

CITY OF COLONIAL HEIGHTS

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT



City Hall □ 201 James Avenue □ P.O. Box 3401
Colonial Heights, Virginia 23834

George W. Schanzenbacher,
A.I.C.P., Director

MEMORANDUM

To: Honorable Mayor and Members of City Council
Mr. Thomas L. Mattis, City Manager

From: George W. Schanzenbacher, Director

Date: January 8, 2014

Subject: Planning Commission Actions at January 7, 2014 meeting

The following actions were taken:

1. Approved minutes of the December 4 and 12, 2013 meetings (enclosed).
2. Held organizational meeting:
Charles Townes was reelected Chairman
Milton Freeland was reelected Vice Chairman and selected as the Planning Commissions representative to the Parks and Recreation Advisory Board
Adopted the existing rules of procedure,
Adopted the 2013 Annual Report (enclosed)
3. Held a public hearing on CBL and Associates request for a Special Use permit for 4 signs at former Dillard's Department Store, adjacent to Dicks Sporting Goods, in excess of maximum square footage allowed and recommend approval. See enclosed Resolution.
3. Gave Preliminary subdivision approval to Southpark Medical Center (former Dominion Chevrolet site).
4. Gave Preliminary subdivision approval to Resubdivision of Lot 3 Dominion Southpark (former Nissan/Kia dealership site).
5. Gave Preliminary subdivision approval to Resubdivision of Block H Gregory Subdivision.
6. Gave Preliminary site plan approval to proposed Aldi grocery store-to be located on Charles Dimmock Parkway (behind Sonic) See building elevation drawing.
7. Met with Violet Bank Garden Club on their request to install a Blue Star Memorial Sign on Arlington Ave- near Violet Bank Museum and recommend approval of request.
8. Discussed food trucks (mobile food vending) and recommended that they will await further guidance from the City Council on the matter.

Proposed Aldi Grocery Store

EXTERIOR FINISH SCHEDULE		
NO.	FINISH NAME	FINISH
01	CONCRETE CURB OR PARAPET	1" POLYURETHANE GROUT 1" POLYURETHANE GROUT
02	ROOFING	2" POLYURETHANE GROUT
03	ROOFING	2" POLYURETHANE GROUT
04	ROOFING	2" POLYURETHANE GROUT
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08	ROOFING	2" POLYURETHANE GROUT
09	ROOFING	2" POLYURETHANE GROUT
10	ROOFING	2" POLYURETHANE GROUT
11	ROOFING	2" POLYURETHANE GROUT
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(A1) Bright Silver Panel



(A2) Slate Grey Panel



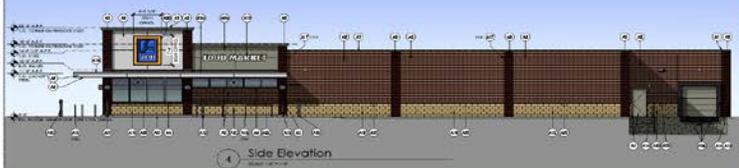
(A3) Field Brick



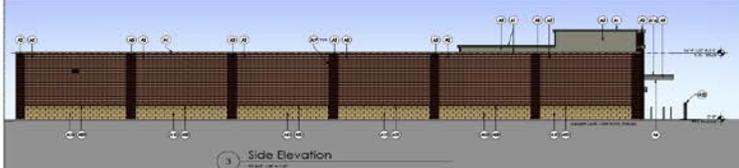
(A4) Pilaster Brick



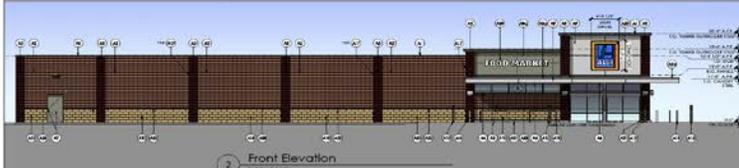
(A5) Waterable CMU



4 Side Elevation



3 Side Elevation



2 Front Elevation



1 Rear Elevation

NO.	DATE	DESCRIPTION
1	12/11/23	ISSUED FOR PERMIT
2	12/11/23	ISSUED FOR PERMIT
3	12/11/23	ISSUED FOR PERMIT
4	12/11/23	ISSUED FOR PERMIT
5	12/11/23	ISSUED FOR PERMIT
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ALDI Inc.

