~~February 21, 2006 CPC~~
~~April 18, 2006 CPC~~
May 24, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0121

Dominion Property Services

Dale Magisterial District
Crenshaw Elementary, Bailey Bridge Middle and Manchester High School Attendance Zones
North line of Genito Road

REQUEST: Rezoning from Agricultural (A) to Residential Townhouse (R-TH).

PROPOSED LAND USE:

A residential townhouse subdivision having a density of 7.25 dwelling units per acre is planned, yielding a maximum of 216 units. (Proffered Condition 1)

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 THROUGH 6.

(NOTE: SINCE THE PLANNING COMMISSION'S CONSIDERATION OF THIS REQUEST, PROFFERED CONDITION 18 HAS BEEN AMENDED.)

STAFF RECOMMENDATION

Recommend approval for the following reasons:

A. While the Northern Area Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre, the proposed residential townhouse development at a density of 7.25 units per acre promotes appropriate land use transitions from the existing residential multifamily uses to the northwest to the established and anticipated residential developments to the south and west.

B. The proffered conditions adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

The Developer (the "Developer") in this zoning case, pursuant to §15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for himself and his successors or assigns, proffers that the development of the property known as Chesterfield County Tax Identification Numbers 747-682-4858 (Part of), 748-681-0499, 747-682-7022, and 747-681-7089 (the "Property") under consideration will be developed according to the following conditions if, and only if, the rezoning request for R-TH is granted. In the event the request is denied or approved with conditions not agreed to by the Developer, the proffers and conditions shall immediately be null and void and of no further force or effect.

(STAFF/CPC) 1. Density. The maximum density of the development on the Property shall not exceed 7.25 dwellings per acre. (P)

(STAFF/CPC) 2. Utilities. Public water and wastewater systems shall be used. (U)

(STAFF/CPC) 3. Timbering. With the exception of timbering which has been approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)

(STAFF/CPC) 4. Cash Proffer. For each dwelling unit developed, the applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of a building permit for each dwelling unit for infrastructure improvements within the service district for the Property:

a. $15,600 per dwelling unit if paid prior to July 1, 2006; or

b. The amount approved by the Board of Supervisors not to exceed $15,600 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2005 and July 1 of the fiscal year in which the payment is made if paid after June 30, 2006.

c. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.

d. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner as determined by the County. (B&M)

(STAFF/CPC) 5. Buffers.

a. All required buffers shall be located within recorded open space.

b. A fifty (50) foot wide buffer shall be provided along the eastern line of the Property. This buffer shall comply with the Zoning Ordinance Requirements for fifty (50) foot buffers. (P)

(STAFF/CPC) 6. Public Streets. All streets that accommodate general traffic circulation through the development as determined by the Transportation Department, shall be designed and constructed to VDOT standards and taken into the State System. (T)

(STAFF/CPC) 7. Vehicular Access. Direct vehicular access from the Property to Genito Road shall be limited to two (2) public roads. One (1) public road (the "Main Access") shall align with the existing crossover on Genito Road located towards the eastern part of the Property. The right of way for other public road (the "Secondary Access") shall be located adjacent to the western line of Parcel 5 as shown on the plat prepared by Townes Site Engineering, entitled "Plat of 4 Parcels of Land and Zoning of 29.95 Acres Situated on Genito Road, State Route #604, Chesterfield County, Virginia," dated July 21, 2005. The Secondary Access shall be limited to right-turns-in and right-turns-out only. The exact location of these accesses shall be approved by the Transportation Department. (T)

(STAFF/CPC) 8. Road Improvements. To provide an adequate roadway system at the time of complete development, the Developer shall be responsible for the following improvements:

a. Construction of additional pavement along Genito Road at each approved access to provide a right turn lane.
b. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

