



**CITY OF COLONIAL HEIGHTS, VIRGINIA  
MEETING OF THE PLANNING COMMISSION  
City Hall, Council Chambers, 201 James Avenue  
Tuesday, April 4, 2023  
6:00 p.m.  
AGENDA**

- I. Call to Order**
- II. Roll Call**
  - Present:
    - Mr. Wade
    - Mr. Hartson
    - Mrs. Levenson-Melvin
    - Mrs. Schiff
    - Mrs. Hamilton
    - Mr. Kohan
  
  - Absent:
    - Mr. Kwiek
- III. Determination of Quorum**
- IV. Approval of Minutes for the March 7, 2023 meeting**
  - 6-0 Approved
- V. Approval of Agenda**
  - 6-0 Approved as amended
- VI. Hearing of Citizens Generally**
- VII. Public Hearings**
  - A. PC RESOLUTION NO. 23-02; Ordinance Resolution Number 23-8**
    - City's proposed FY2024-2028 Capital Improvements Plan (CIP)
  
    - Vote: 6-0
    - Yes:
      - Mr. Wade
      - Mr. Hartson
      - Mr. Kohan
      - Mrs. Levenson-Melvin

Mrs. Schiff  
Mrs. Hamilton

No: None

Abstained: None

Motion: PASS

**VIII. Subdivision/Plan of Development**

**A. PD 22-08 Southlake Park Pond Fill**

Property Owner, Roslyn Farms Corporation, requests approval of a preliminary plan of development to fill a portion of the stormwater pond located along South Avenue to create lots for future development.

Vote: 6-0

Yes:

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

No: None

Abstained: None

Motion: PASS

**B. PD 23-02 Temple Avenue Storage; 801 Temple Avenue**

Property Owners, Stallings Oil Company and Boddie-Noell Enterprises Inc., requests approval of a preliminary plan of development for a four-story, 119,900 square foot indoor warehouse storage facility located on approximately 1.89 acres on Parcel ID# 68035600003.

Vote: 6-0

Yes:

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

No: None

Abstained: None

Motion: PASS

**IX. Old Business**

**X. New Business/Reports  
Reports**

- 1. Chairman – Mr. Hartson**
- 2. Planning and Community Development - Designee – Mrs. Payne, Asst. Director**
- 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**

**XI. Adjournment**