ALDI Inc.
Colonial Heights, VA
Temple Ave.
Colonial Heights, VA

Project Name & Location

Exterior Elevations

Drawing Name:

Date:	12/11/23	Project No.	13-0326A
Type:	EXTERIOR	Drawn By:	JER
Scale:	As Noted	Drawing No.	A-201

CITY OF COLONIAL HEIGHTS, VIRGINIA
Minutes of the Regular Meeting
Of the Planning Commission
Wednesday, December 4, 2013

I. Call to Order

Chairman Townes called the meeting to order at 7:00 p.m.

II. Roll Call/Determination of Quorum

Mr. Schanzenbacher, Director of Planning and Community Development, called the roll.

Present: Mr. Townes
Mrs. Hamilton
Mr. Hartson
Mrs. Schiff
Mr. Freeland
Mr. O'Connell
Mr. Kollman

Mr. Schanzenbacher stated there was a quorum.

Also Present: City Manager Thomas Mattis, Planning Director George W. Schanzenbacher Neighborhood Revitalization Planner, Jamie Sherry, Assistant Director of Public Works Brian Copple and City Attorney Hugh Fisher.

III. Approval of Minutes of November 2013

The minutes were approved on a roll call vote with no changes.

IV. Approval of Agenda

The agenda was approved with no changes.

V. Hearing of Citizens Generally

There were no citizens in the audience that wanted to be heard.

VI. Public Hearings

After Mr. Schanzenbacher read the rules of a public hearing, he stated that there were two public hearings on the agenda. The first public hearing is on the amendment to the City's Comprehensive Plan to change the land use classification of a 9.462 acre property located at 401 Temple Avenue from Community Facilities, Schools, Churches, Etc., to General Commercial and Shopping Centers. The second public hearing is for the rezoning of the property located at 401 Temple Avenue from RO Residential Office to GB General Business District for the proposed Kroger Grocery Store and related facilities.

Mr. Townes stated that the Commission would not be taking action on the agenda items because the Commission and the public have not had adequate time to review the traffic study. He stated that the Commission would hear public comments items and schedule a special meeting to take action. Mr. Townes opened the floor for discussion on the Comprehensive Plan amendment. The following spoke in reference to the Comprehensive Plan change:

Frank McDaniel of 409 MacArthur Avenue stated that he had concerns that include increased traffic and decreasing property values as a result of a commercial use being located at the proposed site. He also added with the closing to the bridge on Temple, this was an example of how bad traffic could be after the Kroger is located there. He suggested an 8:00 a.m. to 5:00 p.m. type business be located at this site.

Dennis Livingston of 500 MacArthur Avenue stated his property abuts the proposed site. He stated that rezoning the property would open the door for other businesses to move into the area. He stated that the residential area will be devalued because no one wants a grocery store or gas station in their back yard. Traffic was also a concern. He cited the bridge closing on Temple and the Christmas Parade as an example of how bad traffic can get.

Helen Szarama of 502 MacArthur Avenue stated that she was speaking against both the zoning and Comprehensive Plan amendment. She stated she is not in favor of changing the zoning to commercial. She stated that she felt the public hearing was a formality because the agreement was already signed between City Council and Kroger. She stated that many of her neighbors feel the same way which is why they did not come to the public hearing. She continued by stating that she is against the rezoning because it will directly affect her because her property is adjacent to the proposed Kroger site. She also stated that the adjacent neighborhood is well established the Kroger will bring much more traffic, noise, trash and it will devalue the property. She also stated that she has safety and security concerns. She added that the rezoning to commercial will bring more commercial businesses to her neighborhood. She stated the Boulevard and South Park Mall are the places for commercial development in the city. She ended by asking the Commission if they would want this development in their backyard and neighborhood.

Mildred Morrison 329 Ridge Road stated her concerns were the devaluing of the property and that they may be land-locked in an emergency situation.

Julie Wamsley, of 405 MacArthur Avenue, stated that her family has lived in Colonial Heights for many years and owns a business in the City. She stated she is concerned about devaluing the property and traffic. She suggested that the existing building be made into a community center.

Lewis Waskey of 406 Dupuy Avenue handed out a copy of a letter to the editor to the Commissioners. He stated he was concerned about Kroger because of the effect on the neighborhood, specifically traffic and crime. He also stated that since the property was not listed for sale, he felt the property was undervalued. He suggested that the property be used for a medical park so there would be higher paying jobs than those at a grocery store. Mr. Waskey also had a comment in reference to draft Comprehensive Plan scheduled to be discussed later on the agenda. He stated that if the city was concerned with the amount of rental property in the city, it should not put a grocery store in a neighborhood. Higher paying jobs would allow people to purchase homes. He was also concerned about future traffic problems and the process in which the agreement was brought to the community.

