

Chesterfield Planning Commission Meeting

May 19, 2020

Online Citizen Comments on Unscheduled Matters and Public Hearings

Due to the COVID-19 health emergency, the May 19 Planning Commission Meeting will be held remotely via Microsoft Teams as an effort to decrease the spread of the virus. The changes are designed to accommodate public input while encouraging the public to continue self-quarantining and practicing social distancing, as recommended by health officials. The Public Meeting Room, located at 10001 Ironbridge Road, will be closed.

Citizens are encouraged to use the online comment form at chesterfield.gov/CPCComments to provide comment on public hearings regarding zoning cases. Those wishing to comment must submit a new online form for each public hearing they want to comment on. Only one comment per person per public hearing will be accepted. The online form can also be used to comment on unscheduled matters. In addition to the form, comments can also be received by email at planning@chesterfield.gov, or by calling 804-748-1125.

The Planning Commission will accept all public comments (online portal, telephone message and email) until 5 p.m. on Monday, May 18 to ensure the comments are provided to the Planning Commission prior to the 6 p.m. meeting for their consideration.

Submission Date	First Name	Last Name	District	Comment Category	Public Hearings	Comments
5/12/2020 17:05	Virginia	Walters	Bermuda	Comment on unscheduled matters		Case #20AN0125 We are against a private kennel in our residential neighborhood of Deerwood subdivision. This will greatly disturb many neighbors. Please do not let this be approved.
5/13/2020 10:11	Matthew	Stinson	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am strongly in support of the Courthouse Landing project. Thank you.
5/13/2020 10:25	Kathleen	Hewins	Matoaca	Comment on unscheduled matters		20AN0125 Sign #125 I am against allowing our neighbors at 12060 Trailbrook Drive, Chesterfield from being allowed to keep 15 dogs on their property which is against current code. First, I believe it is a nuisance to have that many dogs barking whenever someone walks by their property. We actually stopped walking down that street due to it disturbing our own dog and walk especially during the summer when you smell the dog feces. Also, on occasion we can hear the dogs barking when walking down the end of our street on Spikehorn. Second, as newer homeowners to the neighborhood we NEVER would have purchased a home on that street due to the barking of the dogs which I feel is a detriment to the homeowners who do live on that street. Third, I feel it is animal cruelty since they are outside 24/7. To me that means that they are not "pets" but somehow some type of business for the homeowners. That you for considering my opinion in this rezoning case.
5/13/2020 11:19	Donna	Spencer	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Dear Dr. Hylton, Ms. Freye, Mr. Sloan, Mr. Owens and Mr. Petroski, It is time to move forward with the Courthouse Landing project. I think this is a quality development that will only enhance good growth for Chesterfield in Dale District. As a longtime resident of Dale District, I request your full support of Courthouse Landing when you vote on May 19th. As Chesterfield maintains its reputation as a "First Choice Community", this project will be the most exciting and positive thing to happen in Dale District in years. Thank you for taking the time to read this comment of support for 20SN0526.
5/13/2020 13:50	Barbara	Kline	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	This comment is written to support Case 20SN0526. I feel very strongly this should be approved. The property in question is in a commercial setting. It is not residential. The income from this development will be substantial to the County. There is absolutely no reason for this request to be denied. Please do not delay or postpone this hearing any further. The owners of this property have waited too long and it is time for the County to make a decision in favor of approval.
5/13/2020 14:33	Cabell	Clements	Clover Hill	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Dear Planning Commission Members: My name is Chuck Clements and I am writing to request your support for the Courthouse Landing Project. I have been a resident of the county for 70 years and I am in support of mixed use development in our county! These type of projects bring much needed revenue that is necessary to support the county's infrastructure (schools, roads, etc.) I have been very impressed with the Cloverleaf Mall mixed use development! I have attended every public meeting that has been associated with the Courthouse Landing Project and it appears that the developer has adequately addressed the citizen concerns related to this project regarding schools, traffic, retention ponds, etc. At the present time this vacant land has produced zero dollars of revenue to the the county in the last 20 years! Again I request your support for this project! Sincerely yours, Chuck Clements
5/14/2020 7:57	Robbie	Smith	Bermuda	Comment on public hearings regarding zoning cases	20SN0530 - Susan L. Frise	I oppose the Conditional Use Planned Development Request from Susan L. Frise (Virginia Flaggers) to allow a flagpole as the principal use of the subject property, as well as the request that the flagpole in question be taller than the county allows. The flag that the Virginia Flaggers wishes to display is politically charged and divisive. For some folks, it is a negative political statement. As such, it could lessen the resale value of my property. It could also limit who will choose to do business with me, and therefore limit my income. Additionally, given its proximity to my property, the flag could be mistaken as my own political statement, and damage other interests of mine outside of this particular property. While I salute tributes to history, I do not welcome this particular tribute so close to my property.
5/14/2020 9:42	Lester	Stinson, Jr.	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am in full support of the courthouse landing project. Thank you.
5/14/2020 9:46	Ruth	Stinson	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the courthouse landing project. Thank you
5/14/2020 10:18	Jane	Waldrop	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing project. It will be good for the Dale District and Chesterfield County.
5/14/2020 11:03	Travis	Jimenez	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am in favor of this development, as it will enhance the quality of life for all of the residents of Chesterfield. Also, having a hotel near the government complex will allow for a convenient locale for out of town visitors with business in the county.
5/14/2020 11:47	Kimberly	Shults	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support this development in the county - it will be great for the economy and we need that right now!
5/14/2020 15:08	Forrest	Pill	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I think this is not needed for this because of over crowding of Ironbridge Road at the intersection and we don't need added kids at OB Gates, Tech Center and Bird High School, and the Fair Grounds please think of the kids and the safety of the already people using art 10. Please don't pass. Vote No.
5/14/2020 15:53	Tonya	Jenkins	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing Project as it supports needed development in this area.
5/14/2020 15:54	Cedell	Jenkins	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing Project as it supports needed development in this area
5/14/2020 19:21	Dennis	Proffitt	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I fully support the Courthouse Landing Project. As I said earlier the area will be developed sooner or later, with that said it is important that the development enhances the county. With restaurants and much needed medical offices I believe this is just what is needed. I understand traffic concerns I drive through there everyday, but with the improvements I think they will be very little impact. Respectfully Dennis Proffitt
5/15/2020 8:30	Bruce	Tibbetts	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Commissioners, I personally reached out to each of you last month by email and through this Public Comment format. With the COVID-19 pandemic economic fall out I believe it is even more prudent for you to approve this project NOW with the developer who has proven over the last year that they are focused on developing a top notch project and they have made every effort to meet the of most all the entities which have had concern or input in this development from VDOT, Chesterfield, Airport, and all the others. I trust that I can count on you to do what's best for Chesterfield overall by voting "YES" on this project and move Chesterfield forward. In the wake of COVID-19 setbacks the additional tax revenue from this project will go a long way to keeping us whole going forward.
5/15/2020 12:47	Linwood	Hines	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am very opposed to this project. It will add nothing of value to citizens that isn't already present within one mile of the intersection. It will add much more traffic, more air, noise, and light pollution. It will generate additional human safety concerns for all commuters going to the schools and county buildings. These are human safety concerns - not to inanimate objects. Tho' the developer has accommodated FAA specifications within the flight path of the airport - can you imagine what the human tragedy would be if a plane went down into this community? The "weave" problem that exists NOW for traffic (including school busses) coming off of the Rt. 288 South exit to turn left into Courthouse Rd will be even worse. The EDA has promised a very low dollar value sale to the developer of OUR land without an independent appraisal. Why? And why would we want to give up land that adjoins a school that needs expansion? Why can't this land be retained for educational purposes, as well as utilization by citizens? And, purchase of the Spencer property would be valuable for future county offices, courts, etc. - making it an attractive gateway to Chesterfield. Please do not approve this project. Keep the commercialization in the existing locations it already is. Linwood Hines Deerfield Estates (Dale District)
5/16/20 14:54	Lindsay	Stinson	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am in support of Court House Landing. The investment of the developer is well thought out and will add to the value of the surrounding area. The added tax revenue will help Chesterfield regain the money that has been lost during the COVID-19 pandemic. Pass this case and let the developer start investing in Chesterfield!
5/16/20 17:48	EDWARD	HENDERSON		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	NO to the proposed Courthouse Landing project. I live in the Deerfield Estates and don't want to go through the same thing I experienced when 288 was developed. Just say NO!
5/16/20 19:20	Ron	Crawley	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support Courthouse Landing. It is a w9n for Chesterfield.
5/16/20 21:29	Jennifer	Mick	Bermuda	Comment on public hearings regarding zoning cases	20SN0530 - Susan L. Frise	Please do not allow a taller flag pole to be built at this location. The flag itself is offensive to me as a resident of Chesterfield and especially living so close to this location. While I understand free speech is a right in this country and county, with that right comes responsibility. By allowing an even grander monument to be built to honor the enslavement and oppression of African Americans is flat out irresponsible. When anyone drives by our area, they receive the message that we are affirming the cause of an army fighting against the United States and all that entails. Have we learned nothing from the past? Put this flag in a museum where it belongs, so current and future generations can learn in a space where the truth of the matter is told. The messages we send as a community need to be clear! The previous monument was already too much. Let's not push it further and affirm the lost cause even more.
5/16/20 21:31	Ron	Smith	Bermuda	Comment on public hearings regarding zoning cases	20SN0530 - Susan L. Frise	20SN0530, I strongly object to this petition. This group has put a flag on this previously with little respect to neighbors or Interstate 95 traffic, which adjacent to the property. They climbed over the barrier fence and fell trees beside the highway risking passes-by and in contempt of the law. The large Confederate flag they erected was an eye sore and decisive to our neighborhood. If it were something smaller and in keeping with the community, I have no issue, I understand that this is their property. However, I do not want something this large which is intended to be challenging to our community, re-introduced. I must reiterate, I take offense to this action and strongly recommend this be denied.
5/17/20 10:23	Donald	DeLegge	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	The approval for this project should be denied. The County is severely under-funded for needed roads. This project would put us further behind with that element and other infrastructure needs. Where is money for the Powhite extension?

