

Department of Planning
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MARKED AGENDA

Chesapeake Planning Commission

**PUBLIC HEARING – JUNE 14, 2006
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order: Chairman Peoples
- B. Invocation: Commissioner Whitted
- C. Pledge of Allegiance: Commissioner Van Laethem
- D. Roll Call: Commissioner Rowling absent
- E. Approval of Minutes: [May 10, 2006](#)
APPROVED: 6-0-2; Ward/Smith -
Watson and Van Laethem abstained - Rowling absent
- F. Public Hearing Consent Items:
 - 1. [UP-06-07](#)
PROJECT: Brighton Park at Greenbrier
APPLICANT: Dragas Management Corporation
AGENCY: Dragas Management Corporation
PROPOSAL: A conditional use permit for a building height exemption pursuant to Section 19-205 of the Chesapeake Zoning Ordinance to increase the maximum building height of 7 proposed condominium buildings from 35 feet to 44 feet.
ZONE: A-1 Agriculture District, R-15 Single-family Residential District (R-MF-1 Multifamily Residential District proposed in R(C)-06-07)
SIC CODE: 805
LOCATION: West side of Kempsville Road to the north side of Volvo Parkway
TAX MAP SECTION/PARCEL: 0290000000020, 0290000000030, portion of 0290000000010
BOROUGH: Washington
(Continued from the May 10, 2006 Public Hearing)

WITHDRAWN, no action necessary.

2. **GB(D)-06-01**
PROJECT: Ethan Allen Warehouse PUD Deviation
APPLICANT: Crawford & Crawford, LLC
AGENCY: Engineering Services, Inc.
PROPOSAL: A request for a deviation from Section 7.f of the Development Criteria of the Greenbrier Planned Unit Development, Zone 4, to allow a proposed loading dock to be located on the street side of an existing building.
ZONE: PUD Planned Unit Development
LOCATION: 825 Principal Lane
TAX MAP SECTION/PARCEL: 0373002000850
BOROUGH: Washington

WITHDRAWN, no action necessary.

3. **R(C)-06-03**
PROJECT: Clements Property
APPLICANT: Landventures, LLC
AGENCY: Hassell & Folkes, P.C.
PROPOSAL: A conditional zoning reclassification of approximately 1.2-acres parcel from M-1 Light Industrial District (0.7 acre) and R-10s Single-family Residential District (0.5 acre) to O&I Office and Institutional District.
PROPOSED COMP LAND USE & DENSITY: Office
EXISTING COMP LAND USE & DENSITY: General Business/Commercial
LOCATION: Northwest corner of Cedar Road and Sherwood Forest Road
TAX MAP SECTION/PARCEL: portion of 0460000000014, 0585004000001
PLANNING AREA: Great Bridge
(Continued from the May 10, 2006 Public Hearing)

APPROVED with the following proffers: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. The owner/applicant agrees the primary materials to be used on the proposed structure shall be brick, masonry (stone) or substantially similar material as determined by the Planning Director or designee. Secondary materials that may be used on the elevations shall be EIFS (Exterior Insulation and Finish Systems), wood siding, cement based siding, or substantially similar material. In no event shall secondary materials be used to cover more than 45% of the total area of the proposed structure. The Planning Director shall approve the primary materials for the proposed structure as to conformance with this proffer prior to final site plan approval.
2. The owner/applicant agrees that it shall construct a raised landscaped median within the area currently improved as a painted island within the Sherwood Forest Drive right-of-way as generally shown on the rezoning exhibit dated March 21, 2006. The construction associated with this effort shall be in accordance with a

Public works approved plan, and shall include street trees 12 feet to 14 feet in height and a minimum of 3 inches in caliper at the time of planting, and shall be completed prior to any Certificate of Occupancy for any use on the subject property.