(STAFF/CPC) 9. Dedication of Right-of-Way. In conjunction with the recordation of the initial subdivision plat or within sixty (60) days from a written request by the Transportation Department, whichever occurs first, forty-five (45) feet of right-of-way on the north side of Genito Road, measured from the centerline of that part of Genito Road immediately adjacent to the Property shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

(STAFF/CPC) 10. Transportation Phasing Plan. Prior to any construction plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 8, shall be submitted to and approved by the Transportation Department. (T)

(STAFF/CPC) 11. Dwelling Units per Building. A maximum of seven (7) dwelling units shall be attached; however, a maximum of four (4) dwelling units shall be attached if any one or more of the dwelling units so attached do not contain a garage. (P)

(STAFF/CPC) 12. Garages. A minimum of forty percent (40%) of dwelling units shall have an attached garage. Where provided, if a garage is not rear- or side-loaded, it shall not be located closer to the street than the front facade of the dwelling unit it serves. Where garages are not provided, offstreet parking shall be provided for the dwelling units, but driveways shall not be located in the front yards. The subdivision record plat shall reflect the location of lots where garage units will be constructed. (P)

(STAFF/CPC) 13. Driveways. All driveways shall be paved. (P)

(STAFF/CPC) 14. Focal Point. A minimum of 1.5 acres of the required recreational area shall serve as a focal point as one enters the project from the Main Access. The focal point area shall include, but not be limited to, benches or other amenities that accommodate and facilitate gatherings. (P)

(STAFF/CPC) 15. Sidewalks. Sidewalks shall be provided along both sides of public roads which have dwelling units fronting the road. Ornamental pedestrian scale lighting, not to exceed fourteen (14) feet in height, shall be provided to illuminate the sidewalks. (P)

(STAFF/CPC) 16. Building Materials. The facades of dwelling units shall be constructed of brick, brick or stone veneer, wood, vinyl, hardiplank or composition siding, or a combination of such materials. (P)

(STAFF/CPC) 17. Foundations. All exposed portions of front and side foundations shall be faced with brick. (P)

(STAFF NOTE: PROFFERED CONDITION 18 HAS BEEN AMENDED SINCE THE COMMISSION'S CONSIDERATION OF THIS CASE.)

(CPC) 18. Elevations.

a. Buildings containing three (3) story dwelling units shall have an architectural treatment and materials generally consistent with those depicted in the rendering prepared by Edward H. Winks James D. Snowa Architects P.C., entitled "Front Elevation, Genito Road Townhomes," dated March 1, 2006.

b. Buildings containing two (2) story dwelling units shall have an architectural treatment and materials generally consistent with those depicted in the rendering entitled "Two Story Dwellings, Genito Road Townhomes," dated March 27, 2006.

c. Provided, however, the Planning Commission may approve alternative treatment and materials provided the alternative meets the spirit and intent of the above requirement relative to building material quality, varied rooflines, articulation of doors and window and varied color schemes. (P)

(NEW) 18. Elevations.

a. Buildings containing three (3) story dwelling units shall have an architectural treatment and materials generally consistent with those depicted in the rendering entitled "Three Story Dwellings, Genito Road Townhomes," dated April 19, 2006.

b. Buildings containing two (2) story dwelling units shall have an architectural treatment and materials generally consistent with those depicted in the rendering entitled "Two Story Dwellings, Genito Road Townhomes," dated March 27, 2006.

c. Provided, however, the Planning Commission may approve alternative treatment and materials provided the alternative meets the spirit and intent of the above requirement relative to building material quality, varied rooflines, articulation of doors and window and varied color schemes. (P)

(Staff Note: Alternative materials must conform to Proffered Condition 16.)

(STAFF/CPC) 19. Dwelling Size.

a. Each dwelling unit shall have a minimum gross floor area of 1300 square feet.

b. Each lot, except end lots, shall have a minimum lot width of twenty (20) feet. (P)

(STAFF/CPC) 20. Landscaping of Best Management Practices (BMP). Any BMP required for water quantity or quality control that is located in public view shall be a wet facility and shall be landscaped and otherwise improved so as to be a visual enhancement to the project. (EE & P)

GENERAL INFORMATION

Location:

North line of Genito Road, east of Price Club Boulevard. Tax IDs 747-681-7089; 747-682-7022 and Part of 4858; and 748-681-0499 (Sheet 16).

Existing Zoning:

A

Size:

29.9 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North and West - C-3 with Conditional Use Planned Development; Multifamily residential
South - R-9 and A; Single family residential or vacant
East - A; Single family residential or vacant

UTILITIES

Public Water System:

A twelve (12) inch water line extends along the south side of Genito Road and transitions to the north side of Genito Road at Price Club Drive, approximately 135 feet northwest of this site. Use of the public water system is intended. (Proffered Condition 2)

Per Utilities Department Design Specifications (DS-21), wherever possible, two (2) supply points shall be provided for subdivisions containing more than twenty-five (25) lots.

Public Wastewater System:

An eight (8) inch wastewater collector line terminates adjacent to 3901 Price Club Boulevard., approximately 425 feet north of this site. Off-site sewer easements are available to facilitate an extension from this line to serve a portion of the request site. A twenty-four (24) inch wastewater force main extends from the south side of Genito Road, and crosses the southeast portion of this site, to discharge into an existing wastewater gravity line that is adjacent to the southeast corner of the property. Use of the public wastewater system is intended. (Proffered Condition 2)

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains in three (3) directions. A small portion adjacent to Genito Road drains to VDOT's storm water management facility and then under Genito Road to the rear of lots in Hunter's Landing, Section 3. The remaining property drains through the apartment complex to the north and to the rear of single family parcels that front along Courthouse Road and then via storm sewers and under Price Club Boulevard to a tributary of Falling Creek. There are no current on- or off-site drainage problems and none are anticipated after development.

The property is heavily wooded and, as such, should not be timbered without obtaining a land disturbance permit from the Department of Environmental Engineering. This will insure that adequate erosion control measures are in place prior to any land disturbance. (Proffered Condition 3)

Water Quality:

Proffered Condition 20 requires that any required BMP be a wet facility and be designed as an amenity to the development.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. The residential portion of this development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that fire and emergency medical service (EMS) calls are expected to increase forty-four (44) to seventy-eight (78) percent by 2022. Six (6) new fire/rescue stations are recommended for construction by 2022 in the Plan. In addition to the six (6) new stations, the Plan also recommends the expansion of five (5) existing stations. Based on 216 dwelling units, this request will generate approximately fifty-six (56) calls for fire and emergency medical service each year. The applicant has addressed the impact of this request on fire and EMS. (Proffered Condition 4)

The Manchester/Wagstaff Annex Fire Station, Company Number 24 and Manchester Volunteer Rescue Squad, currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Schools:

Approximately 114 students will be generated by this development.

Currently this site lies in the Crenshaw Elementary School attendance zone: capacity - 707, enrollment – 751; Bailey Bridge Middle School zone: capacity - 1,562, enrollment - 1,559; and Manchester High School zone: capacity - 1,941, enrollment - 2,467. This case will be in the new Clover Hill High School zone for 2006-2007. The enrollment is based on September 30, 2005 and the capacity is as of 2005-2006. This request will have an impact on school facilities. There are currently seven (7) trailers at Crenshaw Elementary and seventeen (17) trailers at Manchester High.

In May of 2004, the School Board approved a redistricting proposal that moved a portion of Bailey Bridge Middle to Matoaca Middle. A new middle school is in the current CIP and is proposed to open in the fall of 2009 that will provide relief for schools in this area of the county. The new Cosby High School is under construction, and is scheduled to open in the fall of 2006. This school will provide relief for Clover Hill High and Manchester High Schools.