5/17/20 10:51	Victoria	Longshore	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Victoria Longshore and in live in the Beckenham neighborhood in Moseley. I object to this project for several reasons: 1. Impact on schools - this development would be too close to the schools on Courthouse Road and add strain on an already overcrowded school system. 2. Traffic impacts 3. Over zealous planning on part of the county to develop every wooded area. It is ok to say no and to keep some of the quiet charm of the county. Thank you.
5/17/20 11:09	Lisa	Mansfield	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	While I live in the Bermuda District, this development is less than 10 minutes from my home. I travel this way for personal as well as professional uses. This development will cause havoc on our travel in this area of the county. Many of my friends have moved over to the other end of the county, and the reason the rest of us have stayed in this part of Chesterfield is to AVOID the nightmare that is Midlothian Turnpike and Hull Street. Please do not allow Route 10 to be yet another black mark on our roads. We do not need, especially in this uncertain economy, nor do we want, a development like this so close to schools and the airport. The distance between 288 and courthouse/route 10 intersection does not allow for the increase in traffic, no matter how "clever" the redesign of the road may be. Please take a look at the Chippenham and Midlothian interchange. The traffic there is a nightmare and is exactly what will become of our nice area if you build this. I urge you to vote NO and listen to the constituents who will actually be affected by this development.
5/17/20 11:19	Mary	Sink	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am NOT in favor due to the increase in traffic and congestion on iron bridge road
5/17/20 12:05	Daedrae	Watson		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Hello, I am a 22 year resident of Chesterfield county. I moved to Chesterfield initially because of my family and I stayed because I enjoy it. The thing I love most is that I am so close to the big city of Richmond and all it has to offer yet I get to live in a more calm suburban area. I love that my neighborhood of Woodland Pond has trees and large plots of land, this is becoming more rare these days for homeowners. We purchased our home not because it was exactly the house we wanted with all the right finishings, but because it was on a great piece of land where we had neighbors and are part of a community yet we also have privacy. I have 4 children, the oldest is finishing his final year at O.B. Gates elementary and my youngest will begin kindergarten in the fall. We enjoy our elementary school, the teachers are great, it has a good level of diversity and it feels like a safe place to send my children. When I learned of the proposed land development for the land very near my children's school and rather close to home I immediately had reservations. I'm sure there are many reasons opposing the project, primarily the increase in traffic in an already congested area. The nearby schools, county offices, highway and recently expanded airport already offer a congested area of route 10. But I'd like to stress two other objections that weigh heavily on myself. First, I do not feel there is a need for the proposed structures. I do not believe there to be a demand for housing, hotel or additional gas stations or fast food. We have so many fast food and gas stations already, to add more would not be in order to meet a demand, it would simply be to fill an empty space. Which brings me to my second concern, why do we need to fill the empty space? I chose to live where I do because I don't want to live in places like hull street or Midlothian turnpike, I do not want the traffic and I do not want to look at new construction everywhere I go. I want to see trees and untouched land, it does not NEED to be developed. I live here because I want my children to play in wild spaces, not parking lots I live here because I enjoy seeing the wildlife mix with our homes. There are so many other places on route 10 where they used to be developed and then stores have been abandoned, how would this be any different one day, you can't go backward. There is a Walmart on route 10 that sits empty, a wild space was taken over for this.
5/17/20 12:15	Farrah	Beaudoin	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Farrah Beaudoin and in live in the Woodland Pond subdivision. I am opposed because of the traffic issues it will cause, it is too close to the OB Gates Elem, and it will cause more congestion in that area.
5/17/20 12:58	David	Harris	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am IN FAVOR of the Courthouse Landing Project and urge you to vote YES for this case. I do not have a business or financial connection to this project but do have a desire to see our county continue to improve. This case is greatly improved from it's introduction and goes a long way into making the county more successful. It transforms underdeveloped / undeveloped both private & public land into a mixed use development bringing needed tax base, jobs and desired amenities in Dale District. The roads and infrastructure will be improved by the developer to make their impact an overall improvement. Please don't hold them accountable for the already existing road / traffic issues that resulted from previous developed projects that didn't also make the roads & infrastructure better. I can envision a day when the Courthouse Landing hotel is filled with athletes and their families here to participate in Chesterfield sporting tournaments and taking full advantage of the open space, restaurants and retail stores. Shop Chesterfield! Thank you for your consideration and stay safe.
5/17/20 13:06	Dana	Keefer	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project. My children attend Gates Elementary and the amount of traffic this will create and the development backing up to Gates is unsafe. Keep our children safe. Ironbridge Road is already too congested at this intersection.
5/17/20 13:20	Brian	Keefer	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Brian Keefer and I live in the Woodland Pond subdivision. My children attend Gates Elementary and the amount of traffic that this project will create along with the development backing up to the playgrounds at Gates is unsafe. Ironbridge Road is already too congested at this intersection. Keep our children safe!!!!
5/17/20 13:39	Kelly	Harris	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	If there was ever a time that Chesterfield needs to be adding jobs and opportunities to their citizens, it is now. So many have lost jobs and income because of the COVID-19 pandemic, and we all know our economy is going to take a long time to recover. Let's get things started right now and put people to work in the construction and open up more employers for our citizens. The county needs the revenue, and our people need the jobs. Therefore, I AM TOTALLY IN FAVOR of the 20SN0526 - COURTHOUSE LANDING project. Thank you.
5/17/20 14:40	David	Shuster	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	5/17/20 I live in Deerfield Estates community. I have attended all of the previous by the planning commission. I am against the Courthouse Landing Project because of several critical conditions: 1. The land there is a swamp. There are a collection pond there, and 3 on the other side of Rt. 10. The water must go somewhere, so when the project paves and builds in that area there will be flooding at the corner of Rt. 10 and Courthouse Rd. whenever we have a hard rain. 2. I went to the airport and took a sight line off the end of the runway - it goes directly to the proposed project area. The airport is against it. 3. I use Rt 10 and Courthouse Rd. daily. I agree with others arguing that traffic negotiating in and out of the schools will be increased tremendously - 22,000 cars go up and down Rt. 10 at that intersection daily. I agree with the schoolbus drivers' comments. Installing a "roundabout" is a joke. 4. If the project goes through, the developer will dump the traffic problem on Chesterfield and the State. 5. There is no need for the business offices, gas station, multifamily homes, hotel, or a convenience store. All these functions, except a hotel, are available closely. Summary: There is no community need for this project.
5/17/20 14:50	Daniel	Jordan	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Good afternoon. I support the Courthouse Landing project as it will assist the Chesterfield community in bringing in additional, and much needed tax relief, while providing an influx of jobs, homes, and commerce to the area. I hope you have a fantastic day and vote to approve this project. Thank you for your time!
5/17/20 14:52	Madeleine	Jordan	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing project. I do not feel that the county or member of it should stop a private sale of a property. The owner of the property can no longer afford to pay the taxes. It is not right to force her to continue to pay something that she cannot afford when she has found a willing buyer of the property.
5/17/20 15:04	Evelynn	Pell	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing project.
5/17/20 15:48	Heather	Jones	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing project. I think it is a good opportunity for jobs and growth in the community.
5/17/20 15:58	Byerley	Myers		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing for a number of reasons. It adds to an already congested area and intersection It adds retail and office space to an area that has current empty retail and office space. The project has a density that is not found in the surrounding area. Most of the proposed uses are already abundantly found within the area. How does the developer plan to confirm to the architectural covenants for the courthouse area? The proximity of the development to the schools is a concern as a parent of children at those schools. How does the development incorporate green spaces like those that are found in the surrounding area i.e. at the courthouse and the office building across the street.
5/17/20 16:29	Christie	Gunn	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am NOT in favor of the Courthouse Landing project. I live in Deerfield subdivision. There is enough traffic on Rt 10 and Rt 288 to deal with. We already have bumper to bumper traffic with trash trucks racing up and down Rt 10, school buses and automobiles. The 123 acre project would not benefit this area. There are empty buildings just sitting on Rt 10 close by. Not to mention we have schools right in that area which could put the children at risk. The schools are already over crowded. I would hope that the Planning Commission would consider the citizens in the area that it would effect. Everything is not always about money.
5/17/20 16:51	paul	stuhldreher	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am totally AGAINST the Courthouse Landing proposal -item #20sn0526. The reasons are so obvious and numerous that I am surprised that I need to tell this to Planning Commission We have an out of state developer who could care less what they do to county as long as they make a profit. The powers that be in the county have been sold a bill of goods that will come back to haunt us. Do the right thing and give them a definite NO.
5/17/20 16:53	Donald	Gentry	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing project.
5/17/20 16:57	Martha	Stuhldreher	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am totally opposed to this proposal. This would be a total disaster for everyone.
5/17/20 17:25	Matthew Jason	Carroll	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing project.
5/17/20 17:53	Michelyne	LeBlanc		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not I. Favor your f the courthouse landing project due to increased congestion as well as additional traffic close to the elementary school.
5/17/20 18:46	Brian	Pierce	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I do not support this. The road infrastructure is not equipped for the current level of traffic in this area. I do not want this area to become a traffic nightmare, like Hull Street. Gates, Salem and Byrd will be at capacity. The schools will have to be rezoned. Longer bus rides for students. School transportation already struggles.
5/17/20 19:17	Julianna	Carl	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Julianna Carl and in live in Chester. This project would create way too much traffic, unnecessary retail, restaurants and more housing that would probably be mostly empty. I do not wish to see rt.10 turn into Hull Street or Short Pump. I know the county only sees dollar signs and not what the people want, but this development would be absurd and unwelcomed. It is already unsettling that the county is going away from requiring the new buildings to match the esthetic. Focus on fixing the town of Chester, focusing on getting in retailers in the nearly empty Chesterfield Meadows, focus on fixing parks, paying the first responders and teachers...not adding just for tax profit.
5/17/20 19:25	Jennifer	Law	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Courthouse Landing Proposal #C" Item # 20SN0526 I am strongly opposed to the development proposed at the corner of Iron Bridge and Courthouse. There is already enough stores, restaurants, gas stations, etc...When I moved here 10 years ago I specially chose this area over Midlothian because the area was not crowded. I understood I would have to go to Hull Street or Chester for my shopping and I'm completely fine with that. I don't need or want additional land taken over by development. Every time I go by empty retail space I shake my head wondering why can't the space already developed be used, instead of tearing down trees and building something new. We don't need new, just use what is already available.

5/17/20 19:46	Jeffrey	Beaudoin	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project case number 20SN0526. I live in the Woodland Pond neighborhood and the additional traffic that will be generated by this project during and at completion will be an undesirable consequence for our area. None of the proposed options presented are remotely in the range of high quality or even necessary for this area for Chesterfield. The residency increases will cause more congestion to our schools and result in higher student to teacher classroom ratios.
5/17/20 19:58	Richard	Mullis	Clover Hill	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I believe that this project will provide much benefit to the county and to the community. A wide and diverse tax base is required to sustain benefits and services that we all rely on every day. As a member of the community I look forward to seeing progress of shopping, restaurants and attractions that are going to be of benefit to me and to my family for as long as we live in the county. Having a community that is up to tune standards of our neighboring counties will allow us to grow and keep pace. We are already behind in matters such as delayed capital improvements in our county owned facilities. Taxes are what pays for this. I approve the changes and look forward to spending my money there.
5/17/20 20:02	Jennifer	Mullis	Clover Hill	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	We appreciate the opportunity to support this amazing project yet again. As I stated in my previous comments, I believe that this plan is vital to the continued growth and sustainability of this area. The traffic improvements proposed are very necessary, and the additional improvements proposed will bring revenue and diversity to this area. I have lived in Chesterfield county for my entire life, and I raise my family here now. I support this plan and look forward to watching it come to fruition. Thank you for your consideration.
5/17/20 20:06	Connie	Vaughan	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing project. The planners of this project have been very thorough in addressing concerns. They have planned a site that would bring growth to this area and much needed tax revenue to Chesterfield County. It would be much more convenient than having to go to Hull Street or Midlothian Turnpike for shopping.
5/17/20 20:37	Craig	Lott	Midlothian	Comment on unscheduled matters		Thanks for the opportunity to comment. I live on Cranbeck road on the side of Robious road near Sunrise assisted living apartments. We have been unable to walk down our side of Robious road for a long time due to construction blocking the sidewalk and making people either cross Robious with no protection or walk down a block of traffic in the actual vehicular traffic lane of Robious road. If there were some pedestrian friendly long term solution provided by the county that the neighborhood stakeholders uniformly sought during the planning phases of the same project and which our supervisor said he supported, the danger to families and access to our neighborhood stores and Huguenot Park would be safer. There have even been two or three traffic studies by VDOT to evaluate the cost and impacts. We want action, access, and safety for our neighborhood!!! Please put in traffic control signals At the intersection at Robious and Cranbeck to allow us to cross Robious road safely now and after construction!! Thank you, Craig
5/17/20 20:39	Rebecca	Lightle	Midlothian	Comment on unscheduled matters		I ask for the Commission's attention to the community effect of an ongoing development project at approximately 11198 Robious Road, between Cranbeck Road and Woodmont Drive. Beginning last year, the project created two sidewalk disruptions, forcing pedestrians into the street to share the road with vehicles traveling 45 mph or faster. Despite ample public sidewalks in our community, this disrupted sidewalk route is the only one that residents along Cranbeck can safely use, due to ever-increasing traffic and no crosswalks or other pedestrian accommodations. Now, the number of safe sidewalk routes for us is zero. Local transportation staff recently directed me to the VDOT permit manager for the development project. VDOT considers it acceptable to eliminate safe sidewalk access for residents. Their public-safety oversight does not seem to account for the reasonable response of pedestrians who encounter blockages. Effectively, the expectation is that the people who live here can simply stop traveling by foot for the time being. Some residents have resigned themselves to this restriction, particularly children and people with pets, who now have no safe foot access to their local public park. But many of us have not stopped using our public sidewalks for basic travel and exercise. While there has never been even a courtesy "sidewalk closed" notice at the construction site, we've been living with the disruption for months and dodging traffic as best we can -- either at the site itself or at the Cranbeck/Robious intersection, which is not timed to accommodate pedestrian crossing. Although I informed VDOT of these effects, the situation has only gotten worse. While there is still no signage regarding the sidewalk or pedestrians, other signs and items have been placed that not only force pedestrians further into the street but also impair visibility for both drivers and pedestrians, making it harder for each to look out for the other. The state may manage the construction permit, but I believe the county maintains a responsibility to protect public safety on Robious Road as a whole. I ask the county, on behalf of its residents, to work with VDOT to find ways to mitigate risks to pedestrians on Robious while this development project is ongoing. If foot traffic is to be redirected away from the construction site, then the Cranbeck/Robious intersection needs to be safer. Thank you.
5/17/20 20:45	Steve	Vaughan	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Greetings! I would like to voice my approval of the Courthouse Landing Project. Many meetings have now taken place, and many questions have been put forth to those heading up this project, I am more than satisfied that this will be a good fit for our growing Chesterfield County Community. In addition to the housing, medical, and small business opportunities, I appreciate that those traveling in thru the nearby airport, or those driving into the area for court cases, or speakers and leaders for the Eanes-Pittman Public Safety Training Center, all will have a nice place to stay that is conveniently located nearby. I see the Courthouse Landing Project as a plus for our community. I am hopeful that it doesn't become a "wish we had when we had the chance" sort of project. Thank you! Rev. C. Steven Vaughan
5/17/20 21:01	Lara	Knowles	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	My name is Lara Knowles and I live in the Matoax Hundred subdivision off of Bradley Bridget Road in the Bermuda district. I live just a few miles away from the proposed Courthouse Landing Project. I am NOT in favor of this project (case number 20SN0526) for a number of reasons including increased traffic, too close to all of the schools on Courthouse Road, and too close to the now-expanded Chesterfield County Airport. This stretch of Ironbridge Road is already too congested and doesn't need another development. Please keep our area as is and stop expanding. Thank you, Lara Knowles
5/17/20 22:45	Bonnie	Tinsley	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support The Courthouse Landing project 100 percent. We definitely need this for Dale District.
5/17/20 23:17	Lawrence	Taylor	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I would like to ask the planning commission to approve the zoning for this project. I am a life long resident of Chesterfield county, 59 yrs. I own property in Deerfield estates. This is an upscale development and will serve the residents and Chesterfield county very well and is needed in these default times. The tax base will be very significant to Chestetfield. This type of development is very much needed in the Dale district. Lawrence Taylor
5/18/20 6:13	Diane	Turner		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing Project, because there are too many downsides with excess traffic and noise. We currently have enough empty store fronts on Iron Bridge Road. We do not need any additional storage units, gas stations or convenience stores. With the state of our economy, I feel they would be building vacant buildings that will be a problem for Chesterfield going forward.
5/18/20 6:54	Shana	Thell	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I have concerns that this proposed project may not be best for our community due to the traffic and low quality of proposed development.
5/18/20 7:00	Sonny	Kyle	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support this project & growth for the County.
5/18/20 7:37	Roy	McCarthy	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am NOT in favor of the Courthouse Landing project. The increase in traffic is not safe for that intersection. Also, the project backs right up to Gates Elementary school where my grandchildren attend. It is not safe.
5/18/20 8:08	Elizabeth	McCarthy	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project. The project will create unsafe traffic volumes and should not back up to Gates Elementary. My grandchildren attend Gates and this project will be unsafe for the schools in the area.
5/18/20 8:12	Robert	Wrenn	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I would like to register my comments in support of the Chesterfield Landing Project. I do believe this to be solidly planned progress for this portion of Chesterfield. It is an invitation to both young and old with the means to come into a planned community. It should help accommodate future traffic issues for that interchange, offer medical services and easily accessed amenities for the surrounding neighborhoods. Overall, I compare this to similar county projects such as the one at Otterdale and Hull Streets, a more upscale projection of what Chesterfield can be. Thank you for your time. Robert Wrenn
5/18/20 8:39	Diane	Griffin	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing Project. I have been reading about this proposal. My Name is Diane Griffin and I live in the Woodland Pond subdivision. The proposal will be impacting the Route 10 and Courthouse Road area which is very busy and congested as it is near the Chesterfield Airport, Gates Elementary School, L C Bird High School and the Technical Center. The proposal includes family homes, condos, hotel and restaurants. The roads, police, fire and ambulance services are not currently equipped to handle the influx of problems that this project would cause. I hope Chesterfield County Planning Commissioners investigate and thoroughly review the negative impact of this project.
5/18/20 9:07	Kay	Robertson	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am VERY MUCH OPPOSED to 20SN0526, Courthouse Landing (now called 29:11 -- strange, very strange). It is too much, too fast, and we don't want the development. Please don't bow to retail and landowner's aggressive and forceful manipulation. Listen to reason: -Traffic congestion will be a nightmare, and you know that is true. Those of us who live in Deerfield suffer daily as it is. Getting out is bad enough, but trying to merge into the right lane to get into our subdivision is just awful. - Building close to an airport is problematic, and no such development would be healthy or appropriate: noise pollution; airplane emissions contain hazardous contaminants; airplane discharges penetrate the lungs, and they contain soot. And aircraft noise attributes to sleep disorders and cardiovascular disease. - Property values in this proposed development would lessened, as byproducts of the airport lead to a de-evaluation of property values. - And let's talk about the schools. You have Gates, Byrd and the Tech Center already on Courthouse Road. Byrd is already using trailers, and they have already started transferring students from the new Beulah Elementary School to O.B. Gates. -- The land needs to be preserved for the expansion of EDUCATION. The land is there - you have it. Keep it knowing that we will need more schools eventually. - The fence the developer's proposed behind the apartments/condos that borders O.B. Gates is ridiculous. Students from Gates will indeed get around and find the convenience store appetizing. And I think you know what kind of hazards and risks this will be the young people. - There are a minimum of 3,000 house for sale in Chesterfield now -- why do we need all these apartments and town homes? - And we are surrounded by apartments, gas stations, fast-food places, and two mini-storage companies in less than a mile from Deerfield. The proposed retail stores are not needed. - And this is not an "upscale" development. From the very beginning the developers have used extravagant words to describe their proposal. We are no fools . . . I have never seen an upscale community with a gas station and a mini-storage. This is absurd. Again, I don't want this development. The developers will walk away with a fist full of money. They will not have to endure the results and complications of their actions. They don't even live here. I will be very disappointed in you if you approve the proposal 20SN0526.
5/18/20 9:16	Jennifer	Wrenn	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I would like to register my comments in support of the Chesterfield Landing Project. I do believe this to be solidly planned progress for this portion of Chesterfield. It is an invitation to both young and old with the means to come into a planned community. It should help accommodate future traffic issues for that interchange, offer medical services and easily accessed amenities for the surrounding neighborhoods. Overall, I compare this to similar county projects such as the one at Otterdale and Hull Streets, a more upscale projection of what Chesterfield can be. Thank you for your time. Jennifer Wrenn

