



2022 ANNUAL REPORT CITY OF COLONIAL HEIGHTS PLANNING COMMISSION

I. 2022 MEMBERS OF THE PLANNING COMMISSION

Mitchell Hartson, Chairman
Rita Schiff, Vice Chairman
Robert Wade, City Council Representative
Mary Ann Hamilton, Representative on the Parks & Recreation Advisory Board
Carl “Buzz” Kohan, Representative on the Board of Zoning Appeals
Deborah Levenson-Melvin, Representative on the Architectural Review Board
Noah Kwiek
Mary Ann Hamilton

II. 2022 PLANNING COMMISSION MEETINGS

January 04, 2022
March 01, 2022
April 05, 2022
May 03, 2022
July 05, 2022
September 06, 2022
October 04, 2022
November 01, 2022

**III. RESOLUTIONS ACTED ON BY THE PLANNING COMMISSION
PC RESOLUTION 22-01 AND AN ORDINANCE NO. 22-01**

Recommending that the City Council approve the 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.

Approved 7-0 on 01/04/2022

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

Recommending that the City Council approve the 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.

Approved 7-0 on 01/04/2022

PC RESOLUTION NO. 22-03

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

Approved 5-0 on 04/05/2022

PC RESOLUTION NO. 22-04 AND AN ORDINANCE NO. 22-06

Amendments to § 286-200, 286-530.20, and 286-602 of Chapter 286, Zoning- Fence Ordinance

Approved 4-1 on 04/05/2022

PC RESOLUTION NO. 22-05 AND AN ORDINANCE NO. 22-07

Amendment to § 286-506.04 of Chapter 286, Clarification of Preliminary Site Plan Fee

Approved 5-0 on 04/05/2022

PC Resolution 22-06

Adoption of Electronic Meeting Policy for the Planning Commission

Approved 6-0 on 05/03/2022

PC RESOLUTION NO. 22-07 AND AN ORDINANCE NO. 22-12

Amendment to § 286-322.10 of Chapter 286, Clarification of Wetlands Board Application Fee

Approved 6-0 on 07/05/2022

PC RESOLUTION NO. 22-09 AND AN ORDINANCE NO. 22-15

To change the Comprehensive Plan Land Use Map classification map of 115 Dupuy Avenue, former parcel identification number 3000050000B, now part of parcel identification number 3000050000D, from RL-Residential Low Density to Community Commercial.

Approved 7-0 on 09/06/2022

PC RESOLUTION NO. 22-10 AND AN ORDINANCE NO 22-16

To change the zoning classification of 115 Dupuy Avenue, former parcel identification number 3000050000B, now part of parcel identification number 3000050000D, from RL – Residential Low Density District to BB – Boulevard Business District and to amend the Zoning District Map accordingly

Approved 7-0 on 09/06/2022

PC RESOLUTION NO 22-12 AND AN ORDINANCE NO. 22-18

To grant a special exception permit to Stallings Oil Company and Boddie-Noell Enterprises, Inc., to allow the construction of a new mini-warehouse/self-storage facility located on Temple Avenue, also known as parcel identification number 68035600003, which is zoned GB – General Business District.

Approved 7-0 on 10/04/2022

IV. PRELIMINARY SUBDIVISION PLATS

SUB 22-1 Southpark Shopping Center, Parcel 18 – Panera Restaurant

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.

Approved 7-0 on 01/04/2022

SUB 22-2 White Bank Landing Section 4

Parcel ID #6605000014A & #66050000018

Property Owner “White Bank Landing, LLC” proposes a preliminary subdivision of parcel 6605000014A & 66050000018, which is 5.8 acres. The preliminary subdivision will include 21 new lots plus open space.

Approved 6-0 on 03/01/2022

SUB 22-03 706 Conduit Rd, Magnolia Hill

Parcel ID #47000400001

Property Owner “Integrity Building Design LLC” proposes a preliminary subdivision of parcel ID #47000400001 that will include 11 new lots.

Approved 6-0 on 05/03/2022

SUB 22-04 1869 Southpark Blvd

Property owner Colonial Heights Land Association Limited Partnership proposes a subdivision of 1869 Southpark Boulevard, also known as parcel identification number 68204700019. The subject parcel is 5.040 acres and zoned GB – General Business District. The proposed subdivision will create one new parcel in addition to the parent parcel.

Approved 7-0 on 10/04/2022

V. PLANS OF DEVELOPMENT / PRELIMINARY SITE PLANS

Preliminary Plan of Development/Site Plan – PD 22-1

Colonial Heights High School Addition

Approved 5-0 on 04/05/2022

PD 22-02 505 Lakeview Ave, Christian Life Center, Inc.

Parcel ID #1900010Y001 & Parcel ID #1900010Y002

The proposed plan is for the development of an expansion to the front and side of the existing sanctuary. The site is identified as parcel ID #1900010Y001 and parcel ID #1900010Y002 zoned RL – Low-Density Residential.

Approved 6-0 on 05/03/2022

PD 22-03 706 Conduit Rd, Magnolia Hill

Parcel ID #47000400001

Property Owner “Integrity Building Design LLC” proposes a plan of development of parcel ID #47000400001 that will include 11 single-family homes.

Approved 6-0 on 05/03/2022

PD 22-04 325 Charles Dimmock Parkway

Parcel ID #68210000001

Property Owner “Dominion CH LLC” proposes a preliminary plan of development of an 83,895 square foot, five-story hotel and a retail facility containing 6,850 square feet. The site is zoned GB – General Business.

Approved 6-0 on 07/05/2022

PD 22-05: 1869 Southpark Blvd

Property owner Colonial Heights Land Association Limited Partnership proposes a preliminary site plan approval of 5.04 acre portion of 1869 Southpark Boulevard, parcel identification number 68204700019. The proposed fast-food restaurant contains 2,529 square feet and the site is zoned GB – General Business District.

Approved 6-0 on 11/01/2022

PD 22-06: 1702, 1708 & 1712 Boulevard

Property owner Wallace Properties, LLC proposes a preliminary plan approval of 1702, 1708, and 1712 Boulevard, parcel identification numbers 2200030A002, 2200030A004, and 2200030A009. The proposed development is a 4,197-square-foot, one-story, express car wash facility. The total site area is 0.75 acre and zoned BB – Boulevard Business.

Approved 6-0 on 11/01/2022

VI. MISCELLANEOUS

- Planning Director, Joseph Carter Jr.; AICP, CZA started in September 2022