



**CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE PLANNING COMMISSION
Council Chambers in City Hall, 201 James Avenue
Tuesday, October 6, 2020
7:00 p.m.**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Determination of Quorum**
- IV. Approval of Minutes for September 1, 2020 Meeting**
- V. Approval of Agenda**
- VI. Hearing of Citizens Generally**
- VII. Public Hearings**

A. PC RESOLUTION NO. 20-11 AND AN ORDINANCE NO. 20-25

To grant a special use permit to the City of Colonial Heights to allow a 110-foot monopole tower plus a 4-foot lightning rod at the top of the tower, for an overall height of 114 feet, at the Public Safety Building located at 100 Highland Avenue, known as parcel identification number 5100020102C; and repealing Ordinance No. 17-13.

B. PC RESOLUTION NO. 20-12 AND AN ORDINANCE NO. 20-26

To grant a special use permit to Enright Properties, LLC to permit a pawn shop at 651 Boulevard, known as parcel identification number 4000020A01A, which is zoned BB – Boulevard Business District.

C. PC RESOLUTION NO. 20-13 AND AN ORDINANCE NO. 20-27

To grant a special use permit to POTS, LLC allowing for an accessory off-street parking area at parcel identification number 2300020E015, which lacks a principal use, for the benefit of the business at 1400 Boulevard.

VIII. Plans of Development/Preliminary Subdivision Plans

A. SUB 20-3 Preliminary Subdivision for Southpark Shopping Center

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. The subject parcel is 6.055 acres and is zoned GB – General Business District. The proposed subdivision will

create one new parcel in addition to the parent parcel.

B. SUB 20-4 401 Temple Avenue

Property owner Kroger Limited Partnership I proposes subdivision of 401 Temple Avenue, parcel identification number 5400020000H. The subject parcel is 10.84 acres and zoned GB – General Business District. The proposed subdivision will create two new parcels in addition to the parent parcel.

C. PD – 20-2 401 Temple Avenue

Property owner Kroger Limited Partnership I proposes development of 401 Temple Avenue, parcel identification number 5400020000H, on two of the three parcels noted in proposed subdivision SUB 20-4. Preliminary site plan shows a gas station / convenience store and car wash on the westernmost parcel, and a minor automobile repair service on the middle parcel.

IX. Old Business

X. New Business

Reports

- i. **Chairman** – Mr. Hartson
- ii. **Director of Planning and Community Development** – Ms. Hall
- iii. **City Engineer or Designee** – Mr. Flippen, Acting Director of Public Works
- iv. **Others, as necessary or appropriate**
 1. **City Manager** – Mr. Smith
 2. **City Attorney** – Mr. Fisher

XI. Adjournment