



**SEP – 22-2**  
**Special Exception Permit**  
**Development of a new mini-warehouse / self-storage facility**  
**Temple Avenue - Tax Parcel ID 68035600003**

**Staff Report**

To grant a special exception permit to Stallings Oil Company and Boddie-Noell Enterprises, Inc., property owners, to allow the construction of a new mini-warehouse/self-storage facility located on Temple Avenue, behind the Kangaroo gas station and Hardees fast-food restaurant properties, also known as parcel identification number 68035600003, which is zoned GB – General Business District.

Below, you will find more detailed information regarding the location, zoning, land use, and staff analysis.

**Background**

Property owners, Stallings Oil Company and Boddie-Noell Enterprises, Inc., are applying for a Special Exception Permit to allow the construction of a four (4) story, fully enclosed self-storage mini-warehouse facility, containing 30,343 sq. ft. per floor, for a total of 121,372 square feet for the use to be located on 1.857 acres.

**Location**

The subject property is located along Temple Avenue and directly adjoins I-95, specifically the western exit ramps for I-95. The subject property is bounded by public right-of-way on all sides except the property already developed to the north (Kangaroo gas station and Hardees fast food restaurant).

**Zoning**

The official zoning map shows this property zoned as GB - General Business District.

**Surrounding Zoning & Land Uses**

North: GB – General Business (retail)

South: Interstate 95 exit ramp

East: Interstate 95 exit ramp

West: Interstate 95 exit ramp

## **Land Use Plan**

The City's Land Use Plan identifies the parcel as "General Commercial".

## **Surrounding Land Use Plan**

### **Land Use Plan:**

North: General Commercial

South: Interstate 95 exit ramp

East: Interstate 95 exit ramp

West: Interstate 95 exit ramp

## **Analysis of Request**

### **City Zoning Ordinance**

1. The City's Zoning Ordinance allows a mini-warehouse/self-storage facility in the General Business District, subject to obtaining a special exception permit, in addition to complying with additional, modified or more stringent standards as listed in Article V, Use and Design Standards.
2. In accordance with the City's Zoning Ordinance §286-622 - Special Exception Permits General Standards, the City Council has the authority to issue a special exception permit subject to the following:
  - Conformance with Article V, Use and Design Standards;
  - Conformance with the City comprehensive plan; and
  - Minimum adverse impacts on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, consideration shall be given to the timing of the operation, site design, access, screening, and other matters that might be regulated to mitigate adverse impacts.
3. Zoning of the City of Colonial Heights City Code, Use and Design Standards, Section §286-410.60 Mini-warehouse:
  - A. General Standards:
    1. The minimum front yard shall be 35' feet, side yard – corner 15'; and rear yard 15'. **The proposed setbacks meet minimum requirements.**
    2. No security fencing, security gate or other obstruction to vehicle access shall be permitted in the required front yard setback or in any buffer yard required pursuant to §286-512. **The applicant proposes no securing fencing in the front yard setback.**
    3. All interior driveways shall be at least 25 feet wide when cubicles open onto one side only and at least 30 feet wide when cubicles open onto both sides to accommodate loading and unloading at individual cubicles. Adequate turning radiuses shall be provided, where appropriate, for a thirty-foot long single unit truck or moving van. All driveways and any other vehicle use or storage area shall be constructed of hard surface such as asphalt or bituminous concrete. **The interior driveway is at least 25' wide; the proposed facility provides that all units**

are internal to the building with a central loading and unloading area. The central loading and unloading area will accommodate a 30' long truck or moving van.

4. No door openings for any cubicle shall be constructed facing any residentially zoned property or any public right-of-way. *N/A No residential zoned property in close vicinity.*
  5. The following uses shall not be permitted:
    - a. The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
    - b. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
    - c. The storage of flammable, highly combustible, explosive or hazardous materials shall be prohibited. *The applicant has indicated that none of the above uses/operations shall be permitted on the site.*
  6. Outdoor storage areas shall be used for the storage of motor vehicles, trailers, and recreational vehicles only. All outdoor storage areas shall be thoroughly screened from adjoining properties. *The applicant has indicated that there will be no outdoor storage of recreational vehicles.*
  7. Accommodations for a live-in manager shall be permitted. *This provision of the zoning ordinance allows the applicant to provide accommodations for a live-in manager.*
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4. Zoning of the City of Colonial Heights City Code, Section §286-518.18 Minimum parking required. For mini-warehouse uses, 0.2 spaces are required per 1,000 sq. ft. Therefore, 24 spaces are required; 24 spaces are provided plus five (5) loading spaces.

### **Comprehensive Plan**

The City's comprehensive plan provides the following:

1. Chapter 2. Vision, Goals and Objectives: The proposed application and building elevations support several key themes identified under Economic Prosperity: Improve commercial areas, diversify the economic base, promote a high level of quality and efficiency in new construction, and promote the effectiveness of public services and facilities.
2. Chapter 3. Land Use Policies: Commercial areas are generally located along transportation corridors. The proposed mini-warehouse/storage facility is located off Temple Avenue and abuts the Interstate 95 corridor, which provides a convenient location to serve nearby neighborhoods.
3. Chapter 5. Community Character and Design – Image Corridor: Our image corridors provide an impression of Colonial heights on travelers who may be just passing through the city. Enhancement of gateways and image corridors can be done with landscaping, careful control over land use and design and maintenance of public areas. The applicant

has provided quality building finishes with a partial brick veneer and landscaping and is further encouraged to have the glass tinted or mirrored facing Interstate 95.

4. Chapter 6 Economic Development – Economic Goals: (Goal #1) - Expansion of tax base – it is important to the City to create an additional quality tax base in order to fund the cost of government services that are used by the City’s citizens. Our image corridors provide an impression of Colonial heights on travelers who may be just passing through the city. (Goal #2) – Economic Stability. Another important goal of the City’s economic development plan is to achieve economic stability. A diverse economy will help mitigate the effects of economic cycles and will help maintain local employment and revenue streams during difficult economic times.

**Planning Commission Recommendation**

On October 4, 2022, the Planning Commission voted (7-0) to recommend City Council approve Ordinance Number 22-18, to allow a four (4) story mini-warehouse/self-storage facility use of 121,372 square feet to be located on 1.857 acres, also known as parcel identification number 68035600003, subject to the following conditions:

1. The development shall be in substantial accord with the concept/site plan, entitled “Stalling Oil Company Property – Temple Ave Self Storage” prepared by The Bay Companies, dated August 25, 2022.
2. The exterior elevations shall be in substantial accord with elevations prepared by Architect Kurmaskie Associates, Inc., dated August 31, 2022.
3. For the glass facing Interstate 95, the applicant will tint or mirror the glass to minimize the view of interior doors.
4. The development shall be limited in size to no more than 121,372 square feet and four (4) stories in height.
5. A site plan will be required for the development, which shall comply with all City standards and specifications.
6. No outdoor storage of equipment, motor vehicles, trailers, and recreational vehicles shall be allowed.

**Public Comments Received**

No comments have been received to-date.

**Attachments**

1. Application and Property Owner’s Consent.
2. Concept/Site Plan, prepared The Bay Companies, Civil Engineers and conceptual elevations prepared by Architect Kurmaskie Associates, Inc., dated August 31, 2022.