



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

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Determination of Quorum**
- IV. Approval of Minutes for January 4, 2022 meeting**
- V. Approval of Agenda**
- VI. Hearing of Citizens Generally**
- VII. Old Business**
- VIII. New Business/Reports**
 - A. SUB 22-2 White Bank Landing Section 4**
Parcel ID #6605000014A & #6605000018
Property Owner “White Bank Landing, LLC” proposes a preliminary subdivision of parcel 6605000014A & 6605000018, which is 5.8 acres. The preliminary subdivision will include 21 new lots plus open space.
 - B. PC RESOLUTION NO. 22-3**
City’s proposed FY2023-2027 Capital Improvements Plan (CIP)
- Reports**
 - 1. Chairman**
 - 2. Director of Planning and Community Development – Mrs. Brown**
 - 3. City Engineer or Designee – Asst. Director of Public Works – Mr. Campbell**
 - 4. Others, as necessary or appropriate**
 - a. City Manager – Mr. Smith**
 - b. City Attorney – Mr. Fisher**
- IX. Adjournment**



**CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE PLANNING COMMISSION
Tuesday, January 4, 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

Mrs. Hamilton

Mr. Kohan

Mr. Kwiek

Mrs. Levenson-Melvin

Mr. Wade

Absent: none

III. Determination of Quorum

A quorum was determined.

IV. Approval of Minutes for December 8, 2021 meeting

V. Approval of Agenda

Mrs. Schiff made a motion to approve the Agenda and Mr. Kohan seconded the motion with all commissioners in favor.

VI. Hearing of Citizens Generally

VII. Organizational Matters

- Election of Chairman and Vice-Chairman

Mr. Wade nominated Mr. Hartson as Chairman, and Mrs. Schiff seconded the nomination. All commissioners were in favor.

Mrs. Hamilton nominated Mrs. Schiff as Vice-Chairman and Mr. Wade seconded the

- nomination. All commissioners were in favor.
- Appointment of Secretary
Mrs. Hamilton nominated Mrs. Payne to be appointed as secretary, and Mr. Wade seconded the nomination. All commissioners were in favor.
 - Adoption of Rules of Procedure
Mr. Hartson emphasized paragraph 7.2 that the Commission may go into a closed meeting pursuant to the Freedom of Information Act, as the commission intended to go into a closed meeting later in the evening. Mrs. Schiff made a motion to adopt the rules of procedure and Mrs. Levenson-Melvin seconded the motion with all commissioners in favor.
 - 2021 Annual Report
Mrs. Levenson-Melvin made a motion to approve the 2021 Annual Report and Mrs. Schiff seconded the motion with all commissioners in favor.
 - Adoption of Planning Commission Meeting Schedule for the Next 12 Months
Mrs. Schiff made a motion to adopt the meeting schedule for the next 12 months and Mrs. Levenson-Melvin seconded the motion with all commissioners in favor.

VIII. Public Hearings

A. PC RESOLUTION 22-01 AND AN ORDINANCE NO. 22-01

To grant a special exception permit to Southpark Mall, CMBS, LLC, property owner, to permit multi-family residential apartments at the site of the former Sears Building, located at Southpark Circle, also known as parcel identification number 68204700013, which is zoned GB – General Business District.

Mr. Hartson defined the difference between a “Special Exception Permit” (SEP) and a “Special Use Permit” (SUP). He stated that a special exception permit is required due to City code section 286-310.04(A)(2) which lists multi-family dwellings as a permitted use in the general business zoning district only if a special exception permit is obtained.

Mrs. Brown presented visuals of the former Sears building and Southpark Mall as well as renderings of the proposed apartment buildings. She stated that the average apartment would be 1100 square feet. The developer does not propose any tax incentives and will be seeking market-rate financing where there will be no affordable housing component on the project. Mrs. Brown reiterated that the zoning ordinance allows multi-family dwellings in the General Business District subject to obtaining a special exception permit in addition to complying with additional modified and more stringent standards as listed in article V use and design standards. In accordance with the City zoning ordinance Section 286-622 Special Exception Permits General Standards where City Council has the authority to issue a Special Exception Permit subject to the following: 1) Conformance with Article V Use and Design Standards 2) Conformance with the City’s Comprehensive Plan and 3) Minimum adverse impacts on surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes, and vibrations. In

considering impacts, consideration shall be given to the timing of the operation, site design, access, and other matters that might be regulated to mitigate adverse impacts. Proposed conditions if the Commission votes to recommend granting this Special Exception Permit to allow this multi-family housing project: 1) The development shall be in substantial accord with the concept site plan prepared by Poole and Poole Architecture LLC 2) A site plan will be required where the development complies with all city standards and specifications unless otherwise exempted by City Council.

