



**CITY OF COLONIAL HEIGHTS, VIRGINIA**  
**MEETING OF THE PLANNING COMMISSION**  
**City Council Chambers, 201 James Avenue, Colonial Heights, VA 23834**  
**Tuesday, April 6, 2021**  
**7:00pm**

**AGENDA**

- I. Call To Order
- II. Roll Call
- III. Determination Of Quorum
- IV. Approval Of Agenda
- V. Approval Of Minutes
  - A. March 2, 2021 Meeting Minutes
    - Documents:
      - [202103\\_PC\\_MINUTES\\_FINAL.PDF](#)
- VI. Hearing Of Citizens Generally
- VII. Public Hearing
  - A. PC RESOLUTION NO. 21-3 AND AN ORDINANCE NO. 21-5
    - To grant a special use permit to Southgate Square Virginia LLC to permit a hookah establishment at 90 Southgate Square, Suite 180, also known as parcel identification number 69010300001, which is zoned GB – General Business District. A hookah establishment is a lounge where patrons share flavored communal hookah or from one placed at each table or bar.

Documents:

[PCRESO 21-03.PDF](#)  
[AN ORDINANCE NO 21-5.PDF](#)  
[SUP21-1\\_STAFFREPORT\\_ATTACHMENTS.PDF](#)

**B. PC RESOLUTION NO. 21-4 AND AN ORDINANCE NO. 21-6**

To change the land use classification of a 0.65 acre property owned by Cynthia Evelyn Peroe, Trustee of the Urma J. Spaight Estate Trust, and which is known as 217 Battery Place, parcel identification number 3000010F012, Lots 11 and 12 of Block F of the Colonial Heights Subdivision, from Residential – Single Family to Transitional Office.

Documents:

[PCRESO\\_21-04.PDF](#)  
[AN ORDINANCE 21-6.PDF](#)  
[Z21-2\\_STAFFREPORT\\_ATTACHMENTS.PDF](#)

**C. PC RESOLUTION NO. 21-5 AND AN ORDINANCE NO. 21-7**

To change the zoning classification of a 0.65 acre property owned by Cynthia Evelyn Peroe Trustee of the Urma J Spaight Estate Trust and which is known as 217 Battery Place, parcel identification number 3000010F012, Lots 11 and 12 of Block F of the Colonial Heights Subdivision from RL – Residential Low-Density District to RO – Residential Office District and to amend the Zoning Map accordingly.

Documents:

[PCRESO 21-05.PDF](#)  
[AN ORDINANCE NO 21-7.PDF](#)  
[Z21-2\\_STAFFREPORT\\_ATTACHMENTS.PDF](#)

**D. PC RESOLUTION NO. 21-6 AND AN ORDINANCE 21-10**

To adopt a new Comprehensive Plan for the City through 2044.

Documents:

[PCRESO\\_21-06.PDF](#)  
[AN ORDINANCE NO 21-10.PDF](#)  
[2044COMPREHENSIVEPLAN\\_REVISED2021.PDF](#)

**VIII. Old Business**

**IX. New Business/Reports**

**X. Reports**

- A. Chairman**
- B. Director Of Planning And Community Development**
- C. City Engineer Or Designee**
- D. Others, As Necessary Or Appropriate**
  - 1. City Manager**
  - 2. City Attorney**

## **XI. Adjournment**