



**CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE PLANNING COMMISSION
Tuesday, March 1, 2022
7:00 p.m.**

MINUTES

- I. Call to Order**
The meeting was called to order at 7:00 p.m.
- II. Roll Call**
Present:
Mr. Hartson
Mrs. Schiff
Mr. Kohan
Mr. Kwiek
Mrs. Hamilton
Mrs. Levenson-Melvin
Absent:
Mr. Wade
- III. Determination of Quorum**
A quorum was determined.
- IV. Approval of Minutes for January 4, 2022 meeting**
Mrs. Schiff made a motion to approve the January minutes and Mrs. Levenson-Melvin seconded the motion with all commissioners in favor.
- V. Approval of Agenda**
Mrs. Schiff made a motion to approve the agenda and Mrs. Levenson-Melvin seconded the motion with all commissioners in favor.
- VI. Hearing of Citizens Generally**
No citizens spoke.
- VII. Old Business**
None.
- VIII. New Business/Reports**
 - A. SUB 22-2 White Bank Landing Section 4
Parcel ID #6605000014A & #66050000018**
Property Owner, White Bank Landing, LLC, proposes a preliminary subdivision of parcel identification numbers 6605000014A & 66050000018, which is 5.8 acres. The preliminary subdivision will include 21 new lots plus open space.

Mrs. Brown stated that the subject property is located near White Bank Park and boat landing as well as Tussing Elementary. It is currently vacant and wooded. It is zoned Residential Low-Density. The 21 lots meet the

requirement of 75 feet of road frontage and all have a depth of 135 feet. Mrs. Brown recommended approval. She also stated that the applicant was present to answer questions.

Mrs. Schiff asked for clarification that the site is zoned Residential Low-Density and meets the 75 feet of frontage so they will not need to pursue a rezoning or special use permit. Mrs. Brown confirmed that this proposal is just to subdivide the property into separate buildable lots.

Mr. Kwiek asked if the road would need to be widened and Mr. Hartson asked about the implications on traffic. Mr. Campbell stated that widening the road was in the engineering comments, and that at this time there was no indication that there would be major impacts on traffic.

Mr. Hartson stated that because of the high attendance of neighboring property owners he felt obliged to open the meeting to public comment.

Jerry Harville of 200 Heron Run Drive came to the podium. He stated that his concern was water drainage. He wanted to know whether steps would be taken to make sure this new construction would not worsen existing drainage problems in the neighborhood. Mr. Campbell stated that upon permitting for new construction, this will be monitored. Mr. Harville also asked if White Bank Road would be widened. Mr. Hartson stated that based on the presentation, the road would be widened.

Kimberly Buffalow of 1032 Germar Court came to the podium. Her concerns were also related to water drainage. She stated that the land behind her house holds a significant amount of water, and the new construction would lead to more run off on her property. Ms. Buffalow also wanted to know the estimated square footage of the home. Mr. Townes stated that the homes would average 2,400 square feet. Additionally, Ms. Buffalow expressed concerns about the impact it would have on Tussing Elementary which she believed was overcrowded. Finally, Ms. Buffalow said there were bike trails running through the proposed subdivision that is used by all the neighborhood children and she didn't want to lose the unofficial trail.

Chris Mitchell of 1002 Germar Court came to the podium. He reiterated the water drainage concerns. He claimed there was a drainage issue near Tussing Elementary and that the houses there remain swampy. He stated that woods were currently behind his property and he preferred the natural state. In his opinion, Mr. Mitchell believed that 21 houses were overkill. He corroborated Ms. Buffalow's statement about a community trail in the proposed subdivision. He personally did not want that many homes in his neighborhood.

Glenda Rose of 1026 Germar Court came to the podium. She expressed concerns about water drainage. Mrs. Rose stated that based on the plans, there would be three houses facing the rear of her lot, which she did not want. She emphasized that she and her husband's favorite feature of the neighborhood was the wooded lot and the trail.

Mrs. Schiff shared some history she knew of the development of the existing neighborhood. She stated that the subdivision would have been bought by

Mr. Swearingen and built on if the original owner had sold the parcel in question.

