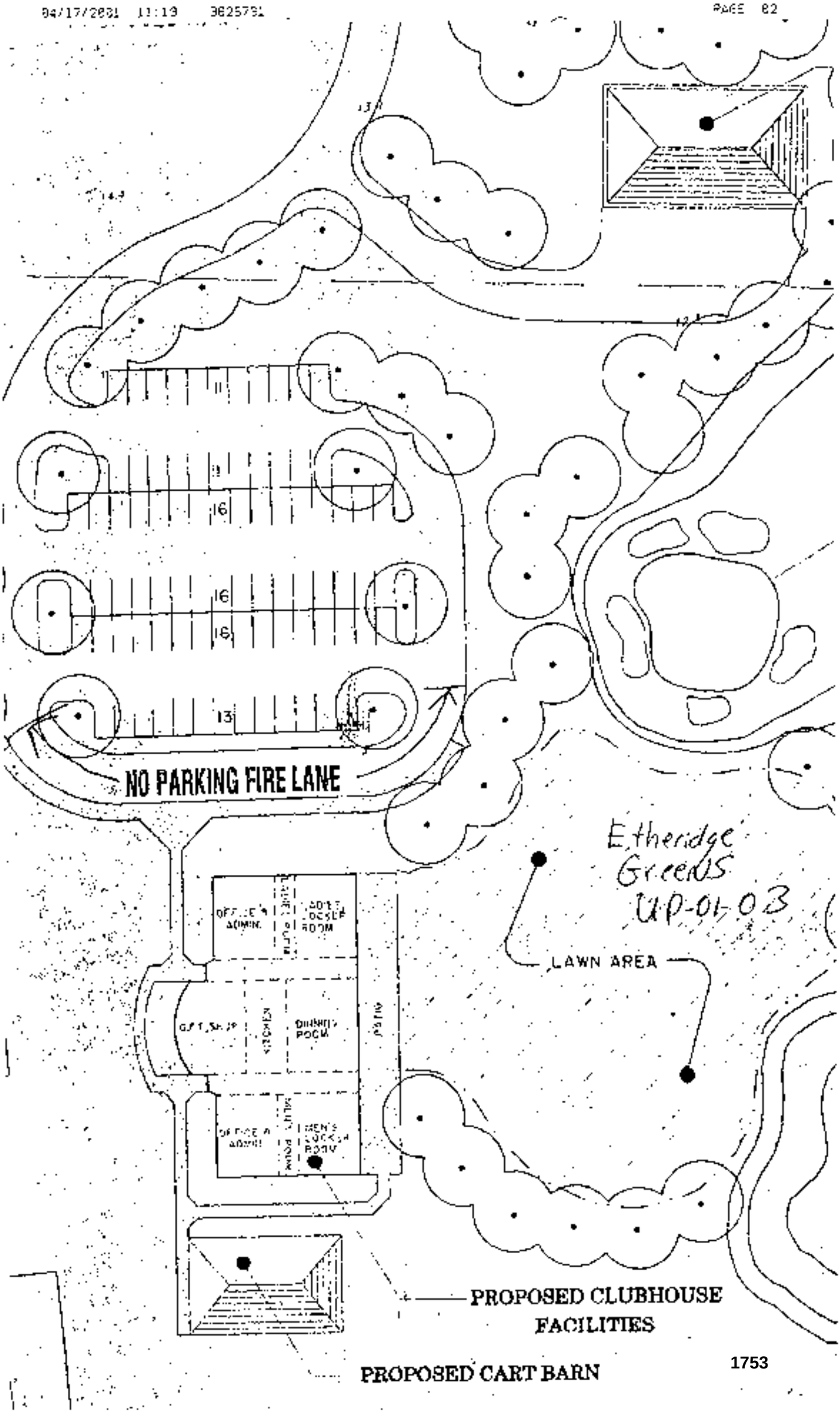
- Clubhouse/parking facility & driving range have been relocated closer to Centerville Turnpike.
- Entire layout of the golf course (fairways, greens, etc.) has been modified. Fairways are a minimum of 150' from the rear of the lots along Murray Drive.
- The lake has been enlarged from 4.2 to 14.6 acres
- A more detailed drawing of the area containing the clubhouse/parking facility & maintenance building is provided at a scale of 1" = 50'.

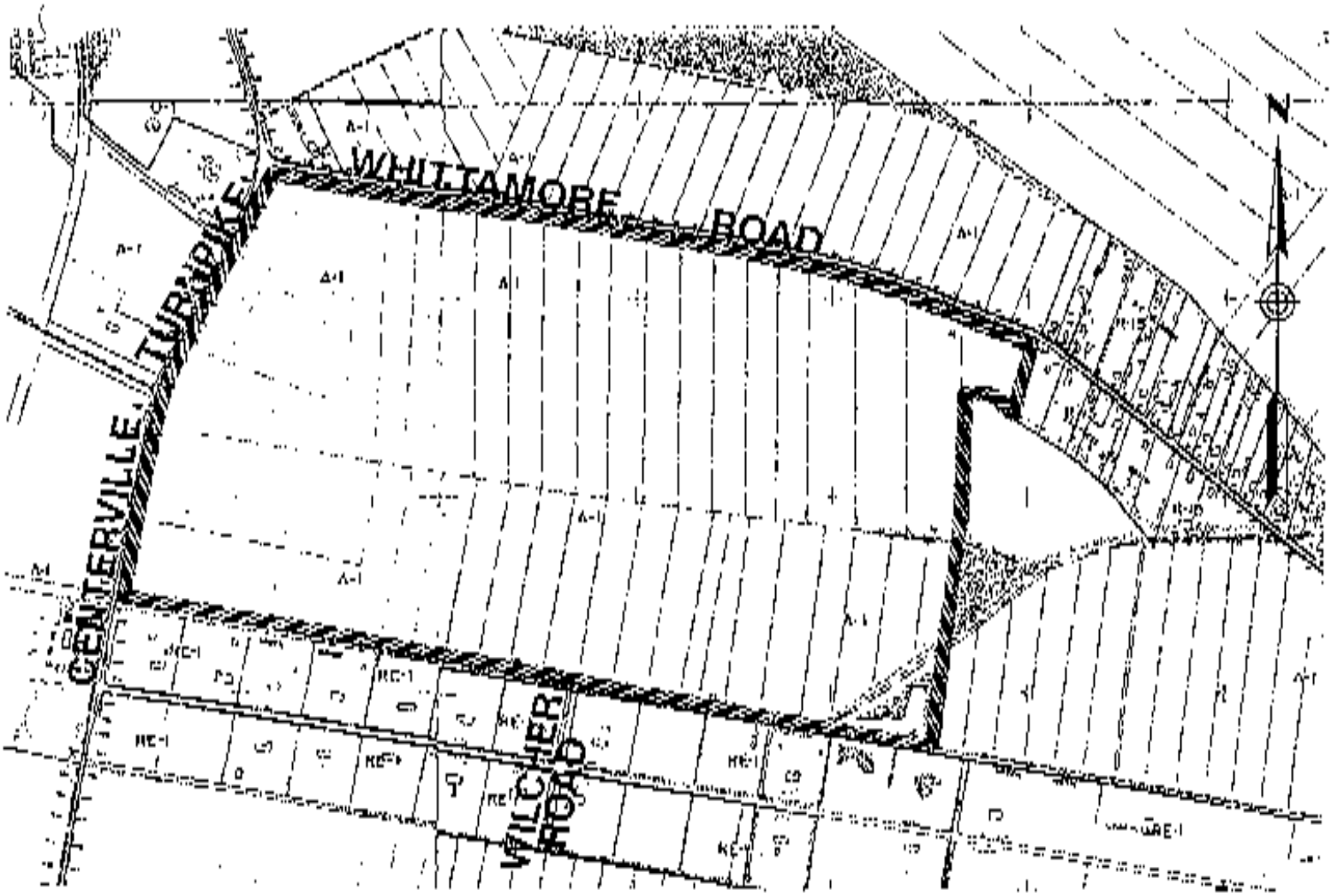
Attached is the ***REVISED*** site plan required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for March 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 27, 2001.**

1. Fire Flow demand for firefighting operations must be met in accord. w/PFM. Without the availability of a municipal water syst. this requirement may be met by a dry hydrant supplied by a water retention pond (such as the proposed lake shown) in accordance with NFPA 1231.
Include bldg. construction type in accord. w/ USBC, chapter 6 for Clubhouse, cart barn, + Maint Bldgs.
2. Fire Lane reqd. in accord. w/ PFM as per site detail enclosed.

Chesapeake Fire Department
PLANS REVIEW
☑ Contingent Approval (See Comments)
☐ Approval
☐ Disapproved
Date 4/6/01 Prob. File #
Reviewer [signature]

03-20-01 [illegible]


NO PARKING FIRE LANE
Etheridge Greens
UP-01-03
LAWN AREA
PROPOSED CLUBHOUSE FACILITIES
PROPOSED CART BARN



UP-01-03

-- MAP NOT TO SCALE --

Etheridge Greens

UP-01-03

APPLICANT: Robert S. Diberardinis
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: 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

PLANNING COMMISSION MEETING OF APRIL 11, 2001

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning

HEARING DATE: APRIL 11, 2001

TO: CHESAPEAKE PLANNING COMMISSIONERS

FROM: GARY R. PUSEY, PLANNER

THROUGH: BRENT R. NIELSON, PLANNING DIRECTOR

DATE: April 2, 2001

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT: Robert S. Diborardinis
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: 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

PROJECT DESCRIPTION:

The applicant is requesting approval of a conditional use permit to construct and operate an 18 hole golf course, a golf driving range and related facilities on a 217 acre parcel. (See Attachments A and B for the site plan.) The property is located at the southeast corner of the intersection of Centerville Turnpike and Whittamore Road in the Butts Road Borough, and is also located within the Fentress Airfield Overlay District.

BACKGROUND:

The subject site is zoned A-1 Agricultural District. Adjacent zoning designations are as follows:

DIRECTION	ADJACENT ZONING DESIGNATIONS
North	A-1 Agricultural District
South	RE-1 Residential Estate District
East	A-1 Agricultural District, R-15 Residential District
West	A-1 Agricultural District

DEPARTMENTAL COMMENTS:

Public Works:

- This department will require a final construction plan.

Requirements:

- Provide a left turn lane on Centerville Turnpike.
- Reserve 45' of right-of-way along Centerville Turnpike.
- Ditch and shoulder improvements will be required along Centerville Turnpike. A corresponding right-of-way dedication may be required for these improvements.
- Address method to prevent stray golf balls from entering adjacent roadways. A stipulation should be provided to allow Public Works to direct the owner/developer to take corrective measures if Public Works determines that a hazard to motorists is created along Centerville Turnpike. See advisory comment below.

Advisory:

- The adjacent portion of Centerville Turnpike is on the "Draft Trails Plan" for a proposed Class III (with paved shoulders) bike path.
- Site plan approval for this development will be contingent upon the recordation of a plat showing the required right-of-way reservation and any required right-of-way dedication.
- Public Works feels that the layout for the course could be revised to reduce the risk of errant golf balls striking vehicles on Centerville Turnpike (keeping in mind that a six-lane divided highway will be adjacent to the course under the ultimate conditions).

Public Utilities:

- City water and sewer are not available to this site. City water and sewer are not required for this use permit.

School Administration:

- No impact.

Parks and Recreation:

- No impact.

Environmental/Landscaping:

- Buffer yard "F" required along the rights-of-way.
- 10% canopy required.

Fire Prevention:

- Contingent approval. A dry hydrant drawing supply from the 14.6 acre lake is required in accordance with PFM and NFPA 1231 for water supply for fire fighting operations.

Zoning:

- This department will require a final construction plan.
- This site is in the Fentress Overlay District and must comply with the development standards listed in Section 12-406 et. seq. of the Chesapeake Zoning Ordinance including building setbacks. The setback for the maintenance building is 150 feet from the right-of-way reservation for Whittamore Road. This setback may be reduced to 50 feet if landscaping is approved by the City Council which screens the building from public view from the street.
- Signs must comply with Section 14-700 of the Chesapeake Zoning Ordinance.
- Handicap parking must comply with CABO/ANSI standards.
- One 12-foot x 35-foot loading space is required.
- Separate permits are required for fences, signs, and flagpoles.

Code Enforcement:

- This department will not require a final construction plan.

Library:

- No impact.

Police:

- This department will not require a final construction plan.

Bikes/Trails:

- At the Chesapeake Bicycle/Trails Advisory Committee meeting of March 26, 2001, a motion was adopted requesting that a 3' paved shoulder be installed along both sides of Centerville Turnpike. Centerville Turnpike is included in the City's Trail Plan for future shoulder/bike land improvement. The recently completed City project to realign Centerville Turnpike at Land of Promise Road included shoulders of similar width. The installation of these shoulders will enhance safety and provide easier maintenance for Centerville Turnpike.

Department of the Navy:

- The proposal is compatible with the Naval Air Station (NAS) Oceana and Naval Auxiliary Landing Field (NALF) Fentress, Air Installations Compatible Use Zones (AICUZ) study. The project will be impacted by frequent overflight by jet aircraft 24 hours a day at an altitude often below 800 feet. At these times, the single event noise may exceed 98 dB. The clubhouse should be located outside of the Accident Potential Zone 2 (APZ-2) and be sound attenuated to 45 dB interior level.

STAFF ANALYSIS:

The applicant is requesting approval of a conditional use permit to construct and operate a golf course, a golf driving range and related facilities on a 217 acre parcel located at the southeast corner of the intersection of Centerville Turnpike and Whittamore Road. The property is also located within the Fentress Airfield Overlay District

Improvements proposed on the site include an 18 hole golf course, driving range, clubhouse, cart storage building, maintenance building and an 83 space parking lot. According to the applicant, the golf course will be open to the public daily from 7 a.m. to dusk and will have 20 employees on the largest shift.

Departmental review raised several issues that require further discussion.

In response to comments from Public Works, the applicant has performed traffic counts along Centerville Turnpike and agrees that a left turn lane is necessary on Centerville Turnpike. Public Works is also requiring that 45' be reserved for the right-of-way along Centerville Turnpike and that a dedication may be required to accommodate ditch and shoulder improvements that may be necessary. Stipulations are included requiring the left turn lane be provided and that a subdivision plat be recorded prior to final site plan approval indicating the right-of-way reservation and/or dedication for Centerville Turnpike. Public Works is also requesting that a stipulation be provided that allows the City to require that corrective measures be taken in the event that errant golf balls prove to be a hazard to motorists along Centerville Turnpike. Public Works notes that this roadway is planned to be a six-lane divided highway at its ultimate development. The applicant has incorporated a 150 foot "fairway safety buffer" along Centerville Turnpike that is based on standards developed by the golfing industry for roadway separation, according to the applicant's agent. While the applicant is confident that this buffer, in combination with the 10 foot high landscaped berm, will provide adequate safety for motorists on Centerville Turnpike, the applicant has agreed to a stipulation that additional corrective measures will be implemented in the future, if required by the Department of Public Works.

The City Arborist has noted that the Code requires a buffer yard "F" along both Centerville Turnpike and Whittamore Road. In addition, the Code requires that a 10 percent tree canopy be provided. The applicant has agreed to provide the required buffer yard "F" along both streets, and has further offered to vary its width beyond what the Code requires in order to provide a more natural appearance. A stipulation is included addressing the buffer. A minor landscaping waiver has been approved by the City Arborist and the Planning Director to allow the tree canopy to be reduced from the required 10 percent to 5 percent, and to allow some of the trees to be smaller in size than required by the Code. The waiver was based on the characteristics of the use; i.e., the golf course is a recreational use with large amounts of green space, and the nature of a "links-style" course is that the course is designed to be open, with limited wooded areas. As part of the tree canopy requirement, the applicant is proposing a forested area along the eastern boundary of the property that will be designated a "tree preserve" and will provide a buffer for adjoining properties. It is in this area that a waiver was approved to allow smaller trees than required by the Code. All other trees to be planted on the site will meet Code requirements. A stipulation addressing the tree canopy requirement is included.

The Fire Department has noted that a dry hydrant drawing water from the proposed lake is required in accordance with the Public Facilities Manual since City water is not available. A stipulation addressing this requirement is included.

Zoning has noted that the Fentress Airfield Overlay District regulations require a 150 foot setback for buildings from a public street. This setback can be reduced to 50 feet, if landscaping approved by the City Council is provided which screens the building from public view from the street. The maintenance building is shown

as being approximately 35 feet from the proposed right of-way along Whittamore Road. The applicant indicates the 50 foot setback can be accommodated and is proposing landscaping that will screen the building from view from Whittamore Road. A stipulation addressing this is included. Zoning has also noted that a loading space is required. A stipulation requiring this is included as well.

The Bicycle/Trails Advisory Committee has requested that a 3 foot paved shoulder be installed along both sides of Centerville Turnpike. The City's Trails Plan designates Centerville Turnpike as a Class III (with paved shoulders) bike path. The applicant has requested that the provision of bike trails not be required, since there are no trails north or south of the proposed project on Centerville Turnpike and the project will not generate the need for this improvement. As noted by the Advisory Committee, the recently completed City project to realign Centerville Turnpike at Land of Promise Road included shoulders of similar width. Staff recommends that a subdivision plat be submitted prior to final site plan approval that would provide for the reservation for the future right-of-way of Centerville Turnpike and for a dedication, if determined to be necessary by Public Works, for ditch and shoulder improvements. Under this scenario, the applicant would not be responsible for constructing the bike path but the land would be available for this use.

Finally, the Department of the Navy was provided with the application and site plan for this proposed development since the project lies within the Fentress Airfield Overlay District. The Navy found that the proposed use is compatible with the AICUZ study, but recommended that the clubhouse be located outside of the Accident Potential Zone 2 (APZ-2) and be sound attenuated to 45 dB interior level. These items are provided for the applicant's information. The original site plan for this development indicated the clubhouse would be located within the APZ-2 area. The revised site plan locates the clubhouse closer to Centerville Turnpike and, as currently proposed, is outside of the APZ-2 area.

Section 17-106.A of the Chesapeake Zoning Code requires Conditional Use Permit applications to meet the following standards:

1. **STANDARD:** The proposal, as submitted or as modified, is in conformity with the Comprehensive Plan, including specific applicable elements of the Plan, and with official policies adopted in relation to the plan, including the purposes of this ordinance.

   FINDING: The Land Use Plan designates this site for Countryside/Large Lot Residential use. This designation is intended for low density residential development which serves as a buffer between the city's agricultural sector and the more dense and developed areas of the city. Although a golf course is not a residential use, its low intensity nature with the preservation of extensive open space is compatible with the intent of the Countryside land use designation. In addition, the proposal is consistent with objectives of the Land Use element of the Comprehensive

Plan that encourage the provision of public and private open space for leisure and recreation.

2. **STANDARD:** The proposal, as submitted or as modified, is compatible with the surrounding community and will have no more adverse effects on the health, safety, or comfort of persons living or working in or driving through the area than would any other use generally permitted in the same district.

   FINDING: The proposed use should not have any adverse effect on the surrounding area, which is a mixture of agricultural and residential uses. The golf course will be open only during the day, with no night operation. Although the property borders both Centerville Turnpike and Whittamore Road, the entrance to the site is provided only from Whittamore Road, which should provide a safer option with less disruption to traffic along Centerville Turnpike. The adjoining residential properties to the south, along Murray Drive, are separated from the golf course by a 120 foot wide power easement. In addition, these lots are a minimum of 3 acres, with the houses located approximately 250 feet from the applicant's property. In combination with the power easement and the golf course's fairway safety buffer, the houses will be located a minimum of 400 feet from any of the fairways.

Section 17-106.B. offers factors which may be considered in determining whether a Conditional Use Permit application meets the required standards. Only those factors considered applicable to this application are discussed below:

1. **STANDARD:** Whether the proposed conditional use will be consistent with the adopted policies in the Chesapeake Comprehensive Plan.

   FINDING: As noted above, the low intensity of the proposed use is compatible with the Countryside designation of the City's Land Use Plan. In addition, the use is consistent with policies of the Plan contained in the Land Use element that encourage the provision of public and private open space for leisure and recreation.

2. **STANDARD:** Whether the existing or proposed streets and highways are adequate to safely accommodate and serve the site, with particular attention being given to the following:

   a. The capacity of existing or proposed streets and highways located on or near the site to accommodate projected traffic volumes,

   b. The adequacy and safety of the size and design of access roads, entrance and exit drives, and traffic circulation patterns, for both vehicular and pedestrian traffic on and near the site.

FINDING: In response to comments received from the Department of Public Works, the applicant conducted a traffic analysis of Centerville Turnpike, with the analysis indicating a left turn lane on Centerville Turnpike is needed. The applicant has agreed to provide the left turn lane from Centerville Turnpike to Whittemore Road. The applicant has also agreed to the right-of-way reservation on Centerville Turnpike as requested by Public Works.

3. **STANDARD:** Whether the proposed conditional use will be adequately served by other essential public facilities, including but not limited to the following: water and sewers, drainage facilities, schools, recreational facilities, police and fire protection, refuse disposal.

FINDING: Departmental review indicated no objections to the proposed development in regards to public facilities. In response to comments from the Fire Department, a stipulation will be included requiring that a dry hydrant that draws water from the proposed lake be provided since City water is not available.

4. **STANDARD:** Whether the proposed conditional use will have any adverse effect upon or will be incompatible with the use or enjoyment of adjacent and surrounding property, with particular attention being given to the following:

   a. The noise characteristics of the proposed use and whether they exceed the maximum sound levels that are typical of uses permitted as a matter of right in the district.

   b. The anticipated glare from vehicular and stationary lights and the extent to which such lights will be visible from any residential district.

   c. The vulnerability of the proposed use to fire and related safety hazards.

   d. The interference by the proposed use with any easement, roadways, rail lines, utilities and public or private rights-of-way.

   e. The possible destruction, loss, or damage of a natural, scenic, or historic feature of significant importance.

   f. The adequacy of proposed landscaping and buffering measures to screen the site from neighboring properties zoned for or containing less intensive uses.

FINDING: None of the items listed above will exist to an extent that will adversely affect surrounding properties. Noise associated with the golf course will be minimal and will not exceed sound levels typical of other

uses permitted in the A-1 Agricultural District. Glare from vehicular and stationary lights will also be minimal. The golf course will only be open during the day, which will limit glare from vehicular lights. In addition, the clubhouse, parking lot and related facilities are located in the northwest portion of the site, away from any residential development. Buffering is also proposed around each of these facilities. The applicant has stated that stationary lighting will be limited to that necessary for security purposes only. Ten foot high berms are proposed along Centerville Turnpike and a portion of Whittamore Road that will provide additional buffering, especially for the purpose of preventing golf balls from entering those roadways. A 150 foot fairway safety buffer is also proposed for this purpose. Roadside landscape buffers, exceeding Code requirements, are provided along both Centerville Turnpike and Whittamore Road.

5. **STANDARD:** Whether the proposed conditional use will be constructed, arranged, and operated so as not to dominate or interfere with the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, considerations shall be given to:

   a. The location, nature, and height of buildings, structures, walls, and fences on the site; and

   b. The overall compatibility of the appearance of the site as proposed with neighborhood sites;

   c. The nature and extent of landscaping and screening on the site.

FINDING: Development of the property as a golf course should not interfere with the development and use of neighboring property. The proposed golf course is not an intensive use of the site. The number of buildings is limited to a clubhouse, cart barn and maintenance building and a parking lot containing 83 spaces. These facilities are located in the northwest portion of the site away from any residential development. The closest use to those facilities is the Fentress Fire Station located near the intersection of Centerville Turnpike and Whittamore Road. Landscaping is proposed around each of these structures to buffer their view from adjoining properties. Ten foot high berms are proposed along Centerville Turnpike and a portion of Whittamore Road to help prevent errant golf balls from entering these roadways. The berms and landscaping will also serve as a visual buffer from adjoining properties. By its very nature (i.e., extensive open space and landscaped greens and fairways), the appearance of the golf course will be compatible with the surrounding agricultural and residential area.

As a result of a meeting between the applicant and the surrounding community residents, the question arose as to whether the proposed detention and well system for the golf course would adversely impact the residents' wells. The applicant has expressed a willingness to accept a stipulation to address this issue. Staff continues to work with the applicant on the wording of such a stipulation, and an update report with the final stipulation will be presented at the Planning Commission pre-meeting.

STAFF RECOMMENDATION:

Based on the findings contained in this staff report, staff recommends that **UP-01-03** be **APPROVED** with the following stipulations:

1. As agreed upon by the applicant, the applicant shall be responsible for providing a left turn lane on Centerville Turnpike at Whittamore Road.

2. 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.

3. As agreed upon by the applicant, the applicant shall implement corrective measures to ensure the safety of motorists along Centerville Turnpike from errant golf balls if required by the Department of Public Works.

4. 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.

5. 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. 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. Street buffer trees and internal golf course trees shall be in accordance with the specifications of the Chesapeake Zoning Ordinance.

6. A dry hydrant shall be provided drawing supply from the proposed lake in accordance with the PFM.

7. 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 shall be provided that screens the Maintenance Building from public view from the street if the setback is approved to be less than 150 foot.

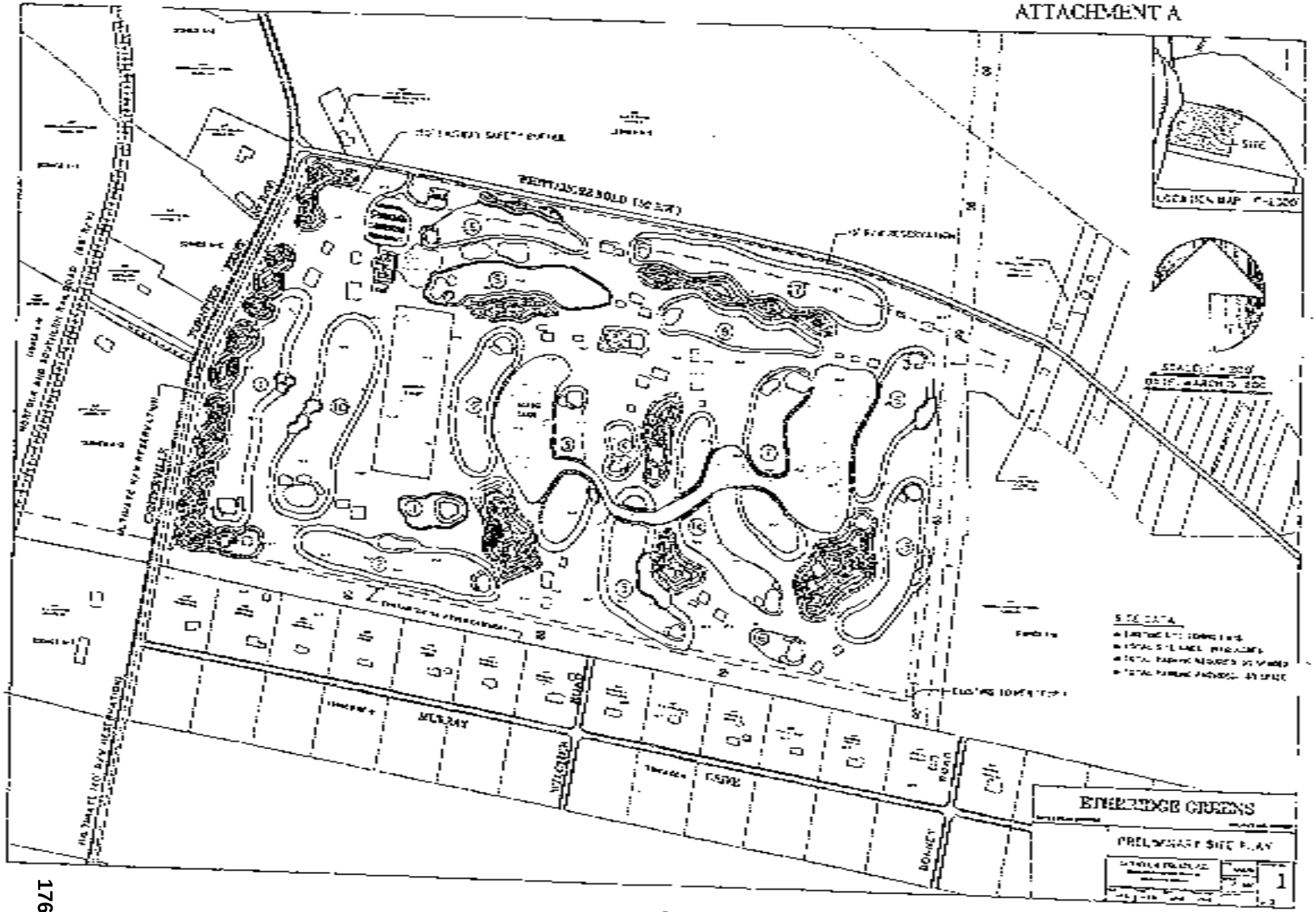
8. A 12' x 35' loading space shall be provided.

GRP

cc: Dorothy Kowalsky, Current Planning Coordinator

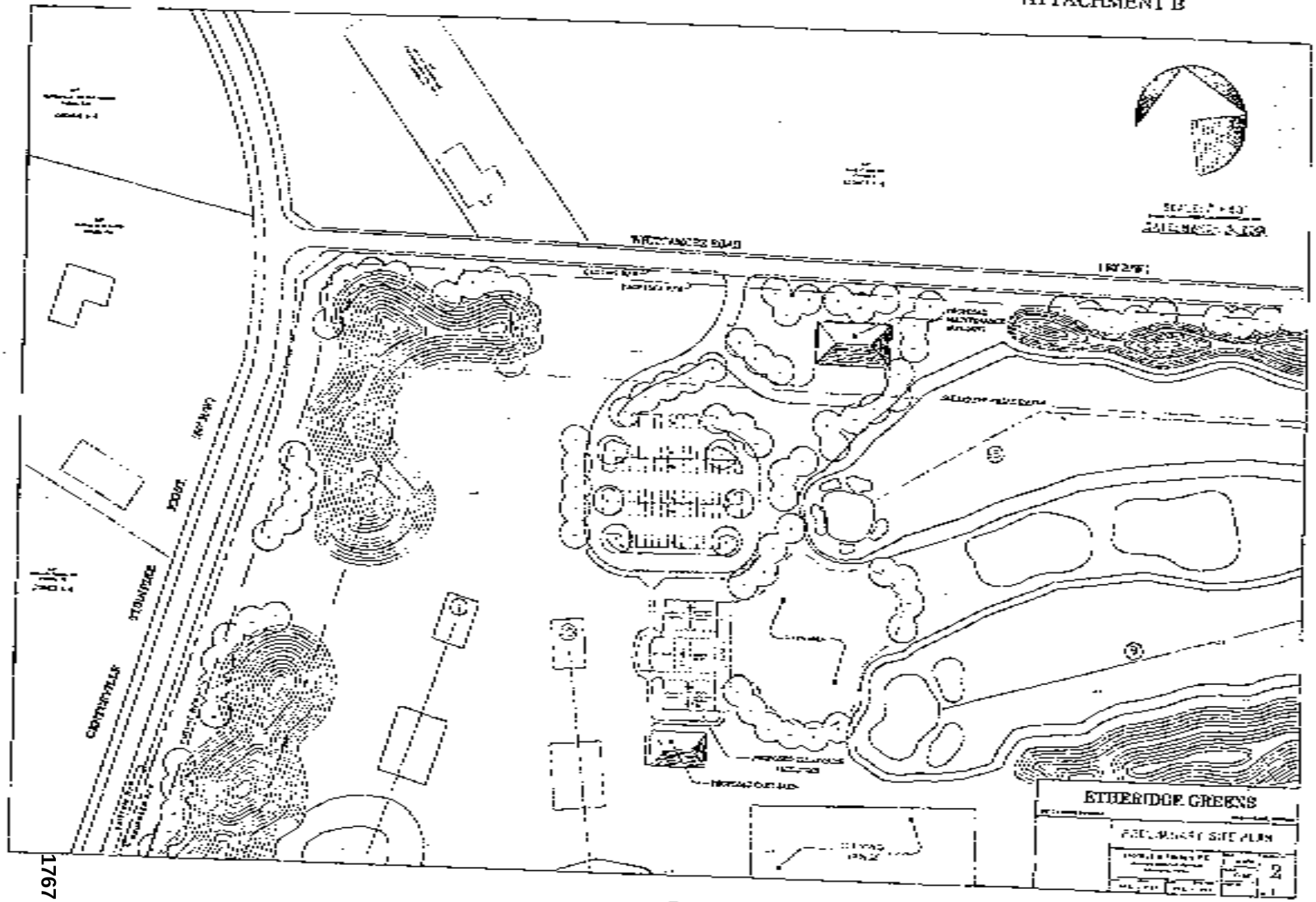
Mr. James R. Bradford
c/o Hassell & Folkes, P.C.
325 Volvo Parkway
Chesapeake, VA 23320

ATTACHMENT A



REVISED MARCH 19, 2001 **UP-01-03**

ATTACHMENT B



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REVISED MARCH 19, 2001 **UP-01-03**

Hassell & Folkes, P.C.
Engineers Surveyors Planners

[illegible]

April 11, 2001

APR 12 2001
PLANNING [illegible]
CITY OF [illegible]
MF

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey:

Please regard this letter as a formal request to continue the Planning Commission review of the above captioned item for a period of thirty days. The reason for this request is that a member of the Planning Commission recently requested a sample breakdown of the fly ash material intended for use in the construction of this golf course.

Such analysis of a current sample is now being conducted for Planning Commission review and will be available within the next twenty-one days.

Should you have any questions please call

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

(FOREENS.0119)

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia
23328-5225
(757) 382-6176
FAX (757) 382-6406

April 12, 2001

Mr. James R. Bradford
c/o Hassell & Folkes, P. C.
325 Volvo Parkway
Chesapeake, VA 23320

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT: Robert S. Diberardinis
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: 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

Dear Mr. Bradford:

The Chesapeake Planning Commission, at its April 11, 2001 Public Hearing, reviewed and **CONTINUED** the above referenced application to the May 9, 2001 Public Hearing.

Upon receipt of this letter, place the enclosed sticker with the new Planning Commission hearing date over the previous hearing date on the notice of public hearing sign posted on this property. Improper posting will delay processing of this application.

Should you have questions or comments concerning the Commission's action, please feel free to contact our offices at 382-6176. Please reference your phone inquiries and/or correspondence with the above case identification number. **Also, the above case identification number should be clearly designated on all subsequent site plans requiring review by the City.** Failure to use this reference number may delay staff's response.

Sincerely,

Dorothy M. Kowalsky

Dorothy M. Kowalsky, Recording Secretary
CHESAPEAKE PLANNING COMMISSION

cc: Zoning Administrator; Public Works Department

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Gary Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Wymer W. Manning, IP, P.E.
John A. O'Connor, P.E.
Christopher D. Cabezal, L.S.

T. Ray Hassell, L.S.
(1931-1994)
Stradford G. Folkes, P.E.
Consultant

April 11, 2001

APR 12 2001

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey:

Please regard this letter as a formal request to continue the Planning Commission review of the above captioned item for a period of two weeks. The reason for this request is that a member of the Planning Commission recently requested a sample breakdown of the fly ash material intended for use in the construction of this golf course.

Such analysis of a current sample is now being conducted for Planning Commission review and will be available within the next five to seven days. The requested two week continuance will allow the applicant to remain on the same City Council agenda, and in as much as the requested information will be made available well in advance of the April 25, 2001 hearing, this short term delay should be sufficient.

Should you have any questions please call.

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

JRB/kb

Attachment

(EGRF/ NS 018)

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Gary Folkes, Jr., P.C.
Leigh Anne Folkes, P.E.
Wyman W. Marrow, Jr., P.E.
John A. O'Connor, P.E.
Christopher D. Capozzi, L.S.

F. Ray Hassell, P.E., L.S.
(1932-1984)
Stratford O. Folkes, P.E.
Consultant

APR 10 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE
MYE

April 10, 2001

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey

Please find attached one copy of the current Department of Environmental Quality regulations as they pertain to the placement of coal combustion products.

Trusting this information is useful to you, I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

JRB/lk

(EGREENS 016)

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9531 • FAX (757) 547-9481

COAL COMBUSTION BY-PRODUCT SITE NOTIFICATION

Who Must Notify
Any owner or operator who proposes to use, reuse or reclaim coal combustion by-products by applying or placing them on the land in a manner other than addressed in 9 VAC 20-80-150 or 9 VAC 20-80-160 of the Virginia Solid Waste Management Regulations. Coal mining facilities that are otherwise exempt under 9 VAC 20-80-160 or who have been issued a permit by the Virginia Department of Mines, Minerals and Energy that incorporates the applicable conditions in 9 VAC 20-85-10 et seq. are not subject to these requirements.

Authority
Virginia Code § 10.1 1408.1
Virginia Administrative Code 9 VAC 20-85-150 through 9 VAC 20-85-160

Term
Indefinite

Fee
No fee

Typical Requirements of a Permit
Compliance with location standards, design, construction, operation and closure requirements of 9 VAC 20-85-10 et seq.

Process
1. Contact DEQ headquarters (Richmond) Waste Division.
2. Provide the information/certifications listed below 30 days prior to initial placement of coal combustion by-products:
   a. Certification of legal control over site.
   b. Certification from the local government body that the site location and operation are consistent with all local ordinances (not applicable to sites permitted by the Department of Mines, Minerals and Energy).
   c. A general description of the intended use, reuse or reclamation of coal combustion by-products as well as certification that the site meets the locational restrictions and design standards of 9 VAC 20-85-70 and 9 VAC 20-85-80.
   d. An operations plan and a closure plan.
   e. A signed statement that allows authorized representatives of the Commonwealth access to areas in which covered activities will be, are being or have been conducted to ensure compliance.

REGULATION GOVERNING MANAGEMENT OF COAL COMBUSTION BY-PRODUCTS

PART I: Definitions

9 VAC 20-85-10 Definitions as established in Virginia Solid Waste Management Regulations (9 VAC 20-80-10 et seq.).

The definitions set out in Part I of the Virginia Solid Waste Management Regulations 9 VAC 20-80-10 et seq. are incorporated by reference.

9 VAC 20-85-20 Definitions.

In addition to the definitions incorporated by reference, the following words and terms shall have, for the purpose of this chapter, the following meanings:

"ASTM" means the American Society for Testing and Materials.

"CCB" means coal combustion by-products.

"CCB site" means all land and structures, other appurtenances, and improvements on them used to manage CCB by the methods included in either 9 VAC 20-85-40 A or B.

"Closure" means the act of securing a CCB site pursuant to the requirements of this chapter.

"Director" means the Director of the Department of Environmental Quality or the Director of the Department of Mines, Minerals and Energy depending on the context.

"Perennial stream" means a stream or part of a stream that flows continuously during all of the calendar year as a result of groundwater discharge or surface runoff.

"Speculatively accumulated material" means any material that is accumulated before being used, reused, or reclaimed or in anticipation of potential use, reuse, or reclamation. CCB are not being accumulated speculatively when they can be used, reused, or reclaimed, have a feasible means of use, reuse, or reclamation available and 75% of the accumulated CCB are being removed from the storage annually.

"TCLP" means a chemical analytical procedure described in the Virginia Hazardous Waste Management Regulations, 9 VAC 20-60-10 et seq.

PART II: Purpose and Applicability.

9 VAC 20-85-30 Purpose.

The purpose of this chapter is to provide for the use of coal combustion by-products (CCB) and

to establish appropriate standards for siting, design, construction, operation, and administrative procedures pertaining to their use, reuse, or reclamation.

9 VAC 20-85-40 Applicability.

A. This chapter applies to all persons who use, reuse, or reclaim CCB by applying them to or placing them on land in a manner other than addressed in the Virginia Solid Waste Management Regulations, 9 VAC 20-80-150 and 9 VAC 20-80-160.

B. This chapter establishes minimum standards for the owners or operators of coal mining facilities that accept CCB for mine reclamation or mine refuse disposal on a mine site permitted by the Virginia Department of Mines, Minerals and Energy (DMME) unless otherwise exempt under 9 VAC 20-80-160 B of the Solid Waste Management Regulations. If the permit issued by the DMME in accordance with the Virginia Surface Mining Regulations, 4 VAC 25-130-700.1 et seq., specifies the applicable conditions set forth in Parts III and IV of this chapter, the permittee is exempt from this chapter.

C. Conditions of applicability are as follows:

1. Persons using CCB other than in a manner prescribed under this chapter, or managing CCB containing any constituent at a level exceeding levels set forth in Table 1 in Part IV of this chapter, shall manage their waste in accordance with all applicable provisions of the Virginia Solid Waste Management Regulations, 9 VAC 20-80-10 et seq.;

2. Materials which are accumulated speculatively, materials which are not utilized in a manner described in the operation plan required by 9 VAC 20-85-90 of this chapter, and off-specification materials which cannot be utilized or reprocessed to make them usable shall be managed in accordance with all appropriate provisions of the Virginia Solid Waste Management Regulations, 9 VAC 20-80-10 et seq.; and

3. Storage, stockpiling, and other processing or handling of CCB, which may need to occur prior to their final placement or use, reuse, or reclamation, shall be in a manner necessary to protect human health and safety and the environment. For projects permitted by the DMME, the storage, stockpiling, or handling of CCB shall be managed in accordance with the Virginia Surface Mining Regulations, 4 VAC 25-130-700.1 et seq.

9 VAC 20-85-50 Relationship to other regulations.

This chapter does not affect the Virginia Solid Waste Management Regulations, 9 VAC 20-80-10 et seq., or other pertinent regulations of the department or other agencies of the Commonwealth, except that persons subject to and in compliance with this chapter are exempt from the Virginia Solid Waste Management Regulations and the Financial Assurance Regulations for Solid Waste Facilities, 9 VAC 20-70-10 et seq., for those activities covered by this chapter.

9 VAC 20-85-60 Enforcement and appeals.

A. All administrative enforcement and appeals taken from actions of the director relative to the provisions of this chapter shall be governed by the Virginia Administrative Process Act (*9-6.14:1 et seq. of the Code of Virginia).

B. The owner or operator of the CCB site who violates any provision of this chapter will be considered to be operating an unpermitted facility as provided for in 9 VAC 20-80-90 of the Solid Waste Management Regulations and shall be required to either obtain a permit as required by Part VII or close under Part V of this chapter.

C. The requirement to obtain a permit or to close the project shall not preclude additional action for remediation or enforcement, including (without limitations) the assessment of civil charges or civil penalties, as is otherwise authorized by law.

PART III: Management Standards.

ARTICLE 1
Locational Restrictions.

9 VAC 20-85-70 Locational restrictions.

Coal combustion by-products used, reused, or reclaimed on or below ground shall not be placed:

1. In areas subject to base floods unless it can be shown that CCB can be protected from inundation or washout and that flow of water is not restricted;

2. With the vertical separation between the CCB and the maximum seasonal water table or bedrock less than two feet;

3. Closer than:

a. 100 feet of any perennial stream,

b. 100 feet of any water well (other than a monitoring well) in existence at the onset of the project,

c. 25 feet of a bedrock outcrop, unless the outcrop is properly treated to minimize infiltration into fractured zones,

d. 100 feet of a sinkhole, or

e. 25 feet from any property boundary or, in the case of projects permitted by the DMME, 25 feet from the permit boundary. (NOTE: All distances are to be measured in the horizontal plane.)

4. In wetlands, unless applicable federal, state and local permits are obtained; and

5. On the site of an active or inactive dump, unpermitted landfill, lagoon, or similar facility, even if such facility is closed.

ARTICLE 2
Design and Construction.

9 VAC 20-85-80 Design and construction.

This section prescribes design and construction standards for CCB sites. The owner or operator of such a site shall prepare appropriate design plans and a design report that address, at a minimum, the requirements contained in this section.

1. A survey benchmark shall be identified and its location referenced on drawings and maps of the site.

2. During construction and filling, off-site runoff shall be diverted around the use, reuse or reclamation areas. The uncovered active CCB fill areas shall be graded to a maximum slope of 5.0% and a smooth surface maintained to provide for sheet flow runoff and to prevent dusting. Runoff from the use, reuse or reclamation area shall be controlled and contained by use of diversion ditches, sediment traps, berms or collection ponds in accordance with the site erosion control plan. The use, reuse, or reclamation projects shall be designed to divert surface water run on from a 25-year, 24-hour storm event. For projects permitted by the DMME, the standards for runon, grading, and runoff shall be in accordance with the Coal Surface Mining Reclamation Regulations, 4 VAC 25-130-700.1 et seq.

3. Finished side slopes shall be stable and be configured to adequately control erosion and runoff. Side slopes of 33% will be allowed provided that adequate runoff controls are established. Steeper side slopes may be considered if supported by necessary stability calculations and appropriate erosion and runoff control features. All finished slopes and runoff management units shall be supported by necessary calculations and included in the design report.

4. The finished top slope shall be at least 2.0% to prevent ponding of water, except where covered by a building, a paved roadway, a paved parking surface, paved walkways or sidewalks, or similar structures.

5. Upon reaching the final grade, the placed material shall be covered in accordance with the requirements of Article 4 of this part.

ARTICLE 3
Operations.

9 VAC 20-85-90 Operations.

The owner or operator of a CCB site shall prepare an operation plan. At a minimum, the plan

shall address the requirements contained in this section.

1. Tracking of mud or CCB onto public roads from the site shall be controlled at all times to minimize nuisances.

2. The addition of any solid waste including but not limited to hazardous, infectious, construction, debris, demolition, industrial, petroleum-contaminated soil, or municipal solid waste to CCB is prohibited. This prohibition does not apply to solid wastes from the extraction, beneficiation and processing of ores and minerals conditionally exempted under 9 VAC 20-80-160 A 2 of the Solid Waste Management Regulations.

3. Fugitive dust shall be controlled at the site so it does not constitute nuisances or hazards.

4. After preparing the subbase, CCB shall be placed in no greater than 12-inch layers. The CCB shall then be compacted to a minimum 95% of the maximum dry density achievable at its optimum moisture content in accordance with the Standard Proctor method, ASTM test designation D 698, or to a minimum of 80% relative density as determined by ASTM test designation D 4254 for coal combustion bottom ash and boiler slag. Field compaction tests shall be taken for each 5,000 cubic yards placed. The placement and compaction of CCB on coal mine sites shall be subject to the applicable requirements of the Coal Surface Mining Reclamation Regulations, 4 VAC 25-130-700.1 et seq.

5. A surface run on and runoff control program shall be implemented to control and reduce the infiltration of surface water through the CCB and to control the runoff from the placement area to other areas and to surface waters.

6. Runoff shall not be permitted to drain or discharge into surface waters except when in accordance with 9 VAC 25-10-10 et seq., of the State Water Control Board, or otherwise approved by the department.

7. CCB site development shall be in accordance with the Virginia Erosion and Sediment Control Regulations, 4 VAC 50-30-10 et seq., or the Coal Surface Mining Reclamation Regulations, 4 VAC 25-130-700.1 et seq., as applicable.

ARTICLE 4
Closure.

9 VAC 20-85-100 General.

Upon reaching the final grade, the owner or operator of a CCB site shall close his project in a manner that minimizes the need for further maintenance.

9 VAC 20-85-110 Exemptions from the closure requirements.

A. An owner or operator of a site that constructs a building, a paved roadway, a paved parking

surface, paved walkways and sidewalks, or other similar structures on top of the fill within a reasonable time period of reaching the final grade not to exceed 12 months shall be exempt from the requirements of this article for the portions of the CCB site directly under the construction area.

B. An operator of a coal mine site permitted by the DMME who is reclaiming a site in conformance with the Coal Surface Mining Reclamation Regulations, 4 VAC 25-130-700.1 et seq., shall be exempt from the closure requirements contained in the section.

9 VAC 20-85-120 Closure criteria.

A. The owner or operator shall install a final cover system that is designed and constructed to:

1. Minimize infiltration through the closed CCB site by the use of an infiltration layer that contains a minimum 12 inches of earthen material; and

2. Minimize erosion of the final cover by the use of an erosion control layer that contains a minimum of six inches of earthen material and is capable of sustaining the growth of indigenous plant species or plant species adapted to the area.

B. The use of the property after closure shall not disturb the integrity of the final cover, unless the purpose of the disturbance is to construct buildings, paved roadways, paved parking surfaces, paved walkways and sidewalks, or other similar facilities.

C. Within 90 days after placement of the final cover is complete, the owner or operator shall submit:

1. To the local land recording authority, a survey plat prepared by a professional land surveyor registered by the Commonwealth, indicating the location and dimensions of the placement areas. The plat filed with the local land recording authority shall contain a note, prominently displayed, which states the owner's or operator's future obligation to restrict disturbance of the site.

2. To the department, a statement signed by a registered professional engineer that construction has been completed in accordance with the design plans and report prepared to satisfy the requirements of 9 VAC 20-85-80 and closure has been performed in accordance with closure plan prepared under 9 VAC 20-85-130.

9 VAC 20-85-130 Closure plan and amendment of plan.

A. The owner or operator of the CCB site shall have a written closure plan. This plan shall identify the steps necessary to completely close the site. The plan shall include, at least, a schedule for final closure including, as a minimum, the anticipated date when CCB will no longer be received, the date when completion of final closure is anticipated, and intervening milestone dates.

B. The owner or operator may amend his plan at any time during the active life of the project. The owner or operator shall so amend his plan any time changes in operating plans or project design affect the closure plan.

C. At any time during the operating life of the project, the plan shall be made available to the department upon request of the director.

9 VAC 20-85-140 Time allowed for closure.

The owner or operator shall complete closure activities in accordance with the closure plan and within six months after receiving the final volume of CCB. The director may approve a longer closure period if the owner or operator can demonstrate that the required or planned closure activities will, of necessity, take longer than six months to complete; and that he has taken all necessary steps to eliminate any significant threat to human health and the environment from the unclosed but inactive project.

PART IV: Administrative Requirements.

9 VAC 20-85-150 General.

Notwithstanding any provisions of Part VII of the Virginia Solid Waste Management Regulations, 9 VAC 20-80-10 et seq., the owner or operator of a site which manages only CCB allowed under 9 VAC 20-85-40 shall not be required to have a solid waste management facility permit, neither must a CCB facility operator certified by the Board for Waste Management Facility Operators directly supervise operations at the site, if the owner or operator at least 30 days prior to initial placement of CCB:

1. Provides the director a certification that he has legal control over the CCB site for the project life and the closure period. For the purposes of this section, on a coal mine site permitted by the DMME, demonstration of legal right to enter and begin surface coal mining and reclamation operations shall constitute compliance with the provisions of this section.

2. With the exception of projects permitted by the DMME, provides the director the certification from the governing body of the county, city, or town in which the CCB site is to be located that the location and operation of the CCB site are consistent with all applicable ordinances.

3. Provides the director with a general description of the intended use, reuse, or reclamation of CCB. Such description will include:

a. A description of the nature, purpose and location of the CCB site, including a topographic map showing the site area and available soils, and geological maps. The description shall include an explanation of how CCB will be stored prior to use, reuse or reclamation, if applicable;

b. The estimated beginning and ending dates for the operation;

Post-it® brand fax transmittal memo 7671 | # of pages ▸
To Mark Baker | From Ron Bindel
Co. | Co.
Dept. | Phone #
Fax # | Fax #

The owner or operator shall complete closur within six months after receiving the final volu period if the owner or operator can demonstrat necessary, take longer than six months to comp eliminate any significant threat to human health and the environment. project.

Part IV. ADMINISTRATIVE REQUIREMENTS.

9 VAC 20-85-150. General.

Notwithstanding any provisions of Part VII of the Virginia Solid Waste Management Regulations, 9 VAC 20-80-10 et seq., the owner or operator of a site which manages only CCB allowed under 9 VAC 20-85-40 shall not be required to have a solid waste management facility permit, neither must a CCB facility operator certified by the Board for Waste Management Facility Operators directly supervise operations at the site, if the owner or operator at least 30 days prior to initial placement of CCB:

1. Provides the director a certification that he has legal control over the CCB site for the project life and the closure period. For the purposes of this section, on a coal mine site permitted by the DMME, demonstration of legal right to enter and begin surface coal mining and reclamation operations shall constitute compliance with the provisions of this section.

2. With the exception of projects permitted by the DMME, provides the director the certification from the governing body of the county, city, or town in which the CCB site is to be located that the location and operation of the CCB site are consistent with all applicable ordinances.

3. Provides the director with a general description of the intended use, reuse, or reclamation of CCB. Such description will include:

a. A description of the nature, purpose and location of the CCB site, including a topographic map showing the site area and available soils, and geological maps. The description shall include an explanation of how CCB will be stored prior to use, reuse or reclamation, if applicable;

b. The estimated beginning and ending dates for the operation;

c. An estimate of the volume of the CCB to be utilized; and

d. A description of the proposed type of CCB to be used, reused or reclaimed, including physical and chemical characteristics of the CCB. The chemical description shall contain the results of TCLP analyses for the constituents shown in Table 1. The description shall also contain a statement that the project will not manage CCB that contain any constituent at a level exceeding those shown in the table.

TABLE 1. LIST OF CONSTITUENTS AND MAXIMUM LEVELS.

Constituent	Level, mg/LCE
Arsenic	5.0
Barium	100
Cadmium	1.0
Chromium	5.0
Lead	5.0
Mercury	0.2
Selenium	1.0

c. An estimate of the volume of the CCB to be utilized; and

d. A description of the proposed type of CCB to be used, reused or reclaimed, including physical and chemical characteristics of the CCB. The chemical description shall contain the results of TCLP analyses for the constituents shown in Table 1. The description shall also contain a statement that the project will not manage CCB that contain any constituent at a level exceeding those shown in the table.

4. Provides the director with a certification by a professional engineer licensed to practice by the Commonwealth that the project meets the locational restrictions of 9 VAC 20-85-70. Such certificate shall contain no qualifications or exemptions from the requirements.

5. Furnishes to the director a certificate signed by a professional engineer licensed to practice by the Commonwealth that the project has been designed in accordance with the standards of 9 VAC 20-85-80 if applicable. Such certificate shall contain no qualifications or exceptions from the requirements and plans.

6. Submits to the director an operational plan describing how the standards of 9 VAC 20-85-80 will be met.

7. Submits to the director a closure plan describing how the standards of Article 4 of Part III of this chapter will be met, if applicable.

8. Submits to the director a signed statement that the owner or operator shall allow authorized representatives of the Commonwealth, upon presentation of appropriate credentials, to have access to areas in which the activities covered by this chapter will be, are being, or have been conducted to ensure compliance.

9 VAC 20-85-160 Project modifications.

The owner or operator of a CCB site may modify the design and operation of the project by furnishing the department a new certificate required by subdivision 5 of 9 VAC 20-85-150 and a new operational plan required by subdivision 6 of 9 VAC 20-85-150. Whenever modifications in the design or operation of the project affect the provisions of the closure plan, the owner or operator shall prepare an amended plan in accordance with the requirements of Article 4 of Part III of this chapter.

PART V: Variances.

9 VAC 20-85-170 Applicability.

The director may grant a variance from any requirement contained in Part III of this chapter to the owner or operator of the CCB site if he demonstrates to the satisfaction of the director that granting the variance will not result in an additional risk to the public health or the environment beyond the risk which would be imposed without the variance.

9 VAC 20-85-180 Administrative procedures.

The administrative procedures associated with the submission of the variance petition, its processing and resolution will be accomplished in accordance with the requirements of 9 VAC 20-80-790 of the Solid Waste Management Regulations.

Documents Incorporated by Reference

STANDARD Proctor Method.

Test Designation D698, ASTM.

Test Designation D4254, ASTM.

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Gary Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Wynne W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capezzi, P.E.

E. Ray Hassell III, C.S.
(1902-1984)
Stratford G. Folkes, P.E.
Consultant

APR 10 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE
MYE

April 10, 2001

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey:

Pursuant to the attached memorandum dated May 27, 1998 with regard to the U.S. Navy B.A.S.H. program, please be advised that my client's proposal is consistent with that initiative for the following reasons:

1) Side slopes on the proposed lake will be constructed with at least a 4:1 slope to allow for constant mowing and eliminate the potential for wildlife habitat

2) To the extent practical, the lake has been designed in a narrow and linear shape

3) There will be no suitable cover for bird species on or around the lake.

4) There will be no vegetation suitable as food for hazardous wildlife, and the golf course management will consider birds just as much a nuisance as the Navy in this regard.

5) This development is intended to be a "links" style golf course which utilizes very few trees which would provide a perch or security for birds.

It is my understanding from having discussed these issues with the Navy's representative, that by far the most effective way of controlling the hazards associated with birds and aircraft is to ensure cooperative maintenance between the golf course management and the U.S. Navy

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9531 • FAX (757) 547-9481

In as much as both parties consider birds a nuisance to their respective activities, I would offer that successful management of this potential problem is attainable.

Trusting this information is useful to you, I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

JRB/lk

27 May 1998

MEMORANDUM

From: Deanna Higginson, Wildlife Biologist, 1852
To: AUCOX, Code 00G
Via: Brian Hostetter, Natural Resources Manager, 185

Subj: **BMP DESIGN CRITERIA FOR REDUCING BASH HAZARDS FOR STORMWATER MANAGEMENT POND**

Ref: (a) FAA Advisory Circular 5200-33
(b) Naval Safety Center Bird Aircraft Strike Hazard Guidance Package, May 1985

1. To facilitate hazardous wildlife control I recommend the following:

- Per Ref (a) use steep sided slopes, grading to a 4:1, to allow mowing up to the edge of the ditch Ref (b) recommends grading to a 5:1 slope.
- Grade ditches so that stormwater runs off rapidly (this will also help to keep them clear of vegetation and sediment buildup). Where practical, ditches should be replaced with buried drainage pipes.
- Keep water bodies narrow and linearly-shaped, rather than round or oblong.
- Line banks with rip-rap.
- Use water detention basins (dry ponds) rather than retention basins.
- If possible, eliminate any permanent pool or entirely cover the water surface with plant species unpalatable to bird species and unsuitable for cover.
- Ponds should be placed away from aircraft movement areas to minimize aircraft-wildlife interactions (located outside APZ's).
- All vegetation in or around detention or retention basins that provide food or cover for hazardous wildlife should be eliminated (special measures should be taken to maintain vegetation discourage gulls and geese from feeding or loafing).

- Tree species can be used to discourage gull use and should be species that provide very little security cover for other birds without providing perches for raptors (water willows, cypress, or tupelo).
- For selection of vegetation, consider species that are suited to the hydrology of the project.

2. To further reduce bird strike hazards the following maintenance should take place:

- Do not allow drainage ditches to clog up with vegetation and eroded soil.
- Implement an active program to remove plant species that provide food or cover for problem species.
- Have maintenance personnel report bird use insuring birds never become habituated to using the site.
- If necessary use wire grids or other harassment to discourage bird use.

DEANNA HIGGINSON

Copy to:
LT Joel Dublin, 00A

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Grey Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Wynne W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher O. Capezza, L.S.

T. Ray Hassell III, L.S.
(1932-1984)
Stradford G. Folkes, P.E.
Consultant

APR 9 2001

April 9, 2001

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey:

Pursuant to staff's recommendation dated April 2, 2001 for the above captioned proposal, please be advised of the following additional information.

1) With regard to stipulation number (3) the applicant agrees that Whittamore Road in addition to Centerville Turnpike should be included in that language.

2) Please be advised that it is the applicant's intention to construct the club house as well as the maintenance building with a brick, block with brick appearance, split block, or other stone/masonry veneer acceptable to the Director of Planning.

3) The applicant agrees that he will adhere to the "well" replacement provisions of the City's excavation ordinance and for a similar time period (seven years).

4) The applicant agrees that a maximum of four acres of fill material will be exposed at any given time, and that such areas will be sprinkled with water to minimize airborne particles.

Trusting this information is useful to you, should you have any questions please call.

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

//GREENS.015

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9531 • FAX (757) 547-9481

Hassell & Folkes, P.C.
Engineers Surveyors Planners

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Christopher D. Capozzi, P.E.

T. Roy Hassell III, P.E.
(1902-1954)
Bradford G. Folkes, P.E.
Consultant

April 2, 2001

Mr. Jay Tate
Assistant City Engineer
DEPARTMENT OF PUBLIC WORKS
City of Chesapeake
Chesapeake, VA 23328

APR 2 2001

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Tate,

Pursuant to your comments dated March 29, 2001 from your department with respect to the captioned proposal, I would like to respond in the same numerical order as follows

1&2) As stated, original comments (1 & 2) have been previously addressed

3) Please be advised that this firm has recently completed a topographic survey of this site and a swale, as opposed to a ditch, currently extends along this property's frontage on Centerville Turnpike. Since this development constitutes a site plan as opposed to a subdivision and the applicant seeks no access to Centerville Turnpike, compounded by the fact that it is now confirmed there is no ditch to relocate, it is requested that this requirement be eliminated

4) Please be advised that a 150 ft. wide fairway safety buffer has been incorporated on plan and that substantial berming and landscaping is planned along Centerville Turnpike to prevent errant golf balls from entering the right-of-way.

Further, the applicant is not opposed to a stipulation such that Public Works may direct the owner to take corrective action if a problem demonstrates itself in the future

It has been noted that the City plans to improve Centerville Turnpike with a bike trail in the future. This application will not affect that endeavor since as previously stated, the golf course seeks no vehicular access to Centerville Turnpike which would be in conflict with the bike path, nor does the golf course promote the need for such improvement.

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9631 • FAX (757) 547-9481

Mr. Jay Tate
DEPARTMENT OF PUBLIC WORKS
April 2, 2001
Page - 2 -
RE. "ETHERIDGE GREENS"
(UP-01-03)

Thanking you for your time and consideration, I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

cc. Mr. Gary Pusey,
Department of Planning

APR 2 2001

(EGREENS 012)

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6101
(757) 382-6310 FAX
(757) 382-8537 FAX

MEMORANDUM

MAR 3 2001

TO: Gary Pusey, Planner
FROM: Jay Tate, P.E., Assistant City Engineer
DATE: March 29, 2001
RE: PLAT COMMITTEE REVIEW
UP-01-03 Etheridge Greens

The consultant has submitted a revised plan along with the attached cover letter noting his responses to our previous comments. The following items retain the same numerical order as the previous memorandum

Requirements:
1. Previous comment addressed
2. Previous comment addressed.
3. Ditch and shoulder improvements will be required along Centerville Turnpike. A corresponding right-of-way dedication may be required for these improvements.
4. A stipulation should be provided to allow Public Works to direct the owner/developer to take corrective measures if Public Works determines that a hazard to motorists is created along Centerville. See advisory comment below.
5. Previous comment addressed.

Advisory:
The adjacent portion of Centerville Turnpike is on the "Draft Trails Plan" for a proposed Class III (with paved shoulders) bike path.

Site plan approval for this development will be contingent upon the recordation of a plat showing the required right-of-way reservation and any required right-of-way dedication.

Public Works feels that the layout for the course could be revised to reduce the risk of errant golf balls striking vehicles on Centerville Turnpike (keeping in mind that a six-lane divided highway will be adjacent to the course under the ultimate conditions).

JBT:DNJ
enclosure

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"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

Chesapeake VIRGINIA

City of Chesapeake

Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6101
(757) 382-6310 FAX
(757) 382-8537 FAX

MEMORANDUM

TO: Gary Pusey, Planner
FROM: Jay Tate, P.E., Assistant City Engineer
DATE: March 29, 2001
RE: PLAT COMMITTEE REVIEW
UP-01-03 Etheridge Greens

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Advisory:
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Public Works feels that the layout for the course could be revised to reduce the risk of errant golf balls striking vehicles on Centerville Turnpike (keeping in mind that a six-lane divided highway will be adjacent to the course under the ultimate conditions).

JBT:DNJ
enclosure

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Hassell & Folkes, P.C.

March 27, 2001

Mr. Jay Tate
Assistant City Engineer
DEPARTMENT OF PUBLIC WORKS
City of Chesapeake
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Tate:

Pursuant to your comments dated March 7, 2001 for the above captioned proposal, I would like to respond in the same numerical order as follows:

1) Having conducted fresh traffic counts and performed a warrant of need analysis, it is agreed that a left turn lane on Centerville Turnpike will be required with this development. Please be advised that the right turn taper also required is currently in place.

2) The ultimate right-of-way reservation on Centerville Turnpike is represented on plan, and honored with respect to the location of proposed improvements.

3) In as much as this development does not require the submittal and approval of a subdivision plat, it is suggested that right-of-way dedications beyond what is necessary for off-site improvements, if any, should not be required.

4) It is the developer's intention to provide a 150' fairway safety buffer in addition to berming and landscaping to prevent errant golf balls from entering the right-of-way.

5) Please refer to the recently submitted (sheet 2) for details regarding the clubhouse and related restaurant.

6) As indicated in (item 3) above, this submittal is a site plan and not a subdivision which would trigger any off-site improvements beyond those needed to satisfy this development. Since there are currently no bike trails north or south of this development on Centerville Turnpike, and my client is not generating the need for any such improvement, it is suggested that this comment remain advisory.

Thanking you for your time and consideration, should you have any questions please call.

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

cc: Mr. Gary Pusey, Department of Planning

AFFIDAVIT

RE: (Describe Rezoning/Use Permit Application in the space below)

Application # UP-01-03

STATE OF VIRGINIA

CITY OF CHESAPEAKE, to-wit:

After being duly sworn, MaRhonda Echols an employee in the Chesapeake Planning Department, does hereby state as follows:

1. That I have mailed by regular mail, notification to the owner or owners, their agent or occupant, and to the owners, their agent or their occupant of all abutting property immediately across the street or road from the property aforesaid, notifying them of the review by the Chesapeake Planning Department in reference to the above Administrative Application. The mailing was made on March 30, 2001.

2. That the above-referenced Rezoning/Use Permit Application will be considered by the Chesapeake City Council at its public hearing on April 11, 2001 at 7:00 p.m. in the Chesapeake City Council Chambers, City Hall Building, 306 Cedar Road, Chesapeake, VA.

MaRhonda M. Echols
Signature of Employee

Subscribed and sworn to before me this 30th day of March, 2001 MaRhonda Echols an employee in the Chesapeake City Clerk's Office.

Beverly R. Walker
Notary Public

My commission expires 6-30-03

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6176
FAX (757) 382-6406

March 30, 2001

UP-01-03
PROJECT: Etheridge Greens
APPLICANT: Robert S. Diborardinis
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: 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

Dear Citizen:

In accordance with the Chesapeake Zoning Ordinance, you are hereby notified that the above listed land use change proposal has been scheduled for a public hearing before the Planning Commission at its meeting to be held on **April 11, 2001** at 7:00 p.m. in the City Council Chambers, City Hall Building, 306 Cedar Road, Chesapeake, Virginia.

Copies of the application and supporting material may be viewed in the Chesapeake Planning Department at any time during normal business hours of 8:30 a.m. to 5:00 p.m., Monday through Friday. Recipients may contact the Planning Department at 382-6176 prior to the public hearing to inquire as to the status of the proposed application. Upon Planning Commission action of either approval or denial, this item shall be heard by the City Council the following month on the third Tuesday at 6:30 p.m. in the Council Chambers, unless otherwise announced at the Planning Commission meeting.

Very truly yours,

Dorothy M. Kowalsky, Recording Secretary
CHESAPEAKE PLANNING COMMISSION
DMK:mye

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0610000000950
Name: Edna E. Vanluik
Street: 1102 Centerville Turnpike
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000730
Name: McGinnis Farms, Inc.
Street: P.O. Box 2668
City: Sanford
State/Zip: NC/27330

Tax Map #: 0610000000951
Name: Ramsgate Corporation
Street: 1401 Precon Drive, Suite 101
City: Chesapeake
State/Zip: VA.23320

Tax Map #: 0610000000731
Name: Radames M. Aluarez
Street: 1000 Centerville Turnpike S.
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000952
Name: Vepco c/o Real Estate Tax Department
Street: P.O. Box 25459
City: Richmond
State/Zip: VA/23260

Tax Map #: 0610000000732
Name: Centerville Baptist Church
Street: 908 Centerville Turnpike S.
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000953
Name: The Plantation Shops, Inc.
Street: 1508 Blackboard Drive
City: Chesapeake
State/Zip: VA/23321

Tax Map #: 0610000000650
Name: City of Chesapeake
Street: P.O. Box 15225
City: Chesapeake
State/Zip: VA/23328

Tax Map #: 0610000000970
Name: B.M. Williams
Street: 308 Cedar Lakes Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0620000000050
Name: Paige F. Custer, et als c/o Dette Grissom
Street: 228 Robert Street
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0620000000031
Name: Robert G. McDonald, Jr.
Street: 112 Cedar Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000010
Name: William R. Stephenson
Street: 1101 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000020
Name: Joseph L. Locasto
Street: 1105 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000030
Name: James A. Stephenson
Street: 1109 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000040
Name: Michael Corwin
Street: 1113 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000050
Name: Louis F. Knight
Street: 1117 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000060
Name: Machael E. Calabreses
Street: 1121 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000070
Name: Dean Leo Parker
Street: 1125 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000080
Name: Benjamin M. Williams, II
Street: 1201 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000090
Name: R.E. Norfleet, III
Street: 1205 Murray Drive
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0613001000100
Name: George R. Arthur, Jr.
Street: 1209 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621004000011
Name: Walter E. Mitchell, Sr.
Street: P.O. Box 1805
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000110
Name: Mark R. West
Street: 1213 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621003000090
Name: Charles Taylor
Street: 1404 Whittamore Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613002000010
Name: Joseph E. Diaz, Jr.
Street: 1215 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000020
Name: Jerry K. Hensley
Street: 1219 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000030
Name: Dennis E. Soars, Jr.
Street: 1301 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #:
Name:
Street:
City:
State/Zip:

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Gary Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Wynne W. Mauring, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capozzi, C.E.

T. Ray Hassell III, L.S.
(1902-1984)
Stanford G. Folkes, P.E.
Consultant

RECEIVED
MAR 27 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

March 27, 2001

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Pusey:

Pursuant to our recent conversation with regard to landscape comments dated February 20, 2001 and my follow-up letter dated March 13, 2001, please be advised of the following suggested stipulation language.

1) The developer agrees that in lieu of the otherwise required street buffer type "F" along Centerville Turnpike and Whittamore Road, that he shall provide intermittent vegetated buffers to be complimented with berming. The functional nature of such shall be to reenforce the 150 ft. fairway safety buffer to prevent errant golf balls from entering the right-of-way, as well as to provide vistas onto the golf course for the enjoyment of the traveling public.

2) The developer agrees that in lieu of the otherwise required 10% canopy requirement, that he will provide both generous and attractive landscaping throughout the entrance, parking, maintenance and club house facilities. The intent of this provision is to allow for the construction of a links type golf course for which the challenges of the play areas typically do not include trees.

Trusting this information is useful to you, should you have any questions please call.

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

(EGREENS.CH)

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9531 • FAX (757) 547-9481

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FM: GARY PUSEY, PLANNER

2

RECEIVED FEB 21 2001 PLANNING DEPARTMENT CITY OF CHESAPEAKE

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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 & Whitturmore Road.
TAX MAP SECTION/PARCEL: 06200000000020
BOROUGH: Butts Road

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning; Angelita Camara, Dorothy M. Kowalsky; File Copy

REPLY: This department will ✓ will not ____ require a final construction plan.

