

Department of Planning
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MARKED AGENDA

Chesapeake Planning Commission

**PUBLIC HEARING – NOVEMBER 14, 2007
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order: Chairman Smith
- B. Invocation: Commissioner Peoples
- C. Pledge of Allegiance: Dr. Sandi Hutchinson
- D. Roll Call: All Commissioners present
- E. Approval of Minutes: **OCTOBER 10, 2007, APPROVED.**
(8-0-1; Wilfore/Peoples – Ward abstained)
- F. Public Hearing Consent Items:
 - 1. **R-07-09**
PROJECT: Meadow Landing South
APPLICANT: Chesapeake Redevelopment & Housing Authority
AGENCY: DJG, Inc.
PROPOSAL: A conventional zoning reclassification of 3.557 acres from R-MF-1, Multi-family Residential District to R-TH-1, Townhouse Residential District for 18 residential duplexes (36 units).
PROPOSED COMP LAND USE & DENSITY: Townhouse residential development 10 units per acre.
EXISTING COMP LAND USE & DENSITY: High density residential not to exceed 16 units per acre.
LOCATION: 3003 Fireside Road
TAX MAP SECTION/PARCEL: Portion of 1360000000100
BOROUGH: South Norfolk
(Continued from the July 11, 2007 Public Hearing)

CONTINUED to the January 9, 2008 Public Hearing. (9-0; Watson/Whitted)

2. [R\(C\)-07-29](#)
PROJECT: Griffey Rezoning, 568 Kempsville Road
APPLICANT: Paul M. Griffey, MD
AGENCY: Kaufman & Canoles, PC
PROPOSAL: A conditional zoning reclassification of a 0.62 acre parcel from R-15s Single-family Residential District to B-1 Neighborhood 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: 568 Kempsville Road
TAX MAP SECTION/PARCEL: 0370000000570
BOROUGH: Washington

CONTINUED to the December 12, 2007 Public Hearing. (9-0; Watson/Whitted)

3. [UP-07-27](#)
PROJECT: Bedford Street Offices
APPLICANT: Banks & Salamon, LLC
AGENCY: Blakeway Corporation
PROPOSAL: A conditional use permit to allow office space for general contractors on 6 acres within the Fentress Overlay District. The applicant also requests an alternative parking surface in accordance with Section 19-406.c.1 of the Zoning Ordinance.
ZONE: A-1, Agricultural District
SIC CODE: 154
LOCATION: South side of Bedford Street west of Maxwell Street
TAX MAP SECTION/PARCEL: Portion of 0630000000310
BOROUGH: Butts Road

(Continued from the October 10, 2007 Public Hearing)

CONTINUED to the December 12, 2007 Public Hearing. (9-0; Watson/Whitted)

4. [UP-07-34](#)
PROJECT: Horseshoe Drive Cingular Monopole
APPLICANT: Cingular Wireless
AGENCY: Bowman, Green, Hampton & Kelly, PLLC
PROPOSAL: A conditional use permit to allow a 199 foot monopole communication tower on a leased parcel that is a portion of a 3.611 acre parcel. The applicant also requests an alternative parking surface in accordance with Section 19-406.c.1 of the zoning ordinance.
ZONE: A-1, Agricultural District
SIC CODE: 48
LOCATION: 1308 Benefit Road
TAX MAP SECTION/PARCEL: Portions of 0840000000220 and 0840000000221
BOROUGH: Pleasant Grove

(Continued from the October 10, 2007 Public Hearing)

WITHDRAWN

5. **R(C)-07-20**

PROJECT: Chesapeake Lakes Gateway Center

APPLICANT: Chesapeake Lakes Group, LLC

AGENCY: Kaufman & Canoles, PC

PROPOSAL: A conditional zoning reclassification of 21.78 acres from A-1 Agricultural District to B-2 General Business District to construct office, retail and lodging up to 110,000 square feet.

PROPOSED COMP LAND USE & DENSITY: Business/Commercial

EXISTING COMP LAND USE & DENSITY: Business/Commercial

LOCATION: Property located northward of the Virginia state line fronting 1,540 feet (more or less) along the eastern line of the Chesapeake Expressway.

TAX MAP SECTION/PARCEL: Portions of each of 1190000000010, 1190000000020, 1190000000060

BOROUGH: Butts Road

NO ACTION NECESSARY.