5/18/20 10:19	Larry	Robertson	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am not in favor of 20SN0526, Courthouse Landing (29:11). I want my comments to be a part of the public record and minutes of the May 19 meeting. The County needs of buy/keep all this land for future use. And here's why:</p> <ul style="list-style-type: none"> Byrd High School has trailers that means they are overloaded and need to expand. Salem Church School has trailers that means they are overcrowded. The new Beulah Elementary is already overcrowded, and they are sending students to O.B. Gates. Henning is over capacity. How long will it be before you have to build a new school or expand an existing school on Courthouse Road? It will cost at least \$40 million. <p>Our school bus drivers suffer enough as it is NOW. Can you imagine the problems that will develop if you approve this proposal? Parents dropping off children and the bus drivers will be in a state of frustration. I have attended the meetings by the developers, and our bus drivers were there. They were adamant that this would be a detriment. In addition, the roundabouts they plan to put in were absolutely negated by the bus drivers.</p> <p>The County needs to buy the land for future expansion of the Chesterfield County governmental buildings or enlargement of Lucy Corr. You will need this land for educational facilities as the years go by.</p> <p>And the airport is problematic. Flight patterns will go directly over the proposed buildings. With the variety of planes at the Chesterfield Airport (jets, turbo props, prop planes, helicopters) there will be a noise nuisance. The proposed residences and business owners would be situated directly at the end of the runway. There will be high noise levels and vibrations.</p> <p>We don't need additional gas stations and mini-storage facilities. We have enough within a one-mile radius of Deerfield Estates. We don't need any additional food places either.</p> <p>Several years ago, you gave permission to Henry Myers to develop the land in front of the Library on Ironbridge. Look at the mess there now? He took down all the trees and it has been sitting like that for years. It is such an eye-sore. Why has he been granted permission to leave it like that?</p> <p>If you pass this insane 29:11 proposal, Board members should be mandated to enforce strict restrictions by the developers to be transparent to the negatives of this proposal. It impacts traffic congestion, devaluation of homes in a flight path, vibration and noise levels, and consequences suffered by our bus drivers.</p>
5/18/20 10:57	Peggy	Taylor	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I would like to give my total support for the upcoming plan with Courthouse Landing. This project will only be a positive impact to our county. The revenue that will be made from this project will be helpful for many in Chesterfield. The monies will help support our schools, which I taught in for 30 years and have seen the need for additional funding. The opportunity for growth and jobs will be great, especially since the financial impact from the Cova-19. We have this area that should be utilized to its fullest, since we need growth and revenue. The Chesterfield County Planning Commission decisions, should be competitive and progressive with other localities, in order for Chesterfield to continue to be strong!</p>
5/18/20 11:06	Alton	Copley Jr.	Dale	Comment on unscheduled matters		<p>My wife and I are in agreement that the Courthouse Landing project would be a valuable investment in our community and we are in favor of its construction.</p> <p>Project # 20SN0526</p>
5/18/20 11:32	Pat	Taylor	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am contacting you about the upcoming public hearing concerning the Courthouse Landing. As a 35 year resident of Chesterfield County, I have been concerned about the lack of progress in the development of this area of land. I am in total support of developing this area, because of the huge benefits it will have on Chesterfield. There is a need to improve in the area and provide opportunities for Chesterfield residents. Jobs will give extra revenue for Chesterfield to grow and improve.</p> <p>Pat Taylor</p>
5/18/20 11:53	Robert	Roe	Midlothian	Comment on public hearings regarding zoning cases	20SN0582 - GRCRE, LLC, LATC, LLC, Tak Tent LP, and Midlogreen, LLC r	<p>After reviewing the application and staff notes for this case, I am left with questions. Typically when an applicant asks for a CU like a public event, he/she is asked to describe the event(s) and how public safety is to be protected. The case documents do not provide a full picture. The area around Loch Lothian (sites 2 and 2A) may not provide adequate parking for a large crowd. It is more likely that patrons will park across Woolridge Road and cross over to the event(s).</p> <p>North Woolridge road at that point is a dangerous place to cross - there are no crosswalk markings or signals and traffic is flowing at a minimum of 45 mph. Yes, there is a tunnel under Woolridge Road from the Midlo Mines Park, but strangers coming to event(s) may not know of its existence. I am requesting that the following amendments be considered to this case:</p> <ol style="list-style-type: none"> 1) Prohibit on-street parking on North Woolridge Road 2) Provide a crossing guard during each event to assist pedestrians 3) Determine a "safe capacity" for vendors and limit their presence 4) The application refers to other events during the year. Please have the Applicant describe the nature of these other events (Tacky Light Run; festivals; holiday gatherings; etc that are being considered). What impacts might that have on public safety and noise? <p>A Farmer's Market can be a positive for the community. I would like to believe that the concerns of the neighbors and the attendees are considered before blindly approving this case. let's be safe about it.</p>
5/18/20 12:18	Claudia	Stewart	Midlothian	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>Case #20SN0526</p> <p>I am in support of allowing the sale and development of this property. Thank you.</p> <p>Claudia Stewart</p>
5/18/20 12:30	Lori	Liker	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am not in favor of the Courthouse Landing Project. There are already enough restaurants, gas stations, grocery stores, drug stores, etc. on Rt 10. There is already too much speeding traffic on Rt 10. We don't need anymore. Cars coming off 288 South will be trying to dart across traffic to make the left turn onto Courthouse Rd., a chaotic and dangerous situation. School bus drivers already have a hard enough time in this area. In our subdivision (Deerfield Estates) we only have 2 ways of getting in and out. At Courthouse and Follow there is no light. I can only imagine how difficult it will be trying to get out of our neighborhood there. Add to this development, the road that is going to be built from Nash Rd to Rt 10 near our neighborhood and you can see the bad situation we will be in. Our neighborhood is so peaceful and safe right now. Please don't ruin it for us.</p>
5/18/20 12:33	Lori	Liker	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am not in favor of the Courthouse Landing Project. There are already enough restaurants, gas stations, grocery stores, drug stores, etc. on Rt 10. There is already too much speeding traffic on Rt 10. We don't need anymore. Cars coming off 288 South will be trying to dart across traffic to make the left turn onto Courthouse Rd., a chaotic and dangerous situation. School bus drivers already have a hard enough time in this area. In our subdivision (Deerfield Estates) we only have 2 ways of getting in and out. At Courthouse and Follow there is no light. I can only imagine how difficult it will be trying to get out of our neighborhood there. Add to this development, the road that is going to be built from Nash Rd to Rt 10 near our neighborhood and you can see the bad situation we will be in. Our neighborhood is so peaceful and safe right now. Please don't ruin it for us.</p>
5/18/20 12:34	Keenan	Watson		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>This is Keenan Watson and I'm very concerned with the proposal that is being voted on. My biggest fear moving back from the city to Chesterfield was area like this turning into something like the dreaded Hull Street. I hope that the planning commission listens to those of us who take routes near Courthouse Landing everyday and are worried about the congestion that will inevitably come with it.</p>
5/18/20 12:39	Barbara	Roe	Midlothian	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>Commissioners:</p> <p>Planes(sometimes jets)61 feet over the tops of 4 story apartment buildings is a recipe for failure. The noise pollution and vibrations from the planes will set this endeavor up for failure and then there will be no tax revenue.</p> <p>The traffic crossover generated by from Rte 288 and Ironbridge exit will exasperate a recognized documented dangerous intersection with Courthouse Road. 22,000 more vehicles will put us all at risk.</p> <p>I travel this Ironbridge area frequently in visits to Lucy Corr and it is very tricky to make the weave on a low traffic day.</p> <p>This plan needs more work. New 288 exit and entrance ramps strategically placed to handle traffic from this 123.9 acre proposed development and the new additional traffic from the updated Fair Grounds Complex plus the school traffic.....may be your best solution.</p> <p>Deny and make a really great plan.</p>
5/18/20 12:58	Robert	Roe	Midlothian	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I live in Midlothian, but I have been following this case for a long time. I frequently pass through the intersection of Iron Bridge Road and Courthouse Road when visiting my mother at Lucy Corr. I believe the added traffic from this development will create an even more hazardous condition than already exists. The "weave" maneuver necessary to make a left turn onto Courthouse Road from the Rt 288 off ramp will be very dangerous for drivers. What is really needed to avoid this problem is another off ramp from Rt 288 directly into the main north/south road in the development.</p> <p>"Giving away" a valuable piece of county-owned property to a developer for a fraction of its value is not being a good steward for the residents of Chesterfield County. There are too many problems with this case that continue to be raised with no long-term solutions offered. Please deny this case. You can find a better use for this property.</p> <p>Also, why was the name of this case changed? It makes it difficult for people to follow the case.</p>
5/18/20 13:08	Bee	Spencer	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I support Courthouse Landing. Bring more jobs to Chesterfield.</p>
5/18/20 13:19	Carol	Giles	Midlothian	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am a teacher at O. B. Gates Elementary. I am concerned about the safety of our students that this development would jeopardize. I also have concern about the additional construction and traffic affecting transportation safety and the on time arrival of our school buses when navigating this location.</p>
5/18/20 13:21	Sheri	Spencer	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>As a Chesterfield County Resident I am in favor of the The Chesterfield Landing Project.</p>
5/18/20 13:23	Dylan	Simmons	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am in favor of the Courthouse Landing Project.</p>
5/18/20 13:26	Lauren	Merlo	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Lauren Merlo and in live in the Branches Chase subdivision. This project is very close to the schools, and I feel traffic will be impacted in a negative way. Ironbridge is already congested, and we do not need more traffic in this area of the county.</p>
5/18/20 13:27	Wilson	Spencer	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am in favor of the Chesterfield Landing Project. The county needs more tax base for it to expand. This project would be very beneficial for Chesterfield County.</p>
5/18/20 13:40	Barbara	Roe	Midlothian	Comment on public hearings regarding zoning cases	20SN0582 - GRCRE, LLC, LATC, LLC, Tak Tent LP, and Midlogreen, LLC r	<p>This CU was submitted on March 23, 2020 as the state went under the covid quarantine. The Farmer's Market and Outdoor vendor requested usage covers 2 distinct locations in Midlothian. Site#1 is located next to the Urban Farmhouse/Library and is a great location for fresh produce market. Sites 2 and 2A are located adjacent to the Big Pond with the walking trail along Woolridge Road. My concerns are directed toward pedestrian safety and traffic congestion/safety at Sites 2 and 2A.</p> <p>Woolridge Road is a 45mph arterial with no crosswalk at this location. Many families use the Mid-Lo Mines Park across the road in addition to the trail around the Big Pond. My request is that the applicant and the county staff add language to this application to address safety and traffic prior to approval. Woolridge was built to be a collector and will only increase in traffic volume with each new development. The Mid-Lo Mines Park is recognized by the County parks and Rec as the park with the highest pedestrian usage. Although there is a tunnel, many cross at the level area at Sites 2 and 2A.</p> <p>Requests for information to address these concerns with Mr Garner and Mr. Ramsey have gone unanswered, I request a deferral of 30 days to discuss solutions that protect the public before passing this case.</p>
5/18/20 13:52	Emmitt	Totty	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am in favor of Courthouse Landing case #20SN0526</p>
5/18/20 13:52	Fran	Hessler	Midlothian	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I support the sale and development of this land.</p>