Janice Logue of 1325 Riveroaks Drive stated that she works in commercial real estate and has worked to bring quality tenants and retail to Colonial Heights. She said the trend is to live within walking distance to businesses. She understands that there are concerns with traffic, but it is good that Kroger is going to pay for improvements. She stated that having businesses west of the interstate along Temple will bring people to the Boulevard.

Frank McDaniel of 409 MacArthur Avenue asked Mr. Townes if Ms. Logue would be interested in buying the properties on MacArthur Avenue around Kroger. He also spoke to crime associated with Wal-Mart and that the hours of operation may not 24 hours, but they are close. He suggested that there are other sites in Colonial Heights that are already zoned commercial that may be more appropriate for a grocery store.

Steve Freeman of 510 MacArthur Avenue stated he was concerned with the property values of the residents of MacArthur and that none of them were there speaking in support of the Kroger. He stated that there was no need for any more gas or grocery stores in the City. He said that this project may bring jobs and money into the city, but they are hurting the residents of the neighborhood.

Jacob Ballard a resident of Colonial Heights stated, although he does not live near the proposed Kroger, he was concerned with the placement of a grocery store at that location. He stated that a grocery store

brings crime, trash and noise to adjacent neighborhoods. He also stated that he was concerned that another grocery store would potentially lead to losing one or more of the existing grocery stores in the city. He stated that he lives across from the Martins grocery store and works at Food Lion.

Mr. Schanzenbacher stated the second public hearing is for the rezoning of the property located at 401 Temple Avenue from RO Residential Office to GB General Business District for the proposed Kroger Grocery Store and related facilities.

Mr. Mattis gave a presentation on the proposed development. He discussed the development agreement, the type of store that is proposed, the economic benefit and jobs the project would bring, the infrastructure improvements and how the project would work with the roundabout.

Mr. Kollman asked Mr. Mattis about the estimated cost of the demolishing the existing courthouse. Although Mr. Mattis was unable to tell Mr. Kollman the exact amount, he stated that Kroger would absorb the cost. Mr. Kollman also asked how much revenue the store was expecting to bring in each year. Mr. Mattis stated based on sales projections and similar businesses in the city he could say it is expected that hundreds of thousands of dollars in tax revenue would be generated each year.

Mr. Townes opened the floor for the public hearing on the rezoning of the property. The following people spoke:

Frank McDaniel of 409 MacArthur Avenue stated he was not against Kroger, but there is probably not enough business to support another grocery store. If the zoning is changed he is concerned that if Kroger back out of the agreement, the zoning will still be there for another business. He was also concerned that there would be truck deliveries in the middle of the night. He had questions about the material of the fence. Mr. Mattis stated that the materials were not decided yet. He also stated his preference was for 8:00 a.m. to 5:00 p.m. business.

Julie Wamsley of 405 MacArthur Avenue was concerned about the widening of Hamilton Avenue and the effect on the properties adjacent to Hamilton. Mr. Mattis stated that Hamilton was not going to be widened the whole way and it was just recommended to widen it along the length of the proposed Kroger property. She was also concerned with kids going down along to railroad bed to hang out. Mr. Townes stated that as part of the roundabout project, this area would be blocked off.

Larry Brown of 311 Brookedge Drive said he was concerned that there would only be one way in and out of the Kroger property.

After some discussion Mr. Townes stated that the Commission would hold a special meeting Thursday, December 12, 2013 at 7:00 p.m. to act on these two items. This would give the Commission and the public time to read the traffic study. Mr. Mattis stated anyone who would not be able to attend can send comments to the City Manager's office. Mr. Fischer stated that the community will be allowed to make additional comments at that meeting. Mr. Freeland stated that the community will also have another opportunity to speak at a public hearing at City Council. Mr. Townes stated that the Planning Commission only makes recommendations to City Council.