This case, combined with other tentative residential developments and zoning cases in the zones, would continue to push these schools to capacity, especially at the secondary level. This case could necessitate some form of relief in the future. The applicant has addressed the impact of this development on school facilities. (Proffered Condition 4)

Libraries:

Consistent with Board of Supervisors policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County.

Development of the property noted in this case would most likely impact the existing La Prade Library, the existing Clover Hill Library or a proposed new branch in the Reams-Gordon area. A need for additional library space in this area of the county is identified in the Plan. The applicant has addressed the impact of this development on library facilities. (Proffered Condition 4)

Parks and Recreation:

The Public Facilities Plan identifies the need for three (3) new regional parks, seven (7) community parks, twenty-nine (29) neighborhood parks and five (5) community centers by 2020. In addition, the Public Facilities Plan identifies the need for ten (10) new or expanded special purpose parks to provide water access or preserve and interpret unique recreational, cultural or environmental resources. The Plan identifies shortfalls in trails and recreational historic sites.

The applicant has offered measures to assist in addressing the impact of this proposed development on these Parks and Recreation Facilities. (Proffered Condition 4)

Transportation:

The property (29.9 acres) is currently zoned Agricultural (A), and the applicant is requesting rezoning to Residential-Townhouse (R-TH). The applicant has proffered a maximum density of 7.25 units per acre, which yields 216 units (Proffered Condition 1). Based on townhouse trip rates, development could generate approximately 1,250 average daily trips. These vehicles will be initially distributed along Genito Road, which had a 2005 traffic count of 10,150 vehicles per day (VPD).

The applicant plans to develop a townhouse project. Staff recommends that all of the main streets in townhouse developments be accepted into the State Highway System. Having these streets accepted into the State Highway System will insure their long-term maintenance. The applicant has proffered that all of the streets that will accommodate general traffic circulation, will be designed and constructed to State (i.e., the Virginia Department of Transportation) standards and taken into the State System. (Proffered Condition 6)

The Thoroughfare Plan identifies Genito Road as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way measured from the centerline of Genito Road, in accordance with that Plan. (Proffered Condition 9)

Access to major arterials, such as Genito Road, should be controlled. Genito Road is a four-lane divided facility. A crossover is located on Genito Road towards the eastern part of the property. The applicant has proffered that direct vehicular access from the property to Genito Road will be limited to two (2) public roads (Proffered Condition 7). One (1) of these public road accesses (the "Main Access") will align the existing crossover on Genito Road. The other public road access (the "Secondary Access") will be generally located towards the western part of the property. The Secondary Access must be located east of the existing right turn lane and taper area along Genito Road that serves Price Club Boulevard. This access will be limited to right turns-in/right turns-out only.

The traffic impact of this development must be addressed. The applicant has proffered to construct additional pavement along Genito Road at each public road intersection to provide a right turn lane. (Proffered Condition 8)

The Thoroughfare Plan identifies the need to improve existing roads, as well as construct new roads to accommodate growth. Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. Genito Road will be directly impacted by this development. The capacity of the four-lane section of Genito Road between Price Club Boulevard and Courthouse Road is acceptable (Level of Service A) for the volume of traffic (10,150 VPD) it currently carries.

The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of the residential development (Proffered Condition 4). As development continues in this part of the county, traffic volumes on area roads will substantially increase. Cash proffers alone will not cover the cost of the improvements needed to accommodate the traffic increases. No public road improvements in this part of the County are currently included in the Six-Year Improvement Plan.

At time tentative subdivision review, specific recommendations will be provided regarding access and internal street network.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	216*	1.00
Population Increase	587.52	2.72
Number of New Students		
Elementary	50.33	0.23
Middle	28.08	0.13
High	36.50	0.17
TOTAL	114.91	0.53
Net Cost for Schools	1,155,168	5,348
Net Cost for Parks	130,464	604
Net Cost for Libraries	75,384	349
Net Cost for Fire Stations	87,480	405
Average Net Cost for Roads	1,931,472	8,942
TOTAL NET COST	3,379,968	15,648

* Based on a proffered maximum of 7.25 dwelling units per acre (Proffered Condition 1). Actual number of lots and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries, and fire stations at $15,648 per unit. The applicant has been advised that a maximum proffer of $15,600 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 4)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

The property lies within the boundaries of the proposed Northern Area Plan Amendment which is currently under study.

