

From: noreply@civicplus.com
To: [Brandi Payne](#); [Kelly Hall](#); [Karen Epps](#)
Subject: Online Form Submittal: Request for Special Use Permit
Date: Friday, July 31, 2020 2:03:04 PM

Request for Special Use Permit

Step 1

Date of Request	8/3/2020
Name of Project	Museum Signage Change
Address of Request	880 West Roslyn Road
Description of Request	Changes to the existing pole sign for the Museum
Applicant Information	
Property Owner	KHJ Colonial LLC
Owner Contact Name	Bob Cervarich
Address of Owner	880 West Roslyn Road Colonial Heights, VA 23834
Telephone No.	804-525-9005
Fax No.	<i>Field not completed.</i>
Email Address	bob@keystonetractorworks.com
Applicant Information (continued)	
Developer (if applicable)	<i>Field not completed.</i>
Engineer (if applicable)	<i>Field not completed.</i>
Contact Name & Address	Bob Cervarich 880 West Roslyn Road Colonial Heights, VA 23834
Telephone No.	8045259005
Fax No.	<i>Field not completed.</i>
Email Address	bob@keystonetractorworks.com
Statement	All information is accurate to the best of my ability. By checking this box, you are agreeing to sign and take responsibility for the work on this permit.

Site Plan Information

Site Acreage	11.527 Acres
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Parcel Identification	6805000001A
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Existing/Proposed Square Footage of Structure(s) (if applicable)	<i>Field not completed.</i>
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Proposed Land Use Activity	Museum
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Vehicles per Peak Hour (VPH)	<i>Field not completed.</i>
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Traffic Impact Analysis	<i>Field not completed.</i>
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Attachments

Attachments	Adjacent Property Owners Form, Responses to Questions on following page
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Please email attachments to hallk@colonialheightsva.gov to include with your submission.

Adjoining Property Owners

All adjacent property owners shall be listed. Adjacent property owners include all property across from roadways, watercourses, railroads, and/or municipal boundaries. The names and addresses below are those of adjacent property owners as listed in the tax records of the City Assessor and County Assessor if applicable.

Parcel ID #	7302
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7300

7303

6272

6271

Name	U haul
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Medallion Pool

Keystone Tractor Museum

United Refrigeration/Eck/ Fastenal

Delfort

Street Address 804 West Roslyn Rd

840 West Roslyn Rd

860 West Roslyn Rd

1106 West Roslyn Rd

1106 West Roslyn Rd

Questions

What is the Land Use and Transportation Plan Map designation of the subject property? Industrial

Describe in Detail the Proposed Use of the Property. A Museum

Explain how this request is consistent with the Comprehensive Plan. Requesting change in signage per existing SUP

List any sensitive environmental or unique features of the property. None

Explain how this request will impact the surrounding neighborhood and/or the City of Colonial Heights. No impact

Have you prepared a conceptual plan of the proposed development, including proposed See attached rendition and details of sign

uses, general lot configurations and road locations?

What provisions will be made to provide safe and adequate access to the subject property? N/A

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

Email not displaying correctly? [View it in your browser.](#)



SUP – 20-10
Special Use Permit
880 West Roslyn Road, Parcel ID 68090000023
Electronic Message Board

KHJ Colonial, LLC d/b/a Keystone Tract & Museum is requesting a special use to allow for a 99 square foot electronic message board on the existing freestanding sign at Keystone Tractor Museum & Grill, 880 West Roslyn Road, also known as parcel identification number 6805000001A, which is zoned IN - Industrial District. This is the second special use permit request for signage on this property, the first special use permit is Ordinance No. 12-3, approved on April 10, 2012.

Below, you will find more detailed information regarding the location, zoning, land use, and staff analysis.

Location

Keystone Tractor & Museum is located at 880 West Roslyn Road, also known as parcel identification number 6805000001A. The 11.53-acre parcel is bounded by West Roslyn Road and Interstate 95 (Southbound) to the east and an easement to the west.

Zoning

The official zoning map shows this property zoned as IN – Industrial.

Surrounding Zoning

North: RL – Residential Low Density

South: IN – Industrial

East: GB – General Business, Colonial Heights Holding, LLC separated by Interstate 95

West: RL – Residential Low Density

Existing Land Use

The existing land use is “Commercial.” The City’s Land Use Plan identifies the parcel as “Commercial.”

Surrounding Land Use

Existing Land Uses:

North: Residential-Single-Family

South: Residential-Single Family

East: Commercial

West: Residential-Single Family

Land Use Plan:

North: Low Density- Single Family

South: Low Density- Single Family

East: Mixed Use

West: Low Density- Single Family

Analysis of Request

The applicant for this Special Use Permit request is KHJ Colonial, LLC.

