

AN ORDINANCE NO. 24-7

To grant a special use permit with conditions to KHJ Colonial, LLC allowing a campground with electric and water hookups, and a 22,946 ± s.f. gravel parking area accommodating 10 campsites for travel trailers or recreational vehicles, located at the rear western edge of KHJ Colonial, LLC's property at 880 W. Roslyn Road, the site of the Keystone Truck and Tractor Museum. The property has parcel identification number 6805000001A and is zoned IN – Industrial.

WHEREAS, KHJ Colonial, LLC has filed an application for a special use permit to allow for a campground with water and electric hookups and a 22,946 ± s.f. gravel parking area accommodating 10 campsites for campers or recreational vehicles, located at the rear western edge of the property at 880 W. Roslyn Road, the site of the Keystone Truck and Tractor Museum; and

WHEREAS, the property has parcel identification number 6805000001A and is zoned IN – Industrial; and

WHEREAS, a campground as defined in Virginia Code § 35.1-1 is not an allowed use in the IN – Industrial District; and

WHEREAS, after holding a public hearing to receive citizen comment on the issuance of the special use permit, the Planning Commission, in PC Resolution No. 24-2, a copy of which is attached to and made a part of this ordinance, recommended that City Council approve this ordinance; and

WHEREAS, the City Council finds that the public necessity, convenience, general welfare, and good planning and zoning practice require that this special use permit be approved; and

WHEREAS, City Council further finds that issuance of the requested special use permit with conditions to KHJ Colonial, LLC will not be detrimental to the safety, health, morals, and general welfare of the community involved; will conform to the principles of good planning; will not tend to create congestion in streets, drives, alleys and other public ways and places in the area involved; will not create hazards from fire, panic or other dangers; will not tend to overcrowding of land and cause an undue concentration of population; will not adversely affect or interfere with

public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; and will not interfere with adequate light and air; NOW, THEREFORE,

THE CITY OF COLONIAL HEIGHTS HEREBY ORDAINS:

1. KHJ Colonial, LLC (the "Owner") is granted a special use permit to allow a campground accommodating 10 campsites for campers or recreational vehicles with a 22,946± square feet gravel parking area, which will include water and electric hookups, located at the rear western edge of the property at 880 W. Roslyn Road, parcel identification number 6805000001A, the site of the Keystone Truck and Tractor Museum.

2. The granting of this special use permit is contingent on strict adherence to the following conditions:

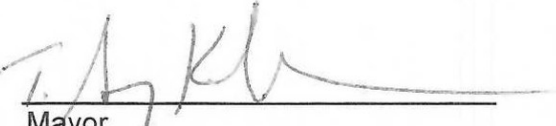
- a. The maximum number of campsites will be 10.
- b. The maximum stay for campground visitors is 14 consecutive nights, after which visitors must vacate the campsite for at least 30 nights before their next campground reservation at this campground.
- c. The campground will be used for tourist, recreational, and family camping; and it will not be used as a migrant labor camp, summer camp, construction camp, manufactured home park, or storage area for unoccupied camping units.
- d. The campground shall provide appropriate sanitary facilities.
- e. The Owner, and its successors or assigns, shall develop the property in substantial accord with the two-sheet concept plan entitled "Keystone Museum Campground" prepared by Sekiv Solutions, dated March 25, 2024.
- f. The Owner shall keep an updated log book of reservations and user information on site for Fire and EMS Department personnel to access in an emergency.
- g. The Owner shall enforce the following conditions related to fire safety:
 - i. There shall be no open wood fires.

- ii. All fire pits will always be attended while in use.
 - iii. No fire pits will be located under the awning of a travel trailer or recreational vehicle.
 - iv. Manufacturer recommendations for use of fire pits will be followed, including appropriate separation from objects.
 - v. All fires will be operated at least 15 feet from any structure or combustible material.
 - vi. No damaged fire pits will be used.
 - vii. No wood will be added to a fire pit.
 - viii. All fires shall be extinguished by 11 pm.
 - ix. Fire-extinguishing equipment must be on site at all times. Either two fire extinguishers or a charged water hose shall be available.
- h. The Owner shall install the Option 2, 25' Type "C" Buffer Yard specified in Table 1 to City Code Chapter 286 along the entire western perimeter of the campground. Existing plantings may be counted as contributing to the buffer requirements, if in the opinion of the Zoning Administrator, they meet the intent and standards for buffer yard planting and screening.
- i. The Owner shall comply with all applicable federal, state, and local regulations regarding animal care and facilities, including without limitation the proper disposal of animal waste and deceased animals.
- j. The Owner shall ensure that each vehicle occupying an overnight space onsite possesses no more than three animals per visit and the total number of animals on the campground site shall not exceed 15 in any one day.
- k. The Owner shall enforce § 218-4 of the Colonial Heights City Code, "Loud noise prohibited".
- l. The Owner shall comply with 12VACS-450-90, Sewage disposal.

3. This special use permit shall be subject to review and revocation by Council, at Council's discretion, in the same manner and under the same conditions as required by law for the granting of such permits. Council has the authority to revoke this permit upon the Owner's violation of any of the above-referenced conditions.

4. This ordinance shall be in full force and effect upon its approval on second reading.

Approved:



Mayor

Attest:



City Clerk

I certify that the above ordinance was:

Adopted on its first reading on June 11, 2024

Ayes: 6 Nays: 0 Absent: 1 Abstain: 0

The Honorable Kenneth B. Frenier, Councilmember:

Aye

The Honorable Elizabeth G. Luck, Councilmember:

Aye

The Honorable John E. Piotrowski, Councilmember:

Aye

The Honorable Dr. Laura F. Poe, Councilmember:

Absent

The Honorable John T. Wood, Councilmember

Aye

The Honorable Robert W. Wade, Vice-Mayor:

Aye

The Honorable T. Gregory Kochuba, Mayor:

Aye

Adopted on its second reading on July 9, 2024

Ayes: 7 Nays: 0 Absent: 0 Abstain: 0

The Honorable Kenneth B. Frenier, Councilmember:

Aye

The Honorable Elizabeth G. Luck, Councilmember:

Aye

The Honorable John E. Piotrowski, Councilmember:

Aye

The Honorable Dr. Laura F. Poe, Councilmember:

Aye

The Honorable John T. Wood, Councilmember

Aye

The Honorable Robert W. Wade, Vice-Mayor:

Aye

The Honorable T. Gregory Kochuba, Mayor:

Aye

Penelope B. Wallace

City Clerk

Approved as to form:

Hugh P. Foster III

City Attorney