Blake Swearingen came to the podium and stated that Mrs. Schiff was correct and that he had intended to purchase one of the parcels, but that it would have only been 8 houses built. It was his opinion that this is a higher density than necessary and would not match the rest of the neighborhood. He was also concerned about student overcrowding at Tussing Elementary.

Mr. Kohan asked Mr. Mitchell the road frontage of his lot. Mr. Mitchell stated that he was unsure. Mr. Kohan stated that it appeared the existing homes had different lot sizes than the new proposed lots.

Mrs. Schiff made a motion to approve Subdivision 22-2 and Mrs. Levenson-Melvin seconded the motion.

Vote: 6-0

Yes:

Mr. Hartson

Mrs. Schiff

Mr. Kohan

Mr. Kwiek

Mrs. Hamilton

Mrs. Levenson-Melvin

No: none

Motion: Unanimous Pass

B. PC RESOLUTION NO. 22-3

City's proposed FY2023-2027 Capital Improvements Plan (CIP)

Mr. Smith stated that more work was needed on the CIP. City Council had previously looked at renovating the High School. There are several debt issuances from 2012 and 2018 that they could refinance on so that the renovations will be able to occur. The City already allocated debt issuance to make additional security upgrades, and water and sewer upgrades, totaling to \$1.78 million for the current fiscal year. City council discussed \$2.2 million to go toward the school renovations. City Council proposed borrowing additional debt issuance because of interest rates at the time of meeting. They requested up to \$6 million. With the additional time, Mr. Smith stated that staff would come to Planning Commission with more complete information about the CIP. He asked if the Commissioners had any input regarding things they would like staff to consider. Mr. Kohan asked if anything could be put in the CIP to compensate for school impact of new developments on Tussing Elementary School. Mr. Smith explained that after speaking with the superintendent it was determined they would likely need more staff but that the current school size is large enough for the students. There is no way to predict the age range of children moving into the homes.

Mr. Fisher stated that the CIP is technically the Planning Commission's document, so if the Commission has any input, to express it.

Mr. Hartson asked about the water drainage issues expressed and if any projects

would be addressing it. Mr. Smith stated that this would be addressed in the CIP as part of the proposals from Public Works.

Reports

1. **Chairman-** Mr. Hartson urged commissioners to attend the City Council meeting in regards to the apartments at Southpark Mall. He reminded them this vote is two votes one for the Special Exception Permit and another vote for the Special Use Permit.
2. **Director of Planning and Community Development – Mrs. Brown**
Mrs. Brown stated that the Bruce Avenue SUP application has been rescinded.
3. **City Engineer or Designee – Asst. Director of Public Works – Mr. Campbell**
Mr. Campbell shared that the Safe Routes to School Phase Three was advancing and set to be advertised later this month. The Phase One sidewalk near North Elementary was completed. The Lakeview project had been awarded to Shoosmith. He also shared that Towneplace Suites construction was in progress. Mr. Hartson asked if the building material along Temple Avenue adjacent to Longhorn Steakhouse was a part of the Panera project, and Mr. Campbell confirmed it was a part of the project.

Mrs. Hamilton asked in regards to the annual leaf removal what can be done in regards to cars parking in front of leaf piles, which prevents removal from occurring in the older side of the City. Mr. Campbell stated that he would look into solutions.

Mr. Kwiek asked about the Tri-State Utility's sewer line inspections. Mr. Campbell stated that they have been great to work with, and they will be lining the pipes to be less destructive instead of open trenching.

4. Others, as necessary or appropriate

a. City Manager – Mr. Smith

Mr. Smith shared that Dunkin' Donuts restaurant has opened on James Avenue.

b. City Attorney – Mr. Fisher

Mr. Campbell mentioned the North Elementary sidewalk project, and Mr. Fisher stated that they were able to acquire road frontage for the entire project. However, they will need to acquire property from McDonald's and private properties along Westover Avenue to widen it for the right-turn lane project and it was proving difficult to work with some of the property owners.

IX. Adjournment

Mrs. Schiff made a motion to adjourn and Mrs. Levenson-Melvin seconded the motion with all commissioners in favor.

The meeting was adjourned at 7:55 pm.

X 

Mitchell Hartson
Chairman

X 

Brandi Payne
Secretary