- F Buffer along Right of Ways
- 10% Canopy Requirement

DR 2/20/01

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Gray Folkes, Jr., P.E.
Hugh Adner Folkes, P.E.
Wyndel W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capozzi, L.S.

J. Hay Hassell, L.L.S.
(1912-1984)
Chadford G. Folkes, P.E.
Consultant

MAR 27 2001

March 27, 2001

Mr. Jay Tate
Assistant City Engineer
DEPARTMENT OF PUBLIC WORKS
City of Chesapeake
Chesapeake, VA 23328

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Tate:

Pursuant to your comments dated March 7, 2001 for the above captioned proposal, I would like to respond in the same numerical order as follows:

1) Having conducted fresh traffic counts and performed a warrant of need analysis, it is agreed that a left turn lane on Centerville Turnpike will be required with this development. Please be advised that the right turn taper also required is currently in place.

2) The ultimate right-of-way reservation on Centerville Turnpike is represented on plan, and honored with respect to the location of proposed improvements.

3) In as much as this development does not require the submittal and approval of a subdivision plat, it is suggested that right-of-way dedications beyond what is necessary for off-site improvements, if any, should not be required.

4) It is the developer's intention to provide a 150' fairway safety buffer in addition to berming and landscaping to prevent errant golf balls from entering the right-of-way.

5) Please refer to the recently submitted (sheet 2) for details regarding the clubhouse and related restaurant.

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9501 • FAX (757) 547-9481

6) As indicated in (item 3) above, this submittal is a site plan and not a subdivision which would trigger any off-site improvements beyond those needed to satisfy this development. Since there are currently no bike trails north or south of this development on Centerville Turnpike, and my client is not generating the need for any such improvement, it is suggested that this comment remain advisory.

Thanking you for your time and consideration, should you have any questions please call.

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/kb

cc: Mr. Gary Pusey, Department of Planning

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: **APRIL 11, 2001**

DATE: MARCH 20, 2001

FM: GARY PUSEY, PLANNER

TO: PUBLIC WORKS FIRE PREVENTION ✓ZONING

MAR 28 2001

RE: **UP-01-03**
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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: 062000000020
BOROUGH: Butts Road

- Clubhouse/parking facility & driving range have been relocated closer to Centerville Turnpike.
- Entire layout of the golf course (fairways, greens, etc.) has been modified. Fairways are a minimum of 150' from the rear of the lots along Murray Drive.
- The lake has been enlarged from 4.2 to 14.6 acres
- A more detailed drawing of the area containing the clubhouse/parking facility & maintenance building is provided at a scale of 1" = 50'.

Attached is the ***REVISED*** site plan required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for March 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 27, 2001.**

3/27/2001

The setback of 150' is measured from the right-of-way reservation for the maintenance building because of the Fentress Overlay District

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: **APRIL 11, 2001**

DATE: MARCH 20, 2001

FM: GARY PUSEY, PLANNER

TO: PUBLIC WORKS FIRE PREVENTION ZONING

RE: **UP-01-03**
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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

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- Entire layout of the golf course (fairways, greens, etc.) has been modified. Fairways are a minimum of 150' from the rear of the lots along Murray Drive.
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- A more detailed drawing of the area containing the clubhouse/parking facility & maintenance building is provided at a scale of 1" = 50'.

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S. Gary Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Wynne W. Massenquill, P.E.
John A. O'Connor, P.E.
Christopher D. Canova, P.E.

MAR 20 2001

Hassell & Folkes, P.C.
Engineers Surveyors Planners

T. Ray Hassell III, P.E.
(1932-1984)
Stratford G. Folkes, P.E.
Consultant

March 20, 2001

REVISED

Mr. Gary Pusey
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: ETHERIDGE GREENS MAR 19 01 UP 01 03

Dear Mr. Pusey:

Please find attached fifteen (15) copies with reductions of the revised layout for the above captioned proposal dated March 15, 2001.

Trusting this submittal is as your require. I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

JRB/kb

Attachments

(EXGREENS 009)

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9531 • FAX (757) 547-9481

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Grey Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Wyatt W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capozzi, L.S.

T. Ray Hassell III, L.S.
(1935-2004)
Stratford C. Folkes, P.E.
Consultant

March 13, 2001

Mr. Mik Lestyan
City Arborist
DEPARTMENT OF INSPECTIONS
Environmental Division
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

MAR 14 2001
CITY OF CHESAPEAKE

RE: "ETHERIDGE GREENS"
(UP-01-03)

Dear Mr. Lestyan:

Pursuant to your comments for the above captioned proposal dated February 21, 2001,attached, I would like to address the contents of this letter

As you are aware, it is my client's wish to construct an 18 hole golf course on a 217 acre parcel which is currently in agricultural use and devoid of any trees for all practical purposes. As you are also aware, this property is located on the corner of Centerville Turnpike and Whittamore Road with approximately 6,500 feet, or 1.2 miles of frontage

Having given your comments careful consideration, I would like to offer that with the adoption of required street "buffers" into the zoning ordinance, such "buffers" were intended to mitigate the impacts of the built environment from the traveling public. If the subject property were being improved for instance with hardened surface and buildings to within 10 feet of the right-of-way, such buffering is welcomed by the Public and serves a useful purpose

Conversely, this application seeks to create a carefully manicured 217 acre landscaped environment for the purpose of playing golf. It is my client's intension to berm and landscape the areas of play in the vicinity of public rights-of-way to prevent errant golf balls from leaving the property. At the same time my client would prefer the traveling public be given the opportunity to enjoy the view of the golf course, just as they would enjoy the view if this were a City park. It is for that reason that I request an administrative waiver from the street buffer requirements in this instance

With regard to the treatment of this proposal as a conventional site plan, and the application of the 10% canopy coverage requirement, I would like to once again emphasize that this property is currently devoid of any trees for all practical purposes

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9511 • FAX (757) 547-9481

My Client, who is a professional golfer and designer, intends to develop the property as a links style golf course. This type of golf course has been selected primarily because of the existing, cleared nature of the property. Had this property been heavily wooded, he may very well have designed the course differently and incorporated the trees into the fairway design.

Please consider however, that since the property is clear at this time, that to require the applicant to plant 2,000 trees ranging from two feet to three feet tall would destroy the integrity of the golf course.

This would be the case since it would take at least twenty years for these trees to reach something resembling maturity, and in the interim period would give the appearance that the site had been "clear cut"

For this reason it is requested that you grant an administrative waiver to the 10% canopy coverage for the golf course as well.

Once again, it is my strong feeling that these requirements were built into the zoning ordinance to mitigate the affects of the hardened surfaces and buildings typically associated with a site plan as they relate to their surroundings, and were not intended to apply to golf course design and construction.

Thanking you for your time and consideration in this matter, I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

James R. Bradford

JRB/lk

Attachments

cc: Mr. Brent Nielson, Director of Planning
Mr. Gary Pusey, Department of Planning

(EGREENS.608)

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FROM: GARY PUSEY, PLANNER

2

RECEIVED FEB 21 2001 PLANNING DEPARTMENT CITY OF CHESAPEAKE

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassoll & Folkes, P.C.
PROPOSAL: 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

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30** a.m. in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

REPLY: This department will ✓ **will not** ____ **require a final construction plan.**

- F Buffer along Right of Ways
- 10% Canopy Requirement

[illegible] 2/20/01

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6101
(757) 382-6310 FAX
(757) 382-8537 FAX

MEMORANDUM

MAR 8 2001

TO: Gary Pusey, Planner
FROM: Jay Tate, P.E., Assistant City Engineer
DATE: March 7, 2001
RE: PLAT COMMITTEE REVIEW
UP-01-03 Etheridge Greens

Requirements:

1. Provide left and right turn lanes are on Centerville Turnpike.
2. Reserve 45' of right of way along Centerville Turnpike.
3. Dedicate 5' of right of way on Centerville Turnpike.
4. Address method to prevent stray golf balls from entering adjacent roadways.
5. Provide details for any other proposed uses including the type of restaurant associated with this development.

Advisory:

The adjacent portion of Centerville Turnpike is on the "Draft Trails Plan" for a proposed Class III (with paved shoulders) bike path.

JBT:DNJ

Chesapeake VIRGINIA

City of Chesapeake

Public Utilities - Engineering

MEMORANDUM

TO: Gary Pusey, Planner
Planning

FROM: William J. Meyer, Jr., P.E.
Public Utilities

DATE: February 26, 2001

RE: **UP-01-03 Etheridge Greens**

FEB 27 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

We have reviewed the referenced use permit with respect to a Public Needs List identifying water and sewer improvements required. This review was in accordance with the City of Chesapeake Subdivision Ordinance, the 1967 City Master Sewer Plan and the 1983 City Master Water Plan.

City water and sewer are not available to this site. City water and sewer are not required for this use permit.

If you have any questions, please do not hesitate to contact me.

WJMJr/iwe

cc: S. D. Perry, P.E.

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FM: GARY PUSEY, PLANNER

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: **UP-01-03**
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

REPLY: This department will ____ will not X require a final construction plan.

No School Impact.

[signature]
Mar 1, 2001

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

DATE: FEBRUARY 15, 2001

AGENDA: APRIL 11, 2001

FEB 22 2001

FM: GARY PUSEY, PLANNER

TO: PUBLIC WORKS, PUBLIC UTILITIES, SCHOOL ADMIN., PARKS & REC, ENVIRONMENTAL, FIRE PREVENTION, ZONING, CODE ENFORCEMENT, LIBRARY, POLICE, ECONOMIC DEVELOPMENT, DEPUTY CITY ATTORNEY

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
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cc: Long Range Planning; Angelita Carnana, Dorothy M. Kowalsky; File Copy

~~No Impact on Parks & Recreation~~

REPLY: This department will ____ will not ✓ require a final construction plan.

Parks and Recreation
2/21/2001

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FM: GARY PUSEY, PLANNER

2

RECEIVED FEB 21 2001 PLANNING DEPARTMENT CITY OF CHESAPEAKE

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: UP-01-03
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cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

REPLY: This department will ✓ will not ____ require a final construction plan.

- F Buffer along Right of Ways
- 10% Canopy Requirement

M. 2. 2/20/01

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 16, 2001

To ~~FM:~~ GARY PUSEY, PLANNER

~~TO:~~ From

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: Conditional use permit to construct & operate a golf course, golf driving range & related facilities on a 217+ acre site.
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TAX MAP SECTION/PARCEL: 0020000000020
BOROUGH: Butts Road

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning, Angelita Camana, Dorothy M. Kowalsky; File Copy

REPLY: This department will ____ will not ____ require a final construction plan.

1. If no city water avail. then a dry hydrant drawing supply from 4.2 acre lake req'd. in accord w/ PFM + NFPA 1231 for water supply for fire fighting operations

Chesapeake Fire Department
PLANS REVIEW
☑ Contingent Approval (See Comments)
☐ Approval
☐ Disapproved
Date: 3/8/01 Plan File #
Reviewer [signature]

02-16-01 [illegible]

[illegible]

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FM: GARY PUSEY, PLANNER

TO: PUBLIC WORKS, PUBLIC UTILITIES, SCHOOL ADMIN., PARKS & REC, ENVIRONMENTAL, FIRE PREVENTION, ZONING, CODE ENFORCEMENT, LIBRARY, POLICE, ECONOMIC DEVELOPMENT, DEPUTY CITY ATTORNEY

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diborardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** In the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

1. **REPLY: This department will ✓ will not ____ require a final construction plan.**
2. This site is in the Fortress Overlay District and must comply with the development standards listed in Section 12-406, et seq. of the Zoning Ordinance including building setbacks
3. Signs must comply with Section 14-700 et seq of the Zoning Ordinance. Provide details for inclusion with the application
4. Handicap parking must comply with CABO/ANSI standards
5. Separate permits are required for fences, signs & flagpoles

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

FEB 16 2001

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FM: GARY PUSEY, PLANNER

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: **UP-01-03**
PROJECT: Etheridge Greens
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SIC CODE: 7992, 7999
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BOROUGH: Butts Road

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

REPLY: This department will ____ will not ✓ require a final construction plan.

No comment
R Smalley
2-15-01

Chesapeake VIRGIN

City of Chesapeake
Department of Planning
Fax 382-6406

FEB 21 2001

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FM: GARY PUSEY, PLANNER

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: **UP-01-03**
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.** Site Visit 2/20/2001

cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

REPLY: This department will ____ will not X require a final construction plan.

Carl Cheney CPP
CPTED Analyst
C.P.D. 382-6614

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6176
FAX (757) 382-6406

MAR 5 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

MEMORANDUM

TO: GARY PUSEY, PLANNER

FROM: MARK E. SHEA, PLANNER *MES*

DATE: MARCH 6, 2001

RE: UP-01-03, Etheridge Greens

At the Chesapeake Bicycle/Trails Advisory Committee meeting of March 26, 2001 a motion was adopted requesting that a 3' paved shoulder be installed along both sides of Centerville Turnpike. Centerville Turnpike is included in the City's Trail Plan for future shoulder/bike lane improvement. The recently completed City project to realign Centerville Turnpike at Land of Promise Road included shoulders of similar width. The installation of these shoulders will enhance safety and provide easier maintenance for Centerville Turnpike.

If you have any questions, please do not hesitate to contact me.

Cc: Dorothy Krowalsky
Jay Tate
Lennie Luke

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

Chesapeake VIRGINIA

City of Chesapeake

Department of Planning
Post Office Box 15226
Chesapeake, Virginia 23328
(757) 382-6176
FAX (757) 382-8356

February 22, 2001

Fred E. Pierson
Community Planning Liaison Officer
AICUZ Office
NAS Oceana, Code 00G
Virginia Beach, VA 23460

RE: Etheridge Greens Golf Course (UP-01-03)

Dear Mr. Pierson:

Enclosed is an application our office has received for a Conditional Use Permit to allow a golf course to be located at the southeast corner of the intersection of Centreville Turnpike and Whittamore Road. I've also included a copy of the site plan showing the proposed layout of the golf course.

The proposed golf course is located within the Pentress Overlay District. As a result, we would like to provide you with an opportunity to review the project and offer any comments you may wish to make. The request is scheduled to be heard by the Planning Commission on April 11, 2001, at which time the Commission will make a recommendation to the Chesapeake City Council for its consideration at a Public Hearing on May 15. In order to provide the applicant with an opportunity to respond to any concerns that may be raised, we would like to have your comments by March 5, 2001. If you will be unable to submit your comments by this date, please call me at (757) 382-8549 to let me know when you can provide them.

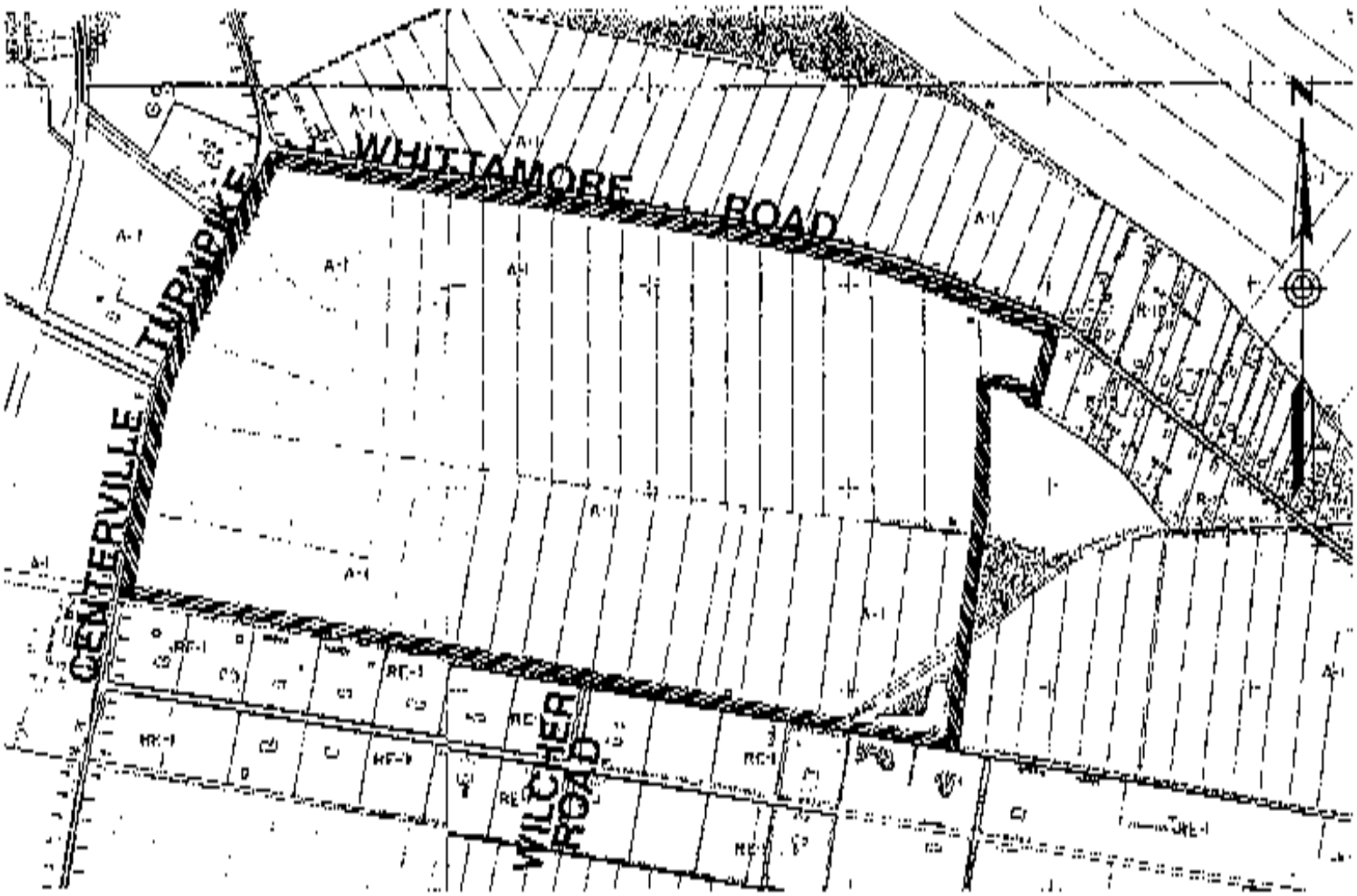
If you have any questions, please feel free to call me

Sincerely,

Gary R. Pusey

Gary R. Pusey, Planner

"The City of Chesapeake adheres to the principles of equal employment opportunity
This policy extends to all programs and services supported by the City."



UP-01-03

-- MAP NOT TO SCALE --

Etheridge Greens — UP-01-03

APPLICANT: Robert S. Diberardinis
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: 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

PLANNING COMMISSION MEETING OF APRIL 11, 2001

ORIGINAL

Chesapeake VIRGINIA

CONDITIONAL USE PERMIT APPLICATION

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: FEB 12 01 UP 01 05
(Assigned by Chesapeake Planning Department)

GENERAL INFORMATION

1. Applicant(s): Robert S. Diberardinis
   Address: 105 Cherry Street
   Ithaca, NY 14850
   Daytime Phone: (757)547-9531(agent) FAX Number: (757)547-9481 (agent)
   Interest in subject property: Contract Purchaser
   E-mail address: Not Available
2. Agent(s): James R. Bradford
   Agency: Hassell & Folkos, P.C.
   Address: 325 Volvo Parkway
   Chesapeake, VA 23320
   Daytime Phone: (757) 547-9531 FAX Number: (757) 547-9481
   E-mail address: HandFPC@aol.com
3. Owner(s) of property: (If different from applicant)
   Name: Weaver Fertilizer Company, Inc.
   Address: P.O. Box 3730
   Norfolk, VA 23514
   Daytime Phone: Not Available FAX Number: Not Available

ACKNOWLEDGMENT

APPLICATION NUMBER: _____

PRIMARY TAX MAP NUMBER: _____

DECLARATION OF PLANNING COMMISSION/CITY COUNCIL INTEREST:

State whether any member of the Planning Commission or City Council owns or has any personal or financial interest in the land which is subject to the application, or has any personal or financial interest in the outcome of the decisions, as defined by the Virginia Conflict of Interest Act.

(No Such Interest Exists)

DECLARATION OF ACCURACY:

I, the undersigned owner (or agent), certify that all statements in this application are true and correct to the best of my knowledge, are accurate and complete and includes all required information and submittals. I also certify that the list of this application submittal. I understand that if the list of adjacent property owners is determined to be incomplete at a later date, any action taken on this application may become null and void.

DECLARATION OF FINANCIAL RESPONSIBILITY FOR ADVERTISING COSTS:

I understand that the cost of newspaper advertising for public hearing notification purposes is my responsibility and agree to pay all notices of payment due and bills associated with advertising costs for this application, including all readvertisments for continuances and appeals.

DECLARATION OF CONSENT:

By signing below, the applicant/agent consents to entry upon the subject property by public officers, employees, and agents of the City of Chesapeake wishing to view the site for purposes of processing, evaluating or deciding this application.

Name: (signature) _____

Name: (printed or typed) Robert S. Diberardinis

Address: 105 Cherry Street

Ithaca, NY 14850

Phone: (757) 547-9531 (agent)

Date: January 24, 2001

DESCRIPTION OF PROPERTY

1. 13-digit Tax Map Number(s): 0620000000020

2. Street Address (or common description if address is not available): Property is located on the southeast corner of the intersection of Centerville Turnpike and Whitamore Road.

3. Borough Butts Road Borough

4. Legal Description of the Property: Deed Book 935, Page 357

5. Physical description of the property including location of its boundaries to the north, south, east, and west. State the street frontage, depth, and overall size in square feet/acreage: Property is generally bounded to the north by Whitamore Road, to the south by "Green Haven" subdivision, to the east by cultivated agriculture, and to the west be Centerville Turnpike.
Property has 6,500 ft. of frontage, an average depth of 2,400 ft., and an overall area of 217 acres.

DESCRIPTION OF PROPERTY (Continued)

6. Zoning Information:

a. Zoning Sheet(s): 29 and 54

b. Current Zoning Classification(s) and present use of the property:

(A-1) Present use of property is for the cultivation of cash crops.

c. Proposed Zoning Classification(s), where applicable: Not Applicable

d. Overlay District Classification(s) where applicable: Fentress Overlay District

e. Adjacent property zoning uses:

DIRECTION	ADJACENT ZONING DESIGNATIONS/USES
North	(A-1) (RE-1) (R-15S)
South	(A-1) (RE-1)
East	(A-1) (R-15)
West	(A-1) (RE-1)(R-8S)(R-15S)

7. Land Use designation of the property as contained in the City's Comprehensive Plan: Countryside

8. Standard Industrial Classification (SIC) code for this proposed use (see Zoning Division of the Inspections Department): 7992 and 7999

9. Planning Area: Southern Chesapeake

10. Census Tract: 211.02

11. Statistical Area: 02420

12. Is the property subject to proffers approved with a conditional rezoning application?
[X] No [ ] Yes Application #

13. List any previous applications for this site. There are no known previous applications on this site.

14. Are any features of the development proposed to be held in common ownership by persons residing in or owning lots in the development and are not to be dedicated to and accepted by the City or other public entity? [X] No [ ] Yes If yes, see instructions for further requirements.

DESCRIPTION OF PROPERTY (Continued)

15. Is the development subject to the City's Open Space and Recreational requirement?

[X] No [ ] Yes If yes, please provide the following:

a. Amount of park/open space offered (acres): Not Applicable

b. Provide Parks and Recreation fee amount ($50.00 per unit with park site or $100.00 per lot without park site): Not Applicable

16. Is the property located within the Chesapeake Bay Preservation Area Overlay District as determined by the Department of Planning?

