



CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE PLANNING COMMISSION
City Council Chambers, 201 James Avenue, Colonial Heights, VA 23834
Tuesday, March 2, 2021
7:00 p.m.

MINUTES

- I. Call to Order**
The Meeting was called to order at 7:00pm.
- II. Roll Call**
Present:
Mr. Hartson
Mrs. Schiff
Mrs. Hamilton
Mr. Kohan
Mr. Kwiek
Mrs. Levenson-Melvin
Mr. Wade
Absent: none
- III. Determination of Quorum**
A quorum was determined.
- IV. Approval of Agenda**
Mrs. Schiff made a motion to approve the agenda and Mrs. Levenson-Melvin seconded the motion, with all commissioners in favor.
- V. Approval of Minutes for January 5, 2021 meeting**
Mr. Wade made a motion to approve the January minutes and Mrs. Schiff seconded the motion with all commissioners in favor.
- VI. Hearing of Citizens Generally**
No citizens spoke.
- VII. Public Hearing**
 - A. PC RESOLUTION NO. 21-1 AND AN ORDINANCE NO. 21-2**
To change the zoning classification of 401 Southpark Boulevard, also known as parcel identification number 69010700002 and consisting of approximately 1.02 acres, from I – Industrial to GB – General Business, and to amend the Zoning Map accordingly. This parcel is Lot 2 of the Sadler Bros. Subdivision.

Ms. Hall presented a summary of the property history and rezoning information to the Planning Commission. Ms. Hall explained that the applicant would like to lease the building to a restaurant tenant and must rezone to General Business in order to do so.

Mr. Wade asked if it would be leased out to another fast food restaurant, or what might go there instead. Ms. Hall replied that it could be any use permitted under General Business if the rezoning were to be approved. The likelihood of a restaurant going there is higher due to the existing kitchen facility on site.

Mr. Mark Specter, realtor, and Mr. Mike Salem, property owner, came to the podium. Mr. Salem lives in the City and owns multiple properties in the City. Mr. Specter stated there was a lot of interest in the building for restaurant purposes.

Mr. Wade asked Mr. Salem what other properties in the city he owned. Mr. Salem stated that he owns 206 Chesterfield Avenue.

Ms. Hall read an email from the public. Mr. Nick Walker stated his concerns in the increase in traffic and backups in both directions that may occur due to the addition of a new fast food restaurant as there is already a lot of existing traffic. He requested that a traffic study be done.

Mrs. Schiff stated that she agreed traffic is horrible there, but that means good business in the city.

Mr. Hartson asked Mr. Flippen what is needed for a traffic study. Mr. Flippen explained that typically a traffic study is completed upon the submission of a Preliminary Site Plan. If the tenants were just to do an upfit with interior renovations, a traffic study would not be required.

Mrs. Schiff questioned what a traffic study would accomplish. She asked if the Planning Commission would prohibit the use of the property if there would be too much traffic. Mr. Fisher stated that because they do not know who the tenant will be, the traffic volume is indeterminable, and that he agreed with Mrs. Schiff that he was uncertain what a traffic study would accomplish.

Mr. Hartson stated he would feel duty bound to continually ask for traffic studies prior to rezoning if this precedent were set and it would lead to inconveniences for developers of other properties in the City in the future.

Mrs. Schiff made a motion to approve PC Resolution 21-1 and Ordinance 21-2 and Mr. Wade seconded the motion.

VOTE: 7-0

Yes:

Mr. Hartson

Mrs. Schiff

Mrs. Hamilton

Mr. Kohan

Mr. Kwiek

Mrs. Levenson-Melvin

Mr. Wade

No: None

Abstained: None

Motion: Unanimous Pass

B. PC RESOLUTION NO. 21-2

City's proposed FY2022-2026 Capital Improvements Plan (CIP)

Mr. Smith and Mrs. Minor presented the proposed Capital Improvements Plan. Mr. Smith provided a brief overview, and Mrs. Minor focused more specifically on items proposed in FY2022.

Mr. Wade asked for clarification about a property being sold for \$100,000. Mrs. Minor stated that the City owns a 19-acre parcel adjacent to the Walmart and the animal shelter. This parcel has been rezoned to industrial by City Council. The intention for this property is to have it brought up the tier list by the state's standards for development and then sold for profit. Mrs. Minor explained that they were noting that the funds for the access road project would be reimbursed by the sale of the property, and that the \$100,000 was simply the cost of the work that would be reimbursed. They are hoping to sell the property at market value and anything beyond recouping the costs of work would be profit for the City.

Mr. Hartson asked about page 9 and Mrs. Minor explained finances and debt are issued annually.

