



2025 ANNUAL REPORT CITY OF COLONIAL HEIGHTS PLANNING COMMISSION

I. 2025 MEMBERS OF THE PLANNING COMMISSION

Mr. Noah Kwiek, Chairman
Mrs. Deborah Levenson-Melvin Vice Chairman
 Planning Commission Representative on the Architectural Review Board
Mrs. Tricia Palmer,
 City Council Representative on Planning Commission
Mrs. Rita Schiff,
 Planning Commission Representative on the Parks and Recreation Advisory Board
Mr. Carl “Buzz” Kohan,
 Planning Commission Representative on the Board of Zoning Appeals
Mrs. Mary Ann Hamilton
Mr. Mitchell Hartson

II. 2025 PLANNING COMMISSION MEETINGS

All meetings are regularly scheduled meetings unless otherwise specified.

January 07, 2025	July 01, 2025
February 04, 2025	August 06, 2025
March 04, 2025	September 03, 2025
April 01, 2025	October 02, 2025 (Special Meeting)
May 06, 2025	October 07, 2025
May 28, 2025 (Special Meeting)	November 05, 2025
June 03, 2025	December 03, 2025

Regular meetings of the Planning Commission

Planning Commissioners	Virtual participation	Absent
Mr. Noah Kwiek	2	3
Mrs. Deborah Levenson-Melvin		
Mrs. Tricia Palmer	2	
Mrs. Rita Schiff		
Mr. Carl “Buzz” Kohan,		1
Mrs. Mary Ann Hamilton		
Mr. Mitchell Hartson		1

Special meetings of the Planning Commission

Planning Commissioners	Virtual participation	Absent
Mr. Noah Kwiek		
Mrs. Deborah Levenson-Melvin		
Mrs. Tricia Palmer		
Mrs. Rita Schiff		
Mr. Carl “Buzz” Kohan,		
Mrs. Mary Ann Hamilton		
Mr. Mitchell Hartson		

III. RESOLUTIONS ACTED ON BY THE PLANNING COMMISSION

PC Resolution No. 24-02; Ordinance No. 24-25

JoAnn Bogese and C. Richard Bogese, Jr. requested a special use permit to allow for a commercial indoor sports and recreation use at 206 Temple Ave., also known as parcel identification #56000100046, which consists of 1.23 acres and is zoned as Residential Office District.

Approved 4-0 on 01/07/2025

Absent: Mr. Hartson and Mr. Kwiek

PC Resolution No 25-01

City’s proposed FY2026-2030 Capital Improvement Plan (CIP)

Approved 6-0 on 03/04/2025

Absent: Mr. Carl “Buzz” J. Kohan, Jr

PC Resolution No 25-02

Add the Southpark Boulevard Sidewalks project and Charles Dimmock Sidewalks projects to Fiscal Year 2026-2027 of the Fiscal Years 2026-2030 Capital Improvement Plan (CIP)

Approved 7-0 on 05/06/2025

PC Resolution 25-03; Ordinance No. 25-12

Amending Chapter 286, Zoning, of the Colonial Heights City Code by adding a new Article VII, Signs, which regulates the duration and placement of signs in the City; amending Chapter 286 by repealing § 286-524 through 286-524.92 of the City Code; and amending § 286-612 of Chapter 286 by specifying a maximum duration and a uniform fee for all temporary signs.

Approved 7-0 on 06/03/2025

PC Resolution No. 25-04, Ordinance No. 25-15

Amending Chapter 286, Zoning, of the Colonial Heights City Code by amending § 286-202.10 by adding the use types of “Recreational Substances” and “Recreational Substances, Retail”; amends § 286-312.04 by adding “Recreational Substances, Retail” as a permitted

use; and adding a new § 286-410.67 providing requirements for Recreational Substances Retail establishments

Approved 7-0 on 08/06/2025

PC Resolution 25-05, Ordinance No 25-16

A request to grant a Special Use Permit to Duane Rankin, on behalf of American Behavioral Health Group, for the installation of 135-foot, 7-foot-high aluminum picket fence with gate and automatic gate opener to be installed in front of the building line at 439 Jennick Drive. Also known as Parcel Identification No.68215600001, the property comprised of approximately 3.32 acres and zoned GB (General Business).