5/18/20 13:53	Cathy	Sawyer	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project. I drive that road everyday for work. I live near there. It is already difficult to navigate with all the traffic on Rt 10. This project will make the drive impossibly long and arduous. The road can't handle that much traffic. I work for the school system. I am also concerned about the influx of students on our already burdened schools. There isn't space for the students that would live there. Where will the buses come from to transport them? Who will purchase them? I do not want to live near a road or area like Midlothian. That's what Rt 10 is turning into. We do not need that type of development around here. Keep it on Midlothian. You've already ruined that area.
5/18/20 13:55	Ann	Totty	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am in favor of Courthouse Landing Case # 20SN0526
5/18/20 14:06	Beverly	Garner	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I support the Courthouse Landing development. Bring more jobs and tax revenue to Chesterfield.
5/18/20 14:13	Jamie	Cabbage	Clover Hill	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I do NOT support the development proposed.
5/18/20 14:21	Edward	Braudrick		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I look forward to this improvement in our area. I live close by in Kingsland Woods & look forward to growth in our area Edward D Braudrick
5/18/20 14:36	Donna	Marsalisi	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	PLEASE VOTE NO on this project!! There is already enough traffic, stores and congestion!!! I live in Deerfield Estates subdivision and am strongly opposed to this development. There are already multiple VACANT stores between the 288 exit & Chester on Rt 10. Look at Chesterfield Meadows, the 2 story brick offices across from the library, the offices by the post office. The list goes on & on!! How many more banks, gas stations, stores, oil & lube shops, etc can we possibly accommodate? The schools will be so overcrowded and all of the Courthouse Administration & County offices traffic will be a nightmare! PLEASE VOTE NO!!!! Thank you!! Donna Marsalisi
5/18/20 14:48	Nancy	Bradbury	Matoaca	Comment on public hearings regarding zoning cases	20SN0574 - Brian Abplanalp	Hello, we are the property directly behind the primary dwelling in this case. 16318 Garston lane, Midlothian. Currently because their house is elevated above ours, and their is minimal green space in their backyard (due to concrete patio/pool etc) our back yard gets a significant amount of water collection/run-off during strong storms which then pours down another homeowners driveway adjacent to ours. The requested secondary dwelling is 2000sq ft and being built in close proximity to the first, the green space around their property would be further reduced and will increase drainage issues that already exist in the area. If the proposed secondary dwelling gets built, is there a storm drain in the plans or an alternative solution to avoid flooding on the properties behind theirs?
5/18/20 15:01	Dawn	Fallin	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I live right next to 288 and route 10. My children go to school here. The county has cut down more trees than I can count to put in the Kroger and other building while many of these places have empty office buildings, empty grocery store properties, and now you want to cut down more trees and build more buildings are you crazy. The traffic the air quality will all continue to get worse please stop building in this area and reuse the empty buildings for what you want. You cut down the trees where we used to get Christmas trees from. You have approved housing and built 1 elementary school. do you realize that middle schools are over crowded, high schools are too. Realize that even though it looks good on paper it affects so much more. There are tons of office space near Chesterfield Air port that are empty. The traffic from Harry Daniel Park is often backed up all summer long. Please stop building and start reusing.
5/18/20 15:38	Mailoan	Hale	Matoaca	Comment on public hearings regarding zoning cases	20SN0574 - Brian Abplanalp	To whom it may concern: I am writing in reference to case number 20SN0574. I am the owner of an adjacent property at 16312 Garston Lane. My property backs up to the Abplanalp's. My property would be adversely impacted by the secondary dwelling. The adverse impact concerns are as follows: Establishing precedent for allowing a secondary residential dwelling on .5 acres in zone R-15. Especially on properties that back up to additional residential properties with minimal vegetative buff. Potential renting of the secondary dwelling by current owners and/or future property owners, and thus establishing rental precedent for a secondary dwelling in zone R-15. Lack of vegetative buffer between properties diminishes privacy and increases drainage impact. Drainage issues already exist. Would like to request a drainage study by the Abplanalp's. The dwelling isn't an accessory addition but a two-story, second residence of >3000sq situated on .5 acres. The position of the dwelling on the plat is very close to our property line causing obstructed views. There is resale concern for our property to devalue due to both the obstructed view and proximity of the dwelling. Submitting images in an email to Harold Ellis. I am requesting consideration for deferral or denial. Regards, Mailoan Hale 804-502-8782
5/18/20 15:48	MIKE	UZEL	Bermuda	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	Since I commented last month on this case, my comments from then still stand. I do not support this case, due to serious traffic issues, EDA/County land involved in a private development, proximity to the airport and schools, and resulting negative impacts on our taxpayers and citizens. I ask all Commissioners to recommend denial, for the reasons detailed previously. In addition, in an email from Leslie Halley today, she stated that the 59 acres from the County via the EDA, would be transferred to the developer for "The current negotiated price of \$2.4 million plus the proffered road improvements and the hotel and restaurant." Not sure what she means by "hotel and restaurant". Talk has always been multiple "upscale restaurants", yet we the Public see no proffer for a hotel or restaurant brought forth in the case, either in the application or the proffers. Is there or is there not an agreement in writing for the hotel and "restaurant" to happen? If they are part of the purchase agreement, they should be made public. If they are proffered, they should be a part of this case being brought forward. If not, we should not be misled by false "promises".
5/18/20 15:52	John Robert	Hale	Matoaca	Comment on public hearings regarding zoning cases	20SN0574 - Brian Abplanalp	I am writing in reference to case number 20SN0574. I am the owner of an adjacent property at 16312 Garston Lane. My property backs up to the Abplanalp's. My property would be adversely impacted by the secondary dwelling they are pursuing. The adverse impact concerns are as follows: Establishing precedent for allowing a secondary residential dwelling on .5 acres in zone R-15. In particular on properties that back up to additional residential properties with minimal vegetative buff. Potential renting of the secondary dwelling by current owners and/or future property owners, and thus establishing rental precedent for a secondary dwelling in zone R-15. Lack of vegetative buffer between properties diminishes privacy and increases drainage impact. Drainage issues already exist. Would like to request a drainage study by the Abplanalp's. The dwelling they are pursuing isn't an accessory addition but a two-story, second residence of >3000sq situated on .5 acres. The position of the dwelling on the plat is very close to the property line causing obstructed views. There is resale concern for my property to devalue due to both the obstructed view and proximity of the dwelling. I am requesting consideration for deferral or denial. Sincerely, John Robert Hale 804-334-7506
5/18/20 15:58	James	Puckett	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project, case number 20SN0526, due to the negative impact the project will have on traffic as well as the safety issues created by the project's proximity to the county airport. Additionally, at least part of the property should be maintained in a natural state until such time the county may need the land for additional county facilities.
5/18/20 16:03	Michelle	Clark		Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I do not support this proposal due to the inclusion of a hotel. Allowing a hotel just right down the street from our elementary and high school would allow sex offenders a place to stay where they do not have to document residence.
5/18/20 16:11	Teresa	Puckett	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I am not in favor of the Courthouse Landing project, case number 20SN0526, due to the negative impact the project will have on traffic which is already very high in the area during rush hours. I'm also very concerned about the danger of building 4 and 5 story structures so close to the airport. The area has also just added two shopping areas just a short distance down Rt. 10 so I'm not sure that any of the proposed shops, offices, and restaurants are even warranted at this time.
5/18/20 16:27	Candace	Hanft	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I live in Deerfield Estates and am ADAMANTLY OPPOSED to the Courthouse Landing Project. There is already too much traffic on Iron Bridge Road, especially at the morning and evening rush hours, and the Courthouse Landing Project will drastically increase the traffic at all hours of the day and night. This area does not need any more of the kinds of businesses or housing units this developer plans to build. There are already more than enough gas stations, convenience stores, self-storage units, business offices, and medical facilities in this area, and the multi-family housing that is planned will inflict a crushing burden on our local schools. I sought out this area to live in because it was relatively unencumbered with commercial development and multi-family housing. I feel the kind of development the Courthouse Landing Project will bring will be detrimental to our neighborhood property values.
5/18/20 16:35	Gerred	Hand	Matoaca	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	With being a county resident for the last 15 years and working in the courthouse area for 10 of those I am supporting the Courthouse Landing Project. There are service businesses that could support the athletics that happen at Harry G Daniel Park as well as business at the airport, and industrial park that would have space available in the project. When a team from out of town plays a tournament at the park, they are traveling either to Jefferson Davis Highway or Hull Street Rd for the closest lodging. The same also applies to companies looking to do business with the county itself. The advantage of access to Rt 288 for a commuting resident and the space that is provided for such a project at a county seat for prospective economic opportunity carries over to middle age families looking for quality schools, public services, areas for new business, and home life. I feel that the passing of this project will bring the measured development the the area that has been lacking for some time.
5/18/20 16:39	Marvin	Hanft	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	I live in Deerfield Estates and am ADAMANTLY OPPOSED to the Courthouse Landing Project. There is already too much traffic on Iron Bridge Road, especially at the morning and evening rush hours, and the Courthouse Landing Project will drastically increase the traffic at all hours of the day and night. This area does not need any more of the kinds of businesses or housing units this developer plans to build. There are already more than enough gas stations, convenience stores, self-storage units, business offices, and medical facilities in this area, and the multi-family housing that is planned will inflict a crushing burden on our local schools. I sought out this area to live in because it was relatively unencumbered with commercial development and multi-family housing. I believe the kind of development the Courthouse Landing Project will bring will be detrimental to our neighborhood property values.

5/18/20 16:41	Renaë	Eldred	Bermuda	Comment on public hearings regarding zoning cases	20SN0547 - AREC 10, LLC	<p>Planning Commissioners,</p> <p>On behalf of the Jefferson Davis Association, we present the following comment regarding case 20SN0547 " AREC 10, LLC (U-Haul- 5200 block, Jefferson Davis Highway).</p> <p>The JDA is always in support of any business or resident that puts forth the effort to improve the appearance or condition of their property. Revitalization is our goal. U-Haul has been a proven business for many decades. The changes that are planned can only enhance the overall appearance of this location.</p> <p>Although the JDA will support the proposal as it is presented with the proffered conditions, we do feel the need to comment on the process. This is the first zoning case after the implementation of the Northern Jefferson Davis Special Area Plan and it falls short. The NDSAP took three years to develop and included certain enhanced development/design standards for such cases. We are concerned these standards are still not being met.</p> <p>The JDA was extremely disappointed the applicant failed to notify or engage the community with their plans. With any zoning case, that should always be a priority.</p> <p>Without community engagement, we will find it difficult to support similar requests in the future.</p> <p>Phil Cunningham, Renaë Eldred President, Vice President " Jefferson Davis Association</p>
5/18/20 16:44	Kate	McGinty	Midlothian	Comment on public hearings regarding zoning cases	20SN0574 - Brian Abplanalp	<p>Hello,</p> <p>Thank you for taking the time to review my comments. I am writing in reference to case number 20SN0574.</p> <p>We live at 16324 Garston Ln, located behind the Appalanp's house (secondary structure to be built) under review. Our property would be adversely impacted by the build of this secondary structure (second residence).</p> <p>One of our main concerns is drainage issues. There is already drainage issues on our lot and the lots adjacent to us. If another full size dwelling was built, this would certainly add to the problem. Will the potential for increased drainage issues be addressed? We were not sure if there are plans for vegetation and a storm drain or something to alleviate the water issues that will worsen with the build of this structure. We would appreciate more information regarding vegetation buffer and drainage concerns.</p> <p>We had just received the plans for this secondary structure a few days ago, and were surprised at the size (over 3,000 sq ft). The lot is only 1/2 acre and has a large 3 story home, pool, and hardscaping and sits well above the level of our property (everything drains in our direction).</p> <p>Thank you for reading our comments and we look forward to your response.</p> <p>Sincerely, Kate and Luke McGinty</p>
5/18/20 16:44	Amanda	Lott	Midlothian	Comment on unscheduled matters		<p>I request the Commission's attention to a pedestrian access issue in the block between Cranbeck Road and Woodmont Drive, specifically, the parcel containing an in-progress construction project at approximate address 11198 Robious Road, and the sidewalk that fronts it. Since demolition began last year, and throughout construction, which is ongoing, the sidewalk has been and continues to be inaccessible for safe travel, requiring pedestrians to either illegally and unsafely enter the edge of the construction area or walk directly in the lane of traffic on Robious Road. The sidewalk has never been formally closed to pedestrians, as no signage has been placed indicating hazards or closures, but equipment, gravel, dirt, and various other construction items bar the way.</p> <p>Families from two neighborhoods and one apartment complex need regular access to this section of sidewalk to be able to walk to Huguenot Park, as there is no other way to safely traverse the distance on foot. There is no protected pedestrian access to sidewalks on the opposite (Mall Drive) side of Robious Road at the corner of Cranbeck Road, either crosswalk or timed traffic signals. The current situation in the construction area significantly prohibits safe access to recreation areas, in particular, and pedestrian traffic, in general.</p> <p>Chesterfield's most recent master plan includes significant emphasis on the idea of making Chesterfield County more pedestrian friendly; the current situation in this block of Robious Road does not reflect said emphasis. Your attention to this matter would be much appreciated by the families who want to enjoy the best that Chesterfield has to offer.</p> <p>Thank you for your time, and for your service to all the citizens of Chesterfield County.</p>
5/18/20 16:52	Ree	Hart	Bermuda	Comment on public hearings regarding zoning cases	20SN0547 - AREC 10, LLC	<p>Commissioners,</p> <p>I am writing on behalf of the Ampthill Civic Association concerning the U-Haul zoning case. I regret that our association was not included in the formulation of this case and the ensuring proffers. There was no community meeting or contact of any kind until the case was already on the Commission agenda. Perhaps some items could have been negotiated with the neighborhood most affected and we could have reached a good compromise. Had we had the opportunity, our group would have asked for fewer storage unites on this already overcrowded property. We have also debated the value of the brick wall/fencing. We believe, given the available space, that the wall will only further overcrowd the lot and be an invitation for graffiti. We would prefer a more dense landscaping plan. We also would ask that the new zoning be applicable only to U-Haul and not transfer with the property. We are confident the case will move forward but appreciate the opportunity to have some input.</p> <p>Ree Hart</p>
5/18/20 16:54	Linda	Ramey	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I have lived and worked by this proposed project for 41 years. I have grave concerns over the negative impact & safety this development will have on school's and motorists. The latest update shows 3 R turn lanes. Law mandates School buses use the furthest outside lane. Two other lanes to the left will increase motorists entering and exiting Rt 288. Gates Ele. has students w/medical conditions. Emergency response to this school will be delayed. The project puts residents & busses traveling at the same time on that Rd. There is difficulty getting to school on time now.Safety of our children is 1st priority over anything else. Please study the impact the project will have on our children, they are our future. We must protect them.</p>
5/18/20 16:57	Jim	Gibson	Midlothian	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>As a citizen and taxpayer of Chesterfield County I would like to express my approval for the development of the land located on the Southeast quadrant of 288 and Route 10 Iron Bridge Road. A vital resource of our County includes the Municipal Airport. The future development of this property will provide additional resources that compliment our beautiful Airport. I strongly encourage the Planning Commission to approve this addition to our County.</p>
5/18/20 17:04	Briley	Laurent	Dale	Comment on public hearings regarding zoning cases	20SN0526 - 29:11 Chesterfield, LLC	<p>I am not in favor of allowing apartments and townhomes to be developed for the Courthouse Landing project, due to the amount of increased traffic and overcrowding to local schools it will bring. It concerns me how close in proximity it is to the airport, especially because of recent expansions to the airport runway.</p>

Case #/Name	Citizen Name	Comments	Other Information Provided
20SN0526 - Courthouse Landing	Joyce Smith	"Hello, my name is Joyce Smith and I am not in favor of the Courthouse Landing Project, case number 20SN0526. Again my name is Joyce Smith and I live in the Deerfield subdivision. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Horace Smith Jr.	"Yes [recording breaks up] this is in [recording breaks up] 20SN0526 about the Courthouse Landing Project. I live in Deerfield Estates. My name is Horace Smith Jr. and I am not in favor of the this project [recording breaks up] we can't bear the traffic now, part is we're having a thought time with the traffic, not talking about the COVID-19 traffic, of course it's been better, but we're getting ready to have a horrible traffic situation in this area and we do not have the road system for it so I ask that we do not do this project at this time. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Jacqueline New	"I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Jacqueline New and I live in the Deerfield subdivision. Thank you very much."	no contact information provided
20SN0526 - Courthouse Landing	Curtis Gunn	"My name is Curtis Gunn. I am not in favor of the Courthouse Landing Project, case number 20SN0526. I oppose [recording breaks up] it. I live in Deerfield subdivision and I feel like it will be a real detrimental to our neighborhood. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Beverly Ramsey	"I am not in favor of the Courthouse Landing Project, case number 20SN0526. Beverly Ramsey and I live in the Deerfield Estates subdivision."	no contact information provided
20SN0526 - Courthouse Landing	William Pierce	"I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is William Pierce and I live in the Deerfield subdivision. I believe because of the density of the project and it's affect on the traffic at the intersection of Courthouse Rd and Route 10 along with the 288 exchange would be detrimental to the community. Also the interference with the residential construction to the airport and the amount of money that has been placed in to the airport development, it would be detrimental to the airport's existence going forward so I am not in favor of the Courthouse Landing Project. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Charles Sipos	"Thank you. I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Charles Sipos and I live in the Deerfield subdivision. Thank you for the opportunity to leave a voice message, it's appreciated."	no contact information provided
20SN0526 - Courthouse Landing	Sharon Sipos	"Yes I am calling on Case 20SN0526. My name is Sharon Sipos. I live in the Deerfield subdivision and I am not in favor of the Courthouse Landing Project and ask you please not to let this go through. Thank you very much."	no contact information provided
20SN0526 - Courthouse Landing	David M. Richardson	"Yes this is in reference to case number 20 Sam Nora 0526. My name is David M. Richardson. I am a retired Chesterfield County employee and I live in Deerfield subdivision. I was looking over this information and I think that that project would really be detrimental to the area and I can see why people in other districts, magisterial districts would not care because they don't have to put up with the mess we have to put up with, not counting all the dump trucks that go flying down the road over the speed limit [recording breaks up] 8, 10, 12 hours a day so anyway that's my two cents worth and I appreciate you listening and hope you will consider strongly not passing this."	no contact information provided
20SN0526 - Courthouse Landing	Alice Surles	"I am calling for the item number in the Planning Commission, the number is 20SN0526. I am very much do not support, I do not support this proposal to go ahead with this project, I do not. And by the way, what does Matoaca have anything to do with this proposal? They don't live in this dis-, in this area and they have 35 votes in favor of the proposal and I don't think that's right. I don't think they should have any input. They do not live in this district. They're not anywhere near it and so I, I do not support this proposal, I do not and we've got enough traffic out here, think about the air pollution you gonna put out, we already got Shoesmith and then we got that new strip mall with the new bank and right down here at Beach Rd at the other side and it's gonna be so congested, you'll never get in and out. I mean it's gon put a lot of traffic out there, you need to think about this thing very seriously. Come up with something else that's not so congested. My name is Alice and Thomas Surles, that's two votes against this. Alice and Thomas Surles and we live in Deerfield Estates... and we oppose, we are certainly against this and I hope that you will think about the people. We've got enough traffic out here and all these thing you gonna put up, we already got all these things out here so do your best, don't do it, don't do it. Thank you very much. "	Contact info: redacted
20SN0526 - Courthouse Landing	Connie Reese	"I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Connie Resse and I live in the Courthouse Green subdivision. Once again I am not in favor. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Minerva Walters	"I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Minerva Walters and I live in Deerfield Estates subdivision. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Brenda White	"I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Brenda White and I live on Kingsland Rd. I'd like our area to be kept the way it is, the expansion stopped and traffic to a minimum."	no contact information provided
20SN0526 - Courthouse Landing	Shannon Murphy	"Hello, I just want to say that I am against the Courthouse Landing Project, number 20SN0526. My name is Shannon Murphy and I live off of Centralia. Thank you."	no contact information provided

20SN0526 - Courthouse Landing	Mary Parker	"I am not in favor of the Courthouse Landing Project, this is case number 20SN0526. My name is Mary Parker and I live in the Deerfield subdivision. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Ann Pell	"Hi this is Ann Pell. I'm a resident of Bermuda District in Chesterfield County. I'm calling about Courthouse Landing. The case number is 20SN0526 and I just wanted to say I am calling to be counted as being in favor of Courthouse Landing, that I believe this will be a positive project for the citizens in the county."	Contact info: redacted
20SN0526 - Courthouse Landing	Bernadette Britt	I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Bernadette Britt and I live in the Hollymeade subdivision. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	L.T. Jenkins	"I live in the Deerfield Estates and I oppose 20SN0526."	no contact information provided
20SN0526 - Courthouse Landing	Amber Smith-Pierce	"I am not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Amber Smith-Pierce and I live in the Hollytree subdivision. Traffic on Courthouse and Iron Bridge, Centralia and Iron Bridge, Krause and Iron Bridge, is already congested. It is too close to the now already expanding airport. We need to keep this area the way it is. We need to stop expanding. We already have enough housing and apartments that have come up in this area. We do not need this. It is too close O.B. Gates Elementary School, the Tech Center, and L.C. Byrd. You can create a park there. We need more of that. We do not need any more businesses or housing. Take it somewhere else."	no contact information provided
20SN0526 - Courthouse Landing	Tracy Conner	"I'm not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Tracy Conner and I live in the Deerfield Estates in the Dale District."	no contact information provided (Called 2x)
20SN0526 - Courthouse Landing	Gayle Bradley	"I'm not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Gayle Bradley and I live in the Deerfield Estates in the Dale District."	no contact information provided
20SN0526 - Courthouse Landing	Marjorie Marcus	"Hello this Marjorie Marcus calling in regard into case number 20SN0526 to say that I am in support of it passing."	Contact info: redacted
20SN0526 - Courthouse Landing	Debra Melton	"Hello, I'm not in favor of the Courthouse Landing Project, case number 20SN0526. My name is Debra Melton and I live in the Deerfield Estates subdivision. The reason that I am not in favor of the Courthouse Landing Project, case number 20SN0526 is that it will cause more traffic and congestion at the intersection of Courthouse Rd and Iron Bridge Rd. And also we've had a lot of development in the past couple years on Iron Bridge Rd and prior development will increase the traffic and the noise pollution from the traffic going by our subdivision. We already have plenty of restaurants and development that's been going on. I think it's better suited to have a park in that area or walking trails near the schools. What they are planning is right near the schools down there and it's just going to be too much congestion and traffic congestion to and from the schools with people picking up their kids and I think it's better suited for a park area or just leave it like it is because we've had so much development going on with the strip malls down the street. We have plenty of places down the street within one mile radius and new development going on as it is, like the Chipotle down the street here and the bank that they built so it's been, I think it's developed enough. Okay, thank you."	no contact information provided
20SN0526 - Courthouse Landing	Mr. White	"My name is Mr. White. I live on Kingsland Rd and I'm opposed to the Courthouse Landing Development, case number 20SN0526 and the reason why is because of the traffic concerns and Chesterfield County, I feel like, has neglected other areas of the county, and doesn't need that type of development, they need grocery stores and other things in the area, and not that. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Jose Zepeda	"My name is Jose Zepeda and I live in the Deerfield Estates subdivision. I am not in favor of the of the Courthouse Landing Project, case number 20SN0526. I believe that the impact that it will have on the area's traffic will be disastrous as well as the negative impact on the area's schools. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Taylor Robb	"I am not in favor of the of the Courthouse Landing Project, case number 20SN0526. My name is Taylor Robb and I live in the Deerfield Estates subdivision. I am very much opposed to this due to the increased traffic, the increased pollution as well as the effects on the schools. I know that there are multiple other projects going on in, not just the Dale district but in other surrounding districts and I know that's going to have an impact, the cumulative amount of students. Again this is for the Courthouse Landing Project, case number 20SN0526. My name is Taylor Robb, I live in the Deerfield Estates subdivision and I am not in favor of the Courthouse Landing Project."	no contact information provided