3. **The owner/applicant agrees that the required street buffer along its frontage on Sherwood Forest Drive and Cedar Road shall be improved with canopy trees of a minimum 3 inches in caliper and shrubs of a minimum 24-30 inches in height at the time of planting as approved by the City Arborist.**
4. **The owner/applicant agrees that eating and/or drinking establishments shall be prohibited as a principal use of the subject property.**

4. **R(C)-06-07**

PROJECT: Brighton Park at Greenbrier

APPLICANT: Dragas Management Corporation

AGENCY: Dragas Management Corporation

PROPOSAL: A conditional zoning reclassification of a 0.326 acre parcel from R-15 Single-family Residential District, a 17.824 acre parcel from R-15 Single-family Residential District and A-1 Agriculture District , and a portion of a parcel approximately 4.6 acres from A-1 Agriculture District to R-MF-1 Multifamily Residential District.

PROPOSED COMP LAND USE & DENSITY: Medium density multi-family with density not exceeding 16 units per acre

EXISTING COMP LAND USE & DENSITY: Suburban single-family with 1 unit per acre to something less than 4 units per acre

LOCATION: On the north side of Volvo Parkway and west side of Kempsville Road, north of the intersection of Kempsville Road and Volvo Parkway

TAX MAP SECTION/PARCEL: 0290000000020, 0290000000030, portion of 0290000000010

BOROUGH: Washington

(Continued from the May 10, 2006 Public Hearing)

APPROVED with the following proffers: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. **The applicant/owner agrees to make a cash contribution to the City of Chesapeake for capital improvements to impacted schools, including but not limited to, land acquisition for the expansion of public school facilities and construction of new schools and additions. The amount of the voluntary cash contribution shall be \$3,811.44 per condominium residential unity on the rezoned property, for a total of \$990,974 for 260 units, and an adjusted number if fewer units are approved, for impact on public schools. The entire amount of the voluntary cash contribution shall be paid to**

the City prior to the first building permit being issued for the project. The applicant/owner acknowledges and agrees that the cash contribution may be deposited into the City of Chesapeake's "lock box", also known as the General Fund Reserve for School Capital Construction Costs, and shall be subject to City Council approval prior to appropriation. In the event the cash proffer is not expended for land acquisition or capital improvements within time constraints imposed by state law, the applicant/owner agrees that the cash proffer may be used for capital improvement projects for major repair, maintenance, and renovation of public schools in the same school planning area as the rezoned property.

2. The applicant/owner agrees to make a cash contribution to the City of Chesapeake for capital improvements to public libraries, including but not limited to, land acquisition; design, construction, expansion, renovation, and repair of buildings and appurtenances; and acquisition of capital assets necessary to the operation of public libraries. The amount of the voluntary cash contribution shall be \$701.45 per condominium residential unit on the rezoned property for a total of \$182,377 for 260 units, and an adjusted number if fewer units are approved, for impact on public libraries. The applicant/owner agrees to make the proffered cash contribution prior to the first building permit being issued for the project.
3. The applicant/owner agrees to make a cash contribution to the City of Chesapeake for capital improvements to the public emergency service facilities including but not limited to, land acquisition; land design, construction, expansion, renovation, and repair of buildings and appurtenances; and acquisition of capital assets necessary to the provision of emergency fire and medical service facilities. The amount of the voluntary cash contribution shall be \$474.77 per condominium residential unit on the rezoned property, for a total of \$123, 440 for 260 units, and an adjusted number if fewer units are approved, for impact on emergency services. The applicant/owner agrees to make the proffered cash contribution prior to the first building permit being issued for the project.
4. The property shall be developed substantially as shown on the "Brighton Park at Greenbrier-Conceptual Site Plan" dated May 4th, 2006, prepared for the Dragas Companies (hereinafter, the "Concept Plan"). The concept plan displays 240 units for illustrative purposes, while the proffered maximum density is requested to be 260 units. Parking will be provided in a number that is in accordance with required City ordinances for the number of units approved for construction.
5. Then the property is developed, two cabana buildings and two swimming pools to serve the community's residents shall be

constructed, as substantially displayed on the concept plan, dated May 4th, 2006.