6. **UP-07-22**

PROJECT: Chesapeake Lakes Gateway Ctr, Private Sewage System

APPLICANT: Chesapeake Lakes Group, LLC

AGENCY: Kaufman & Canoles, PC

PROPOSAL: A conditional use permit for an on-site private sewage collection and treatment system designed to serve a 21.78 acre proposed retail, office and lodging development.

ZONE: Proposed: B-2 General Business District; Existing: A-1 Agricultural District

SIC CODE: 4952

LOCATION: Property located northward of the Virginia state line fronting 1,540 feet (more or less) along the eastern line of the Chesapeake Expressway.

TAX MAP SECTION/PARCEL: Portions of each of 1190000000010, 1190000000020, 1190000000060

BOROUGH: Butts Road

NO ACTION NECESSARY.

7. [CIB-07-03](#)

PROJECT: Thrasher Substation Expansion

APPLICANT: Virginia Electric and Power Company

PROPOSAL: Approval of an expansion of the Thrasher Substation as being in substantial conformance with the adopted Comprehensive Plan as required by Section 15.2-2232 et seq. of the Code of Virginia.

LOCATION: Adjacent to Mitsubishi Chemical USA Inc. and the Greenbrier Commerce Park to the north, east and south and across the Norfolk Southern Railroad tracks from the Essex Meadows and Knells Ridge Estates subdivisions to the west.

TAX MAP SECTION/PARCEL: 0370000000885, 0280000000790,
0373010000390

(Continued from the October 10, 2007 Public Hearing)

APPROVED with the following condition: (9-0; Watson/Whitted)

- **To enhance public safety, the wire barrier across the access road, to the west of the railroad tracks, shall be upgraded to a full gate with lock prior to the commencement of construction of Phase I improvements.**

8. [CIB-07-04](#)

PROJECT: Sewer Force Main under the Albemarle and Chesapeake Canal

APPLICANT: Hampton Roads Sanitation District (HRSD)

PROPOSAL: Approval of new 24" and 20" force mains as being in substantial conformance with the adopted Comprehensive Plan as required by Section 15.2-2232 et seq. of the Code of Virginia.

LOCATION: Approximately 250 to 1,000 feet west of Battlefield Boulevard along Callison Drive, under the Albemarle and Chesapeake Canal, and back towards Battlefield Boulevard along Locks Road.

APPROVED. (9-0; Watson/Whitted)

9. [CIB-07-05](#)

PROJECT: Water Main under the Albemarle and Chesapeake Canal

APPLICANT: Chesapeake Public Utilities

PROPOSAL: Approval of new 20" water line as being in substantial conformance with the adopted Comprehensive Plan as required by Section 15.2-2232 et seq. of the Code of Virginia.

LOCATION: Approximately 250 to 1,000 feet west of Battlefield Boulevard along Callison Drive, under the Albemarle and Chesapeake Canal, and back towards Battlefield Boulevard along Locks Road.

APPROVED. (9-0; Watson/Whitted)

10. **CIB-07-06**
PROJECT: Wilson Property Open Space Purchase
APPLICANT: Chesapeake Planning Department
PROPOSAL: Purchase of an approximately 140 acre parcel for recreation/open space as being in substantial conformance with the adopted Comprehensive Plan as required by Section 15.2-2232 et seq. of the Code of Virginia.
LOCATION: Directly southwest of the intersection of Battlefield Boulevard and Saint Brides Road
TAX MAP SECTION/PARCEL: 0960000000170

APPROVED. (9-0; Watson/Whitted)
11. **CIB-07-07**
PROJECT: Sawyer Property Open Space Purchase
APPLICANT: Chesapeake Planning Department
PROPOSAL: Purchase of an approximately 350 acre parcel for conservation/open space as being in substantial conformance with the adopted Comprehensive Plan as required by Section 15.2-2232 et seq. of the Code of Virginia.
LOCATION: Directly west of the Chesapeake and Virginia Beach city line, south of Elbow Road and north of the Albermarle Chesapeake Canal.
TAX MAP SECTION/PARCEL: 0500000000660

APPROVED. (9-0; Watson/Whitted)
12. **CP-07-04**
A resolution amending the 2026 Chesapeake Comprehensive Plan to modify the proffer policy by adjusting the maximum amount of anticipated voluntary cash proffers for schools, roads, libraries, and emergency services.