20SN0526 - Courthouse Landing	Shelby Layne	"Yes, this is Shelby Layne and I am not in favor of the Courthouse Landing Project, the number is 20SN0526 and the reason I am not in favor of it, I live in Deerfield Estates and it is very difficult to come from Chester and try to get into my street at the light as it is. If you are there by yourself, it will cycle through and you'll still be sitting there in addition to that, we have the old Ukrop's store, or the old Martin's, still vacant. We have the old CVS still vacant and the traffic is going to be horrendous. I have lived here in Deerfield since April 13, 1963. I've watched the building in this area grow and grow. We do not need more growth. When Nash Rd comes in, that's going to be a very difficult problem as it is. We already have a convenience store and a gas station. We don't need a self-storage unit, they are unsightly. We have a medical office building that has vacancy signs out front right in front of the of the property you are looking at and we don't need multiple family homes or townhomes. What are we going to do with the children that need to be educated? There's no room for putting anymore schools in the area, the immediate area so where do they get bussed to? And this is against what I feel that's best for Chesterfield County and the immediate residents in the area plus it interferes with the airport that is still expanding so please take my name and my information use it to vote against this growth , we don't need it, and I for one have enough problems getting out on Rt.10, or in, and the exit off of 288 going to Chester is impossible to get into that lane then you get to the light, which should be a turning lane only but no, we have to wait for everybody to decide when they go through when the light turns so I am strictly opposed to anymore growth in this area. Again I am Shelby Layne and I live in Deerfield estates. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Gene Jones	"I am not in favor of the of the Courthouse Landing Project, case number 20SN0526. My name is Gene Jones and I live in the Highlands subdivision on Seaview Dr . Again, I am not in favor of the Courthouse Landing project."	no contact information provided
20SN0526 - Courthouse Landing	Tricia Jones	"Hi, I am not in favor of the of the Courthouse Landing Project, case number 20SN0526. My name is Tricia Jones and I live in the Highlands subdivision on Seaview Dr. Again, I am not in favor."	no contact information provided
20SN0526 - Courthouse Landing	Barbara Roe	"Yes this for Courthouse Landing Project, case number 20SN0526. My name is Barbara Roe and I live in the Midlothian area in Walton Park subdivision. I'm calling because I travel down to the Iron Bridge area to Lucy Corr on a regular basis. I know about the weave and how dangerous it is there now. That's not what the 22,000 projected traffic count that they have proposed with this new development. The other thing is there are some people who have put a lot of effort into trying to make this a better development and it seems like their views are not being heard. They have good, valid points. Why would they spend all this time trying to get their points across, if there weren't merit to their points? I think you need to recognize that, sit down at the table, revisit this plan and redesign it. Thank you."	no contact information provided
20SN0526 - Courthouse Landing	Bob Roe	"Good Afternoon, my name is Bob Roe. I live in Midlothian, in the Walton Park subdivision. I'm calling in response to the Courthouse Landing Project, case number 20SN0526. I am not in favor of this project. There have been numerous complaints and issues that have been raised I don't feel have been substantially resolved. I won't enumerate all of them at this point but I think there's a way to get together with residents and the developer to come up with a better plan. Traffic is terrible. The weave on Iron Bridge Rd is going to get someone killed and I think that it's just not a viable project at this time so please vote to deny this case. Thank you."	no contact information provided
20SN0535 - Carthan Currin	Phil Lohr	This is Phil Lohr. This is a public comment on that I am submitting on the Currin case which you'll be hearing tomorrow evening, 20SN0535. This case was deferred, my name is Phil Lohr, Bermuda District, this case was deferred in April, when it was originally brought in April, it had a density of 27.77 at 1.8 acres. For this month the case has been revised to 4.1 acres and a density of 12.5 for the 50 senior apartments. The only change made was to take acreage out of the Commercial parking that Mr. Currin owned adjacent to this property and added to this case so that they would have a surplus of parking. I still oppose the case. There is no green area, there's only a walkway around the building, basically the 50 units are still on 1.8 acres and there's no connectivity, no pedestrian crossing areas to adjacent commercial properties and I don't believe the switching of the parking from the commercial areas to the residential for the senior apartments is a recommended professional Planning practice. thank you very much for your consideration. Have a nice day."	no contact information provided
20SN0526 - Courthouse Landing	Clarice Reynolds	"I am not in favor of the of the Courthouse Landing Project, case number 20SN0526. My name is Clarice Reynolds and I live in the Deerfield subdivision."	no contact information provided
20SN0526 - Courthouse Landing	Lyla Whittenbreaker	"I am not in favor of the of the Courthouse Landing Project, case number 20SN0526. My name is Lyla Whittenbreaker and I live in the Magnolia Lakes subdivision."	no contact information provided
20SN0526 - Courthouse Landing	Sonia Smith	"My name is Sonia Smith and I am a resident of the Bermuda District wishing to provide public comment on case number 20SN056, Courthouse Landing. I am against this project as it will negatively affect my commute back and forth from work and it will also negatively impact my ability to deliver my son to his bus stop, which is in that same complex. Thank you."	no contact information provided

20SN0526 - Courthouse Landing	Phil Lohr	<p>Good Afternoon Planning Commission members, this is Phil Lohr, resident of the Bermuda District. I'm calling regarding case number 20SN0526, Courthouse Landing. Previously, in April I sent several comments in that are part of the record, which I would like for you to re-read, if you would, prior to the meeting. I do have some additional comments for this meeting at the present time. I oppose the case. I still have grave concerns about public safety from the road conditions. I think it's the ten issues that were brought up about solving the weave problem by CDOT aren't funded and I think those, at least one of those options presented by CDOT should be completed or a part of this case and funded. The first three items that developer wishes to put, the residential, the storage building and the Sheetz gas station are not recommended by the current Comp Plan and I don't understand how the Planning Department can say this is an upscale case that they can support because it's certainly not supported by the current Comp Plan and particularly the residential under the airport runway is not recommended by the Comp Plan. An issue that has surfaced today from an email from Mrs. Haley to Mike Uzel regarding questions about the Courthouse Landing case, in her comments to Mike Uzel, she stated that the land transfer, the 59 acres Chesterfield from the EDA to the developer would not occur until a hotel and a seated restaurant was procured by the developer. In reading the proffers of the case, I see no mention of this whatsoever and that is certainly a question I would like for you, the Planning Commissioners to answer at the meeting tomorrow night. If this is indeed as Mrs. Haley has stated, a condition for the developer to have a hotel and a seated restaurant prior to any development or getting the land signed over from the county, I would like to see that information put in the proffers of the case. I appreciate your time Look forward to listening to the meeting tomorrow night. Y'all have a good evening. Thank you."</p>	no contact information provided
20SN0526 - Courthouse Landing	Charlene Tibbets	<p>Good Afternoon, I am calling in reference to case number 20SN0526, which is the Courthouse Landing Project and I am calling to let you know that I am in favor of this. My name is Charlene Tibbets and I am in the Matoaca district. Thank you very much. I hope you all will vote yes for the Courthouse Landing Project.</p>	no contact information provided

Feest, Joe

Subject: RE: CASE 20SN0526 - May 19th meeting

From: John Kline <[email redacted](#)>

Sent: Wednesday, May 13, 2020 2:33 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: CASE 20SN0526 - May 19th meeting

CAUTION: External Email

I have been following this case for quite some time. The development group has worked with the County and community to cover any problems . They have worked to answer all complaints , traffic, drainage, schools, birds and an array of other things. This project is an upscale project that the county should be very proud of. The County would benefit from the major tax money. In this economic time we should approve this planned development. There are people in this county that would be opposed to any development in the entire of chesterfield. Please do not let them impact this county decision. This is as good a project as could be put on this property. Wayne Spencer was a good friend. The family will have come to the county for the fourth time trying to get zoning. If the county cannot approve this project, they should buy the property at market price and stop the tax burden on the Spencer family as they have no income on this land and the taxes are a burden they cannot afford to continue. Now is the time to say yes to this good growth project in Chesterfield.

John Kline

[Email, phone numbers and address redacted](#)

Feest, Joe

Subject: RE: Comments: 20SN0530 - Susan L. Frise

From: R. Dale Smith <[email address redacted](#)>
Sent: Thursday, May 14, 2020 8:00 AM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Comments: 20SN0530 - Susan L. Frise

CAUTION: External Email

Hello.

I submitted the following comments today, but want to email them as well.

Thank you--
RDS

First Name	Robbie
Last Name	Smith
Address	Address Redacted
County	Chesterfield
State	VA
Zip Code	23831
District	Bermuda
Public comment periods	Comment on public hearings regarding zoning cases
Public Hearings	20SN0530 - Susan L. Frise
Comments	I oppose the Conditional Use Planned Development Request from Susan L. Frise (Virginia Flaggers) to allow a flagpole as the principal use of the subject property, as well as the request that the flagpole in question be taller than the county allows. The flag that the Virginia Flaggers wishes to display is politically charged and divisive. For some folks, it is a negative political statement. As such, it could lessen the resale value of my property. It could also limit who will choose to do business with me, and therefore

limit my income. Additionally, given its proximity to my property, the flag could be mistaken as my own political statement, and damage other interests of mine outside of this particular property. While I salute tributes to history, I do not welcome this particular tribute so close to my property.

Feest, Joe

Subject: RE: Courthouse Landing Proposal

-----Original Message-----

From: Jim FRY <Email Address Redacted>

Sent: Friday, May 15, 2020 8:13 AM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Courthouse Landing Proposal

CAUTION: External Email

I strongly support the development of Courthouse Landing currently planned. The courthouse corridor is experiencing a revival of sorts, new banks, and others. That coupled with projected shortfalls in tax revenues due to corona, it just makes good physical sense to approve this project.

James Fry

Address Redacted

Chesterfield

Dale District

Contact Phone Number Redacted

Sent from my iPhone

Feest, Joe

Subject: FW: AOPA Letter to Chesterfield Co Planning Comm [20SN0526]
Attachments: AOPA to Chesterfield Co Planning Comm [20SN0526].pdf

From: Collins, Sean <sean.collins@aopa.org>
Sent: Monday, May 18, 2020 4:19 PM
To: Gillies, Andrew <GilliesA@chesterfield.gov>; Planning, E-Mail <Planning@chesterfield.gov>
Cc: Hall, Sara <HallsJ@chesterfield.gov>; Wilkinson, Jeremy <WilkinsonJ@chesterfield.gov>;
mark.flynn@doav.virginia.gov
Subject: AOPA Letter to Chesterfield Co Planning Comm [20SN0526]

CAUTION: External Email

Good afternoon Director Gilles,

On behalf of nearly 9,000 aircraft owners and pilots across the Commonwealth of Virginia, please accept the attached letter for consideration at tomorrow's Commission meeting in opposition to the request for rezoning of a development site [20SN0526] near the Richmond-Executive airport (FCI).

The Aircraft Owners & Pilots Association (AOPA) is the world's largest aviation membership organization representing the general aviation interests of 330,000 members across the country. AOPA is committed to ensuring the safety, future viability, and development of general aviation as an integral part of a national transportation system. Thank you for consideration of our views. Please contact me directly with any questions at this email or by phone at (301)695-2090.

