

AN ORDINANCE NO. 22-18

To grant a special exception permit to Stallings Oil Company and Boddie-Noell Enterprises, Inc., to allow the construction of a new mini-warehouse/self-storage facility located on Temple Avenue, on parcel identification number 68035600003, which is zoned GB – General Business District.

WHEREAS, Stallings Oil Company and Boddie-Noell Enterprises, Inc. filed an application for a special exception permit to allow for construction of a four (4) story, fully enclosed mini-warehouse/self-storage facility, containing 30,343 sq.ft. per floor, for a total of 121,372 sq.ft.; and

WHEREAS, the mini-warehouse/self-storage facility will be located on Temple Avenue, behind the Kangaroo gas station and Hardees fast-food restaurant, which is also known as parcel identification number 68035600003, consists of approximately 1.857 acres, and is zoned GB – General Business District; and

WHEREAS, mini-warehouse/self-storage facilities are an allowed use type in the GB – General Business District if granted a special exception permit; and

WHEREAS, after a public hearing and due consideration, the Planning Commission approved Planning Commission Resolution No. 22-12, a copy of which is attached hereto and made a part of this ordinance, and recommended approval of this ordinance; and

WHEREAS, the City Council finds that the special exception application complies with the general standards and application requirements in City Code §§ 286-622.02 and 286-622.04, respectively; and

WHEREAS, upon recommendation of the Planning Commission and after holding a public hearing on this ordinance, the City Council finds that the public necessity, convenience, general welfare, and good planning and zoning practice require that this special exception permit be granted; NOW, THEREFORE,

THE CITY OF COLONIAL HEIGHTS HEREBY ORDAINS:

1. City Council approves the special exception permit to allow a mini-warehouse/self-storage facility on Temple Avenue on parcel identification number 68035600003, which consists

of approximately 1.857 acres and is zoned GB – General Business District.

2. Council's approval of this special exception permit is subject to the following conditions:

a. The development shall be in substantial accord with the concept/site plan, entitled "Stallings Oil Company Property – Temple Ave Self Storage" prepared by The Bay Companies, dated August 25, 2022;

b. The exterior elevations shall be in substantial accord with elevations prepared by Architect Kurmaskie Associates, Inc., dated August 31, 2022;

c. For the facility's glass facing Interstate 95, the applicant will tint or mirror the glass to minimize the view of interior doors;

d. The development shall be limited in size to no more than 121,372 square feet and four (4) stories in height;

e. A site plan will be required for the development, which shall comply with all City standards and specifications; and

f. No outdoor storage of equipment, motor vehicles, trailers, and recreational vehicles shall be allowed on the site.

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

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

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I certify that the above ordinance was:

Adopted on its first reading on \_\_\_\_\_.

Ayes: \_\_\_\_\_. Nays: \_\_\_\_\_. Absent: \_\_\_\_\_. Abstain: \_\_\_\_\_.

The Honorable Kenneth B. Frenier, Councilmember: \_\_\_\_\_

The Honorable John E. Piotrowski, Councilmember: \_\_\_\_\_

The Honorable Dr. Laura F. Poe, Councilmember: \_\_\_\_\_

The Honorable Robert W. Wade, Councilmember: \_\_\_\_\_

The Honorable John T. Wood, Councilmember: \_\_\_\_\_

The Honorable Elizabeth G. Luck, Vice-Mayor: \_\_\_\_\_

The Honorable T. Gregory Kochuba, Mayor: \_\_\_\_\_

Adopted on its second reading on \_\_\_\_\_.

Ayes: \_\_\_\_\_. Nays: \_\_\_\_\_. Absent: \_\_\_\_\_. Abstain: \_\_\_\_\_.

The Honorable Kenneth B. Frenier, Councilmember: \_\_\_\_\_

The Honorable John E. Piotrowski, Councilmember: \_\_\_\_\_

The Honorable Dr. Laura F. Poe, Councilmember: \_\_\_\_\_

The Honorable Robert W. Wade, Councilmember: \_\_\_\_\_

The Honorable John T. Wood, Councilmember: \_\_\_\_\_

The Honorable Elizabeth G. Luck, Vice-Mayor: \_\_\_\_\_

The Honorable T. Gregory Kochuba, Mayor: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney