



CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
Tuesday, April 4, 2016

I. Call to Order: 7:00 p.m.

Mr. Townes called the meeting to order at 7:00 p.m.

II. Roll Call

Present:

Mr. Green
Mrs. Hamilton
Mr. Hartson
Mr. Kohan
Mr. Kollman
Mrs. Schiff
Mr. Townes

Absent:

None

Also Present:

Dr. Davis
Mr. Smith
Mr. Flippen
Mr. Fisher

III. Determination of Quorum

A quorum was determined.

Mr. Townes welcomed new City Manager, Douglas Smith.

IV. Approval of Agenda

Mr. Green made a motion to approve the agenda as presented, seconded by Mr. Kollman with all commissioners in favor.

V. Approval of Minutes for March 7, 2017 meeting

Mr. Hartson moved for approval of the minutes as presented, Mrs. Schiff seconded the motion. All Commissioners were in favor with no additions or deletions.

VI. Hearing of Citizens Generally

None

VII. Public Hearings

A. Planning Commission Resolution 17-2 – recommends to City Council the approval of Ordinance No. 17-13 to grant a special use permit to the City of Colonial Heights to allow construction of a 100-foot monopole tower, a 4-foot lightning rod at the top of the tower, and emergency communication antennas to the tower, to be located at 100 Highland Avenue (Parcel ID No. 5100020102C), as part of a public safety radio system.

Dr. Davis stated the location, specifically, as the rear portion of the police department building; pointed to sally port and rear door. The existing zoning surrounding this site are Boulevard Business and Residential Office. Boulevard Business allows for a tower to be built with a special exception permit. This location is zoned Residential Office and will require a special use permit to move forward. Staff believes the proposed use to be consistent with the surrounding districts. The tower is part of the new public safety radio system approved by council with a general obligation bond issued to fund the system. The special use is a major component of the approved system.

Mr. Green moved to approve Resolution 17-2, Mrs. Schiff seconded.

Vote: 7-0

Yes:

Mr. Green
Mrs. Hamilton
Mr. Hartson
Mr. Kohan
Mr. Kollman
Mrs. Schiff
Mr. Townes

No: None

Abstained: None

Motion: UNANIMOUS PASS

VIII. Plans of Development - Site Plan /Subdivision

A. Preliminary Subdivision Plat

1. SP-17-1 and SP-17-2 – the resubdivision of Prospect Heights Subdivision, Block Q, Lots 9, 10, 11, 12, and 12A into two parcels/lots.

Dr. Davis stated that representatives from A-MAY-ZING and KAG Homes were available for questions. Mr. May submitted the subdivision plat to build two single family homes consistent with the surrounding area by size. He will also be required to apply to the Board of Zoning Appeals, as the current zoning requires 75 feet of frontage, in which these lots would only have 62.5 feet of frontage. Dr. Davis reiterated that the Commission would vacate the current lot lines and subdivide the parcel into two lots. There are not many infill lots to create new housing in the

City. Staff recommended moving forward with final subdivision plat.

Mrs. Hamilton asked if the home depicted is what is planned to be built.

Mr. May approached the Commission. He stated that this is his first venture in Colonial Heights and has been a licensed real estate broker since 1989. He stated that land is limited for new construction and research on this parcel showed that the subdivision developed originally was plotted specifically as a corner lot and reserved for 100 foot lots. The interior lots on the street from corner to corner are on average between 50 to 55 feet and the paper street was never developed, which 25 feet of right-of-way were given to each neighboring parcel. He would like to build a larger home, but he thought that it would be a mistake to construct more than 1,400 square feet as similar bungalows are in the 700 square foot range, with the largest as high as 1,200 square feet. The price point would market at \$150,000-\$170,000, and with a home closing for \$80,000 in the area recently, he stated that he has his work cut out to market appropriately.

Mr. Townes reiterated the question that the picture is a fair representation what he intends to build.

Mr. May confirmed that due to the lot shape, the house will be narrow in front.

Mrs. Hamilton continued that it resembles a craftsman bungalow and appreciates attempting to capture that particular look. This is an opportunity to lift the neighborhood and she understood the concern to keep the houses within a reasonable price range.

Mr. Kohan asked about the timeframe of construction.

Mr. May responded with 120 days from start to finish.

Mr. Green thanked Mr. May for giving Colonial Heights an opportunity to attract new business and increase the standing of the neighborhood.

Mr. Hartson moved to approve SP-17-1 and SP-17-2, Mrs. Schiff seconded.

