

Department of Planning
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Chesapeake, Virginia 23328
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MARKED AGENDA

Chesapeake Planning Commission

**PUBLIC HEARING – JUNE 13, 2007
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order Chairman Smith
- B. Invocation Commissioner Whitted
- C. Pledge of Allegiance Commissioner Weaver
- D. Roll Call All Commissioners present
- E. Approval of Minutes: **MAY 9, 2007 APPROVED.** (7-0-2; Weaver/Wilfore -
Ward and Whitted abstained)
- F. Public Hearing Consent Items:
 - 1. **UP-06-32**
PROJECT: Hotel and Suites – Gum Road (*formerly Suburban Lodge*)
APPLICANT: OM Group, LLC
AGENCY: Horton & Dodd, P.C.
PROPOSAL: A conditional use permit to construct a 4 story hotel with 72 rooms
on 2.56 acres.
ZONE: O&I Office Institutional District
SIC CODE: 701
LOCATION: Property located on the south side of Gum Road approximately
1500 feet from Portsmouth Boulevard
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1500 feet from Portsmouth Boulevard
TAX MAP SECTION/PARCEL: portion of 0150000002170
BOROUGH: Western Branch
(Continued from the April 11, 2007 Public Hearing)

WITHDRAWN.

2. **UP-06-50**
PROJECT: Southgate Plaza Cingular Monopole
APPLICANT: Cingular Wireless
AGENCY: Bowman, Green, Hampton & Kelly, PLLC
PROPOSAL: A conditional use permit to allow a 150 foot monopole communication tower in a 700 square foot leased area that is a portion of a 14.622 acre parcel.
ZONE: B-1 Neighborhood Business District
SIC CODE: 48
LOCATION: 2309 Bainbridge Boulevard
TAX MAP SECTION/PARCEL: 1390000001910
BOROUGH: South Norfolk
(Continued from the April 11, 2007 Public Hearing)

WITHDRAWN.

3. **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 from the April 11, 2007 Public Hearing)

CONTINUED to the July 11, 2007 Public Hearing. (9-0; Peoples/Ward)

4. **R(C)-07-08**
PROJECT: Skipper's Watch
APPLICANT: Callison Investors
AGENCY: Kimley-Horn and Associates
PROPOSAL: A conditional zoning reclassification of 3 acres from R-15s and R-15 Single Family Residential District and B-1 Neighborhood Business District to B-5 Urban Business District (1.7 acres); and 1.25 acres from R-15s and R-15 Single Family Residential District to R-MF-1, Multi-family Residential District (2.55 acres).
PROPOSED COMP LAND USE & DENSITY: Regional mixed use with residential densities up to 16 units per acre and accompanying retail.
EXISTING COMP LAND USE & DENSITY: Regional mixed use including office and retail uses and residential dwelling units up to 16 units per acre.
LOCATION: 120 Battlefield Blvd S; 2652 Callison Drive; 129, 133 and 137 Wilson Drive.
TAX MAP SECTION/PARCEL: 0481005000010, 0481005000190, 0481005000180, 0481005000170, 0481005000160
BOROUGH: Pleasant Grove
(Continued from the May 9, 2007 Public Hearing)

CONTINUED to the July 11, 2007 Public Hearing. (9-0; Peoples/Ward)

5. **UP-07-11**
PROJECT: Skipper's Watch
APPLICANT: Callison Investors
AGENCY: Kimley-Horn and Associates
PROPOSAL: A conditional use permit to exceed the maximum building height by 30 feet to 65 feet pursuant to Section 19-205 of the Chesapeake Zoning Ordinance.
ZONE: *Existing* B-1 Neighborhood Business District, R-15 and R-15s Single Family Residential District. *Proposed* B-5 Urban Business District (1.7 acres); and R-MF-1, Multi-family Residential District (2.55 acres) in R(C)-07-08
LOCATION: 120 Battlefield Blvd S; 2652 Callison Drive; 129, 133 and 137 Wilson Drive.
TAX MAP SECTION/PARCEL: 0481005000010, 0481005000190, 0481005000180, 0481005000170, 0481005000160
BOROUGH: Pleasant Grove
(Continued from the May 9, 2007 Public Hearing)

CONTINUED to the July 11, 2007 Public Hearing. (9-0; Peoples/Ward)

6. [UP-07-15](#)
PROJECT: Virginia Point Biodiesel
APPLICANT: Virginia Point Biodiesel, LLC
AGENCY: Hoggard-Eure Associates, PC
PROPOSAL: A conditional use permit to construct and operate a biodiesel fuel production facility on 44± acres. The applicant also seeks approval of a height increase pursuant to Sections 8-302.a.6 and 19.205.b of the Chesapeake Zoning Ordinance to allow two proposed 100 ft. structures to exceed the 75 foot height limitation by 25 feet.
ZONE: M-2 General Industrial District
SIC CODE: 2079
LOCATION: 700 Rosemont Avenue
TAX MAP SECTION/PARCEL: Portion of 1440000000010, 1440000000011, 1440000000020
BOROUGH: South Norfolk
(Continued from the May 9, 2007 Public Hearing)

[CONTINUED](#) to the July 11, 2007 Public Hearing. (9-0; Peoples/Ward)

7. [CP-07-01](#)
Resolution amending the policies, appendices and Land Use Plan of the 2026 Comprehensive Plan to redesignate the Great Bridge Battlefield Plan District as the [Great Bridge Village District](#) and expand the boundaries thereof; to add [design guidelines](#) for the Great Bridge Village District in place of The Great Bridge Battlefield Study currently referenced as Appendix "H"; and to expand the urban overlay district to include all properties designated in the Great Bridge Village District. *(Continued from the April 11, 2007 Public Hearing)*

[WITHDRAWN.](#)

8. [TA-Z-07-01](#)
An ordinance amending Appendix "A" of the Chesapeake City Code, entitled "Zoning," sections 3-202, 3-403, 5-600, 5-800, 5-900, 6-200, 7-601, 7-602, 11-902, 11-1302, 12-600, 14-703 and 14-705 and adding sections 4-229, 4-230, 7-510 through 7-513, 7-520 through 7-523 to adopt the suburban and urban mixed use zoning districts and applicable development standards, to establish a minimum acreage for residential and urban planned unit developments, to reduce required parking for the R-MF-1 and R-MF-2 zoning districts to the same ratio required for the mixed use districts, to modify development standards in the South Norfolk business overlay district and to provide for certain signs in the mixed use zoning districts. *(Continued from the May 9, 2007 Public Hearing)*

[CONTINUED](#) to the September 12, 2007 Public Hearing. (9-0; Peoples/Ward)

9. [TA-Z-07-07](#)

An ordinance amending Appendix "A" of the Chesapeake City Code, entitled "Zoning", Article 7, section 7-402, Article 8, section 8-302 and Article 14, section 14-704 to permit the placement of temporary signs during sales events at new and used automobile dealerships.

Planning Commission recommends that TA-Z-07-07, version dated May 23, 2007, be [APPROVED](#). (9-0; Ward/Wilfore)

10. [TA-Z-07-09](#)

An ordinance amending Appendix "A" of the Chesapeake City Code, entitled "Zoning", Article 14, section 14-102.b.1 thereof, to increase the amount of lot coverage for accessory structures in residential districts.

Planning Commission recommends that TA-Z-07-09, version dated May 4, 2007, be [APPROVED](#). (9-0; Ward/Wilfore)

11. [R\(C\)-07-03](#)

PROJECT: New Galilee Baptist Church

APPLICANT: New Galilee Baptist Church

AGENCY: B. Law and Associates, Inc.

PROPOSAL: A conditional zoning reclassification of 3.541 acres from R-15s, Residential District to AC, Assembly Center District to allow a church.

PROPOSED COMP LAND USE & DENSITY: Church

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

LOCATION: 513 and 525 Great Bridge Blvd.

TAX MAP SECTION/PARCEL: 0360000001953, 0360000001930

BOROUGH: Washington

Planning Commission recommends that R(C)-07-03 be [APPROVED](#) with the following proffers: (9-0; Ward/Wilfore)

1. **The applicant/owner shall construct any new buildings with a colonial design in accordance with the Great Bridge Village Design Guidelines. The architectural plans shall be subject to approval by the Planning Director or designee and approval shall be obtained prior to final site plan approval.**
2. **The applicant/owner agrees to dedicate 25 feet of right-of-way as necessary for the future 120' minimum right-of-way for the widening of Great Bridge Boulevard in accordance with the 2050 Master Transportation Plan. This dedication shall be made prior to approval of a final site plan or when the City first notifies the applicant/owner of the commencement of right-of-way acquisition for the widening of Great Bridge Boulevard, whichever occurs first.**

12. [R\(C\)-07-04](#)

PROJECT: Maury Estates

APPLICANT: Brickhouse Assoc., Inc.

AGENCY: Engineering Services, Inc.

PROPOSAL: A conditional zoning reclassification of 14.5 acres from R-15s Single Family Residential District to R-MF-1 Multi-family Residential District (6.6 acres) and O&I Office and Institutional District (7.9 acres) and 12 acres from R-MF-1 (9.9 acres) and O&I (2.1 acres) to R-MF-1 (6.1 acres) and O&I (5.9 acres).

PROPOSED COMP LAND USE & DENSITY: Office, medium density multi-family residential with density not exceeding 16 units per acre.

EXISTING COMP LAND USE & DENSITY: High Density Mixed Use (with commercial/offices and residential up to 24 units per acre) and Institution/Government.

LOCATION: The property is located at the end of Medical Parkway.

TAX MAP SECTION/PARCEL: 0360000001866, 0360000001862, 0360000001863, 0360000001851, a portion of 0360000001835

BOROUGH: Washington

Planning Commission recommends that R(C)-07-04 be [APPROVED](#) with the following proffers: (9-0; Ward/Wilfore) [staff report update](#)

1. The applicant/owner agrees to construct and dedicate to the City two lanes of an ultimate four lane public road beginning at the terminus of the existing Knells Ridge Boulevard and extending to the terminus of the existing Medical Parkway. The location and design of the road shall comply with the requirements of the Director of the Department of Public Works or designee. The road and all required right of way to support the ultimate four lanes shall be complete and dedicated as determined by the Director of the Department of Public Works or designee before issuance of any certificate of occupancy on the property subject to this rezoning.
2. The applicant/owner agrees to construct and dedicate to the City a right turn lane on Medical Parkway to Battlefield Boulevard with supporting right of way. The turn lane shall comply with the requirements of the Director of Public Works or designee and shall be complete and dedicated as determined by the Director of Public Works or designee before any certificate of occupancy is issued on the property subject to this rezoning.
3. The applicant/owner agrees that the number of residential units on the property subject to the rezoning shall not exceed 190. All residential units shall be developed under a condominium regime and offered for sale to individual owners.

4. **The applicant/owner agrees that the exterior design of all residential buildings shall conform to the following standards:**
 - a. **Exterior wall finishes shall be of subtle, earth-toned colors, with no single color being repeated as the primary color on every building, with and harmonizing primary and accent colors, as determined by the Director of Planning or designee.**
 - b. **The sum of all exterior wall areas of each individual building shall comply with either (1) or (2) below. In the percentage calculations, window and door areas shall be treated as if they were of the material surrounding them.**
 - c. **Not less than 75% shall be a cementitious siding product, such as “HardiPlank.”**
 - d. **Not less than 25% shall be brick veneer (as actual, individually laid-up units, not “Quik-Brick” or similar modular product) or natural stone or a stone veneer product deemed by the Director of Planning or designee to be of quality similar to brick veneer, with the remainder being a cementitious product as in 1 above or a premium or super-premium (average panel thickness greater than or equal to 0.044”) vinyl siding material. Premium or higher quality vinyl simulated shakes, such as “Nailite,” shall also be acceptable for the remaining 75%.**

13. **R(C)-07-05**

PROJECT: 4912 Portsmouth Boulevard

APPLICANT: Jay Barot

AGENCY: Chesapeake Land Use Enterprise

PROPOSAL: A conditional zoning reclassification of 3 acres from A-1 Agricultural District and 1 acre 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: Suburban Single-family with 1 unit per acre to something less than 4 units per acre.

LOCATION: 4912 Portsmouth Boulevard and parcel immediately west.

TAX MAP SECTION/PARCEL: 0151007000070, 0151007000071

BOROUGH: Western Branch

(Continued from the May 9, 2007 Public Hearing)

CONTINUED to the July 11, 2007 Planning Commission Public Hearing.
(9-0; Peoples/Ward)

14. [R\(C\)-07-15](#)

PROJECT: Majestic Estates

APPLICANT: AJG, LLC

AGENCY: Site Improvement Associates, Inc.

PROPOSAL: A conditional zoning reclassification of 54.71 acres from R-15, Residential District and A-1 Agricultural District to RE-1, Residential Estate District to allow a 17 lot cluster subdivision.

PROPOSED COMP LAND USE / DENSITY: Low density residential, 0.33 units per acre

EXISTING COMP LAND USE / DENSITY: Rural 0.33 units per acre

LOCATION: 1201 West Road

TAX MAP SECTION/PARCEL: 0570000000710

BOROUGH: Pleasant Grove

Planning Commission recommends that R(C)-07-15 be [APPROVED](#) with the following proffers: (9-0; Ward/Wilfore)

1. The owner/applicant proffers that the maximum number of lots to be developed on this property is 17 single family lots as shown on the exhibit titled Preliminary Subdivision Plan for 17 Lot Cluster Development (Majestic Estates) prepared by Site Improvement Associates, Inc. dated 3/1/07.
2. The applicant/owner proffers to dedicate a 70 foot right of way & build a 30 foot pavement width road to connect West Road to the property on the west of this property as shown on the exhibit titled Preliminary Subdivision Plan for 17 Lot Cluster Development (Majestic Estates) prepared by Site Improvement Associates, Inc. dated 3/1/07, as required by Public Works.
3. The applicant/owner agrees that this rezoning is conditioned on obtaining approval from the Chesapeake Health Department for a septic sewerage disposal system or systems to serve the subject property within three (3) years following the effective date of this rezoning in order to comply with the Level of Service Policy for sewer capacity. In the event that the Zoning Administrator finds that the applicant/owner fails to obtain such approval within the said three-year period, the applicant/owner agrees that the rezoning may be placed on the City Council agenda by the Zoning Administrator for reconsideration and possible revocation on grounds of inadequate sewage capacity.

15. **UP-07-10 PROJECT:** Majestic Estates
APPLICANT: AJG, LLC
AGENCY: Site Improvement Associates, Inc.
PROPOSAL: A conditional use permit to allow a cluster subdivision of 17 residential lots on 54.71 acres and a regional sewage treatment plant.
ZONE: R-15, Residential District and A-1 Agricultural District; Proposed: RE-1 Residential Estate District in R(C)-07-15.
LOCATION: 1201 West Road
TAX MAP SECTION/PARCEL: 0570000000710
BOROUGH: Pleasant Grove

Planning Commission recommends that UP-07-10 be **APPROVED** with the following stipulations: (9-0; Ward/Wilfore)

The applicant/owner agrees to the following stipulations:

1. A property owners' association shall be established to own, operate and maintain all designated open space and the proposed private sewage package plant and all appurtenances.
2. All necessary regulatory permits for the private water and wastewater facilities must be obtained and copies provided to the Department of Public Utilities prior to construction plan approval.
3. If City sewer becomes available the applicant/owner or property owners' association will be required to disconnect from the private wastewater treatment facility and connect to City sewer. The applicant/owner or property owners' association will be required to pay its pro rata share of the sewer improvements and all applicable connection fees upon connection to the City sewer system.
4. Any proposed private sewer collection lines and appurtenances shall be designed, constructed, and inspected in accordance with the City's published policies, standards and criteria. This requirement shall include indemnification of the City for system failures and deficiencies and shall further provide for the orderly abandonment of the central disposal facility and the connection of the collection system to the City's system when such system becomes available and shall be the responsibility of the applicant/owner or property owners' association. (City Code Section 70-142, Subdivision Ordinance)
5. Plans and specifications for any improvements within the City's right-of-way must be reviewed and approved by the department of Public Works and must meet the requirements of the Public Facilities Manual. Public Works must be contacted to determine if they will

allow private sewer collection lines and appurtenances in the City's right-of-way.

6. The wastewater treatment facility, sewer collection lines and appurtenances will be privately owned and maintained by a property owners' association. No other premises may connect to the private facilities without the written approval from Chesapeake Public Utilities.
 7. With this installation, the property owner or property owners' association will be subject to the Commonwealth of Virginia Underground Utility Damage Prevention Act as an "Operator;" and shall be required to join the Notification Center as an operator, pursuant to the Virginia Underground Utility Damage Prevention Act, Section 56-265.16:1.
 8. Additional regulatory review from the Virginia Department of Health (VDH) and the Department of Environmental Quality (DEQ) will be required. It is the applicant/owner's responsibility to obtain all required approvals.
 9. The design and construction of all utility improvements are to be in accordance with departmental policies and the City of Chesapeake's Public Facilities Manual (PFM) at the time the construction plans are approved.
16. **GB(M)-07-02**
PROJECT: Park View Condominiums
APPLICANT: Park View Condominiums at Greenbrier Development Group, LLC
AGENCY: Engineering Services, Inc.
PROPOSAL: A planned unit development modification to add a 0.965 acre parcel to the Greenbrier PUD, zone 6, parcel 5. **Development Criteria**
PROPOSED LAND USE AND DENSITY: Passive recreation and buffering
EXISTING COMP. LAND USE AND DENSITY: Regional Mixed Use
LOCATION: 132 Greenbrier Road
TAX MAP SECTION/PARCEL: 0370000000870
BOROUGH: Washington

Planning Commission recommends that **GB(M)-07-02** be **APPROVED** with the following addition to the development criteria (new language in bold print and underlined): (9-0; Ward/Wilfore)

DEVELOPMENT CRITERIA
GREENBRIER, ZONE 6, PARCEL 5

USES:

Permitted uses shall be as follows:

Parcel 5 (Use Category Residential = M) shall be used for residential purposes with a maximum density of eight to fifteen units per acre, as calculated using the standards in Section 5-600 of the Chesapeake Zoning Ordinance. In no event shall there be more than 28 dwelling units on the property at any time. In addition, no less than twenty-five percent of the property shall be perpetually reserved as open space. The architectural design, exterior materials, and exterior colors of the residential buildings shall be substantially similar to the elevations entitled "Multifamily Building Conceptual Elevation, Park Place Condominiums" and dated December 20, 2004 as determined by the Greenbrier Architectural Review Committee. The property shall be landscaped in accordance with the Chesapeake Zoning Ordinance (CZO) Landscape Buffer Yard C requirements, with exception to the street frontage which shall be landscaped in accordance with CZO Landscape Buffer Yard "F". Amenities will include a meeting room, an exercise facility, walkways, elevators, and an entry feature constructed of materials substantially similar to the building materials as depicted in the elevations dated December 20, 2004. The general location of the entry feature, walkways, recreational facilities and meeting rooms and a note for the inclusion of elevators shall be reflected on the final site plan submitted to the City for approval and on the architectural plans submitted to the Greenbrier Architectural Review Committee. Minimum parking requirements shall be subject to the standards of the R-MF-1 zoning classification as set forth in the Chesapeake Zoning Ordinance, except that the use of tandem parking spaces and garage-related parking spaces shall be included in calculating the required parking for the maximum 28 dwelling units, provided that the combination of a garage-related space and a tandem space located directly in front of such garage-related space shall be assigned to and reserved for the same condominium unit. For the purposes of these criteria, a "tandem" parking space is any parking space that is located in front of, and adjoins, a garage-related parking space. The owner/applicant agrees that each residential unit shall be developed and occupied solely as an age-restricted adult community ("housing for older persons") in accordance with the following restrictions:

1. 100% of the occupied residential units shall at all times have as a permanent resident at least one person who is 55 years of age or older ("qualifying occupant"), provided that in the event of the death of a person who was the sole qualifying occupant, the spouse of such qualifying occupant may continue to occupy the residential unit as long as the provisions of the Fair Housing Act (42 U.S.C. § 3602 et seq.) relating to "housing for older persons," and all regulations promulgated thereunder, are not violated. For purposes of this article, a "qualifying occupant" must establish residency and actually reside in the unit for at least six (6) months during every calendar year.
2. No residential unit shall be occupied by any person 18 years of age or younger for any reason. For purposes of this article, a residential unit is deemed "occupied" by any person who stays overnight in the unit for more

than 21 days in any 60 day period or for more than 30 days in any 12 month period.

3. At least 100% of the residential units constructed on the property shall be developed for and occupied by persons fifty-five (55) years of age or older in compliance with applicable federal and state laws regarding housing for older persons, including but not limited to: the Fair Housing Act, 42 U.S.C. § 3601 et seq., and the exemption provided in 42 U.S.C. § 3607(b)(2)(C) regarding discrimination based on familial status; the Virginia Fair Housing Law, Va. Code § 36-96.1 et seq.; any regulations adopted pursuant to the foregoing; any judicial decisions arising thereunder; and any amendments to the foregoing as now or may hereafter exist.
4. Specific provisions of the age restriction described above and provisions for enforcement of it shall be set forth in a declaration of restrictive covenants for development. The restrictive covenants shall conform to these criteria in all respects and specifically prohibit amendments or exceptions contrary to the age restriction against occupancy by people 18 years of age or younger.
5. **The 0.965 acre parcel approved by GB(M)-07-02 as an enlargement of parcel 5 shall not be use for any residential purpose that involves land disturbance. For purposes of this provision, “residential purpose” shall not include a stormwater management facility.**

Should land disturbance occur for any other purpose on that portion of the subject property described as a “UST pit” in McCallum’s April 2007 Phase I ESA and “an area of [contamination] approximately 20-foot by 20-foot between the two sheds” within Stokes Environmental’s 1998 Phase II ESA on the Additional Land, the applicant/owner shall do the following:

- a. **Perform confirmatory sampling and analyses for TPH within the soils located in this area and verify their “clean” fill limits of 50 mg/kg prior to any approvals of an erosion and sediment control plan(s) for the Additional Land.**
- b. **If excavation and disposal is required for petroleum contaminated soils or groundwater, the applicant/owner shall have a *Qualified Environmental Professional* (per International ASTM E 1527-05) lawfully remove and dispose of the contaminated media and provide confirmatory sampling and analysis in accordance with the VADEQ’s Storage Tank Program Technical Manual (Guidance Document #01-2024).**
- c. **In addition, the applicant/owner shall provide the Chesapeake Department of Public Works with copies of the sampling and**

analytical results, remediation action plan, confirmatory sampling/analysis results, and/or soil/groundwater disposal manifests associated with these activities.

- d. **Finally, the applicant/owner shall provide a certification for the suitability of the property for residential or public land use in accordance with the City of Chesapeake's Chapter 17 (Volume I) of its Public Facility Manual (Section 17.4(A)).**

G. Public Hearing Regular Items:

17. **R(C)-07-11**

PROJECT: Jolliff Woods, Phase VI

APPLICANT: Galberry Corporation

AGENCY: Kimley-Horn and Associates, Inc.

PROPOSAL: A conditional zoning reclassification of 14.89 acres from A-1 Agricultural District to R-15s Single Family Residential District for development of single-family homes.

PROPOSED COMP LAND USE & DENSITY: Low Density Residential.

EXISTING COMP LAND USE & DENSITY: Open space/Recreation.

LOCATION: North of the terminus of Lakeshore Drive

TAX MAP SECTION/PARCEL: 00220000002050

BOROUGH: Western Branch

(Continued from the May 9, 2007 Public Hearing)

CONTINUED to the July 11, 2007 Public Hearing. (9-0; Peoples/Ward)
Previous Staff Report.

H. Director's Items: None.

I. Unfinished and New Business:

- **Motion to cancel the June 27, 2007 Public Hearing meeting.**

APPROVED. (9-0; Whitted/Peoples)

- **Motion to direct the Planning Department to conduct public meetings in each borough affected by the proposed mixed use zoning districts.**

APPROVED. (9-0; Watson/Rowland)

J. Adjournment: 7:55 p.m.

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 Planning Department, on the 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 13, 2007 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 11, 2007. 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.