Planning Commission recommends that CP-07-04 be DENIED. (9-0; Rowland/Peoples)

13. [R\(C\)-07-21](#)

PROJECT: Greentree Commons

APPLICANT: B.D.B.G., LLC

AGENCY: Hassell & Folkes, PC

PROPOSAL: A conditional zoning reclassification of 10.1 acres from B-4, Highway Business District (0.9 acres) and R-15s, Residential District (9.2 acres) to B-2, General Business District (3.2 acres) and R-MF-1, Multifamily Residential District (6.9 acres) for a condominium and commercial development.

PROPOSED COMP LAND USE & DENSITY: Medium Density Residential and Commercial Uses

EXISTING COMP LAND USE & DENSITY: Medium Density Mixed Use

LOCATION: South side of Kempsville Road at its intersection with Green Tree Road

TAX MAP SECTION/PARCEL:

0370000000042,	0370000000161,
0370000000180,	0370000000190,
0370000000191,	0370000000200,
0370000000210,	0370000000220,
0370000000230,	0370000000240,
0370000000250,	0370000000251,
0370000000252,	0370000000260,
0370000000280,	0370000000290

BOROUGH: Washington

Planning Commission recommends that R(C)-07-21 be [APPROVED](#) with the following proffers: (9-0; Ward/Whitted) [UPDATED STAFF REPORT](#)

1. The owner/applicant agrees that the residential units resulting from this development shall be condominiums for sale and shall not exceed 41 in number.
2. a. The owner/applicant agrees to make a cash contribution to the City of Chesapeake for the construction or expansion for the public school facilities, including but not limited to, land acquisition for additional classroom space, in the school planning district in which the subject property is located. The amount of the cash contribution shall be \$3,811.44 per residential dwelling unit shown on the approved final site plan. The cash contribution shall be paid to the City at the time of building permit issuance for each residential structure. The cash contribution shall be deposited into the City of Chesapeake's School "lock box", also known as the General Fund Reserve for School Capital Construction Costs, for the affected school district and shall be subject to City Council approval prior to appropriation.
- b. The applicant/owner agrees to make a cash contribution to the City of Chesapeake for capital improvements to public arterial and collector streets within the traffic shed impacted by the rezoning, including but not limited to, right-of-way acquisition, road design, road construction, project management,

widening, paving, striping, adding turn lanes, adding acceleration or deceleration lanes, installing or adjusting traffic control devices, installing curb and gutter, making ditch and shoulder improvements, and constructing or improving roadside drainage facilities. The amount of the voluntary cash contribution shall be \$1,079.00 per residential dwelling unit. The cash contribution shall be in addition to any required or voluntary road improvements. The applicant/owner agrees to make the proffered cash contribution at the time of building permit issuance for each residential structure. In addition, the applicant/owner agrees to address the following issues during the administrative review process of the preliminary site/subdivision plan to the satisfaction of the Director of Public Works.

- i. Assurances shall be provided such that the temporary median break on Greentree Road as shown on the rezoning exhibit dated September 14, 2007 will be removed at such time as the ultimate median break is constructed.
 - ii. The ultimate median break on Greentree Road shall be designed and constructed to facilitate a "left turn in" only to the subject property.
 - iii. Pavement widening and entrance improvements to Waltons Road shall be designed and constructed in order to facilitate two way traffic from the commercial entrance to the intersection with Kempsville Road.
 - iv. An ingress/egress easement shall be established for the adjacent land locked parcel identified as tax parcel 037000000300. Such easement shall extend to Kempsville Road as well as the future Greentree Road extended.
 - v. A non-ingress/egress easement shall be established for all frontage on Kempsville Road and Greentree Road excluding approved entrance locations.
 - vi. The entrance for Parcel "B" on Greentree Road as shown on the rezoning exhibit dated September 14, 2007 shall be removed and relocated when the adjacent Parcel is developed and provides Parcel "B" with an alternative access.
- c. The applicant/owner agrees to make a cash contribution to the

14. [R\(C\)-07-27](#)

PROJECT: Kempsville Professional Center

APPLICANT: Kempsville Ventures, LLC; Cory B. Cutright & Eric G. Olson

AGENCY: Basnight, Kinser, Telfeyan, Leftwich & Nuckolls, PC

PROPOSAL: A conditional zoning reclassification of approximately 2.421 acres from R-15s, Residential District to O&I, Office and Institutional District for an office building.