Blue skies,

Sean Collins

Regional Manager, Government Affairs
Aircraft Owners & Pilots Association
p: 301.695.2090 | f: 202.737.7951
a: 421 Aviation Way, Frederick, MD 21701
www.aopa.org



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421 Aviation Way
Frederick, MD 21701

T. 202-737-7950
F. 202-273-7951

www.aopa.org

18 MAY 2020

Chesterfield Co Planning Commission
Attention: Andrew Gillies, Director
9800 Government Center Parkway
Chesterfield, VA 23832

TRANSMITTED BY ELECTRONIC SUBMISSION
planning@chesterfield.gov

Re: 29:11 Chesterfield, LLC - [20SN0526] - Courthouse Landing Development Project.

Madam Chair Freye and members of the Chesterfield Co Planning Commission,

I write today on behalf of almost 9,000 Virginia members of the Aircraft Owners and Pilots Association (AOPA) to **oppose the residential development known as the Courthouse Landing Development Project [20SN0526] as an incompatible land use so close to the Richmond Executive Airport-Chesterfield County Airport.**

The Richmond Executive airport (FCI) is a vital economic asset and transportation link for Chesterfield County. The airport attracts business to the area, creates jobs, generates local revenue, and has benefitted from recent private investment for a 2nd Fixed Base Operator (FBO). During emergencies, your airport is the rallying point for airborne medical, law enforcement, and disaster relief services. FCI is home to approximately 100 based aircraft comprised of single, multi-engine, and turbine (jet) aircraft as well as various helicopters. More than 60,000 operations (takeoffs and landings) are conducted annually.

The Courthouse Landing Development Project [20SN0526] is proposed to exist on the extended runway centerline, approximately 4,000 feet from the end of Runway 33 and would place residents and businesses immediately under the path of arriving and departing aircraft. AOPA views this development project as incompatible with the airport and aircraft operations for two reasons:

SAFETY: Although general aviation has enjoyed record improvements in safety (50% reduction in the number of fatal accidents since the mid-1990's), safety statistics show that aircraft are at the greatest risk of a mishap during takeoff, on missed approach (or go-arounds), and during landing, when aircraft are at their lowest altitude, lowest airspeed, and highest angle of attack. Approval for development of any residential and office type buildings within this area creates a potential hazard to persons and property on the ground. The FAA land use compatibility guidelines specifically state that residence, school and church structures should not be built near airports. These guidelines recommend commercial or industrial structures instead.

NOISE: Residents underlying or near the extended centerline of the runway will inevitably complain to County officials about the noise from aircraft operations. FAA land use compatibility guidelines exist primarily to avoid noise impacts to residents in the vicinity of an airport. There are many examples of successful community airports like FCI that have been the victim of noise complaints which lead to increased political pressure to limit operations at the airport or close it altogether.

Chesterfield Co Planning Commission
18 May 2020
Page 2 of 2

AOPA appreciates the complex and challenging decisions that must be made by the Chesterfield County Planning Commission to ensure the economic vitality of the county and long-term benefit of its residents. I strongly urge the Planning Commission to reject the request to rezone the development site from Agricultural (A) and General Business (C-5) to *Community Business (C-3)*, with conditional use and conditional use planned development to permit multi-family and townhome.

Thank you for your consideration in this matter. Please do not hesitate to contact me by email at sean.collins@aopa.org or by phone at (301)695-2090.

Sincerely,



Sean M. Collins, AOPA
Eastern Regional Manager

CC:

County Board of Supervisors
FCI Airport Manager
Virginia Department of Aviation

Feest, Joe

Subject: FW: Courthouse landing

From: ambercole14 <Email Redacted@comcast.net>
Sent: Monday, May 18, 2020 4:23 PM
To: Planning, E-Mail <Planning@chesterfield.gov>
Cc: ambercole414@gmail.com; Holland, James <HollandJ@chesterfield.gov>
Subject: Courthouse landing

CAUTION: External Email

Good afternoon,

I'm am opposed to the Courthouse landing proposal case 20SN0526.

I live in Deerfield subdivision. This is a quiet area in central Chesterfield. The traffic and school impact would greatly affect our area. We fear higher crime with higher density. Given our current situation with Covid-19, do we really need more close housing and more potential restaurants?

Please vote No on this case and keep the traffic and crime down.

Thank you,
Amber Cole

Sent from my MetroPCS 4G LTE Android device

Feest, Joe

Subject: FW: Courthouse Landing

From: Ann Price <Email Redacted@gmail.com>

Sent: Monday, May 18, 2020 3:17 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Courthouse Landing

CAUTION: External Email

As a resident of Deerfield Estates and the Dale District, I'm OPPOSED to the Courthouse Landing project!!

Ann Price

<Address Redacted>

Chesterfield, VA 23832

Feest, Joe

Subject: FW:

From: Virginia Hamilton <[Email Redacted](#)>
Sent: Monday, May 18, 2020 4:01 PM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject:

CAUTION: External Email

I am NOT in favor of the Courthouse Landing project, case number 20SN0526, my name is Anne Hamilton and I live in the Deerfield subdivision.

Feest, Joe

Subject: FW: Courthouse Landing project, case 20SN0526

From: Email Redacted@juno.com <Email Redacted@juno.com>

Sent: Monday, May 18, 2020 9:57 AM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Courthouse Landing project, case 20SN0526

CAUTION: External Email

I am **not in favor** of the **Courthouse Landing project, case number 20SN0526**.

Becky Burleigh, <[Address Redacted](#)> Road, Deerfield Estates, Dale District.

Feest, Joe

Subject: FW: Case Number 20sn0526

-----Original Message-----

From: Doug & Becky Braudrick <Email Redacted@comcast.net>

Sent: Monday, May 18, 2020 2:10 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Case Number 20sn0526

CAUTION: External Email

I believe this complex will be great for our county. It will bring in new jobs for so many. I live nearby in Centralia Woods.

Rebecca Braudrick

Sent from my iPhone

Feest, Joe

Subject: FW: Courthouse Landing project, case 20SN0526

From: Gary Burleigh <Email Redacted@gmail.com>
Sent: Monday, May 18, 2020 9:51 AM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Courthouse Landing project, case 20SN0526

CAUTION: External Email

In reference to your consideration of the **Courthouse Landing project, case 20SN0526**, I am NOT in favor of that development for a number of reasons. First and foremost is my concern over the impact its development will have on traffic flow in an area that is already becoming a real issue for police and those of us who reside nearby.

My name is Gary Burleigh, <Address Redacted> Road, Deerfield subdivision, Dale District

Redacted!



Virus-free. www.avast.com

Feest, Joe

Subject: FW: Case# 20SN0526 : Courthouse Landing, 29:11 Chesterfield, LLC.

From: m coor <[Email Address Redacted](#)>

Sent: Sunday, May 17, 2020 10:06 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Case# 20SN0526 : Courthouse Landing, 29:11 Chesterfield, LLC.

CAUTION: External Email

Dear Sir/Madam,

I wanted to confirm for the May Planning Commission meeting my objection to the Courthouse Landing project, case number 20SN0526.

I feel the developer has repeatedly demonstrated their preference to move forward irrelevant of the County's own safety concerns.

This was demonstrated in the December Planning Commission meeting, when they were asked to support deferring their application to the following month due to a number of safety concerns voiced during the meeting allowing them to clarify before moving forward. They dismissed the proposed cooperation with the planning commission and wanted a vote that evening. The planning commission recognized this lack of cooperation and voted to not support their application.

They again were asked to cooperate with the new Planning Commission in April to defer to the May meeting due to safety concerns that still had not been clarified and they again objected saying, "we understand that there's a concern regarding the weave analysis that was done by the county. It was not required of the applicant, was not our responsibility to provide this information.....we'd like to express our opposition and we would think that the case is ready to be heard tonight".

Our priority should be; to work with developers who are open, transparent, cooperative and place our community as a priority before short term investment returns.

Lastly, yes the developer has proposed they will improve Courthouse Rd to serve their development and improve the Courthouse Rd/Krause Rd junction, and the County already plans improvements to R10 between Frith Rd and Whitepine Rd. But the traffic flow analysis includes additional improvements that are not included in either the developer's or County's road improvement plans and will cost an additional \$5,000,000+, placing a further burden on the county budget and the citizens tax contribution.

Yours sincerely,
Michael Connor
Deerfield Estate
Dale District

Feest, Joe

Subject: FW: Case# 20SN0526 : Courthouse Landing, 29:11 Chesterfield, LLC.

From: Deerfield Estates Civic Association <[dAddress Redacted.com](#)>

Sent: Sunday, May 17, 2020 10:08 PM

To: Planning, E-Mail <Planning@chesterfield.gov>; Hylton, LeQuan <HyltonL@chesterfield.gov>

Subject: Case# 20SN0526 : Courthouse Landing, 29:11 Chesterfield, LLC.

CAUTION: External Email

On behalf of the residents of Deerfield subdivision, I would like to register our objection to the Courthouse landing project.

Our residents concerns are the overall size of the project and the 21,000 additional vehicles this will bring to the area daily.

It seems clear from the county's own traffic analysis that this area needs less traffic, not more and without a significant rethink of this and other developments a social quality of life and a tens of millions of dollar price will have to be paid in the near term.

I ask you not to support the developer application for Courthouse Landing.

Ward Brown

President

Deerfield Civic Association

Feest, Joe

To: Planning, E-Mail
Subject: RE: Courthouse Landing Proposal

Note from Staff: we received more than one message from this e-mail address.

-----Original Message-----

From: Jim FRY <Email address redacted>
Sent: Friday, May 15, 2020 8:13 AM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Courthouse Landing Proposal

CAUTION: External Email

I strongly support the development of Courthouse Landing currently planned. The courthouse corridor is experiencing a revival of sorts, new banks, and others. That coupled with projected shortfalls in tax revenues due to corona, it just makes good physical sense to approve this project.

James Fry
Address Redacted
Chesterfield
Dale District
Phone Number Redacted
Sent from my iPhone

Feest, Joe

Subject: FW: Comment on 20SN0526 Courthouse Landing

From: Debbie Hines <[Email Address Redacted](#)>

Sent: Sunday, May 17, 2020 10:51 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Comment on 20SN0526 Courthouse Landing

CAUTION: External Email

I oppose 20SN0526 – the Courthouse Landing project. I feel that it increases an already unsafe situation at this intersection, increases much more vehicular traffic in the area. It will add pollution and noise to an already overly busy area.

I also feel that the county should not sell the property next to O.B. Gates Elementary school. I would hope that Chesterfield County would consider buying the property on the north-east corner of the intersection of Rt. 10 and Courthouse Road to add county facilities instead of allowing a commercial operation there. We have enough commercial businesses less than a mile away.

Further, I insist that putting housing directly in the flight path of the airport is ignoring the possibility of disaster.

Please deny this project.

Deborah P. Hines

Address Redacted

Chesterfield, VA 23832

Phone Number Redacted home phone

Feest, Joe

Subject: FW: Courthouse Landing Case Number 20SN0526

-----Original Message-----

From: Richard Jordan <Email redacted@gmail.com>
Sent: Sunday, May 17, 2020 4:46 PM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Courthouse Landing Case Number 20SN0526

CAUTION: External Email

Just wanted to express my support for this project and hope the Planning Commission will act to pass this economic endeavor. I cannot see any GOOD reason for denying this development . It is a good use of this land both for the County and the taxpayer!

Sincerely,

Dr. Richard L. Jordan

Feest, Joe

Subject: FW: Do Not Approve 20SN0526 -- 29:11 Proposal

From: Robertson, Kay <Email Redacted>
Sent: Monday, May 18, 2020 1:25 PM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Do Not Approve 20SN0526 -- 29:11 Proposal

CAUTION: External Email

We are adamantly opposed to the Courthouse Landing Project (now called 29:11), case 20SN0526. There are so many reasons:

- Too close to the airport – noise nuisance, flight path and emission contaminants.
- In the back yard of an elementary school. This is an unacceptable situation for those young children. And if the developers think a fence will keep them out, I don't know where their head is.
- Courthouse Road is full of schools ---- overcrowded schools. The traffic problems will be enormous not just for our County bus drivers but also for the parents dropping off and picking up kids.
- The increased traffic is a huge problem. It is almost like being on the Darlington Speed Track as it is . . . if you approve the proposal, it will be a traffic nightmare.
- The developers play up the proposal as being upscale ---- NOT. Having a mini-storage place, a gas station, convenience store, and hundreds of homes packed into the space is not upscale. Who are they trying to fool? And the developers don't even live in our area.
- The County needs to purchase the land for future usage: governmental buildings or expansion of the schools on Courthouse Road.

Please, PLEASE do not approve 20SN0526 at your meeting on Tuesday evening. Please listen to those of us who actually LIVE in the Dale District. For the April meeting of the Planning Commission, the portal was overwhelmed by individuals who don't even live in our district. You will note that their responses were "canned." A short sentence made up by someone who told them what to say. And you think we don't know what happened? This is our district, and we are the ones impacted.

Please show your strength by "JUST SAY NO." Your responsibility is to the Dale District voters, and I look forward to hearing your negating this proposal.

L. and K. Robertson
Deerfield Estates

Feest, Joe

Subject: FW: Chesterfield Landing case number 20SN0526

Note from Staff: This is a second or more of multiple responses from this address.