Currently, Keystone Tractor & Museum has a freestanding sign structure that houses an approximately 75 square foot sign. The sign advertises the name of the museum and restaurant at 880 West Roslyn Road. The sign structure is located in the front of the property and setback approximately 41.8' from the front property line.

KHJ Colonial, LLC requests a 99 square foot electronic message board to replace the second internally illuminated sign, utilizing the existing freestanding sign structure.

This request necessitates a Special Use Permit. Electronic message boards are not permitted in IN-Industrial zoning district.

Below are the recommendations for this electronic message board request:

In accordance with City Charter §17.11-1 Uniformity of Regulations within a District—Special Use Permits, the City Council has the authority to issue a special use permit by adopting an ordinance; however, prior to such adoption, the planning commission must investigate the circumstances and conditions and hold a public hearing. Once this occurs, “The city planning commission may recommend and the council may impose such conditions upon the use of the land, buildings and structures as will, in its opinion, protect the community and area involved and the public from adverse effects and detriments that may result therefrom”. As provided in this same section of the Charter, the Commission should investigate the circumstances and conditions to determine whether the “special use will not be detrimental to the safety, health, morals and general welfare of the community involved, 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”.

The following documentation is attached:

- Special Use Permit application
- Image of existing signage
- Image of proposed signage

Recommendation

The recommendation from staff is for the Planning Commission to approve Planning Commission Resolution 20-10 which recommends passage of Ordinance Number 20-24 with the following conditions:

- (i) The electronic message board shall not be in use prior to 7:00 a.m. or after 10:00 p.m. on any day, except in an emergency situation;
- (ii) Any movement including flashing and scrolling is prohibited;
- (iii) The minimal interval between messages is no less than 10 seconds;
- (iv) The maximum brightness allowed is 5,000 nits – day and 500 nits – night;
- (v) The sign must be programmed to dim and brighten automatically in response to changes in ambient light; and
- (vi) The sign must either freeze or go blank if there is a malfunction.

AN ORDINANCE NO. 12-3

To grant a special use permit to KHJ Colonial, LLC, for property located at 800 West Roslyn Road.

WHEREAS, the Planning Commission at its meeting on March 6, 2012, held a public hearing on the issuance of a special use permit to KHJ Colonial, LLC, for property located at 800 West Roslyn Road; which property is presently zoned IN Industrial District, has parcel identification numbers 6805380004A, 68050000012C and 6805000012B, and comprises 11.5 acres, to allow for the property to be partially used for a restaurant not to exceed 2,000 square feet, which would be located in the existing farm museum building; and a freestanding sign not exceeding 45 feet in height and 192 square feet in size, to be located within 500 feet of the Interstate 95 highway right-of-way lines, as generally depicted on the attached drawing prepared by Superior Sign Productions and dated July 26, 2010 (the "Drawing"); 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 April 10, 2012, 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 KHJ Colonial, LLC, for property located at 800 West Roslyn 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 KHJ Colonial, LLC, be and is hereby granted a special use permit for a 11.5 acre parcel of property located at 880 West Roslyn Road, which has parcel identification numbers 6805380004A, 68050000012C and 6805000012B, to allow the property to be partially used for a restaurant not to exceed 2,000 square feet, which would be located in the existing farm museum building; and a freestanding pole sign, not to exceed 45 feet in height and 192 square feet in size, to be located within 500 feet of the Interstate 95 right-of-way lines, as generally depicted on the Drawing; which Drawing is hereby attached to and made a part of this Ordinance.

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:

C. Scott Davis
Mayor

Attest:

DeAnna D. Atkins
City Clerk

I certify that the above ordinance was:

Adopted on its first reading on April 10, 2012

Ayes: 5 Nays: 0 Absent: 2 Abstain: 0

The Honorable Milton E. Freeland, Jr., Councilman: Absent

The Honorable Kenneth B. Frenier, Councilman: Aye

The Honorable W. Joe Green, Jr., Councilman: Absent

The Honorable Elizabeth G. Luck, Vice Mayor: Aye

The Honorable John T. Wood, Councilman: Aye

The Honorable Diane H. Yates, Councilwoman: Aye

The Honorable C. Scott Davis, Mayor: Aye

Adopted on its second reading on May 8, 2012

Ayes: 7 Nays: 0 Absent: 0 Abstain: 0

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

Aye

The Honorable Kenneth B. Frenier, Councilman:

Aye

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

Aye

The Honorable Elizabeth G. Luck, Vice Mayor:

Aye

The Honorable John T. Wood, Councilman:

Aye

The Honorable Diane H. Yates, Councilwoman:

Aye

The Honorable C. Scott Davis, Mayor:

Aye

City Clerk

Approved as to form:

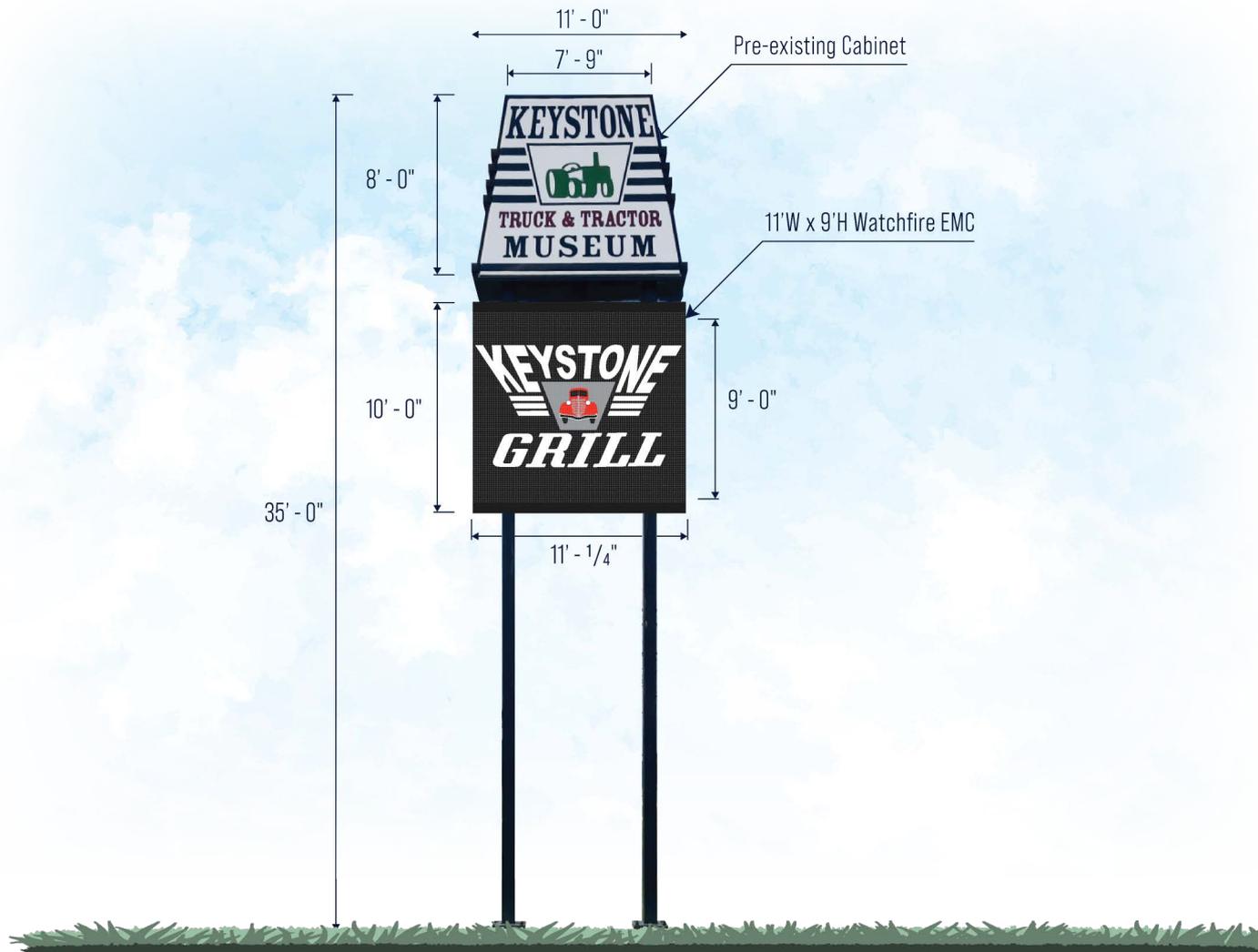
Hugh J. Foster, III
City Attorney



Existing Signage

SPECIFICATIONS:

1. Removal lower existing cabinet to be replaced with DF 11'W x 9'H Watchfire EMC.



EXISTING VIEW



PROPOSED VIEW

DRAWING # KTTM_Colonial-Heights_02

DATE 7/31/2020 SALES REP Jonathan DESIGNER Troy

REVISIONS

1. Add EMC. 7/17/20 - AB
2. 9'x11' option. Removed small cabinet. 7/31/2020 TR
3. Calculated square footage. 8.11.20 - SW
4. TBD

SIGN CLIENT APPROVAL DATE

SITE LOCATION 880 W Roslyn Rd, Colonial Heights, VA 23834



SHEET NUMBER
1.0 R3