Mr. Kohan asked about the item on page 36 which stated replacing infield/outfield turf in Shepherd Stadium. He inquired whether this was a sponsored project as he was under the impression it had been sponsored and the field would be named. Mr. Smith responded that the previous proposal was with a company called Nutrien, and it was going to be called Nutrien Field at Shepherd Stadium. This project is still in negotiation, and the previous document stated assistance was to be determined, but it is likely that it will not happen. Work has not been done outside of patch work since the 1990s. This would be a complete refurbishment of the infield and outfield. Mr. Kohan asked if it would be done outside of ball season to avoid closure during tournaments. Mr. Skalak stated that the work was planned to occur in August following the tournaments and while the weather is still warm.

Mr. Kohan also suggested the City consider adding an electric car charging station at the City Garage; as electric cars continue to grow in popularity, the City may eventually convert to electric vehicles and there is not currently a charging station in the City. Mr. Hartson stated that GM will stop making internal combustion engines in 2025, so charging stations are likely coming. Mrs. Minor stated that a project like that has not been priced, but that she will keep it in consideration for future plans.

Mr. Hartson asked about unfunded projects. With the major development at the old courthouse site [401 Temple Avenue], he wanted to know why they did not prioritize the Hamilton Avenue project and push for full funding. Mr. Flippen explained that the businesses will generate traffic from Temple Avenue rather than the neighborhood on Hamilton Avenue. The business will widen the entrance as part of their site development.

Mr. Kohan asked where the proposed Fire Station 3 site would be located. Mr. Smith stated that it is adjacent to the animal shelter, but that it was unclear

whether they will ultimately choose that site.

Mrs. Schiff made a motion to approve PC Resolution 21-2 and Mrs. Levenson-Melvin seconded the motion.

VOTE: 7-0

Yes:

Mr. Hartson

Mrs. Schiff

Mrs. Hamilton

Mr. Kohan

Mr. Kwiek

Mrs. Levenson-Melvin

Mr. Wade

No: None

Abstained: None

Motion: Unanimous Pass

VIII. Old Business

Ms. Hall informed Commissioners that the state approved the Comprehensive Plan. She stated that it would be on the agenda for the April meeting.

IX. New Business/Reports

Reports

1. Chairman – Mr. Hartson

No report.

2. Director of Planning and Community Development – Ms. Hall

Ms. Hall stated that there was an application for a special use permit for a hookah lounge that would be on the April agenda in addition to the Comprehensive Plan public hearing.

3. City Engineer or Designee – Director of Public Works – Mr. Flippen

Mr. Flippen took a moment to acknowledge the work of field crews through the recent ice storms to keep roads safe. He updated Planning Commission on the status of various projects. The Hrouda Pump station installation is occurring March 3 and 4 on Wilkshire Court. There is also an emergency sewer project on Longhorn Drive. Mr. Flippen shared that they were awaiting bids for a pavement preservation project and the North Elementary Phase One sidewalk project. They were also looking to put the Lakeview project out for bid in March. Mr. Kohan asked if the City does the bidding and are there contracting officers as it is state funded. Mr. Flippen explained that the City is considered the project administrator. They submit all bid documents to the state, they review them to ensure federal guidelines are met, and approve them before the City puts them out for construction bid. Mr. Kohan asked if it is funded by City or state money. Mr. Flippen stated that it is City money until it is reimbursed by the state.

4. Others, as necessary or appropriate

a. City Manager – Mr. Smith

Mr. Smith acknowledged weather response staff as a result of ice storms in

February. He stated that the City continues responding to the pandemic and cases are currently trending downward. Vaccinations in Colonial Heights have begun, and he was hopeful they will continue. Mr. Smith stated that Violet Bank restoration began February 16th and it was scheduled to be completed May 25th. The restoration that has already been completed include the addition of gravel for drainage, removal of the corrugated drainage pipe, brick grate gutter, foundation, and chimney stucco. Additionally, Mr. Smith noted that site work was underway at 401 Temple Avenue. He announced that Boot Barn opened in February, Ace Hardware would be coming to Dunlop Shopping Center in mid-June, and Lock Supply—an HVAC equipment retailer—would be leasing the former Gordmans.

b. City Attorney – Mr. Fisher

Mr. Fisher echoed Mr. Flippen and Mr. Smith’s statements about the emergency response staff, and stated he was very impressed with the work done during the storms. He also stated that because Colonial Heights is a small city, it is fortunate that its public works’ crew does such outstanding work in emergencies.

X. Adjournment

Mr. Wade made a motion to adjourn the meeting and Mrs. Schiff seconded the motion. The meeting was adjourned at 8:13 PM.