



**Colonial Heights
City Council Regular Meeting
November 12, 2025
7:00 pm**

Colonial Heights City Council Meeting

November 12, 2025



- 1. Call to Order**
- 2. Roll Call**
- 3. Devotion – The Honorable Elizabeth G. Luck**
- 4. Pledge of Allegiance**
- 5. Adoption of Agenda**
- 6. Declarations of Personal Interest**

Colonial Heights City Council Meeting November 12, 2025



7. Commendations And Presentations:

None

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8. Reading of Manner Addressing Council

ANY MEMBER OF THE PUBLIC addressing the Council shall approach the lectern, give his name and address in an audible tone of voice for the record, **AND ADDRESS THE COUNCIL AS A BODY RATHER THAN SPEAK TO ANY MEMBER.** Unless further time is granted by the Council, **ANY MEMBER OF THE PUBLIC** shall address the Council for a maximum of five (5) minutes, regardless of the number of issues he desires to discuss. **PROVIDED** however, that the main proponent of any application, petition, or plan that is the subject of a public hearing shall be allowed to address the Council initially for a maximum of ten (10) minutes and later in rebuttal for a maximum of three (3) minutes.

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9. Written Petitions and Communications By Members of the Public and Council Members

None

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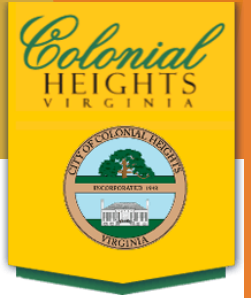
10. Advertised Public Hearings

A. 7:00pm AN ORDINANCE NO 25-18

(First Reading) 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 ± 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;

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10. Advertised Public Hearings

A. 7:00pm AN ORDINANCE NO 25-18 continued...

*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 ± acres of parcel identification number 68170000018 also known as Lot 18, Block 71.88 ± A; and to amend the Land Use Map accordingly.*

Colonial Heights City Council Meeting

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10. Advertised Public Hearings

B. 7:00pm AN ORDINANCE NO 25-19

(First Reading) To change from RL – Low Density Residential District to RH –High Density Residential District the zoning classification of an 82.7 ± 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± 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;

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10. Advertised Public Hearings

B. 7:00pm AN ORDINANCE NO 25-19 continued...

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.

CITY OF COLONIAL HEIGHTS CITY COUNCIL MEETING

Wednesday, November 12, 2025

7:00 p.m.

AGENDA

I. Public Hearings

AN 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.

AGENDA

Public Hearings

AN ORDINANCE NO. 20-19

To change from RL – Low Density Residential District to RH – Residential High Density District the zoning classification of an 82.7 ± 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± 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.



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AND IS NOT TO BE REPRODUCED
OR USED FOR ANY PROJECT IN
WHOLE OR IN PART WITHOUT
EXPRESS WRITTEN PERMISSION.

FILED: 25007_Color Concept

DATE: April 29, 2025

REVISED: June 27, 2025

REVISED: August 11, 2025

REVISED: September 11, 2025

REVISED: October 3, 2025



8008 WELL CREEK ROAD
MECHANICSVILLE, VA 23116
804 588-7061
FAX (804) 588-7061

PROJECT:

Old Towne
Creek

Mixed Residential

Colonial Heights, Virginia

SHEET:

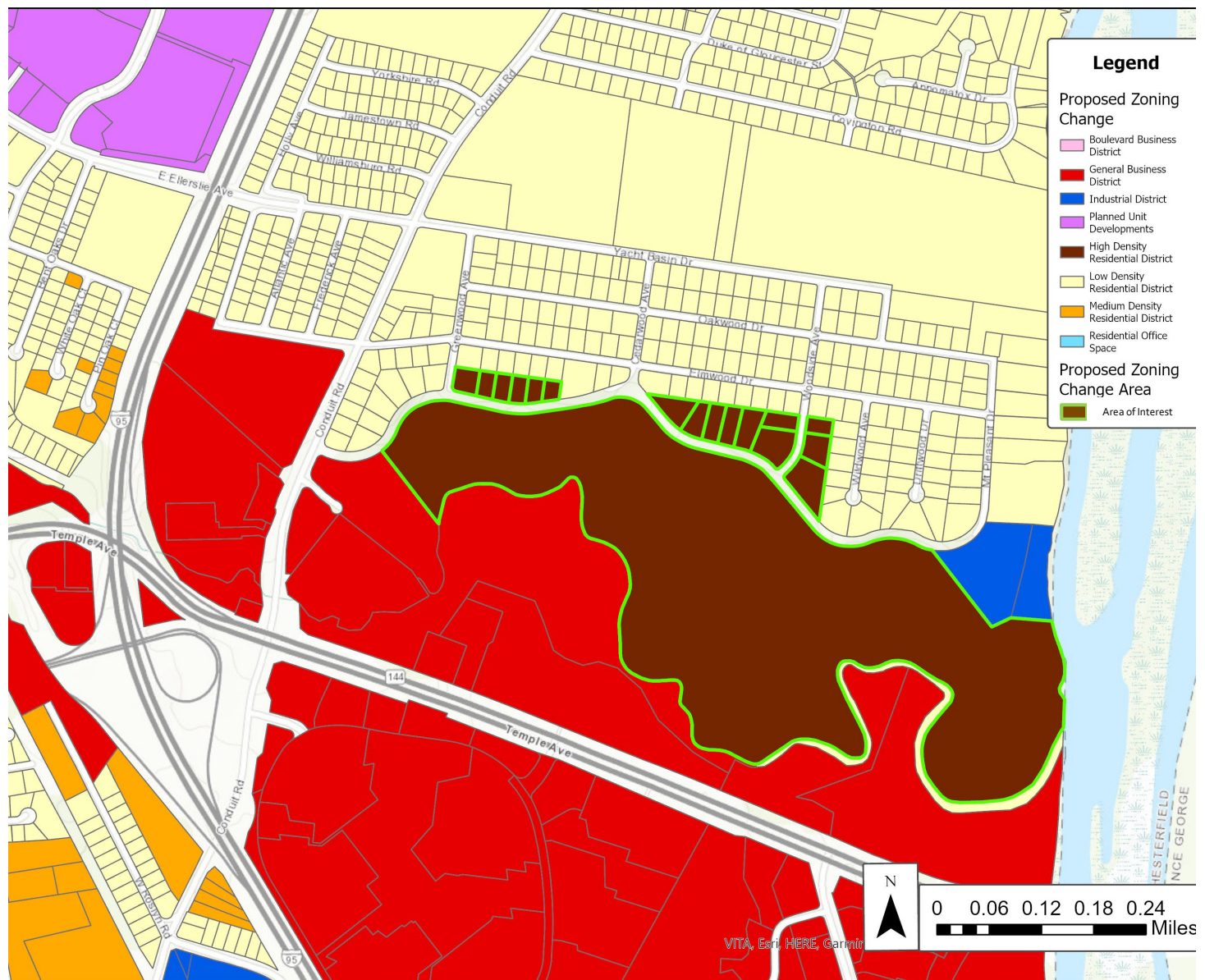
Color
Concept
Plan

SHEET NO:

L1

JOB NO.

25007



Proposed Zoning amendment



9245 SHADY GROVE RD., SUITE 200
MECHANICSVILLE, VA 23116
PHONE: 804-249-2618

COLONIAL HEIGHTS TOWNHOMES

REVIEW SET - 04.29.2025











As part of this rezoning, the applicants were also requested to submit a separate outside agency Transportation Impact Analysis:

An October, 2025 Traffic Impact Analysis predicts a total of 456 into the development and 456 out of the development per day; with an estimated total trips per day of 912. Based on the results of the Traffic Capacity Analysis, the traffic engineer finds that the construction of the Conduit Road/Mount Pleasant Drive - right in/right out configuration with one ingress and one egress lane, with the extension of Cedarwood Avenue, will mitigate the built-out 2029 traffic impacts.

All rezoning applications in the City are distributed for review by other departments and agencies. The following comments should be noted as part of reviewing this rezoning request.

1. Colonial Heights Schools, Travis Ridley, Colonial Heights School Board Superintendent made the following comment:

My Board and I would prefer to take a neutral stance, as there are too many unpredictable variables. The school will need to adjust based on the increased number of students. Without knowing the grade levels or the movement of current students, it is not possible to accurately predict how many additional students the school could accommodate without major changes.

Rezoning would **not** be our first option. Tussing could accommodate up to 21 additional students though other adjustments.

2. Public Works and Engineering comment regarding Conduit Road access has been approved by variance request.

Specifically, the proposed entrance does not meet the Appendix F Access Management Specifications. The proposed entrance is 230 feet from an existing signalized intersection. The required spacing distance for a partial access (right in/right out) intersection is 250 feet. However, the proposed access is unique as Mount Pleasant Drive is existing City Right of Way with an existing entrance installed. The Engineering Department has concerns for the partial access installation, but is amenable with the variance request.

3. A Planning and Zoning Comment regarding the required 40ft separation between townhouse buildings has been addressed on a revised concept plan dated October 3, 2025 which is also included in your packet.

Regarding the Parks & Recreation Chapter of the Comprehensive plan, The Comprehensive Plan Multi-Purpose Trail Plan supports the Regional Fall Line Trail Plan and the Appomattox River Trail Master Plan, as developed by the Friends of the Lower Appomattox River (FOLAR); the applicant has provided a 5' wide asphalt walking trail, which is planned to connect to the Appomattox River Trail network.

Regarding Neighborhoods and Housing: The Comprehensive Plan Neighborhoods and Housing Chapter recognizes the need for improved opportunities for homeownership. In addition, it is well established that City residents are getting older and there is a need for senior housing in the City. There is also a need to attract younger adults and young families.



Approximately 9.22 acre \pm to change from Residential Low Density-Single Family to Residential Multi-Family

Approximately 17.48 \pm acre to change from Public and Open Space to Residential Multi-Family



City of Colonial Heights Comprehensive Plan 2044 Proposed Land Use Plan

Planning Commission

Recommendation

The Planning Commission held a public hearing at its October 7, 2025 meeting and voted 4-3 to recommend denial of the land use change and rezoning to the City Council.