Staff received one public comment on this case requesting additional information.

Mr. Shane Burnett was present representing the applicant, Southpark Mall CMBS, LLC. as well as Architect, Dave Kelly, and Lewis Gilpin of CBL properties on conference call.

Mr. Burnett shared an overview of the project which would contain 280 market-rate, luxury apartments. It would be a complete redevelopment and the former Sears building would be demolished to build the structures. The project consists of 69 one-bedroom, 168 two-bedrooms, and 43 three-bedroom apartments. He proposed two donut-shaped buildings with interior amenities. Mr. Burnett shared the renderings of the proposed structures. He felt this was an intervening project and a great opportunity for the community to galvanize the mall. He cited similar projects in the region such as Regency Square and Westchester Commons and stated that “retail needs rooftops”. Mr. Burnett also stated that because Colonial Heights lacks a market rate apartment complex, people are leaving Colonial Heights and moving elsewhere where such housing exists. He also cited the Comprehensive Plan and how this project aligns with it.

Mr. Wade verified that the project is not seeking Virginia housing assistance. Mr. Burnett stated that was correct, as the project is all market-rate luxury apartments. Mr. Wade asked if the project would be seeking any HUD funding. Mr. Burnett explained that HUD is just a financing mechanism and does not use vouchers.

Mrs. Hamilton asked if the project would be a gated community. Mr. Burnett stated it was not a gated community but that all entry points would have access control. This means residents would need a key fob or other device to access the buildings and amenities. He stated that the security would have camera monitoring as well.

Mrs. Hamilton asked about the building materials of the project. Mr. Burnett stated that it’s a combination of masonry and fiber-cement siding and it would be a very durable building.

Mrs. Hamilton stated that she was not familiar with the term “Class A” rental properties. She asked whether that referred to amenities or appearance. Mr. Burnett stated that it was an all-encompassing term: location, amenities, and interior space as well. He stated that these apartments would have granite

countertops and solid wood cabinetry. She asked if there would be a clubhouse. Mr. Burnett stated that they have seen more success with shared spaces in their projects so this would have shared office spaces and a coffee bar, and conference rooms that could be booked.

Mr. Hartson stated that initially he was concerned about the increase in traffic as a result of this project, but he concluded that it would equate to the traffic that was experienced when the mall first opened. Thus, the space is ready to accommodate such traffic and then asked if this was a fair conclusion to make. Mr. Burnett and Mr. Gilpin agreed stating that the mall initially over-estimated the amount of parking and traffic so they have seen that they can even cut down on existing parking and in similar projects, the apartments did not have an impact on existing traffic.

Mr. Kohan asked if the school system can accommodate the potential influx of children living in the apartments. Mr. Smith stated that he had discussed this with the school superintendent and that they estimated the need for additional buses and five staff members. However, Mr. Smith stated that they cannot be sure what percentage of tenants will have school-age children, so a fair estimation cannot be made. Mr. Smith also stated that the additional real estate tax revenue that the City would gain from the project would be shared with the schools as well. He stated that keeping in mind not only the real estate tax revenue, but the additional foot traffic in shopping and dining as a result will create more revenue to fund any potential accommodations. Mr. Burnett predicted that tenants may include soldiers stationed at Fort Lee, or employees of the pharmaceutical companies coming to the region.

Mr. Kohan asked how the parking for residents will be handled separately from mall shoppers. Mr. Burnett stated that they had discussed it, and that because there is ample parking, they may not have to regulate parking. Mr. Kelly stated that the available parking would be well above the standard required for a development of this size. He also stated that the apartment parking would only be accessible from Southpark Boulevard which would keep it separated from the greater mall parking.

Mr. Fisher stated that the previous zoning ordinance requirements had led to an excess of parking at Southpark Mall, so there should be ample parking to accommodate the proposed apartments.

Mr. Kohan asked if amenities would include a playground for children. Mr. Kelly and Mr. Burnett stated that based on their market study, that was not in the plans as of yet. They stated that there is the space for it if it was decided at a later date.

Mr. Kohan asked how many projects similar to this that the developers owned. Mr. Burnett replied that they owned about eight to ten developments similar to this proposed project.

Mr. Kwiek expressed concerns about walkability and lack of sidewalk around the mall and shopping centers for anticipated residents.

Mr. Wade asked if there were any other partners besides CBL and Schell Brothers. Mr. Burnett explained that this project is led by a subsidiary of Schell Brothers, SB Apartments and they are the primary on the project. CBL properties has a percentage stake and right of refusal.