Vote: 7-0

Yes:

Mr. Green
Mrs. Hamilton
Mr. Hartson
Mr. Kohan
Mr. Kollman
Mrs. Schiff
Mr. Townes

No: None

Abstained: None

Motion: UNANIMOUS PASS

B. Preliminary Site Plan

1. PD-17-1 – proposed North Elementary School addition

Dr. Davis stated that this site plan was submitted on behalf of the School Board by representatives of Timmons Group as an expansion of North Elementary School's media center. The parking lot specifically will have a new ingress with traffic flow to the existing parking in the north area. This includes additional drainage as well. Staff comments are minor, includes the current access to the fire hydrant as the only one for the parcel which is arguably insufficient. The fire marshal would recommend more than one hydrant at the new entrance with an additional ingress in the rear off of Ross Avenue.

Mr. Townes asked if hydrants are connected to a six inch line.

Dr. Davis confirmed that is what the fire marshal is requesting.

Mr. Townes reiterated that there is an addition of two lanes, one for buses and one for cars.

Dr. Davis stated that has become a safety issue for children with no stacking of parking. This project, including curbing and sidewalks, ties into a grant for the Safe Routes to School Program.

Mr. Kohan asked if site work will be completed while schools are closed during summer.

Greg Smith of Timmons Group approached the Commission. He stated that there will be some overlap and will take a little longer than the summer session.

Mrs. Hamilton asked if there will be enhanced security features in the new addition.

Mr. Smith stated that the school has a video system, this provides some additional opportunities to have cameras facing the new parking lot. A full review of the security system will be part of the project.

Mr. Green moved to approve PD-17-1, Mr. Kohan seconded.

Vote: 7-0

Yes:

Mr. Green
Mrs. Hamilton
Mr. Hartson
Mr. Kohan
Mr. Kollman
Mrs. Schiff
Mr. Townes

No: None

Abstained: None

Motion: UNANIMOUS PASS

2. PD-17-2 – proposed redevelopment at 2001 Southpark Boulevard – Longhorn restaurant

Dr. Davis stated that Longhorn Steakhouse is proposing that the current former Lonestar Restaurant building be demolished, the current asphalt removed and a change of location on the site. Representatives of Longhorn Steakhouse were available for questions.

Mr. Hartson asked if the front of the building will face Temple Avenue.

Dr. Davis confirmed.

Michele Wright approached the Commission on behalf of Darden Restaurant Group. The building is oriented towards Temple Avenue towards the main thoroughfare.

Mr. Townes asked for additional questions.

Mr. Hartson moved to approve PD-17-2, Mrs. Schiff seconded.

Vote: 7-0

Yes:

Mr. Green
Mrs. Hamilton
Mr. Hartson
Mr. Kohan
Mr. Kollman
Mrs. Schiff
Mr. Townes

No: None

Abstained: None

Motion: UNANIMOUS PASS

IX. Old Business
None

X. New Business/Reports

Reports

1. Chairman
None

2. Director of Planning and Community Development – Dr. Davis

Dr. Davis gave an update on the potential items for next month's meeting. A preliminary subdivision and site plan were submitted for Lot 7, Section 3 of Southlake IV, which was approved and final site plan filed for four lots. The interested party plans on building a freestanding emergency department so they can simultaneously move forward. An additional public hearing will be held to change the zoning code for the parking of recreational vehicles and trailers. Mrs. Epps plans to give an economic development update.

Mr. Hartson asked if the land on East Roslyn Road is all developable to the river.

Dr. Davis determined that the road that was approved by the City to the new cul-de-sac is developable. The owner of that land will have to construct an access easement to the trail system.

Mr. Flippen stated that the road curves to the interstate ramp and is parallel to the floodplain for the two lots attempting to develop.

3. City Engineer or Designee – Asst. Director of Public Works – Mr. Flippen

Mr. Flippen continued that the land disturbance permit was issued for Discount Tire and hoping to see construction begin soon. The department has submitted an application for funding for rehabilitation to the Boulevard, specifically the State of Good Repair Program offered by VDOT. The Boulevard north of Westover Avenue is in very poor condition and the department is hopeful that it rates high with VDOT, which funding is up to 100%. If granted in May, staff is anticipating starting at Westover Avenue towards north of Temple Avenue.

4. Others, as necessary or appropriate

a. City Attorney/ Acting City Manager – Mr. Fisher

Mr. Smith thanked the Commission for the opportunity to work with the citizens of the City.

Mr. Fisher stated that the City is in the process of filing petitions of condemnation of properties on Dupuy Avenue for the modernization project. There are seven to eight properties unresolved at the time with property owners. Simultaneously, there is property acquisition occurring along Lakeview Avenue.

XI. Adjournment

Mr. Green moved to adjourn the meeting with all Commissioners in favor. The meeting was adjourned at 7:30 P.M.



C. Scott Davis, LP.D
Secretary



Charles E. Townes
Chairman