[X] No [ ] Yes If yes, the following shall be submitted in accordance with Section 12-510 of the Chesapeake Zoning Ordinance:

a. An environmental site assessment

b. A landscape plan

FEB 17 01 UP 01 03

"ETHERIDGE GREENS"

NATURE OF PROPOSED USE

1) The nature of the proposed use as listed in the Chesapeake Zoning Ordinance is that of a golf course and driving range. The appropriate S.I.C. codes for this use are 7992 and 7999.

2) The proposed use is that of a privately owned and maintained, publically accessible, 18-hole golf course. The hours of operation are currently planned to be 7:00 A.M. to dusk seven days a week. The estimated number of employees on the largest shift is 20.

3) The golf course has been designed so as to internalize the driving range and the resulting area of play away from public rights-of-way and residential areas. The clubhouse and associated parking areas have also been internalized on the site, with access being promoted from Whitmore Road at a location which will not conflict with adjacent or nearby uses. It is considered that these measures will substantially ensure the continued reasonable enjoyment of neighboring properties and not adversely affect the surrounding land use pattern.

4 a) There are no noise characteristics associated with the proposed use which would exceed sound levels typically associated with this zoning district.

b) It is proposed that the hours of operation for this facility be from 7:00 A.M. to dusk. As such, stationary lighting will be limited to that necessary for security purposes only.

c) There are no fire or related safety hazards particular to the proposed use.

d) There are no known easements, roadways, rail lines, utilities, or public/private rights-of-way which this application would interfere with.

e) There are no known natural, scenic, or historic features of significant importance on this site.

f) The nature of the proposed use, that of a golf course, is such that the need for special buffering is not anticipated.

5) It is anticipated that this golf course will be visually attractive from the adjacent roadways and a beneficial ultimate land use to the adjacent three (3) acre residential lots within the "Green Haven" subdivision.

6) There are no known policies of the Comprehensive Plan which this application would be in conflict with.

7) The primary arterial which will provide access to this activity is Centerville Turnpike.

a) Centerville Turnpike along this road segment is a 50 ft. right-of-way improved with a 24 ft. pavement section.

b) This use is not considered as a peak hour generator of traffic. As such, a detailed traffic impact analysis is not anticipated.

c) Recent traffic counts on Centerville Road along this segment indicates a 24-hour volume of 8,580 VPD.

d) The current level of service on Centerville Turnpike along this road segment is level "D".

8) Ingress and egress to the subject property will be provide by Whitamore Road via Centerville Turnpike. Because of the low volume of traffic associated with the proposed use, the need for special traffic devices is not anticipated.

9) Traffic routes would be north on Centerville Turnpike to the Greenbrier area and Virginia Beach or south on Centerville Turnpike to Etheridge Manor Boulevard, Hickory, and North Carolina.

10) In as much as the proposed use is a golf course, impervious cover will be limited essentially to the parking area and the clubhouse. A proposed lake has been positioned in proximity to these improvements so as to maintain pre-development discharge rates.

11) Sewer and water provisions for this development will be provided via septic field and well, to be located in proximity to the clubhouse.

12 a) The nearest existing public utilities are a 12" water main and an 8" gravity sewer located on School House Road, north of this proposal.

b) It is estimated that the support facilities for the golf course will generate a need for approximately 3,000 gallons per day.

c) Since the current zoning on this property is (A-1), and it's current use is cultivation for cash crops, no appreciable demand would otherwise occur.

d) As stated in item (11) above, it is currently planned that this facility will be serviced by septic drain field and well water.

13) There are currently no plans for routing off-site public utilities to service this development.

14) It is considered that as a consequence of the relatively small demand being generated by this proposal, that a septic drain field and well water will provide ample supply.

15) At the time of this application, percolation tests for Health Department review are being scheduled and will be made available to the Department of Public Utilities in the near future.

16) There are no features of this development to be held in common ownership.

17) There are no P.U.D. deviations or special exceptions associated with this proposal.

[redacted]L POWER OF ATTORNEY

Application No: FEB 12 01 UP 01 05

Property Description (13-digit Tax Map Number, Street Address or Common Description, Borough): Tax Map Section 62, Parcel 2 at Whitmore Road and Centerville Turnpike, Butts Road Borough

Nature of Use Permit Sought: Conditional Use Permit to construct and operate a golf course and driving range

I/we, am/are Weaver Fertilizer Company, Inc.

- [ ] the applicant for the above referenced application
- [x] the owner of the property described above

I/we do hereby make, constitute, and appoint Robert S. Diberardinis and James R. Bradford

my true and lawful attorney-in-fact, and grant unto my attorney-in-fact full power and authority to make application for the use permit application described above, and to perform all acts and make all representations as such person shall deem necessary or appropriate in regard to said application, without any limitation whatsoever, including but not limited to the following authority: in the case of use permits, to offer conditions to which the proposed use of the property would be subject; and to modify or amend any documents in whole or in part relating to the application.

The rights, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the 24th day of January, 2001, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of the City of Chesapeake stating that the terms of this power have been revoked or modified.

WEAVER FERTILIZER COMPANY, INC.

BY: [signature]

[x] Owner* [ ] Applicant* C.W. BRADSHAW, PRESIDENT

State of Virginia
City of Virginia Beach

Subscribed and sworn to before me this 7th day of February 2001
by Charles W. Bradshaw

[signature]
NOTARY PUBLIC

My commission expires: 10/31/02

* If the owner or applicant is a corporation, partnership, or similar entity, documentation must be attached which establishes that the person signing on behalf of the entity has the authority to act on behalf of and to bind that entity.

WEAVER

WEAVER FERTILIZER COMPANY
INCORPORATED
NORFOLK, VIRGINIA

FIRST VIRGINIA
TOWER
MAIN STREET

MAIL: P.O. BOX 3736
ZIP CODE 23514-3736
(757) 622-8881
FAX (757) 622-8812

C. W. BRADSHAW, President

FEBRUARY 7, 2001

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT C. W. BRADSHAW, PRESIDENT OF WEAVER FERTILIZER COMPANY, INC., HAS AUTHORITY BY ORDER OF THE BOARD OF DIRECTORS TO SIGN LEGAL DOCUMENTS FOR THE COMPANY TO INCLUDE, BUT NOT LIMITED TO CHECKS, ENDORSEMENT OF CHECKS, DEEDS, LEASES, CONTRACTS, SECURITY AGREEMENTS AND ASSIGNMENTS.

THIS AUTHORITY REMAINS IN EFFECT.

YOURS VERY TRULY,

Jeannette K. Tippett

JEANNETTE K. TIPPETT
CORPORATE SECRETARY

SPECIAL POWER OF ATTORNEY

Application No:

Property Description (13-digit Tax Map Number, Street Address or Common Description, Borough): Tax Map Section 62, Parcel 2 at Whitamore Road and Centerville Turnpike, Butts Road Borough

Nature of Use Permit Sought: Conditional Use Permit to construct and operate a golf course and driving range

I/we, am/are: Robert S. Diberardinis

[X] the applicant for the above referenced application

[ ] the owner of the property described above

I/we do hereby make, constitute, and appoint James R. Bradford

my true and lawful attorney-in-fact, and grant unto my attorney-in-fact full power and authority to make application for the use permit application described above, and to perform all acts and make all representations as such person shall deem necessary or appropriate in regard to said application, without any limitation whatsoever, including but not limited to the following authority: in the case of use permits, to offer conditions to which the proposed use of the property would be subject; and to modify or amend any documents in whole or in part relating to the application.

The rights, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the 24th day of January, 20 01, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of the City of Chesapeake stating that the terms of this power have been revoked or modified.

[ ] Owner* [X] Applicant*

State of Virginia

City of Chesapeake

Subscribed and sworn to before me this 30 day of January, 2001, by Robert S Diberardinis

Leona Gay Shah

NOTARY PUBLIC

My commission expires: July 31, 2003

* If the owner or applicant is a corporation, partnership, or similar entity, documentation must be attached which establishes that the person signing on behalf of the entity has the authority to act on behalf of and to bind that entity.

AFFIDAVIT

Application No: FEB 12 01 UP 01 03

STATE OF New York
CITY OF Ithaca

I/We, Robert S. Diberardinis

The applicant(s) listed on the attached Use Permit Application, having been duly sworn, do hereby affirm that the listing attached to, and hereby made a part of this affidavit, identifies the names and last known addresses of all of the following persons and entities in regard to the property that is the subject of the Application:

1. All applicants, title owners, contract purchasers, and lessees of the property; and, if any of the foregoing is a trustee, each beneficiary having an interest in the property.
2. Where any of those listed in (1) above is a corporation, all shareholders owning ten per cent (10%) or more of any class of stock issued by said corporation.
3. Where any of those listed in (1) above is a corporation having ten (10) or fewer shareholders, all such shareholders.
4. Where any of those listed in (1) above is a partnership, all such partners, both general and limited.

Attach a listing of names and addresses as required by this affidavit.

Robert S. Diberardinis
Printed Name of Applicant

Printed Name of Applicant

Signature of Applicant

Signature of Applicant

State of Virginia
City of Chesapeake

Subscribed and sworn to before me this 30 day of January 2001
by Robert S. Diberardinis

NOTARY PUBLIC
My commission expires: July 31, 2003

AFFIDAVIT (Continued)

The following is a complete list of those individuals to bo the disclosed pursuant to this affidavit:

- Robert S. Diberardinis

whose business address is:

105 Cherry Street
Ithaca, NY 14850

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0610000000950
Name: Edna E. Vanturk
Street: 1102 Centerville Turnpike
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000730
Name: McGinnis Farms, Inc.
Street: P.O. Box 2666
City: Sanford
State/Zip: NC/27330

Tax Map #: 0610000000951
Name: Ramsgate Corporation
Street: 1401 Precon Drive, Suite 101
City: Chesapeake
State/Zip: VA.23320

Tax Map #: 0610000000731
Name: Radamos M. Alvarez
Street: 1000 Centerville Turnpike S.
City. Chesapeake
State/Zip: VA/23322

Tax Map #. 0610000000952
Name: Vepco c/o Real Estate Tax Department
Street: P.O. Box 25459
City: Richmond
State/Zip: VA/23260

Tax Map #: 0610000000732
Name: Centerville Baptist Church
Street: 908 Centerville Turnpike S.
City. Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000953
Name: The Plantation Shops, Inc.
Street: 1508 Blackboard Drive
City: Chesapeake
State/Zip: VA/23321

Tax Map #: 0610000000650
Name: City of Chesapeake
Street: P.O. Box 15225
City: Chesapeake
State/Zip: VA/23328

Tax Map #: 0610000000970
Name: B.M. Williams
Street: 308 Cedar Lakes Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0620000000050
Name: Paige F. Custer, et als c/o Betty Grissom
Street: 228 Robert Street
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0620000000031
Name: Robert G. McDonald, Jr.
Street: 112 Cedar Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000050
Name: Louis F. Knight
Street: 1117 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000010
Name: William R. Stephenson
Street: 1101 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000060
Name: Machael E. Calabreses
Street: 1121 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000020
Name: Joseph L. Locasto
Street: 1105 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000070
Name: Dean Leo Parker
Street: 1125 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000030
Name: James A. Stephenson
Street: 1109 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000080
Name: Benjamin M. Williams, II
Street: 1201 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000040
Name: Michael Corwin
Street: 1113 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000090
Name: R.E. Norfleet, III
Street: 1205 Murray Drive
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0613001000100
Name: George R. Arthur, Jr.
Street: 1209 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621004000011
Name: Walter E. Mitchell, Sr.
Street: P.O. Box 1805
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000110
Name: Mark R. West
Street: 1213 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621003000090
Name: Charles Taylor
Street: 1404 Whittamore Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613002000010
Name: Joseph E. Diaz, Jr
Street: 1215 Murray Drive
City: Chesapeake
State/Zip: VA/23322

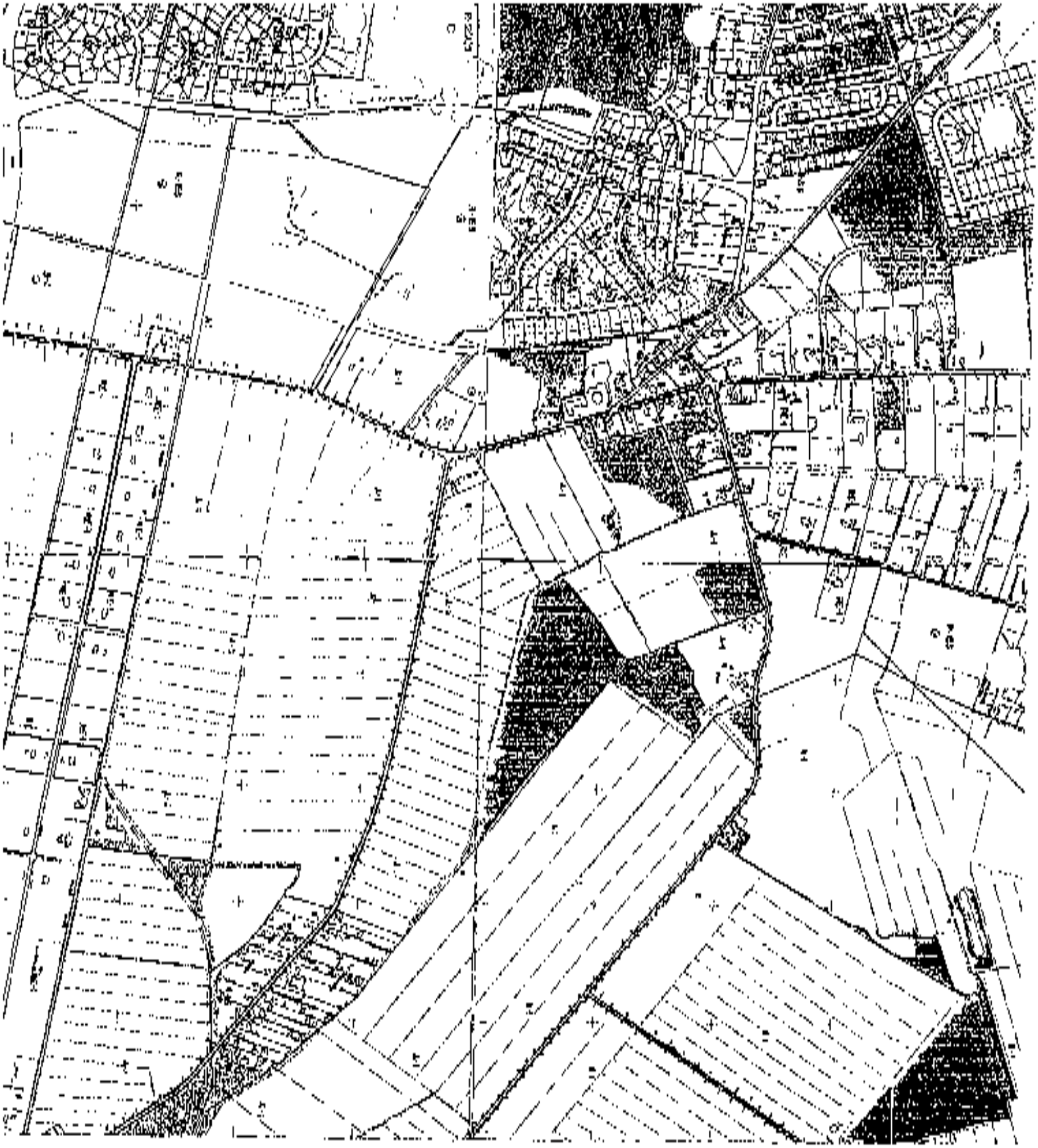
Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000020
Name: Jerry K. Hensley
Street: 1219 Murray Drive
City: Chesapeake
State/Zip: VA/23322

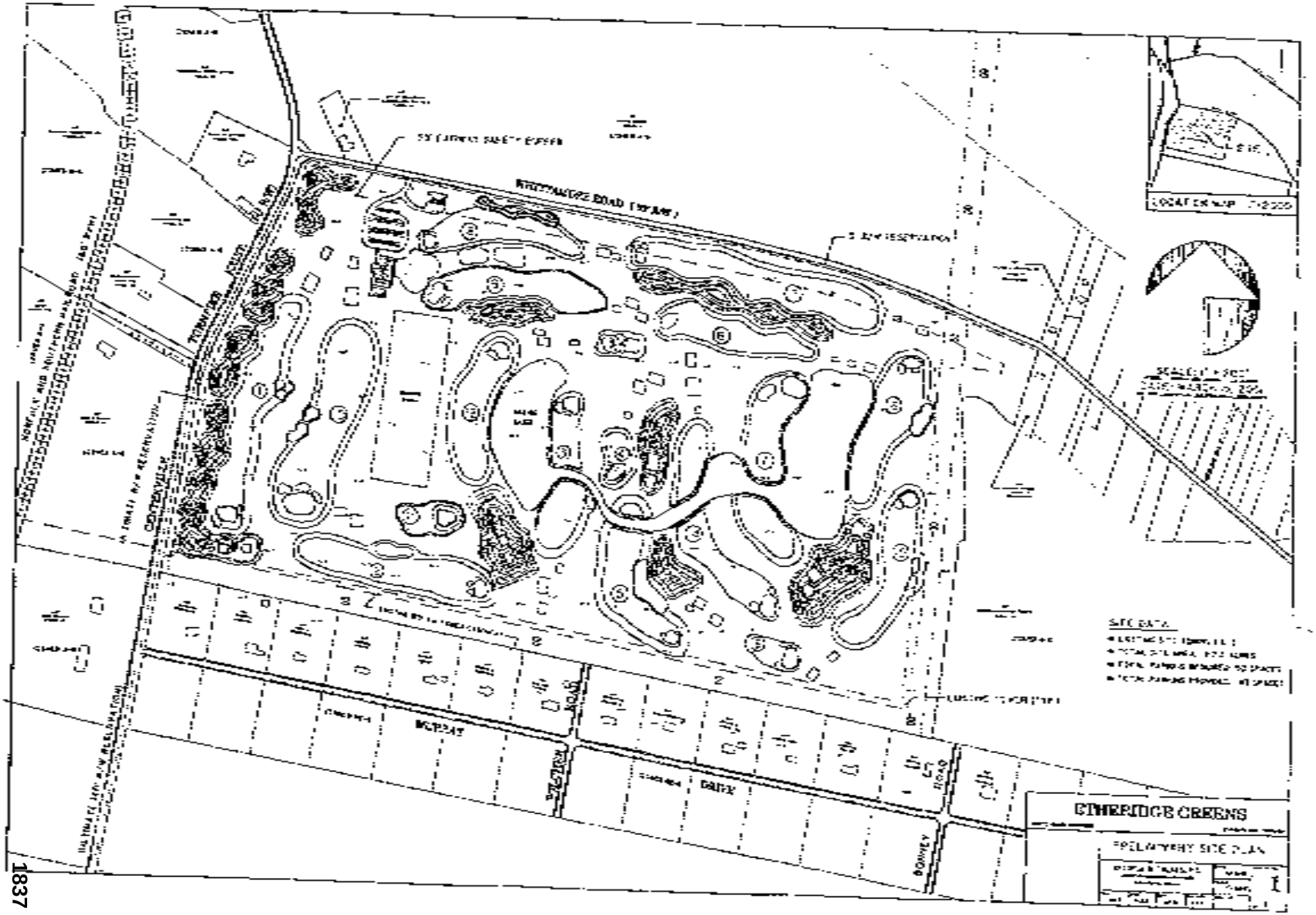
Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000030
Name: Dennis E. Sears, Jr.
Street: 1301 Murray Drive
City: Chesapeake
State/Zip: VA/23322

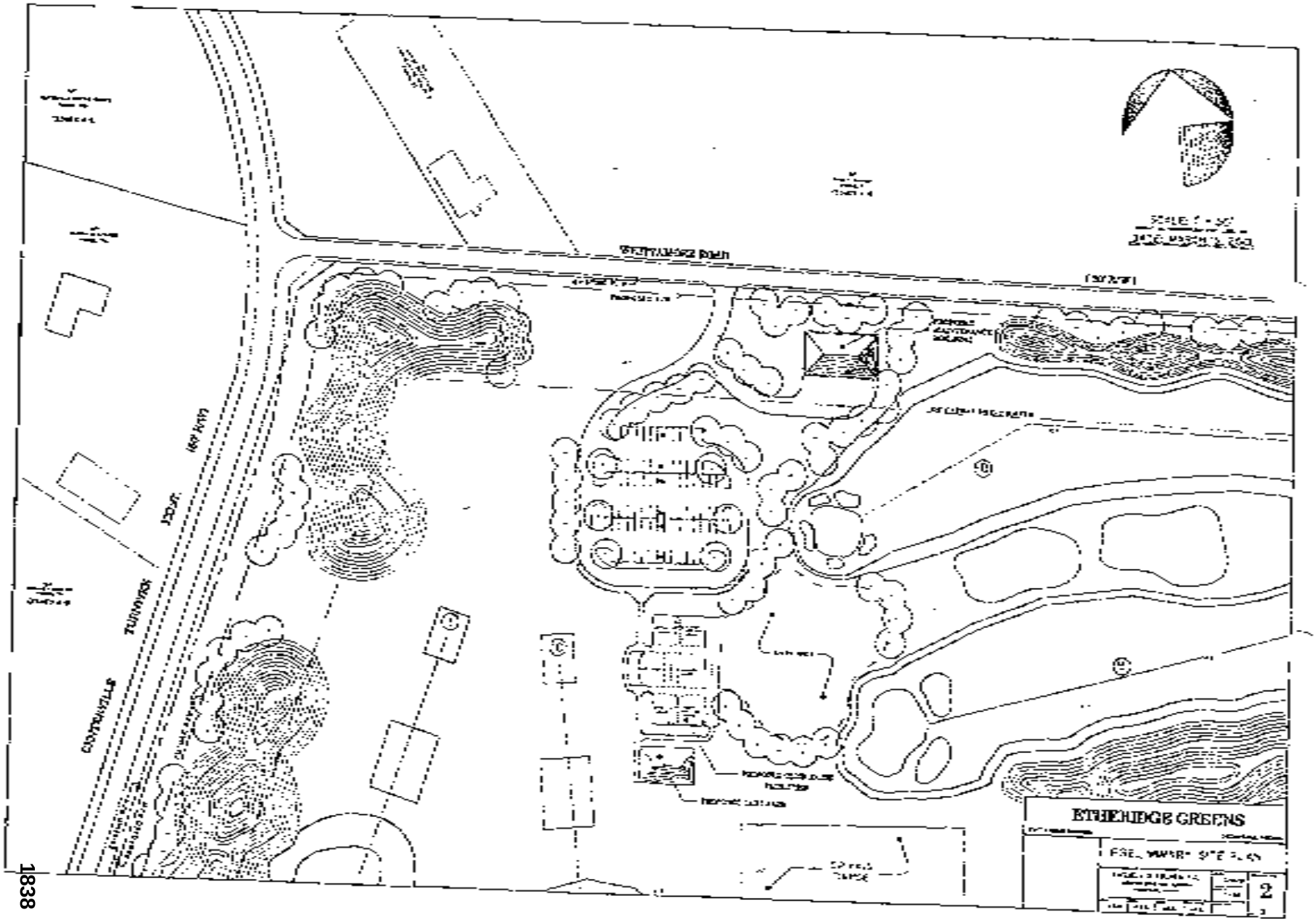
Tax Map #:
Name:
Street:
City:
State/Zip:



1836



REVISED MARCH 19, 2001 **UP-01-03**



REVISED MARCH 19, 2001 **UP-01-03**

FOR PLANNING DEPARTMENT USE ONLY

DATE APPLICATION FILED: February 12, 2001

APPLICATION #: UP-01-03

AMOUNT OF APPLICATION FEE PAID: $225.00

PIV NUMBER: 194490

DATE APPLICATION DETERMINED TO BE COMPLETE: February 14 2001

APPLICATION REVIEWED/ACCEPTED BY: Gary Pusey

PLANNING COMMISSION ACTION:

DATE OF PUBLIC HEARING: _____

ACTION: _____

_____

_____
Dorothy M. Kowalsky, Recording Secretary

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

ACTION: _____

_____

_____
Doloros A. Moore, CMC/AAE, City Clerk

Revised April 2000

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Gary Folkes, Jr., P.E.
Hugh Ames Folkes, P.E.
Wynter W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capuzzo, L.S.

