

Print

Special Exception Permit Application - Submission #55314

Date Submitted: 11/19/2021



Date of Request\*

11/18/2021

Name of Project

Southpark Mall - Sears  
Redevelopment

Address of Request\*

114 Southpark Circle Colonial Heights, VA 23834

Street Address, City, State, Zip Code

Description of Request\*

The Special Exception Permit is due to the City Code section 286-310.04 (A)(2) not allowing for Multi-family

Application Information

Property Owner

Southpark Mall CMBS LLC

Owner Contact Name\*

Lewis Hilton

Address of Owner\*

2030 Hamilton Place Blvd Suite 500 Chattanooga, TN 37421

Street Address, City, State, Zip Code

Telephone No.\*

423.490.8354

Fax No.

**Email Address**

lewis.hilton@cblproperties.com

**Developer (if applicable)**

SPE - TBD

Street Address, City, State, Zip Code

**Engineer (if applicable)**

Street Address, City, State, Zip Code

**Contact Name & Address\***

Nick Wexler 10224 Kimlynn Trail, Chesterfield, VA 23838

Street Address, City, State, Zip Code

**Telephone No.\***

3027457559

**Fax No.**

**Email Address**

nick.wexler@schellbrothers.com

**Statement\***

All information is accurate to the best of my ability. By checking this box, you are agreeing to sign and take responsibility for the work on this application.

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**Site Plan Information**

**Site Acreage**

~8.62 acres

**Parcel Identification\***

68204700013

Subdivision Lot & Parcel # and/or Tax Map Designation

**Current Zoning**

**Existing/Proposed Square Footage of Structure(s) (if applicable)**

107,854 / 370,000

**Name of Subdivision**

[Empty text box]

(if applicable)

**Proposed Land Use Activity\***

Multi-family

**Current Land Use Activity\***

Commercial

**Vehicles per Peak Hour (VPH)**

[Empty text box]

**Traffic Impact Analysis**

[Empty text box]

(if required)

**Contract Purchaser**

[Empty text box]

name, address and approval if applicable

**Attachments**

**Attachments\***

Check all applicable below:

- Conceptual Plan
- Adjacent Property Owners Form
- Plat of the Subject Property
- Responses to Questions on following page
- Owner's Power of Attorney Affidavit, if not applicant
- Required \$1,500 fee
- Traffic Impact Analysis Fee (\$500-100VPH or less, \$1,000-more than 100VPH)

**Conceptual Plan\***

Southpark Mall\_11x17\_ColoredSitePlan\_091521.pdf

**Plat of Subject Property\***

Southpark Mall - Sears Plat.pdf

**Traffic Impact Analysis**

Choose File No file chosen  
(if required)

Please email attachments to [siteplans@colonialheightsva.gov](mailto:siteplans@colonialheightsva.gov) to include with your submission if error occurs attaching files above.

**Planning Commission**

mm/dd/yyyy

**Other**

mm/dd/yyyy

**Adjoining Property Owners**

All adjacent property owners shall be listed. Adjacent property owners include all property across from roadways, watercourses, railroads, and/or municipal boundaries. The names and addresses below are those of adjacent property owners as listed in the tax records of the City Assessor and County Assessor if applicable.

| Parcel ID #* | Name                         | Street Address* |
|--------------|------------------------------|-----------------|
| 68054700014  | May Center Associates Corp   | 170 SOUTHPARK   |
| 68054900008  | COLE OU PORTFOLIO LLC        | 165 SOUTHPARK   |
| 68055900010  | CDA COLONIAL HEIGHTS LLC     | 830 SOUTHPARK   |
| 68055900011  | COLONIAL HEIGHTS HOLDING LLC | 820 SOUTHPARK   |
| 68205200007  | KOSMAKOS PROPERTIES LLC      | 773 SOUTHPARK   |
| 68205200002  | SCOTT LEE TRUSTEE ETC        | 735 SOUTHPARK   |
| 68204700022  | CHVA PROPERTIES LLC          | 1823 SOUTHPARK  |
| 68204700021  | COLONIAL HEIGHTS LAND ASSOC. | 1857 SOUTHPARK  |

**Questions**

**Purpose for Special Exception Permit:\***

Allow for multi-family on the property

**How does this request conform to the City's Comprehensive Plan:\***

It conforms perfectly with the comp plan as there are multiple experts from the document that focus on helping keep the mall a vibrant asset for the community through redevelopment, specifically including multi-family. On page 13 of the plan under, "Economic Prosperity Objectives" item number 5 states the objective is to, "Redevelop the mall area to spur economic growth". The comp plan goes on to say on page 23 under a section titled, "Mall Area Mixed Use Center", that "As many residents reach retirement age and look for alternative housing, there is little opportunity for them to stay in the City. Providing senior-friendly apartments at the Mall area would provide an opportunity for residents to stay in the City and be close to shopping and services. Additionally, this mixed-use center is an opportunity to attract young adults. With the marriage age increasing and the impact of the recent recession, young people are putting off buying homes and are choosing to live closer to their jobs and entertainment. Mixed use developments allow them to live, work and play in one area. Attracting this population could benefit the City in the future, because these young people may choose to stay, purchase homes and start families in Colonial Heights." We also wanted to note the the comment the plan has on housing, which states that it is a, "substantial concern" and that it's, "an important part of maintaining a high quality of life and a powerful economic development tool to attract new residents and jobs."

**Explain how this request will have minimum adverse impact on the surrounding neighborhood or community:\***

Providing a class "A" multi-family project on the Sears building will have no adverse impact on the surrounding neighborhood or community as this asset is something that the City is in desperate need of in order to try and keep people local that can contribute to the local economy. There is currently very few, to arguably no class "A" rental housing alternatives and therefore anyone who works or wants to live in Colonial Heights needs to seek living accommodations outside of the city.

**Please list any environmental or unique features of the property:\***

None

**Please list any known or suspected historic resources on the property and adjacent properties:\***

None

**Have you prepared a conceptual plan of the proposed development, including proposed uses, general lot configurations and road locations?\***

Yes

A conceptual plan needs to be filed with the application. The conceptual plan shall include, not limited to, a scaled drawing depicting the parcel showing property lines, the location of all existing structures with measured setbacks, location of proposed structures with measured setbacks, any environmental issues (i.e.: limits of wetlands, RPA 100' buffer, RMA, Flood Plain), location of any historic resources, and location and dimensions of what is being considered for the special exception permit.