VII. Site Plan /Subdivisions

S-13-2 Highland Park Section 2- 418-425 Highland Avenue

Mr. Schanzenbacher stated that the existing lot is 1.206 acres and has two existing homes and several accessory structures located on it. The homes were originally constructed a long time ago and the proposed subdivision would place each home on an individual lot. He stated that although both buildings meet the minimum lot size and setback, there is only a 35 foot connecting element, therefore it would not be possible to create two (2) twenty-eight foot connecting elements. However, the Planning Commission does have the authority to approve it. Mr. Fisher stated that the Commission can grant the variance as long as they provide evidence for all four of the criteria.

Charlie Townes, of Townes PC, spoke on behalf of the property owner. He stated the purpose would be to place each house on an individual property which is more conforming with current standards. He continued by stating the property has multiple street addresses and was developed long before the current ordinance which places a hardship on this parcel.

Without further discussion, S-13-2, along with the variance, was approved on a roll call vote. Mr. Townes abstained.

SP-13-5 Golden Corral, 2501 Conduit Road

Mr. Schanzenbacher stated that the proposed plan is for the construction of a new 12,947 square foot restaurant at the same site on a 2.682 acre parcel. This includes the demolition of the existing 13,357 square foot building. Mr. Schanzenbacher stated that the building would be smaller, yet seat the same amount of customers.

Charlie Townes, of Townes PC representing the Golden Corral, stated that they plan to demolish the restaurant in early 2014 and rebuild it consistent with the proposed elevations. Mr. Hartson asked if they plan to change the sign. Mr. Schanzenbacher stated that although is not part of this of current request, it is expected that they would comeback at some point to be consistent with the new development.

Mrs. Hamilton asked if there would be additional landscaping. Mr. Schanzenbacher stated that there definitely would be more than is currently there. They would be required to meet current minimum landscaping standards.

Mr. Freeland asked why the Commission was reviewing this site plan. Mr. Schanzenbacher stated that he originally thought the building was going to have more than 2,500 square feet disturbance of impervious surface, but as it turns out it does not. Mr. Townes, of Townes PC, stated that after all is said and done they will be at or slightly over the 2,500 square feet of disturbance, so he felt it was necessary anyway.

SP-13-5 was approved on a roll call vote. Mr. Townes abstained.

VIII. Old Business

There was no old business.

IX. New Business

Comprehensive Plan

Ms. Sherry stated that the Commission members received a rough draft of the Comprehensive Plan in the agenda packet. She stated that she would not be going through every policy in the plan, but she was going to share some of the big picture recommendations and the thought and theory behind these ideas.

Ms. Sherry reviewed the existing land use patterns in the city and the major factors influencing the concepts and strategies contained in the plan. She stated with few exceptions, this plan makes very few land use change recommendations.

She continued by saying the plan prioritizes 5 (five) revitalization strategy areas that have been identified for small area plans that will provide detailed revitalization strategies designed specifically for that strategy area.

These Areas are in order of priority beginning with the Violet Bank-Flora Hill Planning District, the Shepherd Stadium Planning District, the Lakeview Planning District, the Toll House Planning District, and the Westover –Snead Planning District.

Ms. Sherry also stated that the plan calls for creating mixed use areas in the city to provide for additional economic development and to allow for new housing that meets the needs of the aging population. Areas

included for consideration include the Southpark Mall Area, the parcel on Conduit Road, north of the Edinburgh subdivision and the parcel located on the northwest corner of E. Westover and Conduit Road.

In addition the plan identifies the area along the Boulevard, south of Westover Avenue for a Commercial Strategy Area. This area would focus and concentrate retail, commercial and service activity within a clearly distinguishable area. It is also intended to prevent negative commercial encroachment into residential neighborhoods. An emphasis would be put on having a strong pedestrian orientation, and include concepts such as landscaping and sidewalks to help create a sense of place.

The plan also calls for the creation of guidelines for the eight gateway entrances to the City as well as the image corridor along Interstate 95 south of Temple Avenue and to support the Appomattox River Corridor Plan.

Ms. Sherry stated over the next month, the plan will be refined and a detailed presentation will be done for the Commission in February at which point she hopes to receive an initial endorsement of the plan before it is presented to the public at the open houses.

Mr. Townes pointed out that the Lakeview Planning District was mislabeled on the Concept Map.

There was also some discussion about the wording or legality of the policy that suggested the city place a tax or a fee on rental property to discourage rental property in the city.

Mr. Kollman suggested that as the apartment or townhome communities age, they be turned into individual owner occupied homes. Mr. Townes stated that could be achieved by turning them into condominiums. Mr. Kollman then suggested that a different rate for the tap fees. Mr. Fisher cautioned against supporting policy that may appear discriminatory.