T. Ray Hassell III, L.S.
(1902-1996)
Stradford C. Folkes, P.C.
Consultant

RECEIVED
1 MAR 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

March 1, 2001

Mr. Tim Howlett
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: ETHERIDGE GREENS VP-01-03

Dear Mr. Howlett:

Please find attached one (1) copy of the title report for the above captioned proposal which I forward to you for your use.

Trusting this submittal is as your require, I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

JRB/kb

Attachments

(EGREENS.007)

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-8531 • FAX (757) 547-9481

PLAT COMMITTEE DEPARTMENTAL COMMENTS

February 21, 2001 Meeting

Application: UP 01 03

Planner: Gary

Public Utilities: Health dept approval for onsite water + sewer. No city water + sewer.

Public Works: 5' dedicated row, turn lanes + Right turn lane, ? parking spaces need SD.

Police: no comment

Fire: size of building? min 20' access Rd. Hydrant out of pond

Zoning: Health Dept approval, Borrow AT application needed if dirt moved off property

Arborist: absent

Parks & Rec: no comment

City Attorney: absent

DMK:

Chesapeake VIRGINIA

Department of Planning
(757) 382-6176
FAX (757) 382-6406

PLAT COMMITTEE MEETING

February 21, 2001 @ 9:30 a.m.
Planning Department Conference Room

I. INTRODUCTORY ITEMS:

Christine UP-01-02
PROJECT: Medley's Garage
APLICANT: Clyde G. Medley, Jr.
PROPOSAL: A conditional use permit for an exception to height limitations for a private, residential accessory structure that exceeds the height of the existing dwelling. (The house is 20 feet high & the garage is 25 feet high.)
ZONE: R-8s Single Family District
LOCATION: 1132 Keath Street
TAX MAP SECTION/PARCEL: 0272006000030
BOROUGH: Washington

Gary UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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

Lee UP-01-04
PROJECT: Advantage Dodge & Toyota Dealership
AGENCY: Hoggard-Eure Associates, P.C.
PROPOSAL: 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

Gary

UP-01-01
PROJECT: Cavalier Ford
APPLICANT: Kenneth J. Silverman
AGENCY: Hassoll & Folkes, P.C.
PROPOSAL: Conditional use permit to operate a used motor vehicle dealership on a 0.35 acre lease parcel.
ZONE: B-2 General Business District
SIC CODE: 552
LOCATION: 3900 Indian River Road
TAX MAP SECTION/PARCEL: portion of 0133010000070
BOROUGH: Washington

Christine

SP-01-06
PROJECT: Greenbrier Lighting
APPLICANT: Keith Tuttle
AGENCY: Copeland Engineering Consultants
PROPOSAL: Administrative preliminary site plan for a retail store (12,000 sq. ft. home furnishings store on 4.4 acres).
ZONE: B-2 General Business District
LOCATION: Northeast parcel of the Stephanie Way & Eden Way North intersection.
TAX MAP SECTION/PARCEL: 0280000000901, 0280000000706
BOROUGH: Washington

Christine

SP-01-07
PROJECT: Eden Way Business Center
APPLICANT: Hahns L. Copeland, P.E.
AGENCY: Copeland Engineering Consultants
PROPOSAL: Administrative preliminary site plan for professional offices and retail stores (32,800 sq. ft. total on 4.4 acres) 14,000 sq. ft. office building, 14,400 sq. ft. office building and 4,400 sq. ft. retail store.
ZONE: B-2 General Business District
LOCATION: Northeast parcel of Stephanie Way & Eden Way North intersection.
TAX MAP SECTION/PARCEL: 0280000000901, 0280000000906
BOROUGH: Washington

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

AGENDA: APRIL 11, 2001

DATE: FEBRUARY 15, 2001

FM: GARY PUSEY, PLANNER

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

RE: UP-01-03
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: 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

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

REPLY: This department will ____ will not ____ require a final construction plan.

ORIGINAL

Chesapeake VIRGINIA

CONDITIONAL USE PERMIT APPLICATION

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: FEB 12 01 UP 01 03
(Assigned by Chesapeake Planning Department)

GENERAL INFORMATION

1. Applicant(s): Robert S. Diberardinis
   Address: 105 Cherry Street
   Ithaca, NY 14850
   Daytime Phone: (757)547-9531(agent) FAX Number: (757)547-9481 (agent)
   Interest in subject property: Contract Purchaser
   E-mail address: Not Available
2. Agent(s): James R. Bradford
   Agency: Hassell & Folkes, P.C.
   Address: 325 Volvo Parkway
   Chesapeake, VA 23320
   Daytime Phone: (757) 547-9531 FAX Number: (757) 547-9481
   E-mail address: HandFPC@aol.com
3. Owner(s) of property: (if different from applicant)
   Name: Weaver Fertilizer Company, Inc.
   Address: P.O. Box 3730
   Norfolk, VA 23514
   Daytime Phone: Not Available FAX Number: Not Available

ACKNOWLEDGMENT

APPLICATION NUMBER: _____

PRIMARY TAX MAP NUMBER: _____

DECLARATION OF PLANNING COMMISSION/CITY COUNCIL INTEREST:

State whether any member of the Planning Commission or City Council owns or has any personal or financial interest in the land which is subject to the application, or has any personal or financial interest in the outcome of the decisions, as defined by the Virginia Conflict of Interest Act.

(No Such Interest Exists)

DECLARATION OF ACCURACY:

I, the undersigned owner (or agent), certify that all statements in this application are true and correct to the best of my knowledge, are accurate and complete and includes all required information and submittals. I also certify that the list of this application submittal. I understand that if the list of adjacent property owners is determined to be incomplete at a later date, any action taken on this application may become null and void.

DECLARATION OF FINANCIAL RESPONSIBILITY FOR ADVERTISING COSTS:

I understand that the cost of newspaper advertising for public hearing notification purposes is my responsibility and agree to pay all notices of payment due and bills associated with advertising costs for this application, including all readvertisments for continuances and appeals.

DECLARATION OF CONSENT:

By signing below, the applicant/agent consents to entry upon the subject property by public officers, employees, and agents of the City of Chesapeake wishing to view the site for purposes of processing, evaluating or deciding this application.

Name: (signature) _____

Name: (printed or typed) Robert S. Diberardinis

Address: 105 Cherry Street

Ithaca, NY 14850

Phone: (757) 547-9531 (agent)

Date: January 24, 2001

DESCRIPTION OF PROPERTY

1. 13-digit Tax Map Number(s): 0620000000020

2. Street Address (or common description if address is not available):
Property is located on the southeast corner of the intersection of Centerville Turnpike and Whitamore Road.

3. Borough Butts Road Borough

4. Legal Description of the Property: Deed Book 935, Page 357

5. Physical description of the property including location of its boundaries to the north, south, east, and west. State the street frontage, depth, and overall size in square feet/acreage: Property is generally bounded to the north by Whitamore Road, to the south by "Green Haven" subdivision, to the east by cultivated agriculture, and to the west be Centerville Turnpike.
Property has 6,500 ft. of frontage, an average depth of 2,400 ft., and an overall area of 217 acres.

DESCRIPTION OF PROPERTY (Continued)

6. Zoning Information:

   a. Zoning Sheet(s): 29 and 54

   b. Current Zoning Classification(s) and present use of the property:

   (A-1) Present use of property is for the cultivation of cash crops.

   c. Proposed Zoning Classification(s), where applicable: Not Applicable

   d. Overlay District Classification(s) where applicable: Fentress Overlay District

   e. Adjacent property zoning uses:

DIRECTION	ADJACENT ZONING DESIGNATIONS/USES
North	(A-1) (RE-1) (R-15S)
South	(A-1) (RE-1)
East	(A-1) (R-15)
West	(A-1) (RE-1)(R-8S)(R-15S)

7. Land Use designation of the property as contained in the City's Comprehensive Plan: Countryside

8. Standard Industrial Classification (SIC) code for this proposed use (see Zoning Division of the Inspections Department): 7992 and 7999

9. Planning Area: Southern Chesapeake

10. Census Tract: 211.02

11. Statistical Area: 92420

12. Is the property subject to proffers approved with a conditional rezoning application?
    [X] No [ ] Yes Application #

13. List any previous applications for this site. There are no known previous applications on this site.

14. Are any features of the development proposed to be held in common ownership by persons residing in or owning lots in the development and are not to be dedicated to and accepted by the City or other public entity? [X] No [ ] Yes If yes, see instructions for further requirements.

DESCRIPTION OF PROPERTY (Continued)

15. Is the development subject to the City's Open Space and Recreational requirement?

[X] No [ ] Yes If yes, please provide the following:

a. Amount of park/open space offered (acres): Not Applicable

b. Provide Parks and Recreation fee amount ($50.00 per unit with park site or $100.00 per lot without park site): Not Applicable

16. Is the property located within the Chesapeake Bay Preservation Area Overlay District as determined by the Department of Planning?

[X] No [ ] Yes If yes, the following shall be submitted in accordance with Section 12-510 of the Chesapeake Zoning Ordinance:

a. An environmental site assessment

b. A landscape plan

"ETHERIDGE GREENS"

NATURE OF PROPOSED USE

1) The nature of the proposed use as listed in the Chesapeake Zoning Ordinance is that of a golf course and driving range. The appropriate S.I.C. codes for this use are 7992 and 7999.

2) The proposed use is that of a privately owned and maintained, publically accessible, 18-hole golf course. The hours of operation are currently planned to be 7:00 A.M. to dusk seven days a week. The estimated number of employees on the largest shift is 20.

3) The golf course has been designed so as to internalize the driving range and the resulting area of play away from public rights-of-way and residential areas. The clubhouse and associated parking areas have also been internalized on the site, with access being promoted from Whitmore Road at a location which will not conflict with adjacent or nearby uses. It is considered that these measures will substantially ensure the continued reasonable enjoyment of neighboring properties and not adversely affect the surrounding land use pattern.

4 a) There are no noise characteristics associated with the proposed use which would exceed sound levels typically associated with this zoning district.

b) It is proposed that the hours of operation for this facility be from 7:00 A.M. to dusk. As such, stationary lighting will be limited to that necessary for security purposes only.

c) There are no fire or related safety hazards particular to the proposed use.

d) There are no known easements, roadways, rail lines, utilities, or public/private rights-of-way which this application would interfere with.

e) There are no known natural, scenic, or historic features of significant importance on this site.

f) The nature of the proposed use, that of a golf course, is such that the need for special buffering is not anticipated.

5) It is anticipated that this golf course will be visually attractive from the adjacent roadways and a beneficial ultimate land use to the adjacent three (3) acre residential lots within the "Green Haven" subdivision.

6) There are no known policies of the Comprehensive Plan which this application would be in conflict with.

7) The primary arterial which will provide access to this activity is Centerville Turnpike.

a) Centerville Turnpike along this road segment is a 50 ft. right-of-way improved with a 24 ft. pavement section.

b) This use is not considered as a peak hour generator of traffic. As such, a detailed traffic impact analysis is not anticipated.

c) Recent traffic counts on Centerville Road along this segment indicates a 24-hour volume of 8,580 VPD.

d) The current level of service on Centerville Turnpike along this road segment is level "D".

8) Ingress and egress to the subject property will be provide by Whitamore Road via Centerville Turnpike. Because of the low volume of traffic associated with the proposed use, the need for special traffic devices is not anticipated.

9) Traffic routes would be north on Centerville Turnpike to the Greenbrier area and Virginia Beach or south on Centerville Turnpike to Etheridge Manor Boulevard, Hickory, and North Carolina.

10) In as much as the proposed use is a golf course, impervious cover will be limited essentially to the parking area and the clubhouse. A proposed lake has been positioned in proximity to these improvements so as to maintain pre-development discharge rates.

11) Sewer and water provisions for this development will be provided via septic field and well, to be located in proximity to the clubhouse.

12 a) The nearest existing public utilities are a 12" water main and an 8" gravity sewer located on School House Road, north of this proposal.

b) It is estimated that the support facilities for the golf course will generate a need for approximately 3,000 gallons per day.

c) Since the current zoning on this property is (A-1), and it's current use is cultivation for cash crops, no appreciable demand would otherwise occur.

d) As stated in item (11) above, it is currently planned that this facility will be serviced by septic drain field and well water.

13) There are currently no plans for routing off-site public utilities to service this development.

14) It is considered that as a consequence of the relatively small demand being generated by this proposal, that a septic drain field and well water will provide ample supply.

15) At the time of this application, percolation tests for Health Department review are being scheduled and will be made available to the Department of Public Utilities in the near future.

16) There are no features of this development to be held in common ownership.

17) There are no P.U.D. deviations or special exceptions associated with this proposal.

POWER OF ATTORNEY

Application No: FEB 12 01 UP 01 03

Property Description (13-digit Tax Map Number, Street Address or Common Description, Borough): Tax Map Section 62, Parcel 2 at Whitemore Road and Centerville Turnpike, Butts Road Borough

Nature of Use Permit Sought: Conditional Use Permit to construct and operate a golf course and driving range

I/we, am/are: Weaver Fertilizer Company, Inc.

- [ ] the applicant for the above referenced application
- [x] the owner of the property described above

I/we do hereby make, constitute, and appoint Robert B. Diberardinis and James R. Bradford

my true and lawful attorney-in-fact, and grant unto my attorney-in-fact full power and authority to make application for the use permit application described above, and to perform all acts and make all representations as such person shall deem necessary or appropriate in regard to said application, without any limitation whatsoever, including but not limited to the following authority: in the case of use permits, to offer conditions to which the proposed use of the property would be subject; and to modify or amend any documents in whole or in part relating to the application.

The rights, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the 24th day of January, 20 01, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of the City of Chesapeake stating that the terms of this power have been revoked or modified.

WEAVER FERTILIZER COMPANY, INC.

BY: [signature]

[x] Owner* [ ] Applicant* G.W. BRADSHAW, PRESIDENT

State of Virginia
City of Virginia Beach

Subscribed and sworn to before me this 7th day of February 2001
by G.W. Bradshaw

[signature]
NOTARY PUBLIC

My commission expires: 10/31/02

* If the owner or applicant is a corporation, partnership, or similar entity, documentation must be attached which establishes that the person signing on behalf of the entity has the authority to act on behalf of and to bind that entity.

WEAVER

WEAVER FERTILIZER COMPANY
INCORPORATED
NORFOLK, VIRGINIA

[illegible] VIRGINIA
[illegible]
MAIN STREET

MAIL: P.O. BOX [illegible]
ZIP CODE: [illegible]
(757) [illegible]
FAX (757) [illegible]

C. W. BRADSHAW, PRESIDENT

FEBRUARY 7, 2001

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT C. W. BRADSHAW, PRESIDENT OF WEAVER FERTILIZER COMPANY, INC., HAS AUTHORITY BY ORDER OF THE BOARD OF DIRECTORS TO SIGN LEGAL DOCUMENTS FOR THE COMPANY TO INCLUDE, BUT NOT LIMITED TO CHECKS, ENDORSEMENT OF CHECKS, DEEDS, LEASES, CONTRACTS, SECURITY AGREEMENTS AND ASSIGNMENTS.

THIS AUTHORITY REMAINS IN EFFECT.

YOURS VERY TRULY,

Jeannette K. Tippett

JEANNETTE K. TIPPETT
CORPORATE SECRETARY

SPECIAL POWER OF ATTORNEY

Application No: _____

Property Description (13-digit Tax Map Number, Street Address or Common Description, Borough): Tax Map Section 62, Parcel 7 at Whitamore Road and Centerville Turnpike, Butts Road Borough

Nature of Use Permit Sought: Conditional Use Permit to construct and operate a golf course and driving range

I/we, am/are: Robert S. Diberardinis

- [X] the applicant for the above referenced application
- [ ] the owner of the property described above

I/we do hereby make, constitute, and appoint James R. Bradford

my true and lawful attorney-in-fact, and grant unto my attorney-in-fact full power and authority to make application for the use permit application described above, and to perform all acts and make all representations as such person shall deem necessary or appropriate in regard to said application, without any limitation whatsoever, including but not limited to the following authority: in the case of use permits, to offer conditions to which the proposed use of the property would be subject; and to modify or amend any documents in whole or in part relating to the application.

The rights, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the 24th day of January, 2001, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of the City of Chesapeake stating that the terms of this power have been revoked or modified.

[ ] Owner* [X] Applicant*

State of Virginia
City of Chesapeake

Subscribed and sworn to before me this 30 day of January 2001
by Robert S. Diberardinis

NOTARY PUBLIC

My commission expires: July 31, 2003

* If the owner or applicant is a corporation, partnership, or similar entity, documentation must be attached which establishes that the person signing on behalf of the entity has the authority to act on behalf of and to bind that entity.

AFFIDAVIT

Application No: FEB 12 01 UP 01 03

STATE OF New York
CITY OF Ithaca

I/We, Robert S. Diberardinis

The applicant(s) listed on the attached Use Permit Application, having been duly sworn, do hereby affirm that the listing attached to, and hereby made a part of this affidavit, identifies the names and last known addresses of all of the following persons and entities in regard to the property that is the subject of the Application:

1. All applicants, title owners, contract purchasers, and lessees of the property; and, if any of the foregoing is a trustee, each beneficiary having an interest in the property.
2. Where any of those listed in (1) above is a corporation, all shareholders owning ten per cent (10%) or more of any class of stock issued by said corporation.
3. Where any of those listed in (1) above is a corporation having ten (10) or fewer shareholders, all such shareholders.
4. Where any of those listed in (1) above is a partnership, all such partners, both general and limited.

Attach a listing of names and addresses as required by this affidavit.

Robert S. Diberardinis
Printed Name of Applicant

Printed Name of Applicant

Signature of Applicant

Signature of Applicant

State of Virginia
City of Chesapeake

Subscribed and sworn to before me this 30 day of January 2001
by Robert S Diberardinis

Leana Cage Stock
NOTARY PUBLIC
My commission expires: July 31, 2003

AFFIDAVIT (Continued)

The following is a complete list of those individuals to be the disclosed pursuant to this affidavit:

- Robert S. Diborardinis

whose business address is:

105 Cherry Street
Ithaca, NY 14850

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0610000000950
Name: Edna E. Vanluik
Street: 1102 Centerville Turnpike
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000730
Name: McGinnis Farms, Inc.
Street: P.O. Box 2666
City: Sanford
State/Zip: NC/27330

Tax Map #: 0610000000951
Name: Ramsgate Corporation
Street: 1401 Precon Drive, Suite 101
City: Chesapeake
State/Zip: VA.23320

Tax Map #: 0610000000731
Name: Radames M. Aluarez
Street: 1000 Centerville Turnpike S.
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000952
Name: Vepco c/o Real Estate Tax Department
Street: P.O. Box 25459
City: Richmond
State/Zip: VA/23260

Tax Map #: 0610000000732
Name: Centerville Baptist Church
Street: 908 Centerville Turnpike S.
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0610000000953
Name: The Plantation Shops, Inc.
Street: 1508 Blackboard Drive
City: Chesapeake
State/Zip: VA/23321

Tax Map #: 0610000000650
Name: City of Chesapeake
Street: P.O. Box 15225
City: Chesapeake
State/Zip: VA/23328

Tax Map #: 0610000000970
Name: B.M. Williams
Street: 308 Cedar Lakes Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0620000000050
Name: Paige F. Custer, et als c/o Betty Grissom
Street: 228 Robert Street
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0620000000031
Name: Robert G. McDonald, Jr.
Street: 112 Cedar Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000010
Name: William R. Stephenson
Street: 1101 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000020
Name: Joseph L. Locasto
Street: 1105 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000030
Name: James A. Stephenson
Street: 1109 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000040
Name: Michael Corwin
Street: 1113 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000050
Name: Louis F. Knight
Street: 1117 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000060
Name: Machael E. Calabreses
Street: 1121 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000070
Name: Dean Leo Parker
Street: 1125 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000080
Name: Benjamin M. Williams, II
Street: 1201 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000090
Name: R.E. Norfleet, III
Street: 1205 Murray Drive
City: Chesapeake
State/Zip: VA/23322

ADJACENT PROPERTY OWNERS LIST OF ADDRESSES

Tax Map #: 0613001000100
Name: George R. Arthur, Jr.
Street: 1209 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621004000011
Name: Walter E. Mitchell, Sr.
Street: P.O. Box 1805
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613001000110
Name: Mark R. West
Street: 1213 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0621003000090
Name: Charles Taylor
Street: 1404 Whittamore Road
City: Chesapeake
State/Zip: VA/23322

Tax Map #: 0613002000010
Name: Joseph E. Diaz, Jr.
Street: 1215 Murray Drive
City: Chesapeake
State/Zip: VA/23322

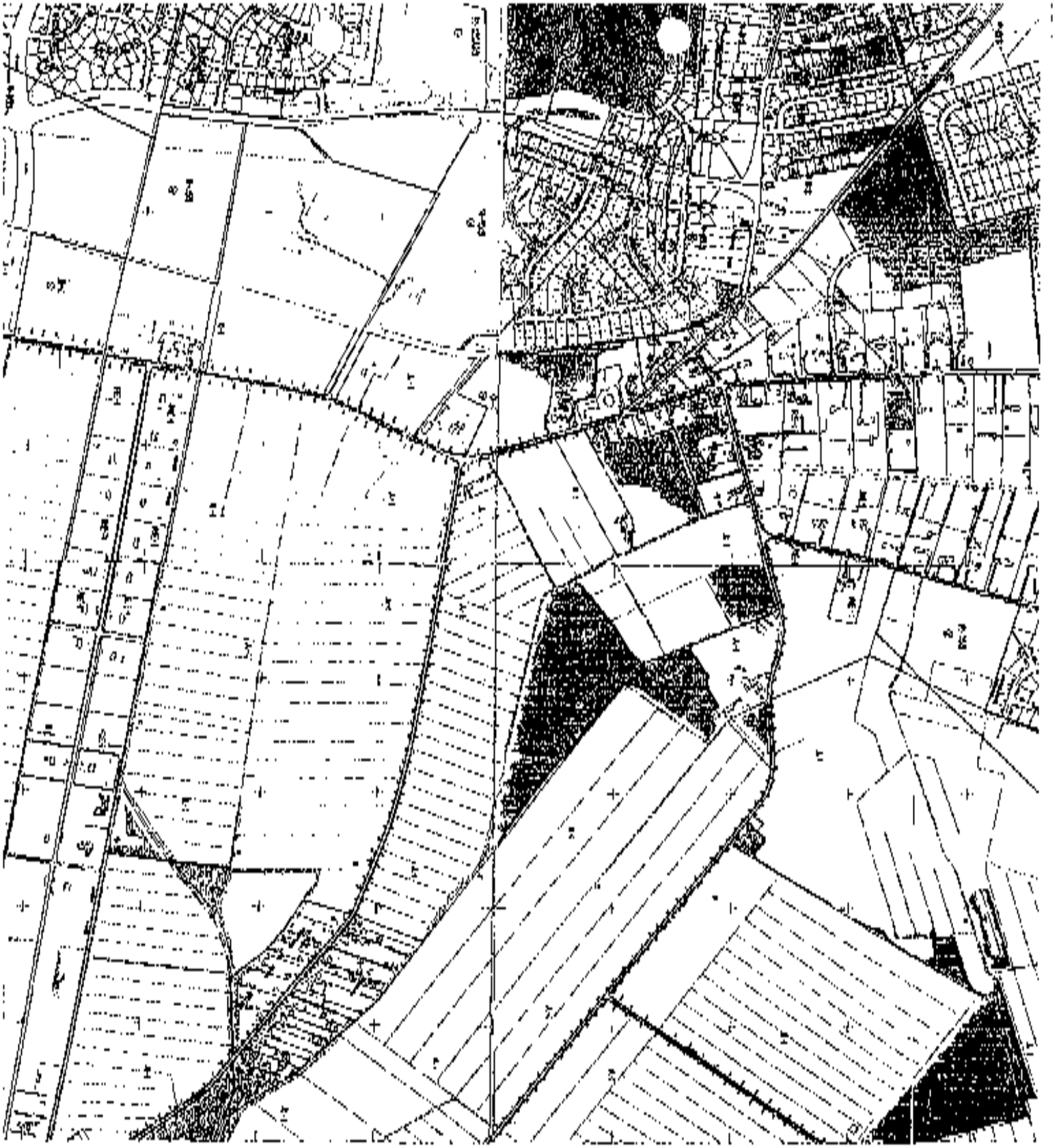
Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000020
Name: Jerry K. Hensley
Street: 1219 Murray Drive
City: Chesapeake
State/Zip: VA/23322

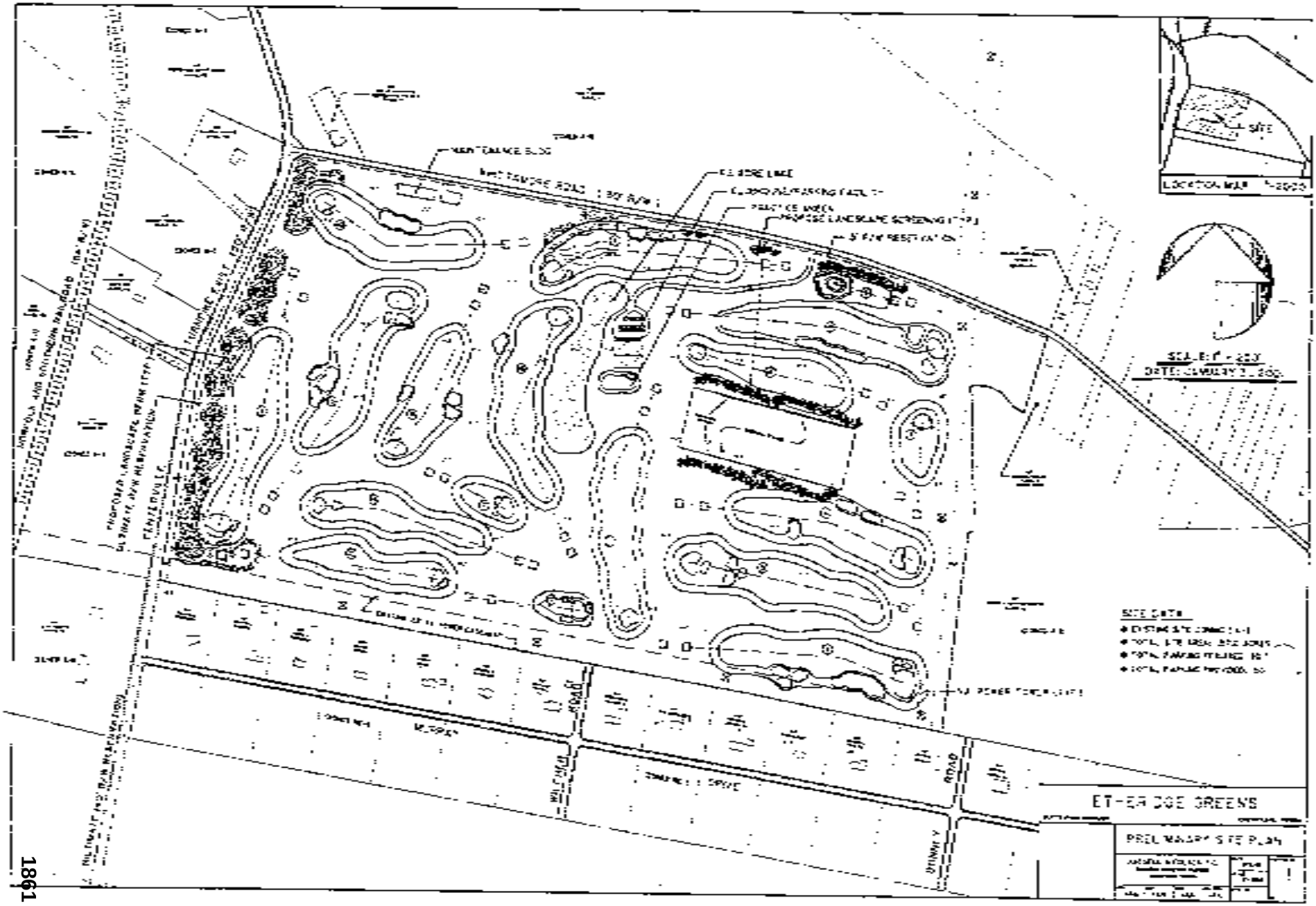
Tax Map #:
Name:
Street:
City:
State/Zip:

Tax Map #: 0613002000030
Name: Dennis E. Sears, Jr.
Street: 1301 Murray Drive
City: Chesapeake
State/Zip: VA/23322

Tax Map #:
Name:
Street:
City:
State/Zip:



1860



FEB 12 01 UP 01 03

FOR PLANNING DEPARTMENT USE ONLY

DATE APPLICATION FILED: February 12, 2001

APPLICATION #: UP-01-03

AMOUNT OF APPLICATION FEE PAID: $225.00

PIV NUMBER: 194490

DATE APPLICATION DETERMINED TO BE COMPLETE: February 14 2001

APPLICATION REVIEWED/ACCEPTED BY: Gary Pusey

PLANNING COMMISSION ACTION:

DATE OF PUBLIC HEARING: _____

ACTION: _____

_____

_____
Dorothy M. Kowalsky, Recording Secretary

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

ACTION: _____

_____

_____
Dolores A. Moore, CMC/AAE, City Clerk

PUBLIC HEARING APPLICATION CHECKLIST

APPLICATION #: FEB 12 01 UP 01 03

☑ Application Fee $ 225.00 PIV # 194-190

☐ O.A. stamps application number & date on:

- ☑ Original Application & 3 copies
- ☐ 30 Site Plans (folded or legal size) with vicinity map
- ☑ 11 Site Plans reduced to 11 x 17 (folded to 8 ½ x 11)
- ☑ 4 Site Plans reduced to 8½ x 11
- ☑ Adjacent Property Owners List
- ☑ Stamped Envelopes (except for Street Closures)
- ☐ Title Report (2 copies)

>> MUST HAVE ORIGINAL SIGNATURES <<

	REZONING	USE PERMIT	PUD	ST.C
Affidavit	☑	☐	☐	
Power of Attorney	☑	☐	☐	
Proffer Statement	☐			
Street Closure Agreement				☐

☐ Forwarded to Dorothy for assignment to a planner: _____

☐ Planner reviews application & writes legal. Returns file to O.A on _____

☐ O.A. creates files: Master file - pressboard folder
Planner file - manila folder

☑ DTFPD entry completed by MF on 2.16.01

☐ O.A. forwards application package to Plat Committee O.A. on _____

☐ O.A. prepares & distributes Plat Committee memo on _____

(YELLOW)

USE PERMIT LEGAL DESCRIPTION FORM

PLANNER: GARY

TARGET AGENDA DATE: April 11, 2001

APPLICATION #: FEB 12 01 UP 01 03

PROJECT NAME: Etheridge Greens

APPLICANT: Robert S. Diberardinis

AGENCY: Hassell + Folkes, P.C.

PROPOSAL: Conditional use permit to construct and operate a golf course, golf driving range and 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 and Whittamore Road

TAX MAP SECTION/PARCEL: 06200000020,

BOROUGH:

- [x] Butts Road
- [ ] Deep Creek
- [ ] Pleasant Grove
- [ ] South Norfolk
- [ ] Washington
- [ ] Western Branch

PLAT COMMITTEE DISTRIBUTION:

- [ ] Public Works
- [ ] Public Utilities
- [ ] School Administration
- [ ] Parks & Recreation
- [ ] CBPA
- [ ] Environmental
- [ ] Fire Prevention
- [ ] Zoning
- [ ] Code Enforcement
- [ ] Library
- [ ] Police
- [ ] Deputy City Attorney
- [ ] Economic Development

c: application processing checklists (1/1/00)

green

PIONEER TITLE
www.pioneertitle.com

Suite 303
One Columbus Center
Virginia Beach, VA 23462-6722
(757) 671-7413
Fax 671-7540

February 6, 2001

HASSELL & FOLKES
325 VOLVO PKWY
CHESAPEAKE, VA 23320
ATTN: JIM BRADFORD

Chesapeake
624 Albemarle Dr
Chesapeake, VA 23320
(757) 547-9370
Fax 436-3906

Norfolk
888 Greater Bldg
540 East Main St
Norfolk, VA 23510
(757) 623-1990
Fax 623-1144

Peninsula
49 West Queens Way
Suite B
Hampton, VA 23669
(757) 723-1990
Fax 723-1144

North Carolina customers
please call:
Elizabeth City 335-2498
Manteo 473-1868
Fax 1-800-976-3329

Our Reference Number: 80094V

FEB 12 01 UP 01 03

Please be advised that Pioneer Title is has started the title examination on the 215 acres located at the intersection of Centerville Turnpike and Whittemore Road in Chesapeake, currently owned by Weaver Fertilizer Co., Inc. The search is being done at the request of Bobby DiBerardinis.

Should you have any questions please do not hesitate to contact me at our Virginia Beach office.

Sincerely,

Pioneer Title

Robert C. Hofheimer, Jr.

hg
cc: Bobby DiBerardinis

Hassell & Folkes, P.C.
Engineers Surveyors Planners

S. Grey Folkes, Jr., P.E.
Leigh Anne Folkes, P.E.
Wynter W. Manning, III, P.E.
John A. O'Connor, P.E.
Christopher D. Capozzi, P.E.

C. Guy Hassell III, L.S.
(1925-1984)
Stratford G. Folkes, P.E.
Consultant

RECEIVED
FEB 12 2001
PLANNING DEPARTMENT
CITY OF CHESAPEAKE

February 12, 2001

Brent Nielson
Director of Planning
DEPARTMENT OF PLANNING
City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

RE: ETHERIDGE GREENS

Dear Mr. Nielson: FEB 12 01 UP 01 03

Please find attached a completed conditional use permit application package for the referenced proposal as well as a filing fee check in the amount of $225.00.

Trusting this submittal is as you require, I remain,

Very truly yours,

HASSELL & FOLKES, P.C.

James R. Bradford

JRB/kb

Attachments

(FORTENS 006)

325 Volvo Parkway, Chesapeake, VA 23320 (757) 547-9631 • FAX (757) 547-9481

USE PERMIT APPLICATION WORKSHEET

APPLICATION #: FEB 12 01 UP 01-03

YES NO

GENERAL INFORMATION:

[✓] [ ] 1. The applicant's name, address, phone number, etc & interest in subject property.

[✓] [ ] 2. The agent's name, agency, address and phone number, etc.

[✓] [ ] 3. The owner's name, address and phone number, etc.

[✓] [ ] 4. Is the owner different from the applicant?

- [✓] [ ] Is an agent representing the applicant?
- [✓] [ ] Is an agent representing the owner?
- [✓] [ ] If yes to any of the above, is a Special Power of Attorney completed, signed and notarized in all cases?

[✓] [ ] 5. Is the affidavit complete, signed, and notarized?

- [✓] [ ] Does it list names and addresses provided as required by the affidavit.

[✓] [ ] 6. Is there a listing of the adjacent property owners with addresses and 13-digit tax map number?

- [✓] [ ] Stamped envelopes with postage?

[✓] [ ] 7. Page 2: Have the declarations by the applicant regarding City Council/ Planning Commission interest in the property, the truth of all statements, assumption of financial responsibility for the advertising costs and consent to agents of the City of Chesapeake entry onto subject property been signed?

[✓] [ ] 8. Does the original application have an original signature?

DESCRIPTION OF PROPERTY:

[✓] [ ] 1. 13 digit tax map number(s) correct?

[✓] [ ] 2. Does it have a street address or common description?

[✓] [ ] 3. Borough?

[✓] [ ] 4. Legal description of property?

[✓] [ ] 5. Physical description of property?

[✓] [ ] 6. Zoning Information:

- [✓] [ ] Zoning Sheet?
- [✓] [ ] Current zoning classification?
- N/A [ ] [ ] Proposed zoning classification?
- Fentress Overlay District [✓] [ ] Overlay district? ***If in TCOD, notify Angelita.***
- [✓] [ ] Adjacent property zoning & uses?

USE PERMIT APPLICATION WORKSHEET (continued)

YES	NO		
☑	☐	7.	Land Use Designation?
☑	☐	8.	SIC code?
☑	☐	7.	Planning area?
☑	☐	9.	Census tract?
☑	☐	10.	Statistical area?
☐	☑	11.	Is property subject to a conditional rezoning application?
			If yes, rezoning application number is R(C) - ____ - ____.
☐	☑	12.	Is property in CBPA?
N/A ☐	☐		If yes, is an Environmental Site Assessment and Landscape Plan attached to the application?

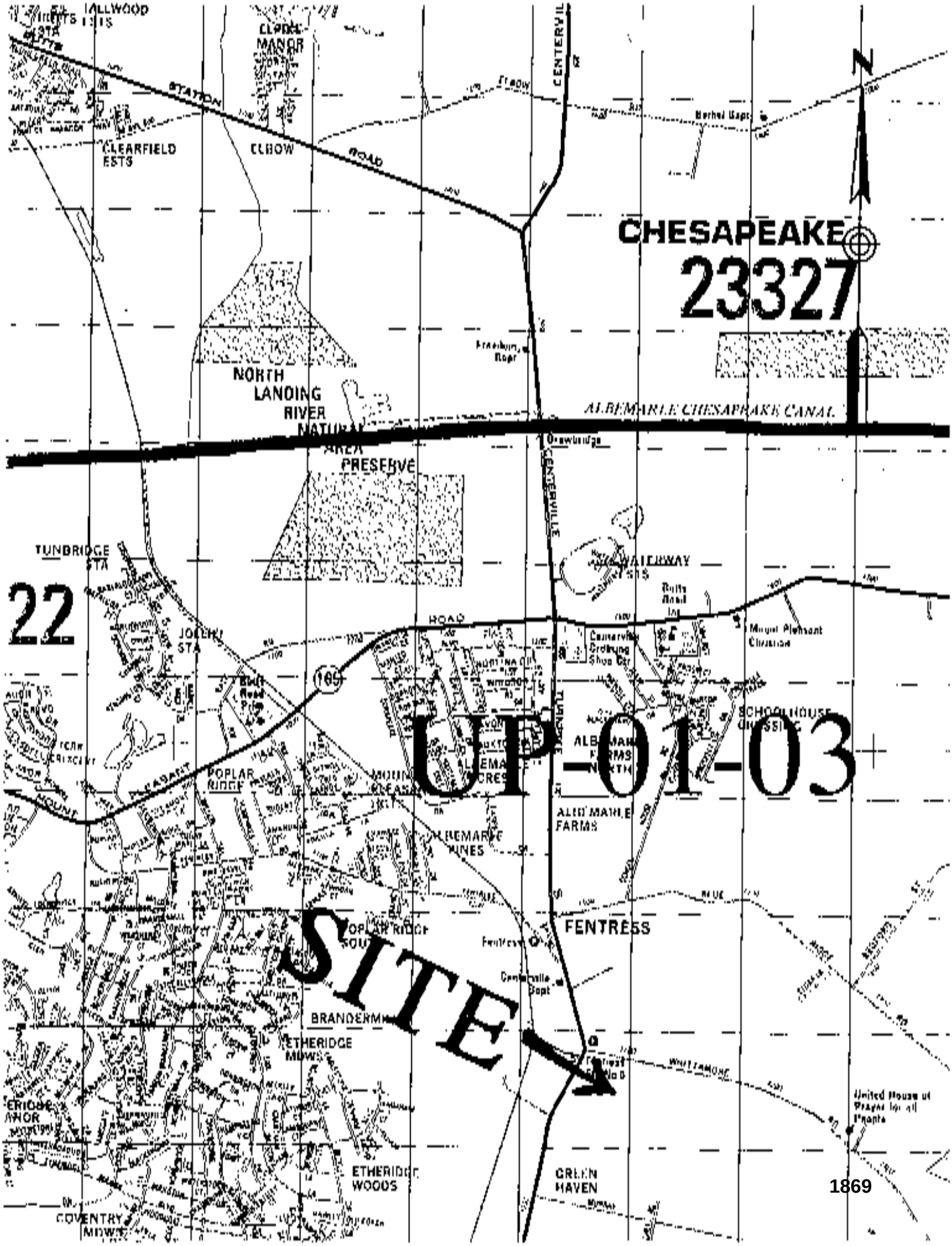
DESCRIPTION OF PROPOSED USE:

Are questions listed below completed?

☑	☐	1.	Nature of proposed use?
☑	☐	2.	Detailed description of proposed use?
☑	☐	3.	Development & use impact on neighboring property?
☑	☐	4.	Potential adverse effects?
☑	☐	5.	Special conditions?
☑	☐	6.	Consistent with Comprehensive Plan?
☑	☐	7.	For all applications which could result in more than 100 VPD or 1% of existing traffic on adjacent roadways (excluding churches)
☑	☐	8.	Traffic ingress/egress?
☑	☐	9.	Traffic routes?
☑	☐	10.	Drainage impact assessment?
☑	☐	11.	Description of water & sewer demands?
☑	☐	12.	Water & sewer info?
☑	☐	13.	Conceptual plan?
☑	☐	14.	Adequate water & sewer existing or can be provided?
☑	☐	15.	Septic tanks and/or private wells proposed?
☑	☐	16.	Common ownership?
☑	☐	17.	Is the application subject to a special exception or P.U.D. deviation?
N/A ☐	☐		If yes, has an application been submitted? #: ____-____-____

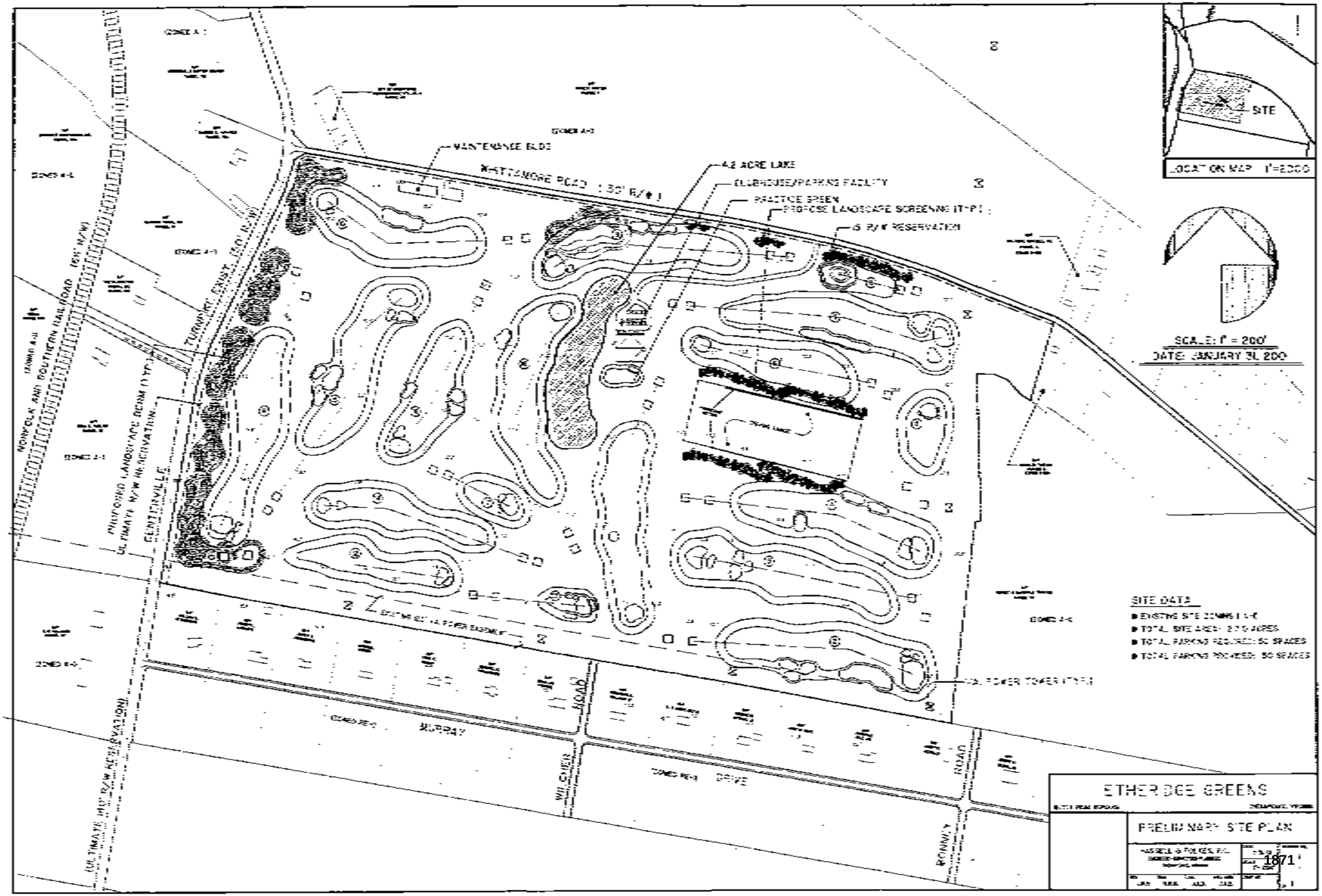
MAP REQUIREMENTS:

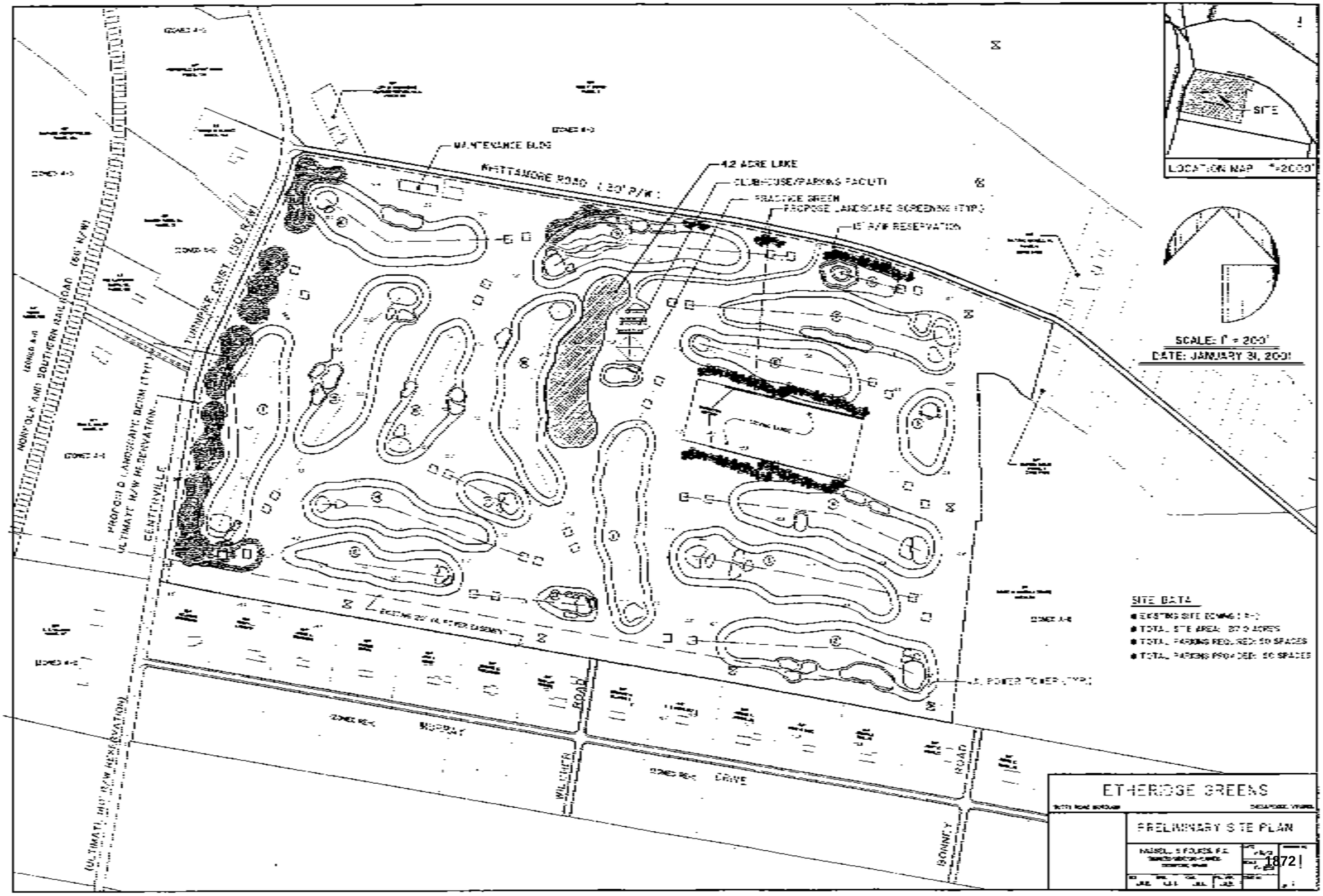
☑	☐	Does site plan depict all necessary information?
☑	☐	**IS THIS APPLICATION COMPLETE?**