Mrs. Levenson-Melvin asked for elaboration on safety and security of the proposed project. Mr. Burnett stated that they are not sure if additional security will be necessary at this time. He believed because of the controlled access and security cameras that additional security would not be necessary. Mr. Burnett read an excerpt from a study done on mixed use and crime which insinuated that this type of development makes the whole area safer.

Mrs. Levenson-Melvin asked if the apartments would allow pets. Mr. Burnett stated that they typically allow pets and that these days, pets are people's children, so it is common to allow pets in luxury apartments. Mr. Kelly said that these days you can't build without including pet amenities such as a dog park.

Mrs. Schiff stated that this is a wonderful solution to a big problem in regards to the vacant Sears building.

Tara Botts of 901 Germar Ct came to the podium to express her concerns in regards to this project. She asked if the City has the infrastructure to support this project. She stated that she is a substitute at Tussing Elementary which would be where the apartments would be zoned for and that the school is experiencing overcrowding. She believed that being off of Interstate 95 there should be more meals and sales tax coming in, and that if this project fails, there is a loss of a potential commercial business that could have been at the site. She stated that comparing Colonial Heights to Henrico and Chesterfield is not fair as they are much larger municipalities with other revenue sources. Additionally, Ms. Botts stated that the City lacks a well-devised traffic flow and that there is often major congestion. She is concerned that the project would add to already severe traffic in the area. She said she is not totally opposed to the project, but that these factors must be considered.

Mike Hamilton of 118 Marvin Ave stated that he believed the only traffic was during rush hours. He also said that Roslyn Park is nearby for pet owners to walk their dogs. He believed this project would be an improvement, and we can't be sure of traffic or school age children until tenants arrive.

Mrs. Schiff made a motion to approve PC resolution 22-01 and Mrs. Levenson-Melvin seconded the motion.

Vote:
Yes:
Mr. Hartson
Mrs. Schiff
Mrs. Hamilton
Mr. Kohan
Mr. Kwiek
Mrs. Levenson-Melvin
Mr. Wade
No: none
Motion: **Unanimous Pass**

B. PC RESOLUTION 22-02 AND AN ORDINANCE NO. 22-02

To grant a special use permit to Southpark Mall CMBS LLC, property owner, located at Southpark Circle, also known as parcel identification number 68204700013, and zoned GB – General Business, to allow the redevelopment of the former Sears Building into multi-family residential apartments.

Mrs. Brown stated that the special use permit is needed to allow multi-family residential dwellings in the general business district without complying to the following City code provisions: 1) The multi-family use shall be allowed only in the same structure as and in conjunction with an associate civic office commercial use type, 2) The civic office commercial use type must occupy at least 50% of the gross floor area of the structure. The applicants cannot meet the above conditions in the General Business district. As multi-family units these will be standalone structures and not located in the same structure as and in conjunction with any civic office or commercial use type. And there are no civic office or commercial use types associated with this proposal. Proposed conditions if the Commission votes to recommend a special use permit: 1) the development shall be in substantial accord with the concept site plan prepared by Poole and Poole Architecture, LLC. 2) A site plan will be required for the development which complies with all other City standards and specifications unless exempted by City Council.

Staff recommended approval.

Mr. Wade clarified that the developers are not seeking any incentives.

Mr. Kohan asked how long the project would take to complete. Mr. Burnett stated that between site plan approval and completion probably two to three years.

Mrs. Hamilton made a motion to approved PC resolution 22-02 and Mr. Wade seconded the motion.

Vote:

Yes:

Mr. Hartson
Mrs. Schiff
Mrs. Hamilton
Mr. Kohan
Mr. Kwiek
Mrs. Levenson-Melvin
Mr. Wade
No: none

Motion: **Unanimous Pass**

IX. Old Business

- A. Closed meeting pursuant to Paragraph A.8 of Section 2.2-3711 of the Code of Virginia, to consult with legal counsel employed by a public body regarding a specific legal matter – the appropriate zoning of a specific use type – requiring the provision of legal advice by such counsel.

By a vote of 7-0, the Commission voted to go back into an Open Meeting.

The Commission has been in a closed meeting pursuant to Paragraph A.8 of Section 2.2-3711 of the Code of Virginia, to consult with legal counsel employed by a public body regarding a specific legal matter – the appropriate zoning of a specific use type – requiring the provision of legal advice by such counsel.

Consideration of the following certification:

Each member will now certify that to the best of the member's knowledge (i) only public business matters lawfully exempted from open meeting requirements of the act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body. Any member who believes there was a departure from the requirements of clauses (i) and (ii), shall so state prior to the vote, indicating the substance of the departure that, in his judgment, has taken place.

Roll Call. An affirmative vote shall constitute certification of compliance. The certification was approved by a vote of 7-0.

X. New Business/Reports

A. SUB 22-1 Southpark Shopping Center, Parcel 18 – Panera Restaurant Parcel ID#68204700018

Property owner McBerw Southpark LLC proposes subdivision of 1891-1909 Southpark Boulevard, parcel identification number 68204700018, with a legal description of Parcel 18 of the Southpark Subdivision.

Mrs. Brown reminded Planning Commission that they had approved the preliminary site plan on May 5, 2020. The applicants are now requesting a minor division to subdivide the restaurant into its own parcel. She provided the Planning Commission with visuals of the proposed subdivision. Staff recommended approval provided that Public Works comments were addressed.

Ryan Yauger, of Bohler Engineering was present to represent the applicant.

Mr. Hartson clarified that this subdivision means that Panera would own its own building rather than leasing from the shopping center.

Mr. Kohan asked if there would be a separate ingress/egress on Temple Avenue or if they would use the existing entrance. Mr. Yauger stated that they would use the existing access.

Mrs. Schiff asked what would happen to the existing Panera building and Mr. Yauger stated that he was unsure.

Mrs. Schiff made a motion to approve Subdivision 22-1 and Mrs. Levenson-Melvin seconded the motion.

Vote:

Yes:

Mr. Hartson

Mrs. Schiff

Mrs. Hamilton

Mr. Kohan

Mr. Kwiek

Mrs. Levenson-Melvin

Mr. Wade

No: none

Motion: **Unanimous Pass**

Reports

1. Chairman-No report

2. Director of Planning and Community Development – Mrs. Brown

No report

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

Mr. Ryan stated that the Safe Routes to School project at North Elementary had been completed and they were moving on with phase two. Utility relocation had begun and was slated to be completed in February. The Westover right-turn lane project was finishing up right-of-way negotiations, utility relocation was underway and was set to be completed in two weeks. The Lakeview Avenue modernization had its bid opening in November, but the two bids were over their allocation. They are working with

Council and the Metropolitan Planning Organization to procure additional funds in order to execute the project. They are requesting an additional 1.8 million dollars in funds. According to VDOT about 80% of projects are coming in 50-80% over the engineers estimates. The Appomattox River Trail Phase Five from Roslyn Landing to Jennick Drive is in the processes of obtaining approval from Virginia DEQ. They are expecting to see approval by mid-February. They have selected a consultant for the High School sidewalks along Conduit Rd. and surveying is underway. The Boulevard and Temple Avenue Intersection environmental improvements have received approval from VDOT. Townplace Suites has begun breaking ground and Roslyn Farm is planning to build a new office building next to the pond on Temple Lake Drive.

Mr. Kohan asked about the boarded house on Dupuy Avenue. Mr. Ryan explained that the City owns that property as well as the property next to the courthouse and have subdivided the property for development.

Mr. Wade asked about flooding on Huntington Drive and Conjurer's Drive. Mr. Ryan stated that they are estimating what new infrastructure would need to be created.

4. Others, as necessary or appropriate

a. City Manager – Mr. Smith

Mr. Smith stated that Mission BBQ would open on January 18th.

b. City Attorney – Mr. Fisher

No report.

XI. Adjournment

Mr. Wade made a motion to adjourn and Mrs. Schiff seconded the motion with all commissioners in favor.

The meeting was adjourned at 9:28pm.



SUB 22-01
Preliminary Subdivision Plat
White Bank Section 4

Property Owner “White Bank Landing, LLC” proposes subdivision of parcel 6605000014A & 66050000018, which is 5.8 acres. The subdivision is titled “White Bank Landing Section 4” and will include 21 new lots plus open space. The subdivision will be accessed by the existing White Bank Road. The proposed subdivision lies between White Bank Park and the high school, located on Conduit Drive.

Planning Review Comments

1. Show topographic map with contours of four-foot intervals per City Code §250-14(B)(14).
2. Delineate the Resource Management Area and Resource Protection Area per City Code §250-14(B)(13).
3. Delineate/identify wetland areas.
4. Fix/note that lots 9 & 10 meet the minimum frontage requirement of 75 feet.
5. **The front setback of Lot 21 is greater than 25’ in some areas.**
6. Provide sidewalk/pedestrian walkway along the southern side of White Bank as it links up to the existing sidewalk on Conduit per City Code §250-32.