Area Development Trends:

Property to the north is zoned Community Business (C-3) and is developed for multifamily uses. Properties to the south are zoned Residential (R-9) and are developed as part of the Hunters Landing Subdivision. Properties to the east are zoned Agricultural (A) and are occupied by single family residences or are currently vacant.

Since adoption of the Plan in 1986, some zoning actions have occurred in the area that are contrary to the Plan such as the Mallard Cove and Genito Glen apartment projects along Price Club Boulevard to the northwest. The Plan designated the property for residential use of 2.5 to 4.0 dwelling units per acre, however, multifamily development with densities ranging from 7.6 to 14 units per acre were ultimately approved. With this approval, it was anticipated that the multifamily residential uses would provide an appropriate transition between the proposed commercial and industrial uses along Hull Street Road and the anticipated pied by single family residences or are currently vacant. and existing residential uses along Genito Road.

Density and Row Design:

Within the Residential Townhouse (R-TH) District, density is limited to a maximum of eight (8) dwelling units per acre. Proffered Condition 1 limits the overall density to 7.25 units per acre, yielding a maximum of 216 dwelling units.

Within the R-TH District, the total number of dwelling units within each attached row of townhouses may not exceed ten (10). Proffered Condition 11 limits the number of attached units to seven (7) if all units contain a garage or four (4) attached units if any one or more of such units does not contain a garage.

Recreational Area and Focal Point:

Within the R-TH District, a minimum of ten (10) percent of the gross acreage of a project, or approximately three (3) acres, must be devoted to recreational uses. At the request of the Dale District Commissioner, Proffered Condition 14 requires a minimum of 1.5 acres of this recreational area to serve as a focal point upon entering the project.

Building Materials, Dwelling Size, Garages, Driveways, Sidewalks and Lighting:

At the request of the Dale District Commissioner, Proffered Conditions 12, 13, 15, 16, 17 and 19 address building materials, minimum dwelling size, garage design, hardscaped driveways, sidewalks and pedestrian-scale lighting.

Buffers:

All buffers would be recorded within open space. (Proffered Condition 5.a)

Adjacent properties to the east are zoned Agricultural (A) and are occupied by single family dwellings or are currently vacant. The Northern Area Plan suggests these properties are appropriate for residential uses. As previously noted, the Northern Area Plan Amendment is currently under study. In anticipation that the Plan amendment may suggest non-residential uses are appropriate on these adjacent properties, the Dale District Commissioner has requested the provision of a fifty (50) buffer along the eastern boundary of the subject property. (Proffered Condition 5.b)

Architectural Elevations:

Within the Residential Townhouse (R-TH) District, the Ordinance requires that buildings be designed with architectural variety, imparting harmonious proportions and avoiding monotonous facades or bulky masses. Relief of facades, architectural ornamentation, varied rooflines and articulation of doors and windows are among the suggested design elements to achieve this goal.

In addition to the requirements relative to building material in Proffered Condition 16, elevations have been submitted for proposed two (2) and three (3) story dwelling units (reference attachments).

At the time the Commission considered this request, elevations for the three (3) story townhouses were proffered as depicted on the plans dated 3/1/06 (Proffered Condition 18 – CPC). Subsequent to the Commission's consideration of the case, the applicants have submitted revised elevations for the three (3) story units dated 4/19/06 (Proffered Condition 18 – New). The proffer allows the Commission to approve alternative treatments and materials. It should be noted that any alternate materials must still conform to Proffered Condition 16.

