



**CITY OF COLONIAL HEIGHTS, VIRGINIA
MEETING OF THE PLANNING COMMISSION
City Hall, Council Chambers, 201 James Avenue
Tuesday, September 6, 2022
7:00 p.m.
MINUTES**

I. Call to Order

The meeting was called to order at 7:00 p.m.

II. Roll Call

Present:

Mr. Hartson
Mrs. Levenson-Melvin
Mrs. Schiff
Mrs. Hamilton
Mr. Kohan
Mr. Kwiek
Mr. Wade

Absent: None

III. Determination of Quorum

A quorum was determined.

IV. Approval of Minutes for July 5, 2022 meeting

Mrs. Schiff moved to approve the minutes and Mrs. Hamilton seconded the motion.

V. Approval of Agenda

Mrs. Levenson-Melvin moved to approve the agenda and Mrs. Schiff seconded the motion.

VI. Hearing of Citizens Generally

No citizens spoke.

VII. Public Hearings

A. PC RESOLUTION NO. 22-09 AND AN ORDINANCE NO. 22-15

To change the Comprehensive Plan Land Use Map classification of 115 Dupuy Avenue, former parcel identification number 3000050000B, now part of parcel identification number 3000050000D, from RL-Residential Low Density to Community Commercial.

Vote: 7 -0

Yes:

Mr. Hartson
Mrs. Levenson-Melvin
Mrs. Schiff
Mrs. Hamilton
Mr. Kohan
Mr. Kwiek
Mr. Wade

No: none

Motion: Unanimous Pass

Mrs. Payne presented a request to change the Comprehensive Plan Land Use Map classification of Parcel Identification #3000050000D, also known as 115 Dupuy Avenue, from Residential Low Density to Community Commercial. The property is shown to be located near the intersection of Dupuy Avenue and the Boulevard. A picture was shown of the existing property, a vacant single-family home, and the existing tax map of the parcel. A map was shown of the current land use highlighted in yellow (which represents Residential Low Density) and its proposed land use highlighted in pink (which represents Community Commercial).

A brief chronology of events was presented showing that the parcel was acquired by the City in 2015 and has remained vacant through 2022. In 2021, the subject property, 115 Dupuy Avenue, was combined with the adjacent larger parcel of undeveloped City-owned property. Mrs. Payne concluded that the reason for this request is because the proposed land use map amendment corresponds to the requested rezoning, BB-Boulevard Business. The Community Commercial designation would also match the remainder of the property. The Community Commercial designation includes a range of uses that include office, retail, personal services, and other commercial and service uses.

The application was represented by Mrs. Karen Epps, the City's Economic Development Administrator. The Staff recommendation was for the Planning Commission to approve Planning Commission Resolution 22-09.

Before the Planning Commission asked the staff questions, Mr. Smith added that there was an idea to place additional restrictions on the property in an effort to protect

the property in the long term. Mr. Fisher also said the staff is aware that the property should have a use that is desirable for that site.

Mr. Hartson heard there was a vision for additional development along Dupuy Avenue and asked for confirmation. Mrs. Epps said about four to five years ago, there was a discussion of a mixed development project of townhomes and apartments with retail on the bottom for that site. Mrs. Schiff added that prior to that discussion she had heard about a café.

Mr. Hartson said Mr. Kochuba, the City's Mayor, had a desire to see the site become a park. Mr. Smith added that the vision for that site is to have a small city park complimentary to the main use of the property. Mrs. Hamilton added that any green space enhances any area, even small pocket parks.

Mr. Wade said the two elements being joined into one property needs to be something that enhances the Courthouse. He added that the house itself needs to be demolished and an asbestos abatement performed. Mr. Hartson asked if the City owned the house, and Mr. Fisher replied, yes. The purchaser would need to perform the asbestos abatement. Mr. Wade added that the City would not have to pay for the demolition of the home and it is definitely part of a prime block. Mr. Smith added that the advantage and opportunity are that the City owns the property and can provide more of a vision for the property instead of another property just being rezoned.

Mrs. Schiff moved to approve PC Resolution 22-09 and Mrs. Levenson-Melvin seconded the motion.

B. PC RESOLUTION NO. 22-10 AND AN ORDINANCE NO 22-16

To change the zoning classification of 115 Dupuy Avenue, former parcel identification number 3000050000B, now part of parcel identification number 3000050000D, from RL – Residential Low Density District to BB – Boulevard Business District and to amend the Zoning District Map accordingly.

Vote: 7 -0

Yes:

Mr. Hartson
Mrs. Levenson-Melvin
Mrs. Schiff
Mrs. Hamilton
Mr. Kohan
Mr. Kwiek
Mr. Wade

No: none

Motion: Unanimous Pass

Mrs. Payne presented a request to rezone Parcel Identification #3000050000D, also

known as 115 Dupuy Avenue, from Residential Low Density to Boulevard Business. The property was shown to be located near the intersection of Dupuy Avenue and the Boulevard. A picture was shown of the existing property, a vacant single-family home, and the existing tax map of the parcel. A map was shown of the current zoning highlighted in yellow (which represents Residential Low Density) and its proposed zoning highlighted in pink (which represents Boulevard Business).

Mr. Kohan asked if there was interest in the site from a developer and Mrs. Epps replied yes, there has been interest. Mr. Smith added that nothing has been finalized and details are still being worked on for the site.

Mrs. Schiff moved to approve PC Resolution 22-10 and Mr. Wade seconded the motion.

VIII. Old Business

IX. New Business/Reports

A. Tri-Cities Area MPO Plan 2045 - Ron Svejksky

Mr. Svejksky gave an overview of the Tri-Cities Area Metropolitan Planning Organization (MPO). The Tri-Cities MPO was created in 1974 under a cooperative agreement between the Crater Planning District Commission and the Virginia Department of Highways.

The Tri-Cities MPO membership consists of the Crater Planning District Commission, the Secretary of Transportation, and the following localities: City of Colonial Heights, City of Petersburg, City of Hopewell, Dinwiddie County, Chesterfield County, and Prince George County. The members representing Colonial Heights are Michael Campbell, Todd Flippen, and Councilmember John Wood.

Mr. Campbell, the Assistant Director of Public Works, informed the Commission that the City has worked with the MPO to fund most of their transportation-related projects. The Public Works and Engineering Department has submitted their full allotment of applications for Smart Scale funds.

The Tri-Cities MPO is a fund source for some transportation projects in the Crater area. The MPO also applies to projects under various federal and state programs. The MPO has three goals: create a long-range transportation plan; maintain a federally funded spending plan for transportation projects over the next four years, and use the work program that helps members contribute to transportation in the area.

Plan 2045 is the Tri-Cities Area MPO's long-range transportation plan (LRTP) that represents the vision and goals for transportation improvements in the region's transportation system. This plan is updated every five years and was last updated in June 2022. This plan is needs and data-driven while being performance-based. The mission of Plan 2045 is to "Encourage a transportation system that equitably improves safety, economic vitality, and quality of life for people living and working in the Tri-

Cities area.”

The Tri-Cities area is not known for being a big-growth area like other areas in Virginia and the mission statement reflects the preference for issues in the Tri-Cities area. Mr. Svejkovsky showed a map where the public had the opportunity to mark a map of problem areas in regard to transportation. This included a range of issues from potholes to bus transportation issues. This plan was the first to evaluate how the MPO is meeting its goals, especially in regard to safety. There will be a separate safety plan with action steps to help reduce fatalities for each locality.

Plan 2045 includes a wish list of projects and how much money would be needed for funding. This list was created with assistance from the Virginia Department of Transportation (VDOT).

Mrs. Schiff stated there was regional cooperation for a project on an Interstate 95 exit in Colonial Heights. Mr. Svejkovsky confirmed that the project is frequently used as an example of a region where the localities came together with funding for a transportation project including projects for Fort Lee.

Mrs. Hamilton asked about the suggestions from citizens in Colonial Heights. Mr. Svejkovsky said there were a lot of suggestions for traffic being improved on Temple Ave, the Boulevard, and an additional connection from Ellerslie Avenue to North Elementary School. He also said the MPO’s focus is on large connector streets. In particular, there was a study to improve traffic in the corridors using cameras to regulate the signals when traffic is backed up. Ms. Hamilton asked if cameras on the Boulevard would be too minuscule of a project and Mr. Svejkovsky replied no, but there’s been a heavy focus from VDOT on funding interstate projects.

Mr. Hartson asked why VDOT is not one of the members of the MPO and Mr. Svejkovsky said VDOT uses the Secretary of Transportation as their representative but is often the Secretary’s Engineer.

Mr. Wade asked what can be done to have more projects completed in the City. Mr. Svejkovsky said the list was intentionally kept small to align with federal funding for road-widening projects, which are required by the federal government.

Mr. Hartson thanked Mr. Svejkovsky on behalf of the City and the Planning Commission for attending the meeting and presenting the MPO Plan 2045.

Reports

1. Chairman

Mr. Harston reminded members about the Welcome Brunch for the new Planning Director, Mr. Joseph Carter, and encouraged everyone to attend the Annual Volunteer Dinner.

2. Asst. Director of Planning and Community Development – Mrs. Payne

Mrs. Payne confirmed that Mr. Joseph Carter will be starting the following week and the staff is currently interviewing for a new Permit Technician. There will be an October Planning Commission meeting.

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

The Lakeview Modernization project has installed a sanitary sewer trunk line and the laterals are complete. The project is behind schedule but the closure of Lakeview Avenue and detour helped with the project.

The Temple Ave Commercial project is in the process of closing out the one-year maintenance period. Erosion and Sediment control issues arose on August 22nd with the south slope no longer being stabilized but should be resolved shortly.

The Dunlop Village Entrance Site Plan project is still under construction. The proper signage is in place to direct pedestrians. The Engineering Department had a representative on site for the first day of school (morning and afternoon) to help direct students through the pedestrian detour and the entrance should be completed in the next four to eight weeks.

The Sanctuary, 505 Lakeview Project has been reviewed, and comments were sent to the developer on July 19th. The second plan of development submission was received on September 6th and is under review.

The Briarcliffe Subdivision, Section 4, is still under construction.

A proposal has been accepted from Wallace Montgomery for the Lexington and Conduit Outfall project. Notification letters were sent out to the surrounding property owners about future work on the outfall. The survey work is complete and plans are being drafted.

The Cambridge & Marvin Avenue Emergency Storm Sewer Repair – Southern Construction is currently working to resolve the Storm Sewer Rehabilitation by removing the old culvert and replacing it. Sanitary sewer issues were revealed after excavation, which have been resolved by Southern Construction. They are currently working on bringing the road up to grade.

Mr. Campbell said that Mr. Flippen is still working out the schedule for tours of the proposed Fall Line Trail.

Mr. Wade asked about the drainage issue on Conduit Road and Mr. Smith replied that this project would be included with the next pavement preservation round. Mr. Campbell confirmed that the project could not move forward without funding.

4. Others, as necessary or appropriate

a. City Manager – Mr. Smith

Mr. Smith is very excited to welcome Mr. Carter and there will be some overlap time with Mrs. Brown. There will also be a thank you get-together for her service to the City.

Mr. Kohan asked if the baseball team would be returning and Mr. Smith said he has not had any issues with them returning to the City.

Mr. Wade thanked Mr. Smith for adding the Planning Commission meetings to the electronic board at the library and asked if the Economic Development meeting dates would be added. Mr. Smith replied, yes.

b. City Attorney – Mr. Fisher

Mr. Fisher gave an update on the Westover Improvement project. There were three properties that couldn't reach an agreement for the take. One of the property owners has agreed to settle and the largest property involving McDonald's has five entities associated with the ownership of the property. This includes two individuals and two trusts. McDonald's also has a ground lease; however, the property owners are close to reaching an agreement.

The third property, currently worth about \$4,500 for the take is still in dispute; and there is no end date on when it will be resolved. The City is allowed to start work even though just compensation has not been settled.

Mrs. Levenson-Melvin asked if there is an update on the Sherwood Hills Swim Club and if there is a lien on the property. Mr. Fisher replied that the situation is unfortunate. He said he understands the Swim Club owes over \$100,000 to its former supplier. There is nothing the City can do with the property other than sell it at auction.

X. Adjournment

The meeting was adjourned at 8:22 p.m.

X

Mitchell Hartson
Chairman

X

Brandi Payne
Secretary