Engineering/Public Works Review Comments

The following comments are for the Preliminary Subdivision only. We support this proposal subject to the condition that all technical issues listed below are resolved to the satisfaction of the Engineering Division. Detailed review by staff of the Engineering Division will be necessary before final construction plans can be approved.

General

1. Please adjust City Project Number to 101242.
2. Please adjust the Vicinity Map.
3. Please verify land owner(s) labeled for each parcel shown on the plat.
4. Please include deed book and page number of recordation for all parcel(s).
5. Please show any easements, existing or to be established, with Deed/Plat Book and Page.
6. Please show 100-yr flood plain with elevations (if applicable).

7. Please label front, side, and rear building setbacks and required distances are shown.
8. Please show and define the RMA and RPA limits (if applicable).
9. Please show Tidal Wetlands (if applicable).
10. Please show the metes and bounds of the parcel(s) to include curve data and chord bearings and lengths. Both for parent parcel(s) and proposed lots.
11. Please show directional arrows on all bearings.
12. Please label existing and proposed monuments and pins with description of type being set.
13. Please provide North Arrow reference.
14. Please provide angles of intersection(s).
15. Please provide tangent distances of all corners shown when rounded at intersections, except in cases where the streets intersect at right angles.
16. Please provide all required labeling information for parent parcel.

Fire Marshall Review Comments

1. No comments.

Recommendation

The recommendation from staff is for the Planning Commission to approve the preliminary subdivision plat for this project provided that the changes requested are completed before a final plat is submitted and approved by Public Works / Engineering.

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT DESIGNATED AS SUBDIVISION OF WHITE BANK LANDING, SECTION 4, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ALL PROPOSED EASEMENTS, STREETS, ALLEYS, PARKS AND OTHER LAND FOR PUBLIC PURPOSES, AND ALL STRIPS ADJACENT TO EXISTING STREETS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE CITY OF COLONIAL HEIGHTS, VIRGINIA. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE, AND UNDERGROUND AND OVERHEAD UTILITIES. THE DEDICATION OF EASEMENTS TO THE CITY OF COLONIAL HEIGHTS INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARY OF THE EASEMENTS SHOWN HEREON. THERE IS NO DEED OF TRUST ON THIS PROPERTY. WE THE UNDERSIGNED OWNERS HEREBY EVIDENCE OUR CONSENT TO THE DEDICATIONS MADE AND THE RECORDATION OF THIS SUBDIVISION PLAT.

WHITE BANK LANDING, LLC.

PRESIDENT DATE: SECRETARY DATE:

NOTARY'S CERTIFICATE

TO WIT: I _____ A NOTARY PUBLIC IN AND FOR THE CITY OF COLONIAL HEIGHTS, STATE OF VIRGINIA DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20__ MY COMMISSION EXPIRES _____ NOTARY PUBLIC

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO DAVID ROBERTS AND JANET ROBERTS, FROM COMSTOCK ASSOCIATES, BY DEED DATED _____ AND DULY RECORDED _____ IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF COLONIAL HEIGHTS, VIRGINIA IN DEED BOOK _____, PAGE _____.

CHARLES C. TOWNES, II, P.E., L.S.

SURVEYOR'S CERTIFICATE

THIS PLAT REPRESENTS AND IS BASED ON A SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION. ALL MONUMENTS SHOWN THEREON ARE ACTUALLY IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR OF RECORDATION; AND THEIR CHARACTER AND LOCATION ARE TRULY SHOWN ON THIS PLAT; AND THAT ALL OF THE PROVISIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF COLONIAL HEIGHTS, VIRGINIA HAVE BEEN COMPLIED WITH.

CHARLES C. TOWNES, II, P.E., L.S.

CITY ENGINEER'S CERTIFICATE

EXAMINED THIS _____ DAY OF _____, 20__ AND APPROVED AS MEETING ALL ENGINEERING REQUIREMENTS.

CITY ENGINEER

CITY MANAGER'S CERTIFICATE

EXAMINED THIS _____ DAY OF _____, 20__ AND APPROVED AS MEETING ALL CITY REQUIREMENTS.

CITY MANAGER

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT'S CERTIFICATE

ALL REQUIREMENTS OF THE COLONIAL HEIGHTS SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH.

APPROVED FOR RECORDING THIS _____ DAY OF _____, 20__.