CONCLUSIONS

The Northern Area Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre. Since the adoption of this Plan in 1986, some zoning actions have occurred in the area that are contrary to the Plan, such as the existing multifamily residential development to the northwest. As such, the proposed residential townhouse development at a density of 7.25 units per acre would promote appropriate land use transitions from these existing residential multifamily uses to the northwest to the established and anticipated residential developments to the south and west. The Northern Area Plan Amendment is currently under study.

The proffered conditions adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities

Plan, the Thoroughfare Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (2/21/06):

On their own motion, the Commission deferred this case to their April 18, 2006, public hearing.

Staff (2/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than February 27, 2006, for consideration at the Commission's April public hearing.

Applicant (3/20/06, 3/27/06 and 4/3/06):

New and revised proffered conditions were submitted.

Planning Commission Meeting 4/18/06):

There was no opposition present. The applicant agreed to amend Proffered Condition 18, as noted on page 5 with "CPC".

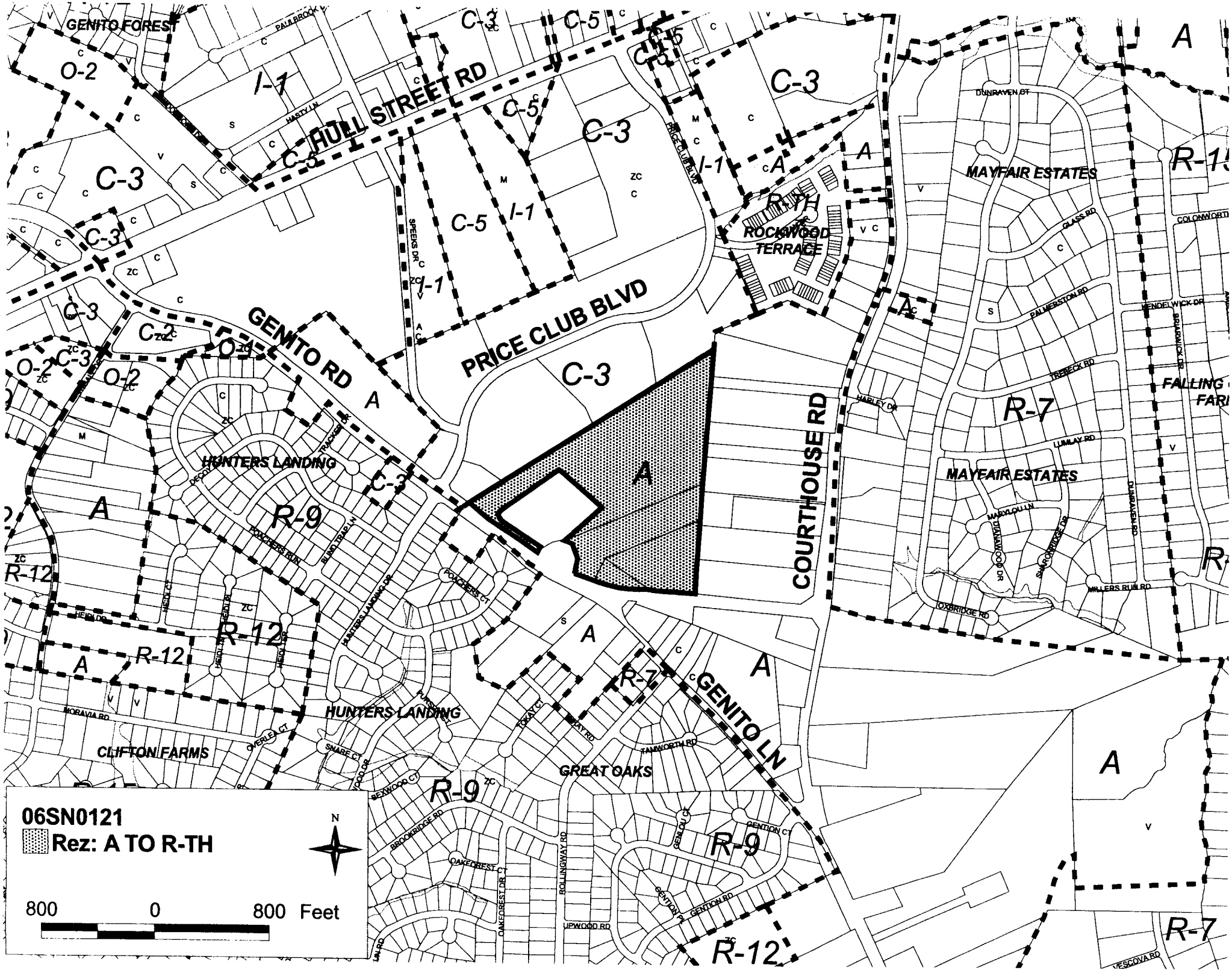
On motion of Mr. Litton, seconded by Mr. Gulley, the Commission recommended approval and acceptance of the proffered conditions on pages 2 through 6.

AYES: Unanimous.

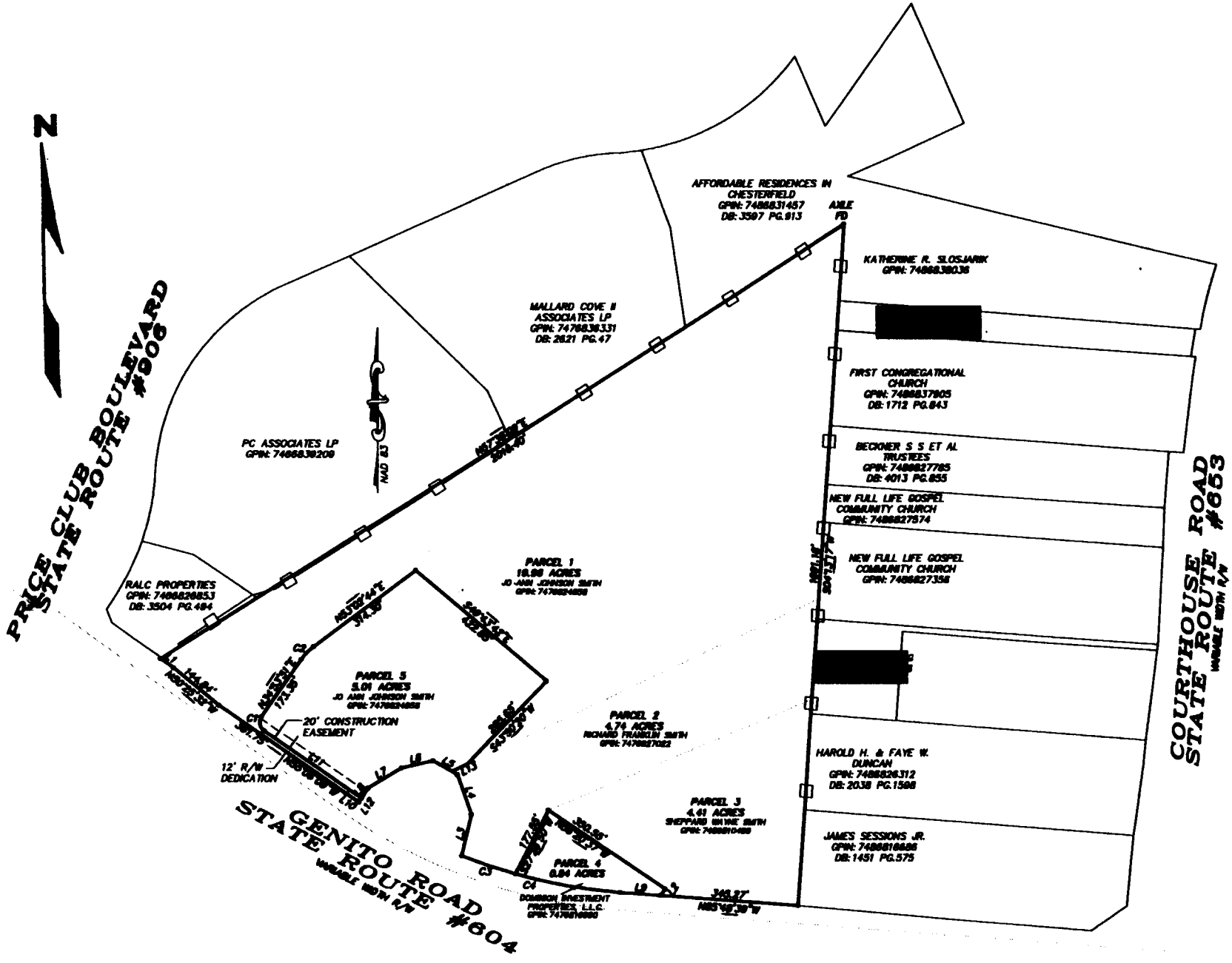
Applicant (4/27/06):

