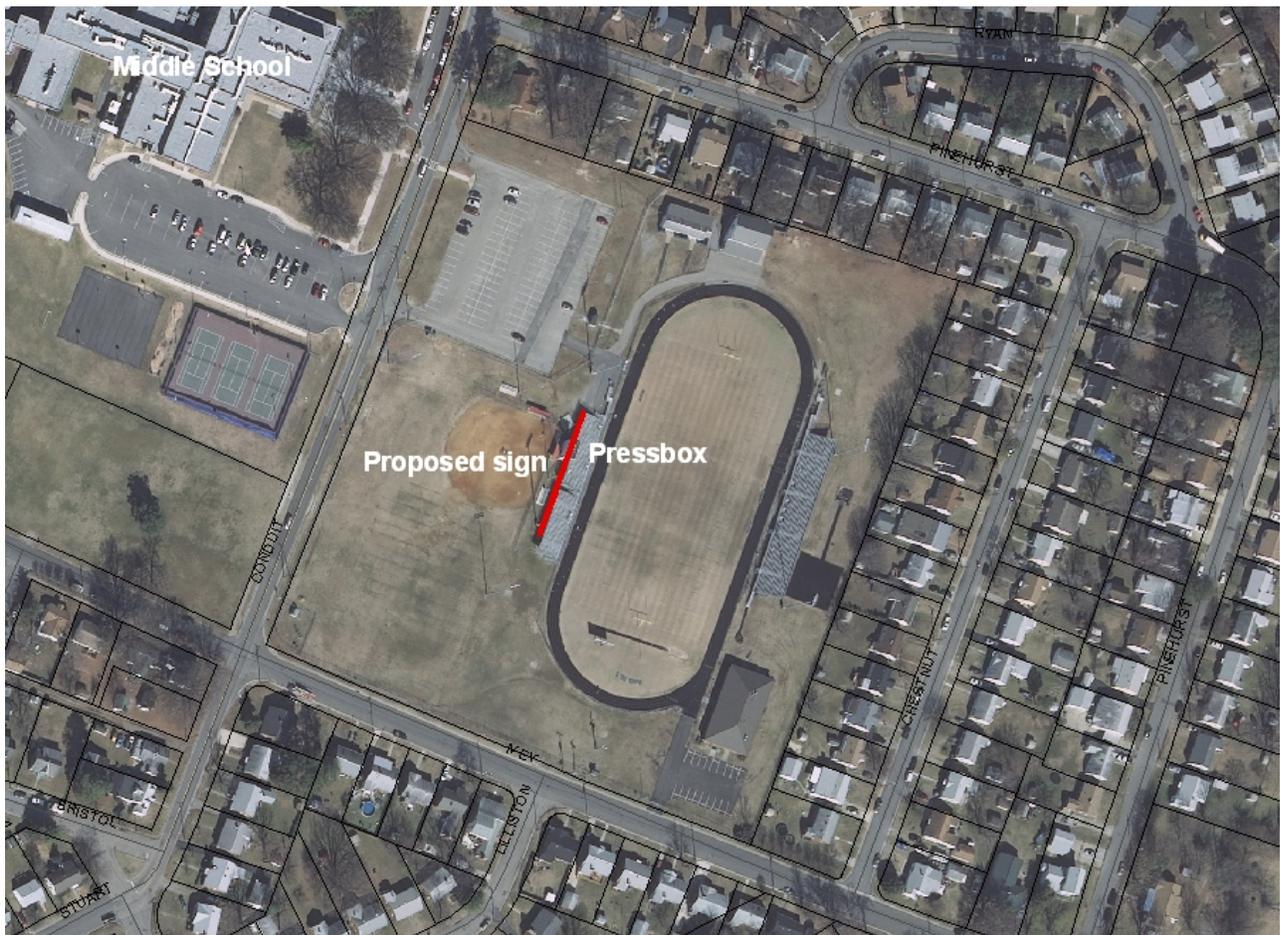




## SUP-12-5-Colonial Heights Public Schools -515 Conduit Road-Proposed Sign for Athletic Field Press Box

The Colonial Heights Public Schools is requesting approval to install a new sign for the recently renovated athletic field press box. This property is currently zoned RL Low Density Residential District and the proposed sign is not shown as permitted in the RL District.



### **Location:**

This property is located on Conduit Road across the street from the Colonial Heights Middle School. Please see the aerial photo above.

**Existing land use:**

The site of 11.46 acres is surrounded by single family homes on three sides, with the Middle School being adjacent, across Conduit Road

**Surrounding land uses:**

- North- residential
- South-residential
- East- residential
- West- middle school

**Existing zoning is as follows:**

- The site: RL Low Density Residential District
- North- RL Low Density Residential District
- South- RL Low Density Residential District
- East- RL Low Density Residential District
- West- RL Low Density Residential District

Please see the aerial photo for the surrounding areas existing land use and zoning.

**Relationship to Comprehensive Plan:**

The Land Use Plan depicts this area as Community Facilities

**Analysis of request:**

A special use permit application has been filed as the requested sign is not allowed in the RL Low Density Residential District.

The proposed sign that the applicant wishes to install is 224 square feet in size and would be located on the west elevation, which faces the Middle School. Before the press box was rebuilt there was a sign at that location, although its size is unknown.

The proposed sign appears to be in scale with the press box and the colors are consistent with the schools. It would be 15' long and approximately 7' high. The sign regulations do not provide for special signs as might be located at this school property, thus the need for a special use permit.

The Comprehensive Plan for this area is shown as Community facilities.

Attached please find the applicant's application, including plans of the proposed sign, the draft resolution and Ordinance 13-1 for your consideration.

## Photos

Looking east towards press box



Close up of press box





**CITY OF COLONIAL HEIGHTS, VIRGINIA**  
**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**  
**Request for Special Use Permit (Page 1 of 3)**

Date October 11, 2012  
Name of Project Pressbox Renovation-Colonial Heights City Schools  
Address of Project 515 Conduit Road  
Project Description Renovation – signage on pressbox

**APPLICANT INFORMATION**

Property Owner Colonial Heights City Schools  
Developer Same  
Contact Name Dr. Joseph Cox, Mr. Troy Hedblom/Mr. Kenneth Harrell  
Address 512 Boulevard/2600 Woodlawn Avenue  
Telephone No. 524-3400, ext. 10/524-3448 FAX No. \_\_\_\_\_  
Email Address Joseph\_Cox@Colonialhts.net, Troy\_Hedblom@Colonialhts.net/Kenny\_Harrell@Colonialhts.net

Engineer n/a  
ContactName \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_ FAX No. \_\_\_\_\_  
Email Address \_\_\_\_\_  
Engineer's Signature \_\_\_\_\_

**Site Information**

Site Acreage 11.46 acres  
Parcel Identification (subdivision lot & parcel # and/ or tax map designation)  
#45000100001  
Current Zoning \_\_\_\_\_  
Existing/Proposed Square Footage of Structure(s) 224 sq. ft. for pressbox  
Name of Subdivision (if applicable) \_\_\_\_\_  
Proposed Land Use Activity Educational Sports Facility  
Vehicles per Peak Hour (VPH)/Traffic Impact Analysis (if required) \_\_\_\_\_  
Contract Purchaser (name, address and approval if applicable) \_\_\_\_\_

**Attachments**

Adjacent Property Owners Form on page 2.

Forthcoming Thirteen copies of the plat of the subject property

Responses to Questions on page 3.