CHESAPEAKE
23327
UP-01-03
SITE
22
N
ALLWOOD
ELPIKE MANOR
CLEARFIELD ESTS
ELBOW
STATION
ROAD
CENTERVILLE
Berhel Bapt
NORTH LANDING RIVER NATURAL AREA PRESERVE
ALBEMARLE CHESAPEAKE CANAL
Drawbridge
TUNBRIDGE STA
WATERWAY ESTS
JOLLIFF STA
Butts Road Inn
Mount Pleasant Christian
Centerville Crossing Shop Ctr
SCHOOLHOUSE CROSSING
POPLAR RIDGE
ALBEMARLE FARMS NORTH
ALBEMARLE FARMS
ALBEMARLE PINES
FENTRESS
Fentress
Centerville Bapt
BRANDERMILL
ETHERIDGE MDWS
ETHERIDGE WOODS
GREEN HAVEN
COVENTRY MDWS
WHITTAMORE
United House of Prayer for all People

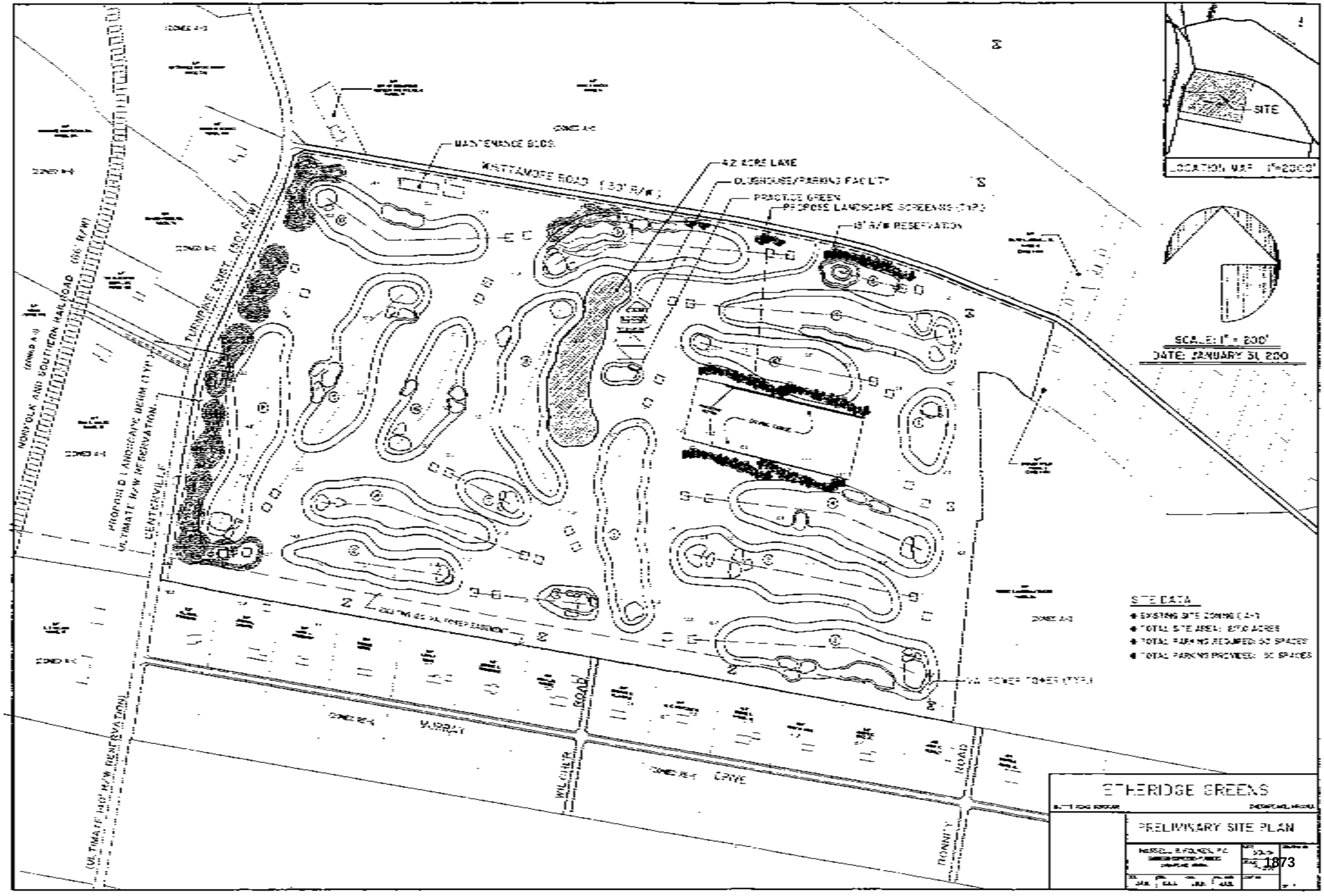
1869

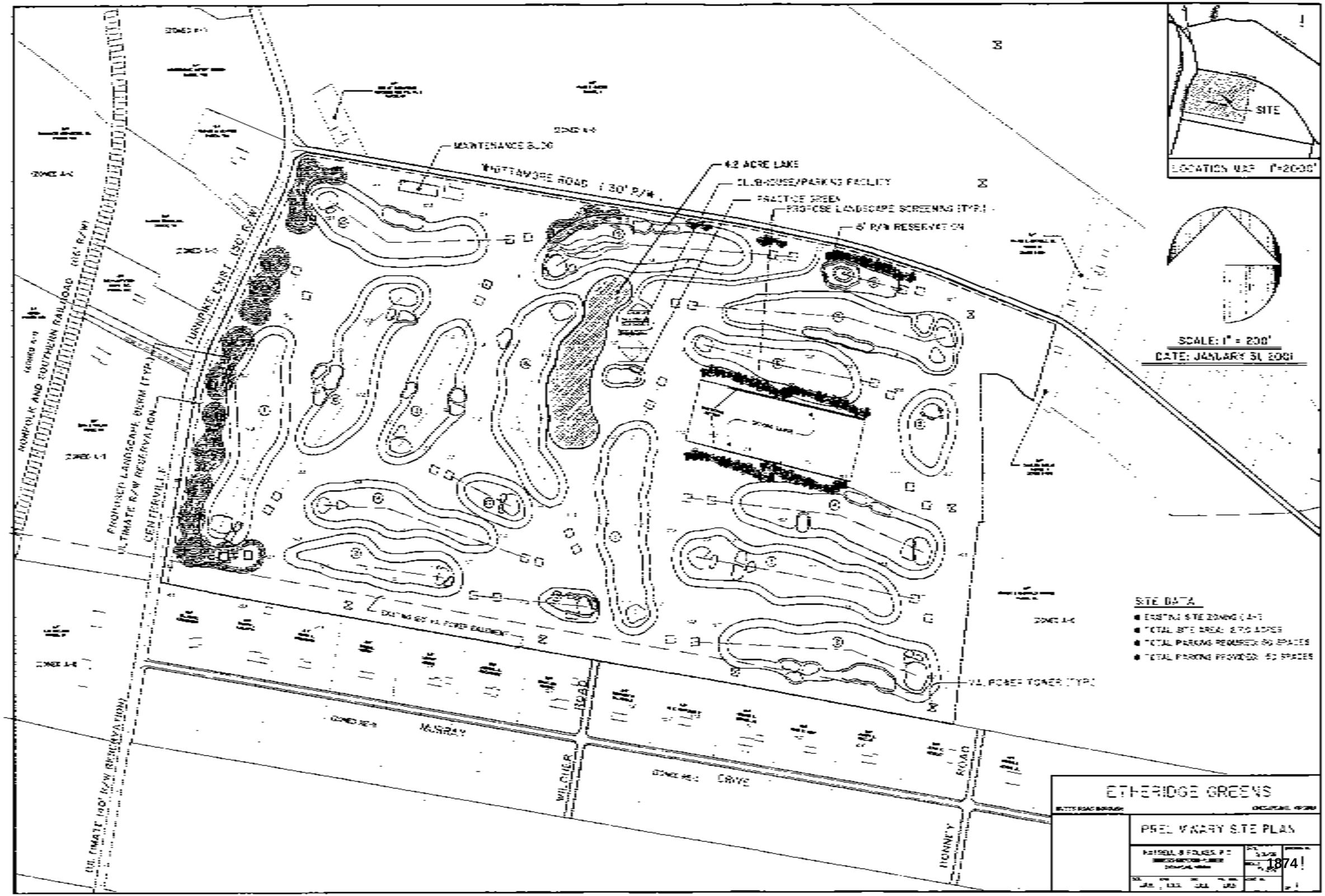
1870

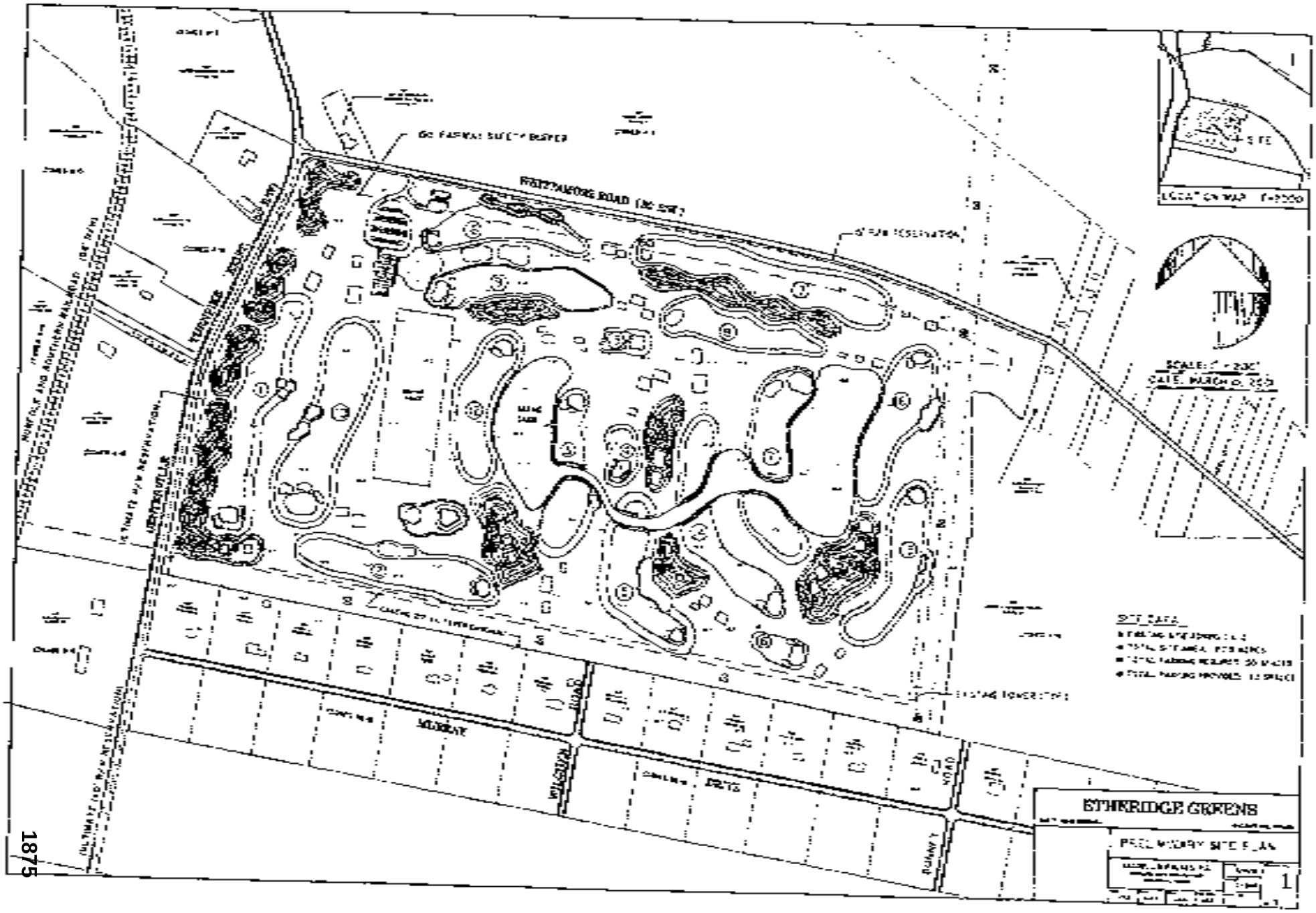

MAINTENANCE BLDG
WHITTAMORE ROAD (30' R/W)
4.2 ACRE LAKE
CLUBHOUSE/PARKING FACILITY
PRACTICE GREEN
PROPOSED LANDSCAPE SCREENING (TYP.)
5' R/W RESERVATION
NORFOLK AND SOUTHERN RAILROAD
TURNPIKE EAST
PROPOSED LANDSCAPE BERM (TYP.)
ULTIMATE R/W RESERVATION
CLINTONVILLE
ULTIMATE R/W RESERVATION
MURRAY
WILCHER ROAD
DRIVE
ROAD
SITE
LOCATION MAP 1"=2000'
SCALE: 1" = 200'
DATE: JANUARY 31, 200
SITE DATA
ETHERDGE GREENS
PRELIMINARY SITE PLAN



MAINTENANCE BLDG
WHITTAMORE ROAD (30' R/W)
4.2 ACRE LAKE
CLUBHOUSE/PARKING FACILITY
PRACTICE GREEN
PROPOSED LANDSCAPE SCREENING (TYP.)
15' R/W RESERVATION
TURNPIKE EXIST. (50' R/W)
NORFOLK AND SOUTHERN RAILROAD (66' R/W)
PROPOSED LANDSCAPE BERM (TYP.)
ULTIMATE R/W RESERVATION
CENTERVILLE
EXISTING 20' UL POWER EASEMENT
UL POWER TOWER (TYP.)
MURRAY
WILCHER ROAD
DRIVE
BONNEY ROAD
(ULTIMATE 100' R/W RESERVATION)
SITE
LOCATION MAP
SCALE: 1" = 200'
DATE: JANUARY 31, 2001
SITE DATA
ETHERIDGE GREENS
PRELIMINARY SITE PLAN

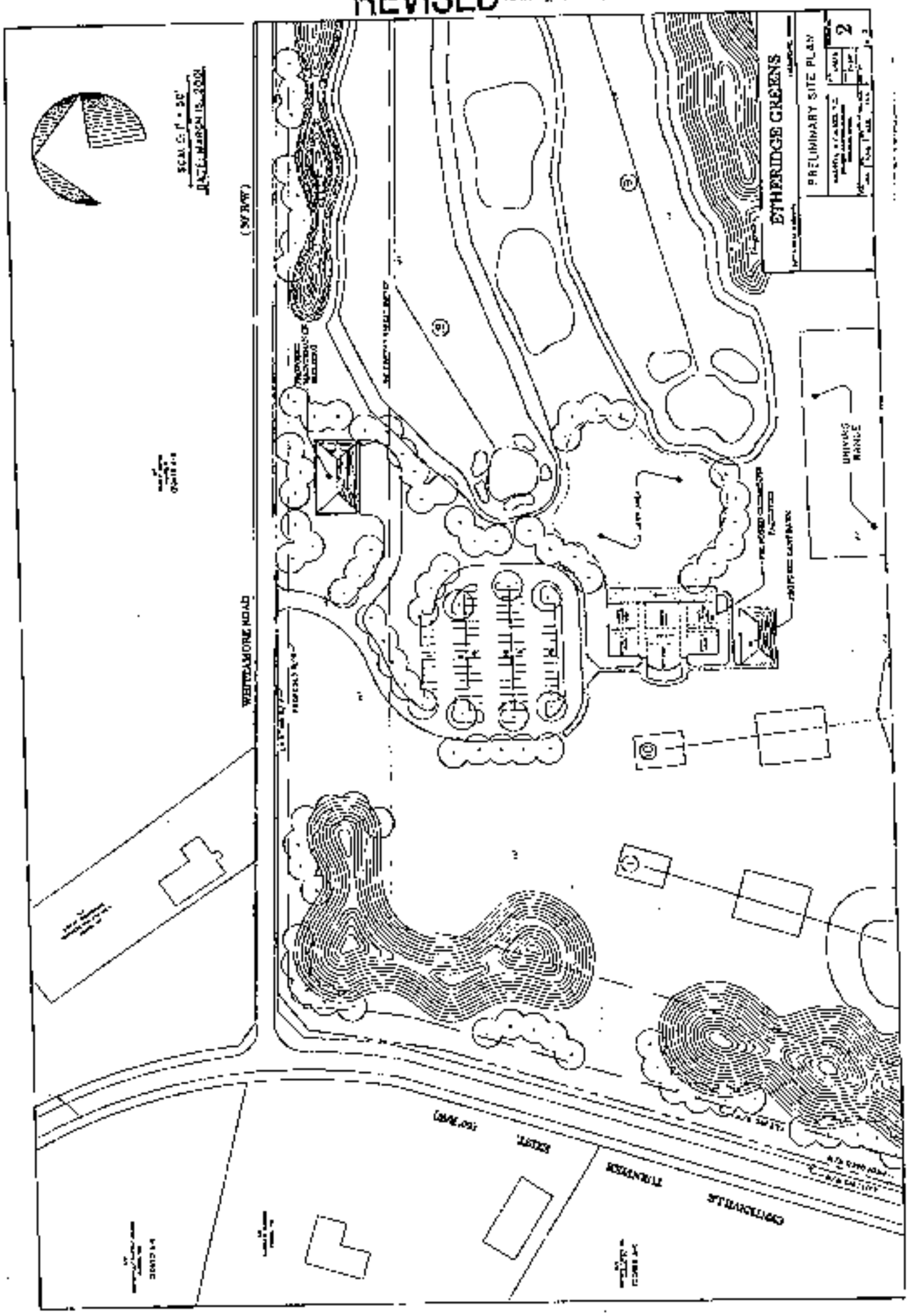

MAINTENANCE BLDG.
WHITTAMORE ROAD (30' R/W)
42 ACRE LAKE
CLUBHOUSE/PARKING FACILITY
PRACTICE GREEN
PROPOSE LANDSCAPE SCREENING (TYP.)
18' R/W RESERVATION
TURNPIKE EXIST. (50' R/W)
NORFOLK AND SOUTHERN RAILROAD (66' R/W)
PROPOSED LANDSCAPE BERM (TYP.)
ULTIMATE R/W RESERVATION
CENTERVILLE
VA. POWER TOWER (TYP.)
MURRAY
WILCHER ROAD
DRIVE
BONNEY ROAD
SITE
LOCATION MAP 1"=2000'
SCALE: 1" = 200'
DATE: JANUARY 31, 200
SITE DATA
ETHERIDGE GREENS
PRELIMINARY SITE PLAN


SITE
LOCATION MAP 1"=2000'
MAINTENANCE BLDG
WHITTAWSKE ROAD (30' R/W)
4.2 ACRE LAKE
CLUBHOUSE/PARKING FACILITY
PRACTICE GREEN
PROPOSED LANDSCAPE SCREENING (TYP.)
5' R/W RESERVATION
SCALE: 1" = 200'
DATE: JANUARY 31, 2001
NORFOLK AND SOUTHERN RAILROAD (100' R/W)
TURNPIKE EXIST. (80')
PROPOSED LANDSCAPE BERM (TYP.)
ULTIMATE R/W RESERVATION
CENTERVILLE
SITE DATA
TOTAL PARKING REQUIRED: 80 SPACES
TOTAL PARKING PROVIDED: 80 SPACES
VIL POWER TOWER (TYP.)
MURRAY
WILCLER ROAD
DRIVE
HONNEY ROAD
ETHERIDGE GREENS
PRELIMINARY SITE PLAN
FEB 12 01 UP 01 03
1874



REVISED MARCH 19, 2001 **UP-01-03**

REVISED MAR 19 01 UP 01 03



CA-01-03

CHESAPEAKE PLANNING DEPARTMENT
P.O. BOX 15225
CHESAPEAKE, VIRGINIA 23328

City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

Chesapeake
VIRGINIA

City of Chesapeake

Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6176
FAX (757) 382-6406

March 30, 2001

UP-01-03
PROJECT: Etheridge Greens
APPLICANT: Robert S. Diberardinis
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: 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

Dear Citizen:

In accordance with the Chesapeake Zoning Ordinance, you are hereby notified that the above listed land use change proposal has been scheduled for a public hearing before the Planning Commission at its meeting to be held on **April 11, 2001** at 7:00 p.m. in the City Council Chambers, City Hall Building, 306 Cedar Road, Chesapeake, Virginia.

Copies of the application and supporting material may be viewed in the Chesapeake Planning Department at any time during normal business hours of 8:30 a.m. to 5:00 p.m., Monday through Friday. Recipients may contact the Planning Department at 382-6176 prior to the public hearing to inquire as to the status of the proposed application. Upon Planning Commission action of either approval or denial, this item shall be heard by the City Council the following month on the third Tuesday at 6:30 p.m. in the Council Chambers, unless otherwise announced at the Planning Commission meeting.

Very truly yours,

Dorothy M. Kowalsky, Recording Secretary
CHESAPEAKE PLANNING COMMISSION
DMK:mye

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

CHESAPEAKE PLANNING DEPARTMENT
P. O. BOX 15225
CHESAPEAKE, VIRGINIA 23328

City of Chesapeake
P.O. Box 15225
Chesapeake, VA 23328

Planning

23328-5225

Chesapeake
VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6176
FAX (757) 382-6406

MAY 3 2001
City of Chesapeake

April 30, 2001

RE: 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)

Dear Citizen:

In accordance with the Chesapeake Zoning Ordinance, you are hereby notified that the above listed land use change proposal has been scheduled for a public hearing before the Planning Commission at its meeting to be held on **May 9, 2001** at 7:00 p.m. in the City Council Chambers, City Hall Building, 306 Cedar Road, Chesapeake, Virginia.

Copies of the application and supporting material may be viewed in the Chesapeake Planning Department at any time during normal business hours of 8:30 a.m. to 5:00 p.m., Monday through Friday. Recipients may contact the Planning Department at 382-6176 prior to the public hearing to inquire as to the status of the proposed application. Upon Planning Commission action of either approval or denial, this item shall be heard by the City Council the following month on the third Tuesday at 6:30 p.m. in the Council Chambers, unless otherwise announced at the Planning Commission meeting.

Very truly yours,

Dorothy M. Kowalsky, Recording Secretary
CHESAPEAKE PLANNING COMMISSION

DMK:ncm

RECEIVED
MAY 2 2001
City of Chesapeake