From: Brian Keefer <Email Redacted@yahoo.com>
Sent: Sunday, May 17, 2020 1:24 PM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Chesterfield Landing case number 20SN0526

CAUTION: External Email

I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Brian Keefer and I live in the Woodland Pond subdivision. My children attend Gates Elementary and the amount of traffic that this project will create along with the development backing up to the playgrounds at Gates is unsafe. Ironbridge Road is already too congested at this intersection. Keep our children safe!!!!

Thanks
Brian

Feest, Joe

Subject: FW: Courthouse Landing project, case number 20SN0526

From: Dana Keefer <Email Redacted@verizon.net>

Sent: Sunday, May 17, 2020 1:03 PM

To: Dana Keefer <dana_brian@verizon.net>

Subject: Courthouse Landing project, case number 20SN0526

CAUTION: External Email

I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Dana Keefer and in live in the Woodland Pond subdivision. My children attend Gates Elementary and the amount of traffic that this project will create along with the development backing up to the playgrounds at Gates is unsafe. Ironbridge Road is already too congested at this intersection. Keep our children safe!!!!

Feest, Joe

Subject: FW: Courthouse Landing project

From: Dana Keefer <[Email Address Redacted](#)>
Sent: Monday, May 18, 2020 8:07 AM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Courthouse Landing project

CAUTION: External Email

I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is Elizabeth McCarthy and I live in the Woodland Pond subdivision. My grandchildren attend Gates Elementary and the amount of traffic that this project will create and the development backing up to Gates is unsafe.

Feest, Joe

Subject: FW: CASE 20SN0526 - May 19th meeting

Importance: High

From: John Kline <Email Address Redacted>

Sent: Wednesday, May 13, 2020 2:33 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: CASE 20SN0526 - May 19th meeting

CAUTION: External Email

I have been following this case for quite some time. The development group has worked with the County and community to cover any problems . They have worked to answer all complaints , traffic, drainage, schools, birds and an array of other things. This project is an upscale project that the county should be very proud of. The County would benefit from the major tax money. In this economic time we should approve this planned development. There are people in this county that would be opposed to any development in the entire of chesterfield. Please do not let them impact this county decision. This is as good a project as could be put on this property. Wayne Spencer was a good friend. The family will have come to the county for the fourth time trying to get zoning. If the county cannot approve this project, they should buy the property at market price and stop the tax burden on the Spencer family as they have no income on this land and the taxes are a burden they cannot afford to continue. Now is the time to say yes to this good growth project in Chesterfield.

John Kline

Address Redacted

Midlothian, VA 23112-3948

Phone numbers Redacted

Website Redacted

Feest, Joe

Subject: FW: Objection to Courthouse Landing case 20SN0526

From: Whit Lee <Email Redacted@gmail.com>
Sent: Sunday, May 17, 2020 8:51 PM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Objection to Courthouse Landing case 20SN0526

CAUTION: External Email

To whom it may concern,

I am writing to voice my objection to the Courthouse Landing project that is currently working its way through the planning commission. As a resident of the Matoaca district, my main concern is the traffic increase this will add to the already busy Courthouse/RT 10 interchange. Heading east in the afternoon is already a nightmare with cars trying to cross all lanes to make the left towards the high school and adding even more traffic to this situation will be a burden on many in the south of the county.

In addition, doing some research, Chesterfield County has many hundreds of thousands of square feet of vacant retail space. I am concerned that adding more will only lead to more empty older retail space causing blight. Please see the old Ukrops at the RT 10/Chippenham junction as well as the old Ukrops/CVS in Chesterfield Meadows. These have been vacant for years and could be utilized before more retail is added to the market. These are just examples within 1-2 miles from the proposed project.

I chose to move to Chesterfield for the rural feel with city convenience. As the years have gone by, the county has become more developed, harder to navigate and less of what we were looking for when choosing a home for our family. Please take into account what Chesterfield is and how unchecked growth can be a negative for your residents. Every major artery in the county does not need to be Midlothian Turnpike or Hull Street.

Thank you,
Whitley Lee

Feest, Joe

Subject: FW: Vote NO on project #20SN0526

-----Original Message-----

From: Gloria McLeod <email Redacted@gmail.com>

Sent: Monday, May 18, 2020 2:05 PM

To: Planning, E-Mail <Planning@chesterfield.gov>; Hylton, LeQuan <HyltonL@chesterfield.gov>

Subject: Vote NO on project #20SN0526

CAUTION: External Email

I am NOT in favor of the Courthouse Landing project, case number 20SN0526.

I live at <Address Redacted> Rd in the Deerfield Estates subdivision and do not think we need more development in this area.

There are enough empty offices along the Rt 10 corridor that haven't been occupied for years.

There is already enough traffic between the airport, courthouse & schools!

My grandchildren attend Gates Elementary and it's already a huge traffic jam for drop off and pick up. How in the world does this planning commission think that we can accommodate all of the traffic, noise & air pollution?

PLEASE VOTE NO!!

Find another parcel to develop your project.

Thank you for your consideration!!

Gloria McLeod

Sent from my iPad

Feest, Joe

Subject: FW: Case 20SN0526

From: Chad Nystrom <Email.Redcated@gmail.com>

Sent: Monday, May 18, 2020 12:27 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Case 20SN0526

CAUTION: External Email

Please support this case! The development is good for the county!

Thank you

Chad Nystrom

Feest, Joe

Subject: FW: Courthouse Landing project.case no. 20SN0526

From: Mary Parker <Email Redacted@gmail.com>

Sent: Sunday, May 17, 2020 3:34 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Re: Courthouse Landing project.case no. 20SN0526

CAUTION: External Email

I am not in favor of the courthouse Landing project. My opinion is that chesterfield is not ready for such an enormous project. Too much traffic and too many people would be added to a concentrated area. Not to mention the impact this project would have on our three area schools.

My name is Melvin Parker and I live in Deerfield Estates in the Dale district.

Feest, Joe

Subject: FW: COURTHOUSE LANDING

-----Original Message-----

From: Phone number Redacted 804 Phone number Redacted @mms.att.net

Sent: Monday, May 18, 2020 8:46 AM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject:

CAUTION: External Email

I am in favor of the Courthouse Landing Project. I would like to see a nice hotel, restaurants in the Courthouse area.

Dean Pond

Address Redacted

Chesterfield, Va

23838

Feest, Joe

Subject: FW: Comments: 20SN0530 - Susan L. Frise

Importance: High

Note from Staff: This comment was delivered to you in a previous transmission from staff but re-submitted again by the submitter.

From: R. Dale Smith <[Email Redacted](#)>
Sent: Thursday, May 14, 2020 8:00 AM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Comments: 20SN0530 - Susan L. Frise

CAUTION: External Email

Hello.

I submitted the following comments today, but want to email them as well.

Thank you--
RDS

First Name	Robbie
Last Name	Smith
Address	Address Redacted
County	Chesterfield
State	VA
Zip Code	23831
District	Bermuda
Public comment periods	Comment on public hearings regarding zoning cases
Public Hearings	20SN0530 - Susan L. Frise
Comments	I oppose the Conditional Use Planned Development Request from Susan L. Frise (Virginia Flaggers) to allow a flagpole as the principal use of the subject property, as well as the request that the flagpole in question be taller than the county allows. The flag that the Virginia Flaggers wishes to display is politically charged and divisive. For some folks, it is a negative political statement. As such, it could lessen the resale value of my property. It could

also limit who will choose to do business with me, and therefore limit my income. Additionally, given its proximity to my property, the flag could be mistaken as my own political statement, and damage other interests of mine outside of this particular property. While I salute tributes to history, I do not welcome this particular tribute so close to my property.

Feest, Joe

Subject: FW: Courthouse Landing Proposal 20SN0526

-----Original Message-----

From: Amy Sowder <Email Redacted@comcast.net>
Sent: Monday, May 18, 2020 1:47 PM
To: Planning, E-Mail <Planning@chesterfield.gov>
Subject: Courthouse Landing Proposal 20SN0526

CAUTION: External Email

Dear Planning Commission,

Please don't approve the Courthouse Landing Proposal! I've studied the documents pertaining to Proposal 20SN0526 and I believe this is excessive for this location. My major concern is the incredible increase (21,000 trips per day) in traffic. This increase will require 3 left turn lanes onto southbound Courthouse from eastbound Ironbridge Road and 3 right turn lanes onto westbound Ironbridge Road from Courthouse Road. Courthouse Road is a dead end road and the property is only accessible from Courthouse Road. Some of the traffic from the project will increase the daily 2,750 cars by 2,700 cars daily through Gatesgreen Drive from Kraus Road to Salem Church Road. There is also a serious concern about the weave pattern from southbound Route 288 to eastbound Ironbridge Road. There is only 1,200 FEET from the end of the ramp to the Courthouse Road traffic light for a left hand turn to reach the development, as well as to access the Courts Complex.

I believe building 200 apartments, 200 townhouses and 200 condominiums is excessive for this parcel of land. I also don't think we need a gas station (we already have 4 gas stations in less than 5 miles), and I don't think we need more retail space since we have plenty of retail and office space available within this 5 mile radius.

Please keep the small town feel in this area and not turn it into another Midlothian Turnpike or Hull Street! This project will negatively effect many more Chesterfield County residents than just Deerfield Estates and Gatesgreen.

Thank you for reading this email!

Amy Sowder
<Address Redacted>
Deerfield Estates

Feest, Joe

Subject: FW: Case number 20SN0526

From: <[Email Redacted](#)>@comcast.net <<[Email Redacted](#)>@comcast.net>

Sent: Monday, May 18, 2020 1:36 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Case number 20SN0526

CAUTION: External Email

I am not in favor of the Courthouse Landing project, case number 20SN0526. My name is Lois Thomas and I live in the Deerfield subdivision. Too close to three schools. Use the property for the school to be able to expand.

Feest, Joe

Subject: FW: Project number 20SN0526

From: JOHN THOMAS <<Email Redacted>[@comcast.net](mailto:comcast.net)>

Sent: Monday, May 18, 2020 1:27 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Project number 20SN0526

CAUTION: External Email

I am not in favor of the Courthouse Landing project, case number 20SN0526, my name is John Thomas and I live in the Deerfield subdivision. There is already too much traffic on Ironbridge Rd and Courthouse Rd; also project will be too close to three schools and an expanded airport. We do not need any more fast food restaurants . Property could be better used by the schools for future expansions

Feest, Joe

Subject: FW: 'Courthouse Landing case 20SN0526'

From: Mr Robin Turner <Email Redacted@yahoo.com>

Sent: Sunday, May 17, 2020 9:40 AM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: 'Courthouse Landing case 20SN0526'

CAUTION: External Email

As a resident of the Deerfield Estates subdivision, I am voting AGAINST the proposed development of the 'Courthouse Landing case 20SN0526'.

Sincerely,

Robin L. Turner
Address Redacted
Chesterfield, VA 23832

Feest, Joe

Subject: FW: Courthouse Landing Item #20sn0526

From: thomas watson <email.Redacted@gmail.com>

Sent: Sunday, May 17, 2020 3:39 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Courthouse Landing Item #20sn0526

CAUTION: External Email

I am not in favor of this development for more reasons than I can fit into this response. First I understand the county is giving away a large parcel of land for this project. Bad idea for the taxpayers. It is obvious that no one in the county administration leaves for work on Rt 10 before school starts in the morning. The backups on rt 10 should be demonstrated as corrected before the project is approved. I believe a traffic circle is planned close to Gates elementary.

with buses, school traffic including many student drivers attending Bird, another bad idea. It seems to me, the county is again planning expansion without infrastructure improvements. Let's learn to walk before we run.

My name is Thomas Watson and I live in Bermuda district and I am opposed to case #20sn0526.

Feest, Joe

Subject: FW: Not in Favor - Courthouse Landing Project

From: Heidi Wiersma <Email Redacted@gmail.com>

Sent: Monday, May 18, 2020 12:15 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Not in Favor - Courthouse Landing Project

CAUTION: External Email

Dear Sir or Madam,

I am **not** in favor of the Courthouse Landing Project, case number 20SN0526.

My name is Heidi Wiersma and I live in the Deerfield subdivision. This project would significantly increase traffic in an already high-traffic area and I believe would reduce the quality of life for the residential communities around this project.

Thank you for allowing me to voice my concerns.

Heidi Wiersma

Feest, Joe

Subject: FW: Not in Favor - Courthouse Landing Project

From: James Wiersma <Email Redacted@gmail.com>

Sent: Monday, May 18, 2020 12:16 PM

To: Planning, E-Mail <Planning@chesterfield.gov>

Subject: Not in Favor - Courthouse Landing Project

CAUTION: External Email

Dear Sir or Madam,

I am **not** in favor of the Courthouse Landing Project, case number 20SN0526.

My name is James Wiersma and I live in the Deerfield subdivision. This project would significantly increase traffic in an already high-traffic area and I believe would reduce the quality of life for the residential communities around this project.

Thank you for allowing me to voice my concerns.

James Wiersma