

Tunbridge Station Civic League Special Meeting
Chesapeake Central Library, 298 Cedar Road
August 24, 2021
AGENDA

1. Call to Order

2. Welcome and Introductions

Board Members:

President: Joyce Monaghan
Vice President: Rob Mulvihill
Vice President: Elsie Pickens
Secretary: Art Guertin
Treasurer: Chris Fisher

Chesapeake Police Department Resource Officer:

S.P.O. J. J. Saburn

Guest Speakers:

Attorney, Grady Palmer of Williams Mullen
Brian Rowe of Weldenfield and Rowe, Developer
Gary Collier, Owner of the Land to be Developed
Troy Binkley, Real Estate agent for the Owner
Melissa Venable, Land Planner/Engineer

3. Presentation from Developers

4. Brief Question/Answer Period with developers (after which speakers leave)

5. Discussion Period

Residents and Executive Board

6. Vote of the Members

7. Announcements

Next general meeting date TBD

8. Adjournment

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BOATING
&
DINING?
EARLY 2023?
POSSIBLE START

TUNBRIDGE STATION CIVIC LEAGUE
Special Meeting Re: Proposed new Development

Meeting Minutes

Date: 08-24-2021
Location: Chesapeake Central Library
Meeting Called by: Joyce Monaghan
Type of Meeting: Civic League Membership
Facilitator: Joyce Monaghan
Note Taker: Art Guertin
Timekeeper: None
Attendees: President Joyce Monaghan
Vice President Rob Mulvihill
2nd Vice President Elsie Pickens
Secretary Arthur Guertin
Treasurer Chris Fisher

A meeting of the Tunbridge Civic League Membership was called by the President. There were (38) residents present and (5) Board members [Total 43]

The purpose of this meeting was to discuss the proposed rezoning and development of the property located off Back Rd. across the railroad tracks in the field area to the West of Back Road.

Guest Speakers: (See Agenda 08-24-2021)

The presenters anticipated presenting their proposal to the City Planning Commission in Jan – Feb 2022 with a construction start in 2023

Following Presentations by the guest speakers. A question and discussion period followed by the membership.

Among the concerns expressed by the residents were:

Construction traffic

Increased residential traffic overall – to include increased traffic through Tunbridge Station on Back Rd for those wanting to avoid the school zone and travel West on Mt. Pleasant Rd.

Widening of Back Road to include the railroad track area

Sidewalks/Curbing

Direct access to Back Rd by several of the proposed houses

Zoning R-10 vs. R-15

Traffic lights

Impact on schools

The consensus of the residents present was to oppose this construction unless and until the concerns mentioned were adequately addressed.

Attachments:

Agenda / Attendance Roster

Sample construction housing

Conceptual Master Site Plan

Secretary: Arthur Guertin



Back Road

Conceptual Elevations



Back Road Conceptual Master Plan

Chesapeake, Virginia
March 25, 2021

SITE DATA:

Tax Map #: 049000000340
Current Zoning: Multiple Zoning
Proposed Zoning: R-10S
Total Site Area: 44 a.c.
Net Developable area: 238 a.c.
Proposed units: 76
R10S Setbacks:

Lot width min.: 80'
Front yard: 25'
Side yards: 16' Combined
Rear yard: 25'



This conceptual master plan was prepared based on city GIS data for property boundaries. A final boundary from a recorded plat may affect unit count.

SCALE: 1"=100'

LAND PLANNING SOLUTIONS
2000 GARDEN VIEW DRIVE, SUITE 100
CHESAPEAKE, VA 23041-3477
TEL: 757-534-1111
WWW.LANDPLANNINGSOLUTIONS.COM

- **§ 6-900. R-15(a)s residential district.**

This district is intended to allow some lots within a development to be less than 15,000 square feet in size, with a minimum lot size of 12,000 square feet, provided that the average lot size in the development is at least 15,000 square feet. This district classification may be approved for a property in limited circumstances, where either (1) the mixture of lot sizes would help to provide an appropriate transition between properties having different residential densities or between residential and nonresidential properties; or (2) the configuration or physical characteristics of the property are such that greater flexibility in lot sizes is needed for proper design and layout of the development. This district is intended for single-family development in the urban and suburban overlay districts.

§ 6-800. R-15s residential district.

- This district is intended for single-family development with a minimum lot size of 15,000 square feet in the urban and suburban overlay districts. The development density permitted in this district dictates that it be located with adequate consideration of the availability and capacity of public utility facilities.

§ 6-1200. R-10s residential district.

This district is intended for single-family development with a minimum lot size of 10,000 square feet in the urban and suburban overlay districts. The development density permitted in this district dictates that it be located with adequate consideration of the availability and capacity of public facilities and services.

§ 6-1300. R-10 residential district.

- This district is intended for single-family development with a minimum lot size of 10,000 square feet and two-family dwellings with a minimum lot size of 13,000 square feet in the urban and suburban overlay districts. The development density permitted in this district dictates that it be located with adequate consideration of the availability and capacity of public utility facilities.