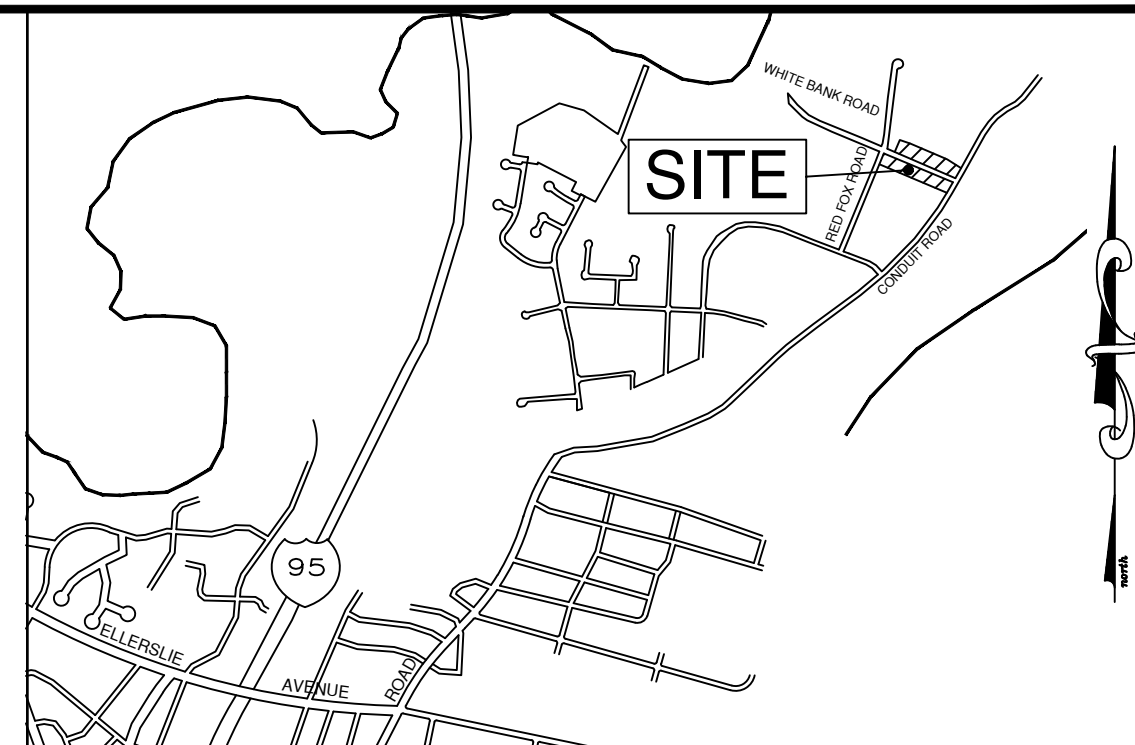
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SITE SUMMARY & NOTES

- 1. PARCEL ID: 6605000014A & 66050000018
OWNER: DAVID ROBERTS & JANET ROBERTS
RECORDED: D.B. _____, PG. _____
ACREAGE: 5.8 ACRES
- 2. USE: RESIDENTIAL
- 3. WATER: PUBLIC
- 4. SEWER: PUBLIC
- 5. DRAINAGE: CURB AND GUTTER
- 6. ZONING: RL / LOW DENSITY RESIDENTIAL DISTRICT
- 7. BUILDING SETBACKS TO CONFORM TO CITY OF COLONIAL HEIGHTS ZONING ORDINANCE
- 8. RPA CONSERVATION: RPA DENOTES CONSERVATION AREA TO REMAIN IN ITS NATURAL STATE. NO STRUCTURES SHALL BE LOCATED WITHIN THE RPA.
- 9. WETLAND CONSERVATION: UNITED STATES ARMY CORPS OF ENGINEERS (U.S.A.C.O.E.) JURISDICTIONAL WETLANDS OR W.O.U.S NOT TO BE DISTURBED WITHOUT WRITTEN PERMISSION FROM THE CORPS.
- 10. DEVELOPMENT IN THE RPA IS LIMITED TO WATER-DEPENDENT FACILITIES AND REDEVELOPMENT.
- 11. RETAIN AN UNDISTURBED AND VEGETATED 100-FOOT WIDE BUFFER AREA IN THE RPA.
- 12. WATER AND SEWER SERVICE: AT THE TIME OF THIS APPROVAL, NO WATER OR SANITARY SEWER SERVICES HAVE BEEN ESTABLISHED FOR THE SUBDIVIDED PARCELS.
- 13. OWNER'S ASSOCIATION: HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS SEE DEED BOOK _____, PAGE _____.
- 14. OWNER'S ASSOCIATION: HOMEOWNERS ASSOCIATION SHALL MAINTAIN SWM/BMP FACILITY.
- 15. EASEMENT: A PORTION OF PROPERTY SHALL ALLOW THE CITY OF COLONIAL HEIGHTS TO ACCESS THE PROPERTY PURSUANT TO MAINTENANCE EASEMENT DESCRIBED IN DEED BOOK _____, PAGE _____.