X. Committee Reports to the Commission

Mr. Townes informed the Commission that Mr. O'Connell moved out of the City and therefore has submitted his resignation. Mr. Townes then read a resolution thanking Mr. O'Connell for his years of service to the City. This resolution was passed unanimously by the Commission.

Mr. Mattis asked that the Commission direct any questions on the rezoning or traffic study to staff prior to the meeting so they can be prepared to answer the questions at the next meeting.

Mr. Copple stated he expected one lane of the bridge on Temple to be reopened on Friday.

Mr. Schanzenbacher suggested the Commission consider the meeting schedule for next year. The Planning Commission meeting schedule for 2014 was unanimously passed.

Mr. Fisher had no report.

XI. Adjournment

Meeting adjourned at 9:06 p.m.

Respectfully,

George W. Schanzenbacher

George W. Schanzenbacher

Director, Department of Planning and Community Development

APPROVAL:

Charles E. Townes

Charles E. Townes

Chairman

CITY OF COLONIAL HEIGHTS, VIRGINIA
Minutes of a Special Meeting
Of the Planning Commission
Thursday, December 12, 2013

I. Call to Order

Chairman Townes called the meeting to order at 7:00 p.m.

II. Roll Call/Determination of Quorum

Jamie Sherry, Neighborhood Revitalization Planner, called the roll.

Present: Mr. Townes
Mrs. Hamilton
Mr. Hartson
Mrs. Schiff
Mr. Freeland
Mr. O'Connell
Mr. Kollman

Ms. Sherry stated there was a quorum.

Also Present: Thomas Mattis, City Manager, Jamie Sherry, Neighborhood Revitalization Planner, Brian Cople Assistant Director of Public Works and Hugh Fisher, the City Attorney.

III. Approval of Agenda

The agenda was approved with no changes.

IV. Public Hearings

Ms. Sherry stated the first public hearing on the agenda is for the amendment to the City's Comprehensive Plan to change the land use classification of a 9.462 acre property located at 401 Temple Avenue from Community Facilities, Schools, Churches, Etc., to General Commercial and Shopping Centers. The second public hearing on the agenda is for the rezoning of the property located at 401 Temple Avenue from RO Residential Office to GB General Business District for the proposed Kroger Grocery Store and related facilities.

Mr. Townes stated that the representatives from Kroger and the consultant that conducted the traffic study were at the meeting to answer questions in reference to the project. He opened the floor for discussion on both the Comprehensive Plan amendment and rezoning of the property at 401 Temple Avenue. The following individuals spoke:

Mr. Henry Beville of 520 MacArthur stated that he was in support of Kroger in the City, but not in his neighborhood. He had concerns with traffic and the gas station and associated fumes. He also stated that the neighborhood should have been informed before the agreement was signed. He stated that the city has good services, specifically the Recreation and Parks Department.

Richard Logue of 1325 Riveroaks Drive stated that having the Kroger located on Temple will be very convenient to the neighborhood. Residents will be able to walk to it and not have to drive to Chester. He praised the quality of the meats and produce at Kroger. He stated that he shopped around the world when he was in the Navy and has not found a better supermarket.

Dale Holt of 526 MacArthur Avenue stated that he bought his house because of the woods behind his house and now he is concerned that he will be looking at a grocery store instead. He did not think it should be located there because of the impact it will have on the neighborhood. He stated he was concerned with the traffic. He noted how bad it was because of the bridge closing.

Bill Humphries of 608 Old Oak Lane feels that this is an appropriate place for a retail business because of its location off Interstate 95. He stated that he appreciates that there will be jobs and feels that Kroger has been a good community citizen in their other locations.

Sam Abbot of 1006 Oakridge Court stated that he wants Kroger located in the City and feels that the location they picked is fantastic because it will help bring people and traffic on the Boulevard. He feels this will help the small businesses.

