



**CITY OF COLONIAL HEIGHTS, VIRGINIA**  
**MEETING OF THE PLANNING COMMISSION**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**PLANNING COMMISSION**  
**Tuesday, May 2, 2017**

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

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

**II. Roll Call**

Present:

Mrs. Hamilton

Mr. Hartson

Mr. Kohan

Mr. Kollman

Mrs. Schiff

Mr. Townes

Absent:

Mr. Green

Also Present:

Dr. Davis

Mr. Smith

Mr. Flippen

Mr. Fisher

**III. Determination of Quorum**

A quorum was determined.

**IV. Approval of Agenda**

Dr. Davis stated that an amendment was made to the agenda, as Mrs. Epps will be presenting at the June meeting.

Mrs. Schiff made a motion to approve the agenda as amended, Mr. Hartson seconded the motion with all commissioners in favor.

**V. Approval of Minutes for April 4, 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**

Ms. Bonnie Davis, resident of 3242 Jersey Court, spoke before the Commission. She stated her opposition to the current draft of Ordinance No.16-29, which include amendments to Sections 286-200, 286-518.04, 286-518.05, 286-530. She specifically iterated that Section 286-518.05, Paragraph B, would have detrimental effects on residential neighborhoods by allowing commercial vehicle in a residential neighborhood and allowing certain vehicles to be parked in front of the residence. She stated that the group's request to the Commission is to redraft the ordinance and persuade Council to preserve property values and aesthetic qualities of residential neighborhoods. She thanked the Commission for their time.

Mrs. Mary Kay Hatton, resident of 4233 Jersey Court, approached the Commission as a representative for the group of citizens concerned about the direction of the City. She spoke in opposition to the current draft of Ordinance No. 16-29. She made reference to four council members considering allowing boats, recreational vehicles, and boat trailers; adding clutter to front yards. She also noted that the interested group, in 2016, submitted over 150 letters to Council in opposition to any such changes. She continued to share that she expressed concerns about code provisions in residential areas in a letter, asking Council to keep in mind that when Citizens for a Cleaner City submitted a petition in January 2015, 500 signatures were collected, individuals that want to promote curb appeal and put trust in Council in asking for support. In closing, she stated City officials should not allow these vehicles to be parked in the front yard.

Mr. Sterling Hawkins, resident of 119 Laurens Lane, spoke before the Commission in opposition to the current draft of Ordinance No. 16-29. He re-stated an instance where an individual had consulted him about purchasing property in the City, but due to trash and maintenance of the surrounding houses, as well as large work vehicles parked in the street, mostly in the southern end of the City, this interested party is not willing to buy at this point because of surrounding conditions. He stated it seems that several Council members do not see the big picture and put personal interests in front of the interest of the City. Unless the Planning Commission makes recommendations for City Council to follow, the situation will continue to spiral.

Mr. Dave Hoopsick of 401 Dupuy Avenue addressed the Commission. He stated that the Declaration of Independence has guaranteed citizens' Life, Liberty and the Pursuit of Happiness without the government telling residents what to do with their property. Citizens that are working people have just as much right to their property as others.

There were no further comments.

## **VII. Public Hearings**

None

## **VIII. Plans of Development - Site Plan /Subdivision**

### **A. Preliminary Subdivision Plat**

#### **1. SP-17-3**

Dr. Davis stated that the re-subdivision is for Lot 7, lot closest to the Southpark I-95 interchange ramp. Lot 7 would become Lot 11 and Lot 12. He referred to the packet, as the Commission is simultaneously reviewing the preliminary site plan for Lot 11. Dr. Davis referenced that staff has provided comments and a representative from Roslyn Farms Corporation, Nick Walker, is available for questions.

Mr. Townes asked if there are any comments from the Fire Marshall.

Dr. Davis stated that his comments are included in the staff report for the site plan.

Mr. Hartson moved to approve SP-17-3, a second by Mrs. Schiff.

**Vote:** 6-0

**Yes:**

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-17-3 – proposed**

Dr. Davis stated the proposed site plan is for future Lot 11, approximately 2.387 acres, Southside Regional Medical Center (SRMC) is proposing a freestanding emergency department. Staff comments will need to be addressed and implemented in the final site plan. He continued that there are pictures of the elevation in the packet, and a representative from Timmons group and SRMC were in attendance to address any questions.

Mr. Townes asked the Commission for any questions.

Mr. Hartson commented that he was happy they chose Colonial Heights.

Mrs. Schiff moved to approve, a second made by Mr. Hartson.

**Vote:** 6-0

**Yes:**

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

**No:** None

**Abstained:** None

**Motion: UNANIMOUS PASS**

**IX. Old Business**

**A. Tri-Cities Multimodal Train Station Update**

Mr. Smith gave a brief introduction. An environmental assessment report was conducted for a Tri-Cities Multimodal Train Station, and the study references the Boulevard location in Colonial Heights as the preferred alternative for the project. The City will be working on comments during the public comment period.

Dr. Davis stated that the executive summary provided a schematic for the preferred alternative. Currently, Crater Planning District Commission is holding a 30-day comment period for the environmental assessment (EA) to be forwarded to the Federal Railroad Administration (FRA). After the comment period closes, the Department of Historic Resources will consider granting a finding of no significance impact, or a FONSI, which dictates that there will be no adverse impact on historic resources. If the Boulevard location is the chosen site, at that point, there will be further discussion with the rail operator and local sponsors towards construction.

Mr. Hartson asked if the Boulevard site receives final approval, what would be the local obligation in terms of infrastructure.

Dr. Davis replied that there is some potential cost of development of the station. The estimated total amount stated in the EA for development is between \$9-12 million.

Dr. Davis continued that Staff and Council is supportive of the development.

**X. New Business/Reports**

**Reports**

**1. Chairman**

Mr. Townes hoped after last month's presentation about the Housing Rehabilitation Tax Abatement program that the Commission would move forward.

Dr. Davis stated he had a brief discussion with the City Manager, some of the obligation falls under the Finance department and will continue to discuss further.

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

None

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

Mr. Flippen stated that road construction staking began on Williamsburg Road, and the reconstruction of Temple Avenue and Dimmock Parkway will begin improvements this month. CSX will be doing bridge repairs on the trestle crossing over the Boulevard south of Lakeview Avenue and will have lane closures on May 8.

Mrs. Hamilton asked about a dead tree approaching Pickwick and Boulevard, as part of the Boulevard revitalization project and would like to report to whoever is in charge of replacement.

Mr. Flippen responded that there was a warranty associated with the landscaping, and is unsure if it has expired. He stated that he will look at the specifications and will contact

landscaping company if under warranty.

Mrs. Hamilton added that the Family Dollar store required landscaping at the time of development and two dead trees fronting the Boulevard, with the second tree being removed.

Dr. Davis stated he would need to clarify if it's the City's responsibility or the property owner's responsibility to replace depending on location.

Mr. Kollman thanked the citizens who spoke, as apathy will hurt the City most. It is healthy to hear the expression of views so the Commission can do a better job.

**4. Others, as necessary or appropriate**

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

Mr. Smith and Mr. Fisher had no comments.

**XI. Adjournment**

Mrs. Schiff moved to adjourn the meeting with all Commissioners in favor. The meeting was adjourned at 7:38 P.M.



C. Scott Davis, LP.D  
Secretary



Charles E. Townes  
Chairman