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5100390036D, EFFECTIVE DATE: AUGUST 2, 2012.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.



VICINITY MAP
SCALE: 1" = 1,000'

NOTE: ● - DENOTES 5/8" IRON RODS TO BE SET WITHIN ONE YEAR OF RECORDATION

NOTE: ◆ - DENOTES 6"x6" SQUARE, 20" LONG MONUMENT WITH METAL CORNER.

TABULATION

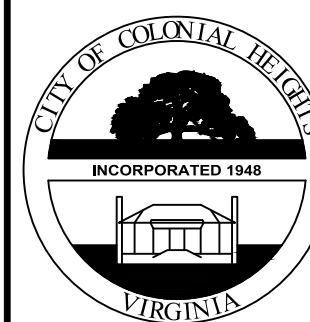
- 1. TOTAL # OF LOTS 21
- 2. TOTAL AREA IN LOTS 4,749 ACRES
- 3. TOTAL AREA IN RIGHT OF WAY 0.620 ACRES
- 4. TOTAL COMMON AREA 0.431 ACRES
- 5. TOTAL AREA DEDICATED TO CITY 0.309 ACRES

Curve Table					
Curve #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	83°13'25"	36.31	25.00	S71°03'37"W	33.20
C2	97°13'17"	42.42	25.00	S18°43'02"E	37.51
C3	2°00'45"	99.22'	2824.79'	S30° 53' 59"W	99.22