\_\_\_\_ Owners Power of Attorney Affidavit, if not applicant

\_\_\_\_ Required \$900.00 fee

\_\_\_\_ Traffic Impact Analysis Fee (\$500-100VPH or less; \$1000-more than 100VPH)

**City of Colonial Heights Department of Planning and  
Community Development**

**Request for Special Use Permit (Page 3 of 3)**

**Questions to be answered**

1. What is the Land Use & Transportation Plan Map designation of the subject property?

n/a

2. Describe in detail the proposed use of the property.

This property is used for educational athletic sporting events. See attached cover letter.

3. Explain how this request is consistent with the Comprehensive Plan.

n/a

4. Explain how this request will impact the surrounding neighborhood and/or the City of Colonial Heights.

Aesthetic view of signage will be positive

5. List any sensitive environmental or unique features of the property.

n/a

6. Have you prepared a conceptual plan of the proposed development, including proposed uses, general lot configurations and road locations?

A copy of the proposed sign is attached, along with historical pictures of previous signage.

7. Please identify any known or suspected historic resources on both the subject property and adjacent properties.

None known



# Colonial Heights Public Schools

FACILITIES / OPERATIONS

2600 Woodlawn Avenue  
COLONIAL HEIGHTS, VIRGINIA 23834  
(804) 524-3448  
Fax (804) 520-8971

KENNETH R. HARRELL  
Director  
Facilities/Operations

November 5, 2012

George W. Schanzenbacher  
Director of Planning and Community Development  
City of Colonial Heights  
P. O. Box 3401  
Colonial Heights, VA 23834

Dear Mr. Schanzenbacher:

Currently, there are no zoning ordinances that allow signage for our facility in a residential neighborhood. Therefore, Colonial Heights Public Schools is requesting a Special Use Permit to have a facility sign fabricated and installed on the western side of the recently renovated press box tower at the city/schools athletic facility located at 515 Conduit Road, Colonial Heights, VA 23834. The proposed sign would be 5'x16' in size with an additional 20"x10' top section. A computer generated overlay is attached to the application package for reference showing detail signage requested and also a picture of old lettering that was covered during renovation. The wording on the sign will read **"Home of the Colonial Heights Colonials."**

Thank you for your assistance in this matter.

Sincerely,

Kenneth R. Harrell, Director  
Facilities/Operations





*Home Of The*

*Colonial Heights*

**COTTONIATS**

*Home  
Of The Colonial Heights*

**COTTONIATS**

**RESOLUTION NO. 13-1(PC)**

**Recommending approval of an ordinance number 13-1 to grant a special use permit to the Colonial Heights School Board for property located at 515 Conduit Road, parcel #45000100001, which property is zoned RL Low Density Residential District, to allow the Colonial Heights School Board to install a 224 square foot sign on the press box at the football field.**

WHEREAS, the Planning Commission has considered attached ordinance number 13-1, relating to the installation of a sign for the City of Colonial Heights School Board totaling approximately 224 square feet, on the press box at the football field; and

WHEREAS, the Planning Commission on January 2, 2013, held a public hearing on the special use permit request; and

WHEREAS, the Planning Commission has determined that the public necessity, convenience, general welfare, and good planning practice support the special uses request; and

WHEREAS, the Planning Commission finds that granting the special use permit for the sign will not be detrimental to the safety, health, morals and general welfare of the community involved; will conform to the principles of good planning; will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; will not create hazards from fire, panic or other dangers; will not tend to overcrowding of land and cause an undue concentration of population; will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; and will not interfere with adequate light and air.

NOW, THEREFORE, BE IT RESOLVED BY THE COLONIAL HEIGHTS PLANNING COMMISSION:

That the Planning Commission recommends to City Council that the attached ordinance number 13-1 be approved and that a special use permit be issued to the City of Colonial Heights School Board for the installation of a wall sign on the press box at the football field totaling approximately 224 square feet.

Approved this 2<sup>nd</sup> day of January, 2013.

APPROVED:

Chairman

ATTEST:

Secretary

AN ORDINANCE NO. 13-1

To grant a special use permit to the Colonial Heights School Board to install a 224 square foot sign on the press box building located at 515 Conduit Road (parcel #45000100001); which property is zoned RL Low Density Residential District.

WHEREAS, §§ 286-300.04 and 286-524.66 of the Zoning Ordinance of the City of Colonial Heights stipulate the types of structures and signs which can be erected in a RL Low Density Residential District without the issuance of a special use permit; and

WHEREAS, the Planning Commission, at its meeting on January 2, 2013, held a public hearing on the issuance of a special use permit to the Colonial Heights School Board, for property located at 515 Conduit Road, which property is zoned RL Low Density Residential District, to allow the School Board to install a sign on the press box that will be 224 square feet; 15 feet long; and 7 feet high; and

WHEREAS, after due consideration, the Planning Commission recommended that City Council approve this ordinance and the special use permit; and

WHEREAS, pursuant to §17.11-1 of the Colonial Heights City Charter and Va. Code § 15.2-2204, City Council advertised a public hearing in *The Progress Index* and held a public hearing at its Regular Meeting on February 12, 2013, to receive citizen comment on the issuance of a special use permit; and

WHEREAS, upon recommendation of the Planning Commission, the determination of City Council is that the public necessity, convenience, general welfare and good zoning practice require that this special use permit be granted; NOW, THEREFORE,

THE CITY OF COLONIAL HEIGHTS HEREBY ORDAINS:

1. That Council finds, after investigation by the Colonial Heights' Planning Commission, that issuance of a special use permit to the Colonial Heights School Board, for property located at 515 Conduit Road, will not be detrimental to the safety, health, morals and general welfare of the community involved; will conform to the principles of good planning; will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; will not create hazards from fire, panic or other dangers; will not tend to overcrowding of land and cause an undue concentration of population; will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; and will not interfere with adequate light and air.

2. That the Colonial Heights School Board be and is hereby granted a special use

signage; being 15 feet long and 7 feet high, which will comply substantially with the attached drawing.

3. That this permit also shall be subject to review and revocation by Council, at Council's discretion, in the same manner and under the same conditions as required by law for the granting of such permits.

4. That this ordinance shall be in full force and effect upon its passage on second reading.

Approved:

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

\*\*\*\*\*

I certify that the above ordinance was:

Adopted on its first reading on \_\_\_\_\_.

Ayes: \_\_\_\_\_. Nays: \_\_\_\_\_. Absent: \_\_\_\_\_. Abstain: \_\_\_\_\_.

The Honorable Milton E. Freeland, Jr., Councilman: \_\_\_\_\_.

The Honorable Kenneth B. Frenier, Councilman: \_\_\_\_\_.

The Honorable W. Joe Green, Jr., Councilman: \_\_\_\_\_.

The Honorable Gregory Kochuba, Councilman: \_\_\_\_\_.

The Honorable John T. Wood, Councilman: \_\_\_\_\_.

The Honorable Diane H. Yates, Councilwoman: \_\_\_\_\_.

The Honorable C. Scott Davis, Mayor: \_\_\_\_\_.

Adopted on its second reading on \_\_\_\_\_.

Ayes: \_\_\_\_\_. Nays: \_\_\_\_\_. Absent: \_\_\_\_\_. Abstain: \_\_\_\_\_.

The Honorable Milton E. Freeland, Jr., Councilman: \_\_\_\_\_.

The Honorable Kenneth B. Frenier, Councilman: \_\_\_\_\_.

The Honorable W. Joe Green, Jr., Councilman: \_\_\_\_\_.

The Honorable Gregory Kochuba, Councilman: \_\_\_\_\_.

The Honorable John T. Wood, Councilman: \_\_\_\_\_.

The Honorable Diane H. Yates, Councilwoman: \_\_\_\_\_.

The Honorable C. Scott Davis, Mayor: \_\_\_\_\_.

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City Clerk

Approved as to form:

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City Attorney