PROPOSED COMP LAND USE & DENSITY: Office

EXISTING COMP LAND USE & DENSITY: Office, Research & Commerce

LOCATION: 624, 630, & 632 Kempsville Road

TAX MAP SECTION/PARCEL: 0370000000610, 0370000000620,
0370000000630

BOROUGH: Washington

Planning Commission recommends that R(C)-07-27 be [APPROVED](#) with the following proffers: (9-0; Ward/Whitted)

1. The applicant/owner agrees to provide a right turn lane on Kempsville Road into the subject property within existing right-of-way and any necessary frontage of the property subject to this application. The turn lane shall be approved by Public Works and be in substantial compliance with the Public Works PFM. The turn lane shall be completed and dedicated to the City before approval of a certificate of occupancy.
2. The applicant/owner agrees to provide a 30' stub drive aisle and an ingress/egress easement benefiting tax map ID 0370000000600 to allow vehicular access to Kempsville Road through the property subject to this rezoning. The location and dimensions of the stub drive aisle and ingress/egress easement shall be approved by the Director of Public Works or designee. The easement shall be recorded or filed for recording before approval of a final site plan and the stub drive aisle shall be completed before approval of a certificate of occupancy.
3. The applicant/owner shall provide a 1' non-ingress/egress easement along the property's frontage with Kempsville Road except for the entrance as approved by the Director of Public Works or designee. The easement shall be recorded or filed for recording before approval of a final site plan.
4. The applicant/owner agrees that no electronic message board shall be constructed on the subject property.
5. The applicant/owner agrees that all buildings constructed on the subject property shall be consistent with the architectural rendering

marked as "Architectural rendering for R(C)-07-27" as approved by the Director of Public Works or designee.

6. The applicant/owner agrees to preserve the vegetated area located on the western, eastern and southern property lines as existing on November 8, 2007 and, to the extent practical during construction, shall not disturb the area as approved by the City Arborist.
 7. The applicant/owner agrees that the subject property shall not be used for an eating or drinking place as a principal use.
15. **R(C)-07-30**
PROJECT: Gum Road/ Elizabeth Harbor Drive Hotel
APPLICANT: Veda Hotels, LLC
AGENCY: Chesapeake Land Use Enterprise
PROPOSAL: A conditional zoning reclassification of 0.225 acres from R-15s Residential District to B-2 General Business District for incorporation into the adjacent hotel development site.
PROPOSED COMP LAND USE & DENSITY: Business/Commercial
EXISTING COMP LAND USE & DENSITY: Business/Commercial
LOCATION: Eastern side of Gum Road at its intersection with Elizabeth Harbor Drive
TAX MAP SECTION/PARCEL: 0150000001681
BOROUGH: Western Branch

Planning Commission recommends that R(C)-07-30 be **APPROVED** with the following proffers: (9-0; Ward/Whitted)

1. The applicant/owner agrees to record a thirty (30) foot ingress/egress easement and a one (1) foot non-ingress/egress contiguous to 30-foot ingress/egress easement from the northern most point of the subject property in a south western direction to Gum Road. The location of the easements shall be approved by the Director of Public Works. 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 the one (1) foot non-ingress/egress easement may be waived or modified by the Public Works Director or designee to allow the use of the thirty (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 thirty-five (35) foot right of way dedication along the subject property's frontage on Gum Road. 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 the subject property. In addition, the applicant/owner agrees to dedicate right-of-way along Gum Road to accommodate a bike path facility and to dedicate a drainage easement along Gum Road in accordance with the requirements of the Director of Public Works or designee before approval of a final site plan.**
 3. **The applicant/owner agrees to vacate all interior lot lines to incorporate the subject parcel with that parcel(s) identified in rezoning application R(C)-06-09 before approval of any final site plan for the subject property. The subject property shall be subject to proffer 4 accepted for R(C)-06-09, which is as follows: 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.**
16. **ST.C-07-06**
PROJECT: Old Barnes Road Street Closure
APPLICANT: Joseph Haskell
PROPOSAL: A street closure request for a 12,069 SF area of Old Barnes Road-paper street (formerly Oak Street) and adjacent excess right-of-way, extending approximately 147 feet west from its intersection with Bainbridge Boulevard and immediately north of 2002 Bainbridge Boulevard.
ZONE: Adjacent to B-1, Neighborhood Business District
LOCATION: West of Bainbridge Boulevard and north of 2002 Bainbridge Boulevard
TAX MAP SECTION/PARCEL: Adjacent to 1390000001000
BOROUGH: South Norfolk

Planning Commission recommends that ST.C-07-06 be APPROVED with the following stipulations: (9-0; Ward/Whitted)

1. **A Public Water and Sewer Easement is reserved from this right-of-way closure. The said easement width shall be the existing right-of-way width and shall be reflected in all plats and development site plans. This easement may be preserved by deed using the Department of Public Utilities standard Deed of Easement document.**

2. **There shall be no paved parking spaces over any pressurized pipes within the area of the right-of-way to be closed, as approved by the Department of Public Utilities.**
 3. **A 15-foot Sanitary Sewer Easement is reserved for the Hampton Roads Sanitation District (HRSD), as shown on the Physical Survey stamp-dated November 1, 2007, from this right-of-way closure. The said easement shall be reflected in all plats and development site plans. This easement may be preserved by deed, using an acceptable HRSD Deed of Easement document.**
 4. **Any structural improvements to be made within the area of the vacated right-of-way shall be coordinated with the Department of Public Utilities to ensure that all easement requirements are satisfied.**
 5. **The proposed street closure shall not include the necessary right-of-way width for Bainbridge Boulevard adjacent to the street closures of Old Barnes Road and Oak Street. The ultimate width of Bainbridge Boulevard shall be in accordance with Public Works requirements.**
17. **UP-07-42**
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 on 7000 square foot leased parcel behind the Southgate Plaza Shopping Center.
ZONE: B-2, General Business District
SIC CODE: 48
LOCATION: 2309 Bainbridge Boulevard
TAX MAP SECTION/PARCEL: 1390000001910
BOROUGH: South Norfolk

Planning Commission recommends that UP-07-42 be DENIED.

18. [UP-07-43](#)

PROJECT: Grassfield Substation

APPLICANT: Virginia Electric and Power Company

PROPOSAL: A conditional use permit to allow an electrical power substation on approximately 3.8 acres. The applicant has also requested an alternative parking surface in accordance with section 19-406.c of the Zoning Ordinance.

ZONE: R-15, Residential District

SIC CODE: 4911

LOCATION: 1777 Cedar Road

TAX MAP SECTION/PARCEL: 0460000000372, 0460000000361

BOROUGH: Deep Creek

Planning Commission recommends that UP-07-43 be [APPROVED](#) with an alternative parking surface in accordance with section 19-406.C.1 of the Zoning Ordinance and with the following stipulations: (9-0; Ward/Whitted)

1. The applicant/owner agrees to provide an 8 foot opaque fence around the perimeter of the site. The design of the fence shall be subject to approval by the Planning Director or designee and shall be approved prior to final site plan approval.
2. The applicant/owner agrees to provide and maintain a 30 foot wide tree preservation and/or reforestation area around the perimeter of the site in accordance with the City of Chesapeake's Reforestation Guidelines dated 2/23/05. The reforestation plan shall be subject to the approval of the City Arborist and approved prior to final site plan approval. Plant materials required in the approved reforestation plan shall be installed subject to the approval of the City Arborist prior to issuance of a certificate of occupancy.
3. The applicant/owner shall provide a City standard commercial entrance with a minimum 75' of paved road adjacent to the entrance. The 75' of paved surface shall be measured from the back of the entrance apron and not from the right-of-way line as shown on the revised preliminary plan. This improvement shall be shown on the final site plan and constructed according to Public Works requirements.
4. The applicant/owner agrees to remove the existing power transmission poles on the property at the time of construction of the new substation.

G. Public Hearing Regular Agenda Items:

19. R(C)-04-05(Rev 9/07)

PROJECT: Bells Hollow Estate Condominium

APPLICANT: Bells Hollow LLC

AGENCY: Hassell & Folkes, PC

PROPOSAL: A request to change the proffer statement of R(C)-04-05, Bells Hollow Condominiums, to eliminate the age restricted requirement and to amend the approved building materials.