Steve Freeman of 510 MacArthur Avenue thanked the Commission for another opportunity to speak on this issue. He stated he that no person from MacArthur Avenue spoke in support of this project. He said the people on MacArthur want progress and jobs in the City, but no one wants it in their backyard because it will affect their property values. He said he read the traffic study and could not find Figure 14 referencing the improvements and traffic light at Hamilton. Mr. Townes asked Mr. Copple to get Mr. Freeman a copy of Figure 14. Mr. Fisher stated that placing the traffic study on the website was gratuitous and that the city had no legal obligation to do so. Mr. Freeman had a question in reference to the city's noise ordinance and trucks that are going to be making noise during the deliveries. Mr. Fisher stated that Kroger will have to abide by the noise ordinance. Mr. Freeman also wanted more details about the fence that will be constructed. Mr. Copple stated that the buffer will have to meet code requirements and that the details will be determined during the Plan of Development process.

Nick Patel, who owns property at Ridge and Temple, stated he supports the Kroger at this location and believes that Temple should be zoned for business.

Dale Holt, who spoke earlier in the evening, asked if the grading of the site will be brought up to Temple and asked if it will cause runoff on to private property. Mr. Townes stated that there would be no runoff on to his property because it is against the law.

Mr. Mattis asked that representatives from Kroger and RK &K address some of the question raised during the public comment period. He also stated that he was very sensitive to the community's concerns. He said they can speak to the agreement but not able to get specific about the development at this point in time.

Fenton Childers, the real estate manager from Kroger, stated Kroger wants to build the best possible project. He stated the grade of the property will be changed some, but it will not be brought up to the level of Temple Avenue because it would not be cost effective. He said through the Plan of Development process, they plan to work with the city to locate the fence at a place that ensures privacy of the neighbors and blocks visibly of the store. He also stated there would be landscaping to add additional buffering to the neighborhood, possibly additional landscaping on the resident's side. Additionally, he added that there are no night time deliveries because of the noise ordinances.

Mrs. Hamilton thanked Mr. Childers for being at the meeting. She said she believes it is a good project, but it is also a very good neighborhood this project is going to be backing up to. She said at the previous meeting, the neighborhood did a good job expressing their concerns. She said it is stable neighborhood and needs to have the reassurance from Kroger that they will involve the neighborhood in future discussions. Mr. Childers stated that he would stay involved through the planning process.

Mr. Freeland thanked Mrs. Hamilton for her comments as well as the neighborhood for coming out to express their concerns. Mr. Hartson stated that he visited the store in Chester and looks like they had done a good job to set a proper buffer at that location.

The Commission voted 5-1 (with Mr. Kollman voting no) on a roll call vote to approve Planning Commission Resolution 13-2, which includes the recommendation to City Council to approve Ordinance 13-18 to amend the Comprehensive Plan from Community Facilities, Schools Churches, Etc. to General Business and Shopping Center.

Mr. Townes stated that the 30 years ago he spoke in opposition to RO Residential Office zoning on Temple Avenue because he felt it should be commercial. He stated that the City should have had the forethought at that time to zone the area for commercial.

The Commission voted 5-1 (with Mr. Kollman voting no) on a roll call vote approve Planning Commission Resolution 13-2, which includes the recommendation to City Council to approve Ordinance 13-19 to change the zoning classification from RO Residential Office to GB General Business.

V. Adjournment

Meeting adjourned at 7:33 p.m.

Respectfully,

George W. Schanzenbacher

George W. Schanzenbacher

Director, Department of Planning and Community Development

APPROVAL:

Charles E. Townes

Charles E. Townes

Chairman

RESOLUTION NO. 14-1 (PC)

Recommending approval of an ordinance numbered 14-2 to grant a special use permit to CBL and Associates Properties Inc. for property which is a part of parcel #68034700011 and is zoned GB General Business District, to allow the installation of four (4) additional wall signs totaling approximately 409.30 square feet, on the building formerly occupied by Dillard's department store.

WHEREAS, the Planning Commission has considered attached ordinance number 14-2 relating to the application of CBL and Associates, Inc. for a special use permit to allow the installation of wall signs for Five Below, Firehouse Subs, and IHOP totaling approximately 409.30 square feet, on the building formerly occupied by Dillard's department store; and

WHEREAS, the Planning Commission on January 7, 2014, 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 issue of the special use permit; and

WHEREAS, the Planning Commission finds that granting the special use permit for the wall signs 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 14-2 be approved and that a special use permit be issued to CBL and Associates Properties, Inc. for the installation of four additional wall signs for Five Below, Firehouse Subs, and IHOP, totaling approximately 409.30 square feet, on the building formerly occupied by Dillard's department store.

Approved this 7th day of January 2014.

APPROVED:

Charles E. Townes

Chairman

ATTEST:

George W. Schanzenbacher

Secretary