



**CITY OF COLONIAL HEIGHTS, VIRGINIA  
MEETING OF THE PLANNING COMMISSION  
Tuesday, January 4, 2022  
7:00 p.m.**

**SUMMARY**

**I. Call to Order**

**II. Roll Call**

Present:

Mr. Kwiek

Mr. Hartson

Mr. Kohan

Mr. Wade

Mrs. Levenson-Melvin

Mrs. Schiff

Mrs. Hamilton

Absent:

None

**III. Determination of Quorum**

**IV. Approval of Minutes for December 8, 2021 meeting**

7-0 Approved with Amendments

**V. Approval of Agenda**

7-0 Approved

**VI. Hearing of Citizens Generally**

**VII. Organizational Matters**

- Election of Mr. Hartson as Chairman  
7-0 Approved
- Election of Mrs. Schiff as Vice-Chairman  
7-0 Approved
- Appointment of Mrs. Payne as Secretary  
7-0 Approved
- Adoption of Rules of Procedure  
7-0 Approved

- 2021 Annual Report  
7-0 Approved
- Adoption of Planning Commission Meeting Schedule for the Next 12 Months  
7-0 Approved

## 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.

Vote: 7-0

Yes:

Mr. Kwiek  
Mr. Hartson  
Mr. Kohan  
Mr. Wade  
Mrs. Levenson-Melvin  
Mrs. Schiff  
Mrs. Hamilton

No:

None

Abstain: 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.

Vote: 7-0

Yes:

Mr. Kwiek  
Mr. Hartson  
Mr. Kohan  
Mr. Wade  
Mrs. Levenson-Melvin  
Mrs. Schiff  
Mrs. Hamilton

No:

None

Abstain: 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.

Motion, second to motion, and vote to go into closed meeting.

Motion, second to motion, and vote to go back into open session.

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.

Vote: 7-0

Yes:

Mr. Kwiek  
Mr. Hartson  
Mr. Kohan  
Mr. Wade  
Mrs. Levenson-Melvin  
Mrs. Schiff  
Mrs. Hamilton

No:

None

Abstain: None

Motion: Unanimous PASS

## **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.

Vote: 7-0

Yes:

Mr. Kwiek

Mr. Hartson

Mr. Kohan

Mr. Wade

Mrs. Levenson-Melvin

Mrs. Schiff

Mrs. Hamilton

No:

None

Abstain: None

Motion: Unanimous PASS

### **Reports**

#### **1. Chairman**

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

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

#### **4. Others, as necessary or appropriate**

**a. City Manager – Mr. Smith**

**b. City Attorney – Mr. Fisher**

## **XI. Adjournment**