**PLAT SHOWING
WHITE BANK LANDING
SECTION 4**

CITY OF COLONIAL HEIGHTS, VIRGINIA

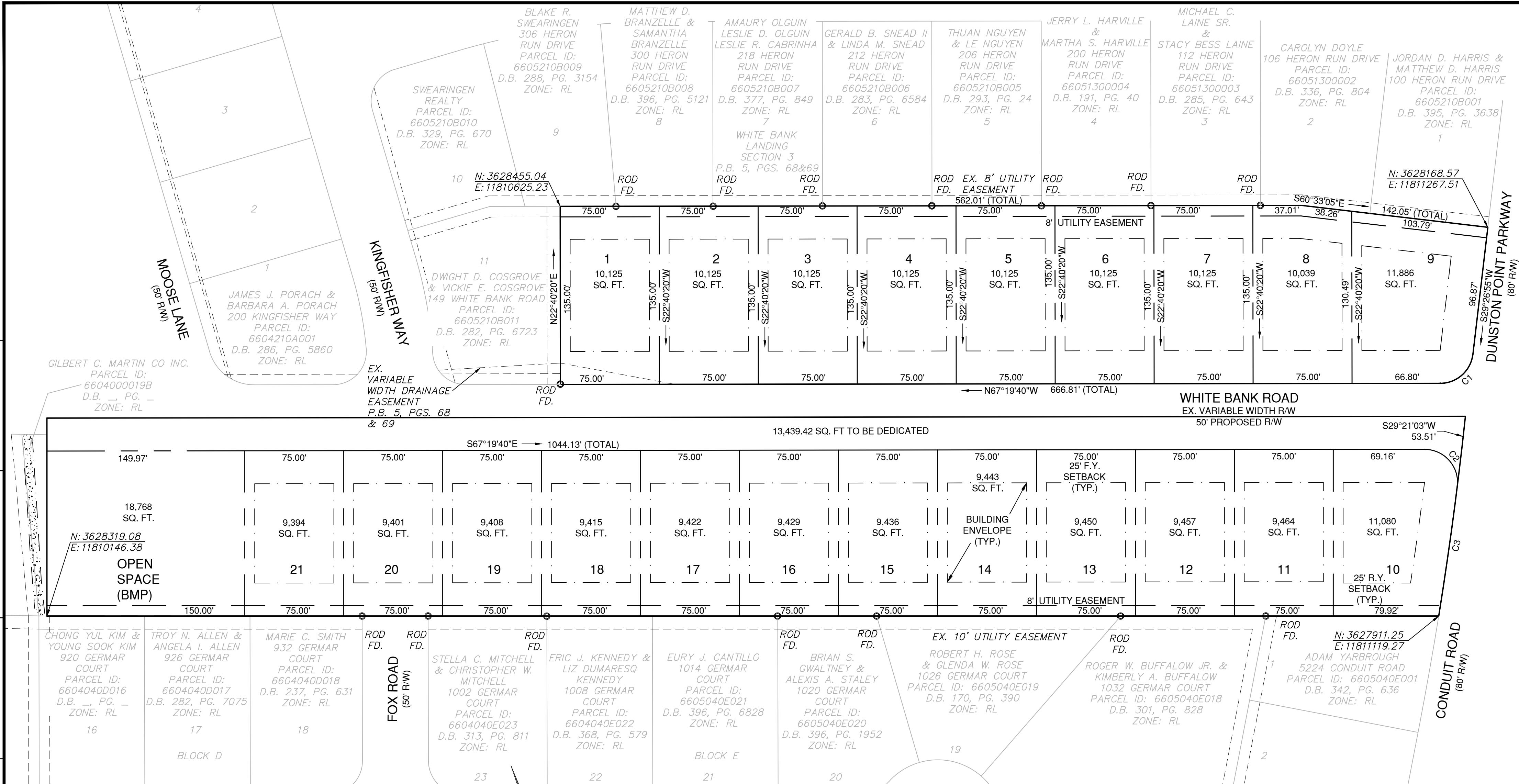


2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com

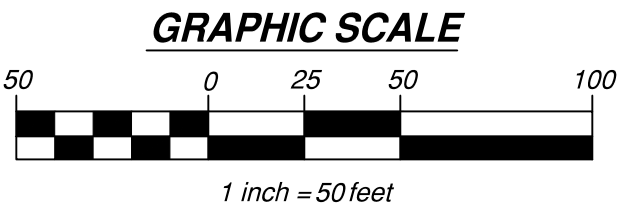
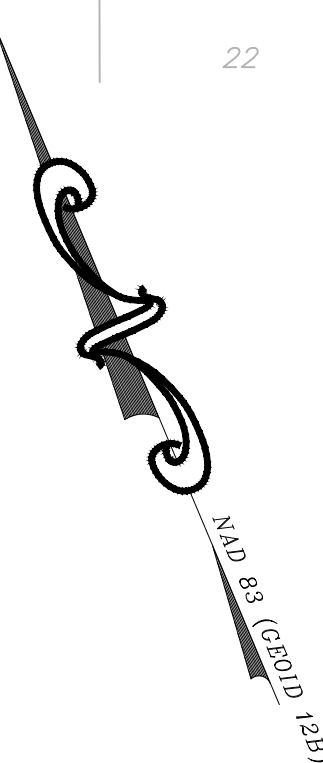
townes consulting engineers, planners, & land surveyors

DATE: JANUARY 10, 2022	DATE	REVISION
SCALE: 1" = 50'	---	---
DRAWN: CCT, II	---	---
CHECKED: CCT, II	---	---

DESIGN BY: S. EDWARDS
 REVISED: MARCH 11, 2011
 DATE: MAY 07, 2010



NOTES:
 BL= BUILDING LINE
 () = DENOTES TIE DISTANCE FROM EASEMENT TO PROPERTY LINE
 < > = DENOTES TIE DISTANCE FROM BUILDING LINE TO PROPERTY LINE



PLAT SHOWING
 WHITE BANK LANDING
 SECTION 4

CITY OF COLONIAL HEIGHTS, VIRGINIA



2463 boulevard
 colonial heights, va 23834
 telephone: 804.520.9015
 facsimile: 804.520.9016
 email: cctownes@townespc.com

consulting engineers, planners, & land surveyors

DATE:	JANUARY 10, 2022	DATE:	REVISION
SCALE:	1" = 50'	---	---
DRAWN:	CCT, II	---	---
CHECKED:	CCT, II	---	---

JOB #:



CITY OF COLONIAL HEIGHTS

OFFICE OF THE CITY MANAGER

Douglas E. Smith
City Manager

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

MEMO

TO: Planning Commission

FROM: Douglas E. Smith, City Manager

SUBJECT: CIP Presentation Update

DATE: February 23, 2022

Planning Commissioners,

I wanted to let you know that City's Capital Improvement Plan for next Fiscal Year is not ready for presentation to the Planning Commission at the March 1 meeting. This item will be on the April 5 meeting of the Planning Commission for review and approval, and we will provide the plan to you in advance of the April meeting to provide ample time for review. At the March 1 Planning Commission meeting, the Planning Commission will have the opportunity to provide input to staff for items that you would like to see included in the Capital Improvement Plan. I apologize for the delay. As you may know, we are in the recruitment process for a new Finance Director. Please let me know if you have any questions.