Approved 7-0 on 09/03/2025

PC Resolution 25-06, Ordinance No 25-18

To recommend that the City Council approve Ordinance No. 25-18, to change from Residential Low Density-Single Family to Residential Multi-Family the Comprehensive Plan Land Use Map classification of an approximately 9.22-acre \pm parcel of property owned by Roslyn Farm Corporation, which include parcel identification numbers: 6813180J010 also known as Lot 10, Block J, Mt Pleasant Acres; 6813180J011 also known as Lot 11, Block J, Mt. Pleasant Acres; 6813180J012 also known as Lot 12, Block J, Mt. Pleasant Acres; 6813180J013 also known as Lot 13, Block J, Mt. Pleasant Acres ; 6813180J014 also known as Lot 14, Block J, Mt. Pleasant Acres; 6813180J015 also known as Lot 15, Block J, Mt. Pleasant Acres; 6813180J016 also known as Lot 16, Block J, Mt. Pleasant Acres; 6813200G010 also known as Lot 10, Block G, Mt. Pleasant Acres; 6813200G011 also known as Lot 11, Block G, Mt. Pleasant Acres; 6814200G009 also known as Lot 9, Block G, Mt. Pleasant Acres; 6815120M010 also known as Lot 10, Block M, Mt. Pleasant Acres; 6815120M011 also known as Lot 11, Block M, Mt. Pleasant Acres; 6815120M012 also known as Lot 12, Block M, Mt. Pleasant Acres; 6815120M013 also known as Lot 13, Block M, Mt. Pleasant Acres; 6815120M014 also known as Lot 14, Block M, Mt. Pleasant Acres; and 6815120M015 also known as Lot 15, Block M, Mt. Pleasant Acres; and to amend the Land Use Map accordingly. To also change from Public and Open Space to Residential Multi-Family the Comprehensive Plan Land Use Map classification of the northern approximate 17.48 \pm acres of parcel identification number 68170000018 also known as Lot 18, Block 71.88 \pm A; and to amend the Land Use Map accordingly.

Denied 4-3 on 10/07/2025

PC Resolution 25-07, Ordinance No 25-19

To recommend that the City Council approve Ordinance No. 25-19, to change from RL – Low Density Residential District to RH –High Density Residential District the zoning classification of an 82.7 \pm acre parcel of property consisting of 17 parcel identification numbers owned by Roslyn Farm Corporation, including 68170000018 also known as Lot 18, Block 71.88 \pm A; 6813180J010 also known as Lot 10, Block J, Mt Pleasant Acres; 6813180J011 also known as Lot 11, Block J, Mt. Pleasant Acres; 6813180J012 also known as Lot 12, Block J, Mt. Pleasant Acres; 6813180J013 also known as Lot 13, Block J, Mt.

Pleasant Acres ; 6813180J014 also known as Lot 14, Block J, Mt. Pleasant Acres; 6813180J015 also known as Lot 15, Block J, Mt. Pleasant Acres; 6813180J016 also known as Lot 16, Block J, Mt. Pleasant Acres; 6813200G010 also known as Lot 10, Block G, Mt. Pleasant Acres; 6813200G011 also known as Lot 11, Block G, Mt. Pleasant Acres; 6814200G009 also known as Lot 9, Block G, Mt. Pleasant Acres; 6815120M010 also known as Lot 10, Block M, Mt. Pleasant Acres; 6815120M011 also known as Lot 11, Block M, Mt. Pleasant Acres; 6815120M012 also known as Lot 12, Block M, Mt. Pleasant Acres; 6815120M013 also known as Lot 13, Block M, Mt. Pleasant Acres; 6815120M014 also known as Lot 14, Block M, Mt. Pleasant Acres; 6815120M015 also known as Lot 15, Block M, Mt. Pleasant Acres; and to amend the Zoning Map accordingly.

Denied 4-3 on 10/07/2025

PC Resolution No. 25-08; Ordinance No. 25-21

Amending Chapter 286, Zoning, of the City Code by amending § 286-500.04 to allow the keeping of three female chickens and associated structures in the RL Low Density Residential district as an accessory use.

Approved 6-0 on 11/05/2025

IV. PLANS OF DEVELOPMENT / PRELIMINARY SITE PLANS

PD 25-01 114 Southpark Circle; Kroger

An application, by Robertson Loia Roof, PC on behalf of Kroger Mid-Atlantic (the “Developer”) to approve a preliminary plan of development for a 109,720 sq. ft. grocery store building and a 184 sq. ft. gasoline station building in the GB – General Business zoning district at 114 Southpark Circle, also known as parcel identification numbers 68204700013 and 68054700016.

Approved 7-0 on 05/06/2025

PD 25-02 119 Temple Lake Drive; East Coast Appliance

An application, by Balzer and Associates INC on behalf of East Coast Appliance (the “Developer”) to approve a preliminary plan of development for a 16,250 sq. ft. one-story appliance retail store in the General Business zoning district at 119 Temple Lake Drive, also known as parcel identification number 68204800006.

Approved 7-0 on 05/06/2025

V. MISCELLANEOUS

- Updating the City’s Comprehensive Plan in 2026
 - During the regular July PC meeting, Planning Director, Mr. Carter shared a presentation outlining the steps for updating the Comprehensive

Master Plan suggesting that the Commission review the plan in sections rather than all at once.

- Mrs. Maxie Brown was appointed Interim Director of Planning and Community Development in September 2025
- Planner, Ms. Prarthana Rao was designated Zoning Administrator and acting Assistant Director in September 2025 and was promoted as Assistant Director of Planning and Community Development in November 2025.