6. The applicant/owner shall restrict development to a maximum density not to exceed 260 residential units on the property. The applicant/owner agrees that these residential units shall be a condominium form of ownership.
7. The applicant/owner agrees to record a reservation and ingress/egress easement for a 60-foot wide segment of future right-of-way that would extend Bishopstoke Drive from the "Hampshires at Greenbrier" to Volvo Parkway at the intersection of Rellen Street, as is depicted on the City of Chesapeake Master Transportation Plan. The deed and or plat of reservation and ingress/egress easement for said future right-of-way shall be approved by the Public Works director or designee and shall be recorded prior to the approval of the final site plan. The deed and or plat shall include a provision that would allow the City to acquire the reservation for one dollar (\$1.00) in perpetuity. Also, the reserved area shall be improved in accordance with the requirements of the Public Works Department and maintained as a private street until such time the reservation is acquired by the City. The applicant/owner also agrees to construct said improvements and agrees that the construction of the road improvements will be substantially complete as determined by the Director of Public Works or designee, before the issuance of the 100th certificate of occupancy for the "Brighton Park at Greenbrier" development.
8. The architectural design of the residential buildings will be substantially as depicted on the exhibits entitled "Brighton Park at Greenbrier-Architectural Elevations," one dated April 18th, 2006 and the other dated May 4th, 2006. The primary exterior building material shall be Dutch lap and synthetic cedar shake style siding. The colors utilized may vary from those on the exhibits, but will be earth tones, and shall be approved by the Planning Director or designee, prior to final site plan approval.
9. The applicant/owner agrees that two entrance features, one on Bishopstoke Drive and one on Kempsville Road, will be built substantially as displayed on the exhibits entitled "Brighton Park at Greenbrier- Perspective View at Entrances", dated April 18th, 2006. The entrance features will be substantially complete as determined by the Director of Planning or designee, before the issuance of the 100th certificate of occupancy for the "Brighton Park at Greenbrier" development.

5. [R\(C\)-06-09](#)

PROJECT: Gum Road Hotel

APPLICANT: Golden Tobacco Company, Inc.

AGENCY: Chesapeake Land Use Enterprise

PROPOSAL: A conditional zoning reclassification of a 1.29-acre parcel from R-15s Single-family Residential District to B-2 General Business District.

PROPOSED COMP LAND USE & DENSITY: General Business/Commercial

EXISTING COMP LAND USE & DENSITY: General Business/Commercial

LOCATION: 2411 Gum Road and 4776 Elizabeth Harbor Drive

TAX MAP SECTION/PARCEL: 0150000001670, 0150000001660, 0150000001650, 0150000001640, 0090000000210

BOROUGH: Western Branch

(Continued from the May 10, 2006 Public Hearing)

APPROVED with the following proffers: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. The applicant/owner agrees to record a 30-foot ingress/egress easement extending from Elizabeth Harbor Drive and a one-foot non-ingress/egress contiguous to said 30-foot ingress/egress easement as generally shown on the Rezoning Exhibit dated April 17, 2006. The applicant/owner also agrees that the City shall not be responsible for maintenance of the 30-foot ingress/egress easement. The applicant/owner further agrees that said one-foot non-ingress/egress easement may be waived or modified by the Public Works Director or designee to allow the use of said 30-foot ingress/egress easement by the applicant/owner or other user of the subject property, provided that the Public Works director or designee determines that such waiver or modification would not cause an adverse traffic-related condition. The deed(s) of easement for these easements shall be subject to the approval of the Public Works Director or designee and shall be recorded prior to the approval of any final site plan for any use and/or development of the subject property.
2. The applicant/owner agrees to provide a 20-foot right-of-way dedication along the subject property's frontage on Gum Road to provide for this property's share of the ultimate 120-foot right-of-way for Gum Road, as generally shown on the Rezoning Exhibit dated April 17, 2006. The applicant/owner also agrees that this dedication shall be reflected on the preliminary and final site plans and that the dedication shall be recorded in accordance with the requirements imposed by the Public Works Director or designee prior to the approval of any final site plan for any use and/or development of the subject property.
3. The owner/applicant agrees the primary exterior materials to be used on the building(s) shall be red brick or a substantially similar

material as determined by the Planning Director or designee. Secondary exterior materials that may be used on the building(s) shall be EIFS (Exterior Insulation and Finish Systems), wood siding, cement based siding, or substantially similar material. In no event shall secondary materials be used to cover more than 45% of the total area of the building(s). The applicant/owner also agrees that a final architectural plan of the building(s), which indicates without limitation the exterior design, materials and colors and demonstrates compliance with this proffer to the satisfaction of the Planning Director or designee, shall be submitted to and approved by the Planning Director or designee prior to the approval of the final site plan.

4. The applicant/owner agrees that the property subject to R(C)-06-09 shall be used exclusively as a hotel or motel (SIC 701) with accessory uses and structures as permitted by section 14-100 et. Seq. of the Zoning Ordinance. The applicant/owner further agrees that the number of guestrooms provided by the hotel shall not exceed 90.

6. [TA-Z-06-03](#)
An ordinance amending Appendix "A" of the Chesapeake City Code, entitled "Zoning," sections 12-708(k), adding 12-708(l) and 12-712(a) to increase the fee for requests for after-the-fact Certificates of Appropriateness to \$150.00, to establish a time limit on the approval of Certificates of Appropriateness and to remove the requirement that appeals from the South Norfolk Architectural Review Board be advertised in accordance with §12.2-2204 of the Virginia Code and provide for an alternative method of advertising.

[APPROVED](#) version dated May 16, 2006. (8 – 0, Van Laethem/Weaver - Rowling absent)

7. [R\(C\)-03-03 \(Rev 4/06\)](#)
PROJECT: Saunders Lane Monopole
APPLICANT: Richmond 20MHz, LLC d/b/a nTelos
AGENCY: Bowman, Green, Hampton, Kelly, PLLC
PROPOSAL: A conditional zoning reclassification of approximately 1 acre to revise a previously approved proffer to allow a maximum height of 142 feet instead of the current maximum height of 130 feet.
PROPOSED COMP LAND USE & DENSITY: Tower height Proffer Amendment
EXISTING COMP LAND USE & DENSITY: Suburban Single-family unit with 1 unit per acre to something less than 4 units per acre
LOCATION: 3900 Saunders Lane
TAX MAP SECTION/PARCEL: portion of 0050000000210
BOROUGH: Western Branch

APPROVED with the following proffers: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. The applicant and/or the owner will provide collocation opportunities for a minimum of two other cellular or PCS wireless provider, regardless of the collocation company's ability to provide another tower site in exchange for the right to collocate on this tower. The applicant and/or the owner shall complete all collocation agreements no more than six months following a written request for collocation.
 2. The applicant and/or the owner will screen the leased area with landscaping in accordance with Section 13-606 of the Zoning Ordinance.
 3. The applicant and/or the owner will require all collocators to secure administrative approval from the Planning Department prior to installing their equipment on the tower.
 4. The applicant and/or the owner will comply with all applicable Federal Communications Commission and Federal Aviation Administration regulations. The applicant and/or the owner will submit documentation of compliance with these regulations to the Inspections Department.
 5. The applicant and/or the owner will install a lock box, approved by the Fire Department, around the gated/fenced compound to allow for emergency access, prior to the issuance of a certificate of occupancy.
 6. The height of the tower constructed by the applicant and/or the owner will not exceed 142 feet above ground level.
 7. The tower installed by the applicant and/or the property owner will be a monopole tower painted brown with flush-mounted antennas.
8. **R(C)-06-10**
PROJECT: 1005 Battlefield Boulevard North Rezoning
APPLICANT: Sunway, Inc.
AGENCY: Chesapeake Land Use Enterprise
PROPOSAL: A conditional zoning reclassification of approximately 1.2-acre parcel from B-1 Neighborhood Business District (1.1 acres) to B-2 General Business District (0.1 acre).
PROPOSED COMP LAND USE & DENSITY: General Business/Commercial
EXISTING COMP LAND USE & DENSITY: General Business/Commercial
LOCATION: 1005 Battlefield Boulevard North
TAX MAP SECTION/PARCEL: 0360000003172
BOROUGH: Washington

APPROVED with the following proffers: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. The applicant/owner agrees that architectural design of the exterior building materials for the proposed addition will consist primarily of brick, fiber cement siding (i.e. Hardi Plank), wood clapboard or similar material. Vinyl materials, stucco, EIFS, split-face block or similar material shall only be used as accents. The façade colors shall be subtle in nature and bright trademark colors shall only be an accent. The applicant(s)/owner(s) also agree that a final architectural plan, which includes, without limitation, a description of exterior colors and materials, and demonstrates compliance with this stipulation, shall be submitted to and approved by, the Planning Director or designee prior to the approval of the final site plan for the subject properties. The applicant(s)/owner(s) further agree that the approved final architectural plan incorporated in the building plans that are submitted to the City for approval.
2. The applicant/owner agrees to vacate the property line between two parcels known as tax ID 0360000003172 and tax ID 0360000003180 before approval of final site (subdivision) plan.

9. **R(C)-06-11**

PROJECT: Abramson Property Rezoning

APPLICANT: Carol Abramson

PROPOSAL: A conditional zoning reclassification of a 0.221-acre parcel from B-3 Highway Business District to B-5 Urban Business District.

PROPOSED COMP LAND USE & DENSITY: Great Bridge Battlefield Plan District

EXISTING COMP LAND USE & DENSITY: Great Bridge Battlefield Plan District

LOCATION: 116 Locks Lane

TAX MAP SECTION/PARCEL: 0480000000550, 0480000001340

BOROUGH: Pleasant Grove

APPROVED with the following proffer: (8 – 0, Van Laethem/Weaver - Rowling absent) [updated staff report](#)

- The applicant further proffers that within ninety (90) days of the approval of this zoning application, by the City Council of the City of Chesapeake, applicant's property shall be used for legal purposes on applicant's B-5 Urban Business District, only.

10. [R\(C\)-06-12](#)

PROJECT: Chaplin Beck Project

APPLICANT: Jacqueline Chaplin and Ed Beck

AGENCY: Lion & Lamb, PC

PROPOSAL: A conditional zoning reclassification of a 0.65 acre parcel and a 1.25-acre parcel from R-15 Residential District to B-1 Neighborhood Business District.

PROPOSED COMP LAND USE & DENSITY: General Business/Commercial

EXISTING COMP LAND USE & DENSITY: Rural with one unit per 3 or more acres

LOCATION: 520 and 524 Battlefield Boulevard South

TAX MAP SECTION/PARCEL: 0601001000110, 0601001000101

BOROUGH: Pleasant Grove

APPROVED with the following proffers: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. The applicant/owner agrees that the following land uses shall be prohibited on the subject property: SIC 551, 552, 553, 554, 559 and any other land use that is substantially similar as determined by the Zoning Administrator. In addition, no drive-through or window pickup service shall be allowed on the subject property.
2. The owner/applicant(s) agree to provide an ingress/egress easement located along and running parallel to Battlefield Boulevard toward the parcel of land immediately north of the subject property for the purpose of construction of a shared entrance to be utilized by the applicant's property and the parcel to its north at the time that such property is redeveloped as determined by the Director of Public Works or designee. The ingress/egress easement shall be established before approval of a final site plan for the subject property. Such shared entrance shall align with Stadium Drive and shall be constructed as approved by the Director of Public Works or designee. The applicant/owner also agree that the driveway currently providing access to the applicant/owner's property from Battlefield Boulevard will be closed after the construction of the shared entrance as determined by the Director of Public Works or designee.

11. [ST.C-06-02](#)

PROJECT: Hillcrest Parkway Right-of-Way Closure

APPLICANT: Precon Development Corporation

PROPOSAL: A petition to close a 1.34-acre portion of Hillcrest Parkway.

ZONE: PUD Planned Unit Development

LOCATION: Generally adjacent to the northwest quadrant of the Chesapeake Expressway/Hillcrest Parkway interchange

TAX MAP SECTION/PARCEL: 0730000001701, portion of 0730000000250

BOROUGH: Pleasant Grove

APPROVED with the following stipulation: (8 – 0, Van Laethem/Weaver - Rowling absent)

- **Unless waived or modified by the City Council, the applicant/owner shall purchase the street closure area for \$33,500; the payment must be made within 10 days of the City Council's approval of the right-of-way closure, as required by Chapter 66 of the City Code. Failure to render such payment within said 10-day period shall render this street closure null and void.**

12. **UP-86-74 (Rev 4/06)**

PROJECT: Deep Creek Country Day School

APPLICANT: Children's Places, Inc.

AGENCY: CAE, Inc.

PROPOSAL: A conditional use permit to revise use permit UP-86-74 to allow an expansion from 100 to 120 children on a 1.76 acre parcel/

ZONE: R-10s Single-family Residential District

SIC CODE: 835

LOCATION: 718 Shell Road

TAX MAP SECTION/PARCEL: 0340000001470

BOROUGH: Deep Creek

APPROVED with the following stipulations: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. **The applicant/owner shall comply with all licensing requirements of the Virginia Department of Social Services, all structural requirements of the Virginia Uniform Statewide Building Code, all requirements of the Statewide Fire Prevention Code and the Chesapeake Public Facilities Manual, and all requirements of Section 13-500 of the Chesapeake Zoning Ordinance.**
2. **The applicant/owner shall limit the hours of operation to 6:00 a.m. to 6:00 p.m., Monday through Friday.**

13. **UP-02-39 (Rev 4/06)**

PROJECT: Weekday Preschool

APPLICANT: Trustees of Alexander Baptist Church

PROPOSAL: A conditional use permit to allow a preschool in an approved church on an 11.871 acre parcel.

ZONE: R-15s Single-family Residential District

SIC CODE: 835

LOCATION: 4316 Pamela Court

TAX MAP SECTION/PARCEL: 0150000000751

BOROUGH: Western Branch

APPROVED with the following stipulation: (8 – 0, Van Laethem/Weaver - Rowling absent)

- The applicant/owner shall comply with all licensing requirements of the Virginia Department of Social Services, all structural requirements of the Virginia Uniform Statewide Building Code, all requirements of the Statewide Fire Prevention Code and the Chesapeake Public Facilities Manual, and all requirements of Section 13-500 of the Chesapeake Zoning Ordinance.

14. **UP-06-11**

PROJECT: Hanbury/Battlefield Center Nursery

APPLICANT: Monarch Bank

AGENCY: Land Planning Solutions, LC

PROPOSAL: A conditional use permit to allow a retail nursery with a 15,000 SF outdoor display and sales area on a 1.53 acre parcel.

ZONE: B-1 Neighborhood Business District

SIC CODE: 5261

LOCATION: Approximately 700 feet north of the intersection of Battlefield Boulevard South and Hanbury Road, on Battlefield Boulevard South

TAX MAP SECTION/PARCEL: 0602002000002

BOROUGH: Pleasant Grove

(This item has been approved for concurrent advertisement and will be heard by City Council on June 20, 2006.)

APPROVED. (8 – 0, Van Laethem/Weaver - Rowling absent)
updated staff report

15. **UP-06-12**

PROJECT: Autobell Car Wash

APPLICANT: CAH Holdings, LLC

PROPOSAL: A conditional use permit to allow a full service car wash on 1.716 acres on an outparcel of the Glenwood Shopping Center

ZONE: B-1 Neighborhood Business District

SIC CODE: 75

LOCATION: Between 739 and 765 Battlefield Boulevard South

TAX MAP SECTION/PARCEL: 0600000000343

BOROUGH: Pleasant Grove

APPROVED with the following stipulations: (8 – 0, Van Laethem/Weaver - Rowling absent)

1. The applicant/owner agrees that the building shall be constructed in substantial conformity to the architectural drawings stamp-dated June 6, 2006; to include but not be limited to the following features:

- a. **Standing seam metal roofing on the bell tower and rear portion of the building;**
- b. **Architectural fiberglass bell not to exceed 3 feet in diameter and painted antique bronze;**
- c. **Cornice with dental board around all parts of flat roof;**
- d. **Small pane storefront windows on front façade and sides of rear portion of building;**
- e. **EIFS accent panels;**
- f. **Split face concrete masonry unit blocks;**
- g. **Front façade wall signage limited to that shown on above-referenced drawing;**
- h. **All colors to be earthtones or muted colors.**

The final architectural plans shall be subject to the approval of the Planning Director or designee according to the standard Architectural Review Process prior to final site plan approval.

2. **The applicant/owner agrees that the following shall be prohibited:**
 - a. **Self-serve wash bays**
 - b. **Self-serve vacuum stations**
 - c. **Outdoor public telephones**
 - d. **Outdoor sound systems and speakers**
3. **The applicant/owner shall take all action necessary to prohibit loitering.**
4. **The applicant/owner agrees that all required buffer landscaping shall be installed within the required bufferyard and entirely outside of any drainage easement.**
5. **The applicant/owner shall install an emergency turnaround in accordance with requirements of the PFM.**
6. **The applicant/owner agrees to limit the hours of operation to Monday through Saturday 7:30 am – 9:00 pm and Sunday 8:00 am – 9:00 pm.**

G. Public Hearing Regular Items:

16. [UP-06-10](#)

PROJECT: Bunch Walnuts Road Monopole

APPLICANT: Nextel Communications of the Mid-Atlantic, Inc.

AGENCY: General Dynamics, Inc

PROPOSAL: A conditional use permit to allow a 250' monopole communication tower on a 0.35 acre leased parcel; part of a 60 acre tract.

ZONE: A-1 Agriculture District

SIC CODE: 48

LOCATION: 3801 Bunch Walnuts Road

TAX MAP SECTION/PARCEL: portion of 1060000000580

BOROUGH: Pleasant Grove

CONTINUED to the July 12, 2006 Public Hearing. (8 – 0, Smith/Van Laethem - Rowling absent) [staff report](#)

H. Director's Items: None

I. Unfinished and New Business:

- Motion to cancel the May 24, 2006 Public Hearing meeting.

APPROVED. (8 - 0; Whitted/Moore – Rowling absent)

J. Adjournment: 7:25 pm

The Chesapeake Zoning Ordinance, Chesapeake Comprehensive Plan, Chesapeake Land Use Plan, Chesapeake tax map book, plats, and maps of the aforementioned properties, documents and proposed text amendments, as described, are available for inspection in the office of the Department of Planning, second floor, in the City Hall building, Chesapeake Civic Center during regular municipal hours. The agenda is also available for viewing on the City's website, www.cityofchesapeake.net, with links to view the applications, proposed text amendments and the staff recommendations when available.

This meeting will be televised live on WCTV-48 and retelevised Wednesday, June 14, 2006 at 11:00 p.m. If the meeting concludes after 11:00 p.m. it will air as soon as technically possible after the conclusion of the live meeting. It will air again on the following Wednesdays, at 7:00 p.m., Thursdays at 1:00 p.m., and on Sunday at 9:00 a.m. until the next scheduled Planning Commission Meeting on July 12, 2006. All interested parties are invited to attend the public hearing.

Those members of the public interested in attending the public hearing should be advised that, for reasons the Planning Commission deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising

deadlines, items that have been continued from previous Planning Commission meetings may not appear on this agenda. For further information, contact the Planning Department at 382-6176.