



Colonial Heights City Council Meeting Agenda Item Executive Summary

City Council Meeting

MEETING TYPE: City Council Regular Meeting

MEETING DATE: November 10, 2022

ITEM: ORDINANCE NO. 22-18 (First Reading)

DEPARTMENT: Planning and Community Development Department

PROPOSED ACTION: Hold a public hearing to consider an Ordinance No. 22-18 on first reading, 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 to be located on Temple Avenue, behind the Kangaroo gas station and Hardees fast-food restaurant properties, also known as parcel identification number 68035600003.

BACKGROUND: Property owners, Stallings Oil Company and Boddie-Noell Enterprises, Inc., are requesting 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. The subject parcel contains a legal acreage of 1.857 acres and is currently undeveloped. The property is zoned GB – General Business District.

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

The Planning Commission held a public hearing at the October 4, 2022 Regular meeting and recommended approval with a vote of 7-0.

BUDGET/FINANCIAL IMPACT:

Funding for this item was: included not included in the current-year budget N/A

RECOMMENDATION: Staff recommends approval of Ordinance No. 22-18 on first reading.

ATTACHMENTS: Ordinance No. 22-18; Planning Commission Resolution No. 22-12 signed; Application for Special Exception Permit, BNE Co-Owner Permit Consent Letter; Presentation; Planning Commission Staff report.

- Staff will be making a detailed presentation on this agenda item at the meeting.**
- Staff will provide brief comments and answer questions on this item at the meeting.**
- This is a routine procedural item and no presentation is planned for the meeting.**

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.