EXISTING COMP LAND USE & DENSITY: Low density residential

LOCATION: 636 Washington Drive

TAX MAP SECTION/PARCEL: 0591011000001, 0591011000002, 0591011000180, 0591011000190

BOROUGH: Pleasant Grove

Planning Commission recommends that R(C)-04-05(Rev 9/07) be DENIED. UPDATED STAFF REPORT (7-2; Watson/Rowland – Wilfore and Ward opposed)

20. UP-07-37

PROJECT: Autobell Car Wash at Greenbrier Mall

APPLICANT: CAH Holdings, LLC

AGENCY: Hassell & Folkes, PC

PROPOSAL: A conditional use permit to construct and operate an automated car wash facility.

ZONE: Greenbrier PUD; Land Use Designation C-Commercial

SIC CODE: 7542

LOCATION: 1024 Eden Way North; Northwest intersection of River Birch Run and Eden Way North

TAX MAP SECTION/PARCEL: 0280000000800

BOROUGH: Washington

(Continued from the October 10, 2007 Public Hearing)

Planning Commission recommends that UP-07-37 be APPROVED with the following stipulations: (6-3; Rowland/Wilfore – Weaver, Watson and Whitted opposed.

- 1. As agreed upon by the applicant/owner, the proposed car wash facility building shall be constructed in a manner consistent with the materials, colors, and design of the facility that is shown on the attached exhibit, stamp-dated November 2, 2007, as determined by the Planning Director or designee. (A colored version has been included in the Planning Commission package.) In the event that the final building design and architectural details are found to be inconsistent with what has been offered, the applicant/owner shall make necessary changes, as required by the Director of Planning or designee, prior to approval of the final site plan.**

2. **As agreed upon by the applicant/owner, enhanced landscaping with double the typical density and evergreen/screening vegetation shall be installed adjacent to the entrance and exit of the drive-thru car wash, as determined appropriate by the City Arborist in coordination with the Planning Director or designee.**
3. **As agreed upon by the applicant/owner, all lighting shall be directed inward and downward, and away from public rights-of-way.**
4. **As agreed upon by the applicant/owner, the hours of operation shall be within the hours 7:00 a.m. to 8:00 p.m., seven days a week.**

21. **UP-07-45**

PROJECT: Allout Cycles, Chesapeake

APPLICANT: Allout Cycles, Hampton

AGENCY: Hoggard-Eure Associates, PC

PROPOSAL: A conditional use permit to allow a recreational vehicle dealership specializing in personal watercraft, all terrain vehicles and motorcycles on a 2 acre parcel.

ZONE: B-2, General Business District

SIC CODE: 556

LOCATION: 108 Kempsville Road

TAX MAP SECTION/PARCEL: 0482001000571

BOROUGH: Washington

Planning Commission recommends that UP-07-45 be APPROVED with the following stipulations: (7-2; Peoples/Rowland – Wilfore and Watson opposed)

1. **The applicant/owner agrees to limit the hours of operation to 9:00 am to 7:00 pm Monday through Friday and 9:00 am to 5:00 pm on Saturday. There will be no Sunday hours of operation.**
2. **The applicant/owner agrees to construct an 8 foot privacy fence along the western property line bordering the adjacent residentially zoned property.**
3. **The applicant/owner agrees that all repairs shall be conducted indoors with garage bay doors closed.**
4. **The applicant/owner agrees to remove the word warehouse from the final site plan.**
5. **The applicant/owner agrees that one-half of a 50' right-of-way shall be dedicated along the parcel's frontage to Kempsville Road in accordance with Public Works requirements prior to final site plan approval.**

6. **The applicant/owner agrees to construct an 8' decorative privacy fence along the western property line bordering the adjacent residentially zoned property in accordance with the Zoning Ordinance and to preserve the natural vegetative growth.**

G. Director's Items

- **Motion to cancel the November 28, 2007 Public Hearing meeting.**

APPROVED. (9-0; Rowland/Ward)

H. Unfinished and New Business:

None.

I. Adjournment: **9:47 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 re-televised Wednesday, November 14, 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 December 12, 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.