This concludes staff's presentation.

The applicants are also here this evening to represent their application.

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11. Hearing of Citizens Generally on Non-Agenda Items

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12. Consideration of Uncontested Minutes, Ordinances, Resolutions, and Motions in Accordance with the Consent Agenda

A. AN ORDINANCE NO 25-FIN-15

(Second Reading) To amend the General Fund Budget for the fiscal year beginning July 1, 2025 and ending June 30, 2026, by appropriating \$27,789, consisting of: 1) \$21,018 in Federal Selective Enforcement grant funds from the National Highway Traffic Safety Administration administered by the Virginia Department of Motor Vehicles to Public Safety and to Intergovernmental Revenues; 2) \$5,000 in Restricted Fund Balance to Public Safety and to Miscellaneous; and 3) 1,771 in donations to Human Services and to Miscellaneous.

The General Fund Budget is also amended by transferring \$36,069 from Nondepartmental to General & Financial.



13. Introduction And Consideration Of Ordinances And Resolutions:

None

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**14. Unfinished Business, Contested Ordinances And
Resolutions, And Items Removed From The
Consent Agenda**

None

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15. Reports of Officers and Documents Related Thereto:

A. City Manager

1. General Activity Report

Dates of Interest

November 2025	December 2025	January 2026
Tues., Nov. 18th (6:00 pm) City Council Special Meeting – Council Chambers	Wed., Dec. 3rd (6:00 pm) Planning Commission Meeting – Council Chamber	Tues., Jan. 6th (6:00 pm) Planning Commission Meeting – Council Chamber
	Tues., Dec. 9th (7:00 pm) City Council Regular Meeting – Council Chambers	Tues., Jan. 13th (7:00 pm) City Council Regular Meeting – Council Chambers
	Tues., Dec. 16th (6:00 pm) City Council Special Meeting – Council Chambers (Tentative)	

CITY HOLIDAYS

- **Thursday, November 27, 2025 & Friday, November 28, 2025 (Government Offices Closed)**
- **Wednesday, December 24, 2025 & Thursday, December 25th, 2025 (Government Offices Closed)**
- **Thursday, January 1st, 2026 (Government Offices Closed)**

CITY ACTIVITIES/EVENTS

- **Christmas Market Pop-up & Grand Illumination Event:** Saturday, November 22, 2025 from 4pm-8pm at the Colonial Heights Courthouse and Yard. Our annual grand illumination ceremony will kick off at 6:00pm with performances by our school choirs and our City Leaders welcoming in the holiday season. Several of our community service groups and organizations, craft and food vendors, and a children's craft station will be included this year in the Courthouse side yard.

CITY ACTIVITIES/EVENTS CONTINUED...

- **75th Annual Christmas Parade (A Hollywood Christmas):** Tuesday, December 2, 2025 at 7pm on the Boulevard!
- **Christmas Open House:** December 5, 6, & 7 from 6pm-8pm at the Violet Bank Museum & Old Brick House.
- **Santa is Coming to Town:** Friday, December 5th and Saturday, December 6th from 6pm-8pm. Santa's making a stop at Violet Bank Museum! Come share your wish list and take your own photos with the man in red. Bring your camera and your Christmas cheer! Everyone is welcome, but no pets, please. Visit **www.colonialheightsva.com** for more information.
- **Candlelight Christmas Dinner:** December 12, 13 & 14th at 6:30pm. Enjoy a traditional Christmas Dinner under candlelight at Historic Violet Bank. This is a ticketed event; tickets may be purchased through the Recreation and Parks Department and are \$30 per person. Space is limited.
- **FREE Community REVIVE Training:** Thursday, January 15th, 2026 from 6pm-7pm the Colonial Heights Mobile Outreach Team will be offering this training to the community. This event will be held at the Community Center (157 Roanoke Avenue) and refreshments will be provided. To register, please call (804)520-9287.



15. Reports of Officers and Documents Related Thereto:

A. City Manager

2. City of Colonial Heights Audit Statement

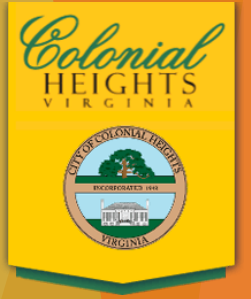
In accordance with requirements in the Code of Virginia § 15.2-2511, if a locality's audit is not completed as required by this statute, the locality must promptly post a statement on its website with the following information:

- That the required audit is pending,*
- The reasons for the delay,*
- And the estimated date of completion.*

City of Colonial Heights Audit Statement

The City of Colonial Heights audit for the fiscal year ending June 30, 2024 is pending. The major factor for the delay of the audit is: delay in completion of the audit for the fiscal year ending June 30, 2023 resulting in significant delay in the year-end close and audit work for the fiscal year ending June 30, 2024. Our estimated date of completion for the audit report is November 26, 2025.

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15. Reports of Officers and Documents Related Thereto cont.:

B. City Attorney

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15. Reports of Officers and Documents Related Thereto cont.:

C. Director Of Planning And Community Development

1. Planning Boards & Commissions Summary



16. Adjournment
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