As discussed at the Commission meeting, Proffered Condition 18 – CPC was submitted. However, the applicant further amended the proffer. (Proffered Condition 18 – New)

The Board of Supervisors, on Wednesday, May 24, 2006, beginning at 7:00 p.m., will take under consideration this request.



06SN0121
Rez: A TO R-TH
800 0 800 Feet
N
GENITO FOREST
HULL STREET RD
PRICE CLUB BLVD
GENITO RD
COURTHOUSE RD
GENITO LN
ROCKWOOD TERRACE
MAYFAIR ESTATES
HUNTERS LANDING
CLIFTON FARMS
GREAT OAKS
FALLING
A
R-TH
R-7
R-9
R-12
C-3
C-5
I-1
O-2


N
PRICE CLUB BOULEVARD
STATE ROUTE #906
GENITO ROAD
STATE ROUTE #804
VARIABLE WIDTH R/W
COURTHOUSE ROAD
STATE ROUTE #653
VARIABLE WIDTH R/W
NAD 83
AFFORDABLE RESIDENCES IN CHESTERFIELD
GPIN: 7486831457
DB: 3597 PG.913
AMLE FD
MALLARD COVE II ASSOCIATES LP
GPIN: 7476836331
DB: 2821 PG.47
PC ASSOCIATES LP
GPIN: 7486839209
RALC PROPERTIES
GPIN: 7486826853
DB: 3504 PG.484
KATHERINE R. SLOSJARIK
GPIN: 7486838036
FIRST CONGREGATIONAL CHURCH
GPIN: 7486837905
DB: 1712 PG.843
BECKNER S S ET AL TRUSTEES
GPIN: 7486827785
DB: 4013 PG.855
NEW FULL LIFE GOSPEL COMMUNITY CHURCH
GPIN: 7486827574
NEW FULL LIFE GOSPEL COMMUNITY CHURCH
GPIN: 7486827358
PARCEL 1
10.98 ACRES
JO ANN JOHNSON SMITH
PARCEL 5
5.01 ACRES
JO ANN JOHNSON SMITH
20' CONSTRUCTION EASEMENT
12' R/W DEDICATION
PARCEL 2
4.74 ACRES
RICHARD FRANKLIN SMITH
PARCEL 3
4.41 ACRES
SHEPPARD WAYNE SMITH
PARCEL 4
0.84 ACRES
DOMINION INVESTMENT PROPERTIES, L.L.C.
HAROLD H. & FAYE W. DUNCAN
GPIN: 7486826312
DB: 2038 PG.1598
JAMES SESSIONS JR.
GPIN: 7486816686
DB: 1451 PG.575

1-121ONS90

THREE STORY DWELLINGS, GENITO ROAD TOWNHOMES (4-19-06)

06SN0121-2

TWO STORY DWELLINGS, GENEO ROAD TOWNHOMES (3-27-06)

06 SN0121-3