



## PLANNING COMMISSION RESOLUTION NO. 20-10

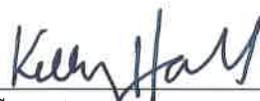
To recommend that the City Council approve Ordinance No. 20-24, a copy of which is attached, granting a special use permit to KHJ Colonial, LLC.

Approved this 1st day of September 2020.

APPROVED:

  
Chairman

ATTEST:

  
Secretary

AN ORDINANCE NO. 20-24

To grant a special use permit to KHJ Colonial LLC d/b/a Keystone Truck and Tractor Museum to allow for a 99 square foot electronic message board on the existing freestanding sign structure at Keystone Truck and Tractor Museum, 880 West Roslyn Road, also known as parcel identification number 6805000001A, which is zoned IN – Industrial District.

WHEREAS, KHJ Colonial LLC has filed an application for a special use permit to upgrade existing signage at the Keystone Truck and Tractor Museum, located at 880 West Roslyn Road, to allow for an electronic message board consisting of 99 square feet; and

WHEREAS, 880 West Roslyn Road is also known as parcel identification number 6805000001A and is zoned IN – Industrial District; and

WHEREAS, after due consideration, the Planning Commission approved Planning Commission Resolution No. 20-10, a copy of which is attached hereto and made a part of this ordinance; and

WHEREAS, the Planning Commission recommended that City Council approve this ordinance; and

WHEREAS, City Council has held a public hearing to receive citizen comment on the issuance of the special use permit; and

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

WHEREAS, City Council further finds, after investigation by the Colonial Heights' Planning Commission, that issuance of the requested special use permit to KHJ Colonial LLC for property located at 880 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, drives, 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,

THE CITY OF COLONIAL HEIGHTS HEREBY ORDAINS:

1. That KHJ Colonial LLC is granted a special use permit to upgrade existing signage at 880 West Roslyn Road, to allow for an electronic message board consisting of approximately 99 square feet on an existing sign structure.

2. The granting of this special use permit is contingent on the electronic message board complying with the following two conditions: (a) any movement, including flashing and scrolling, is prohibited; and (b) the sign must either freeze or go blank if there is a malfunction.

3. This permit 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. This ordinance shall be in full force and effect upon its approval on second reading.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

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I certify that the above ordinance was:

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

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

The Honorable Michael A. Cherry, Councilman: \_\_\_\_\_.

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

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

The Honorable John E. Piotrowski, Councilman: \_\_\_\_\_.

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

The Honorable Elizabeth G. Luck, Vice Mayor: \_\_\_\_\_.

The Honorable T. Gregory Kochuba, Mayor: \_\_\_\_\_.

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

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

The Honorable Michael A. Cherry, Councilman: \_\_\_\_\_.

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

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

The Honorable John E. Piotrowski, Councilman: \_\_\_\_\_.

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

The Honorable Elizabeth G. Luck, Vice Mayor: \_\_\_\_\_.

The Honorable T. Gregory Kochuba, Mayor: \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney