



**Colonial Heights**  
**City Council Regular Meeting**  
**November 10, 2022**

# **Colonial Heights City Council Meeting**

## **November 10, 2022**



- 1. Call to Order**
- 2. Roll Call**
- 3. Devotion – The Honorable Kenneth B. Frenier**
- 4. Pledge of Allegiance**
- 5. Adoption of Agenda**
- 6. Declarations of Personal Interest**

# Colonial Heights City Council Meeting

## November 10, 2022



### 7. Commendations And Presentations:

*None*

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### 8. Reading of Manner Addressing Council

**ANY MEMBER OF THE PUBLIC** addressing the Council shall approach the lectern, give his name and address in an audible tone of voice for the record, **AND ADDRESS THE COUNCIL AS A BODY RATHER THAN SPEAK TO ANY MEMBER.** Unless further time is granted by the Council, **ANY MEMBER OF THE PUBLIC** shall address the Council for a maximum of five (5) minutes, regardless of the number of issues he desires to discuss. **PROVIDED** however, that the main proponent of any application, petition, or plan that is the subject of a public hearing shall be allowed to address the Council initially for a maximum of ten (10) minutes and later in rebuttal for a maximum of three (3) minutes.

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### **9. Written Petitions and Communications By Members of the Public and Council Members**

#### ***A. Presentation By Linda Hawkins Of Recover Hope***

*Recover Hope is a non-profit offering awareness, restoration, and transition to victims and families affected by human trafficking.*



**Linda Hawkins President/CEO**

**Recover Hope**

**[linda@recoverhope.org](mailto:linda@recoverhope.org)**

# What We Do

**Awareness** – Community Education to protect Families and loved ones  
Includes Businesses

**Restoration** –Providing a 2-year free residence for Victims of Human  
Trafficking includes healing and restoration using Trauma  
Informed Care and professional resources

**Transition-** Resources to assimilate into community  
job skills, education, handling finances and more

# **Collaboration with Community Resources**

**Local Law Enforcement**

**Commonwealth Attorneys**

**Justice - Judges**

**Support Agencies**

**Victim/Witness Advocates**

**Social Services**



# Who

## Vulnerable Population

Trafficked persons in the United States can be men or women, adults or children, foreign nationals or US citizens. Some are well-educated, while others have no formal education.

1 in 6 victims are Children (NCMEC)

The LGBTQAI, Disabled, and Senior communities are more susceptible

**ANYONE**

# Why Colonial Heights

- Documented cases by CHPD

## Local Businesses

- Number of Hotels Colonial Heights and Surrounding areas
- Every Day Businesses
  - Restaurants
  - Medical Care Offices
  - Dealerships
  - Retail Stores

**Virginia State University  
And  
Public Schools**

**Human Trafficking -The exploitation of vulnerability**

The trade of human beings through force, fraud, or coercion for the purpose of exploitation for labor, sexual purposes, or organs

**Prevention Education**

**High School and Middle School Curriculum**

**Sugar Babies-** Not Candy

sex

Fraudulently states no sex, but usually ends up and more ie violence, saddism

# Why Not Colonial Heights?

Recover Hope needs your partnership to keep our communities Safe

From Families, to Businesses, to the Faith-Based Community

# Your Local Collaborators

Thank you **Senior Commonwealth's Attorney Erin Barr** for collaborating as an Advisor and Educator with Recover Hope since 2020

Thank you **Colonial Heights Police Department** for collaborating with Recover Hope since 2020

Thank you **Del Mike Cherry** for working on new legislation to fight Human Trafficking

# Volunteer Training

**2-Hour Virtual Training**

Saturday November 12

10:00 a.m.-12:00 p.m. Noon

First Hour **Human Trafficking 101**

Second Hour **Volunteer Opportunities** behind and in front of the scenes

Register at [info@recoverhope.org](mailto:info@recoverhope.org)

Link to be sent with registration

## Contact

Linda Hawkins

[linda@recoverhope.org](mailto:linda@recoverhope.org)

Website  
[recoverhope.org](http://recoverhope.org)

**NATIONAL  
HUMAN  
TRAFFICKING  
HOTLINE**

**1-888-373-7888**

**SEE SOMETHING  
SAY SOMETHING**



# Questions



**Let's Do This!**  
**Thank you!**

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## **9. Written Petitions and Communications By Members of the Public and Council Members**

### ***B. INVITATION FOR BIDS***

*To receive and open bids for a greenspace easement for beautification of 9,880 square feet of Cedar Lane between A Avenue and a Kentucky Fried Chicken restaurant.*

# Colonial Heights City Council Meeting November 10, 2022



## **10. Advertised Public Hearings**

### **A. AN ORDINANCE NO 22-18**

*(First Reading) 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.*

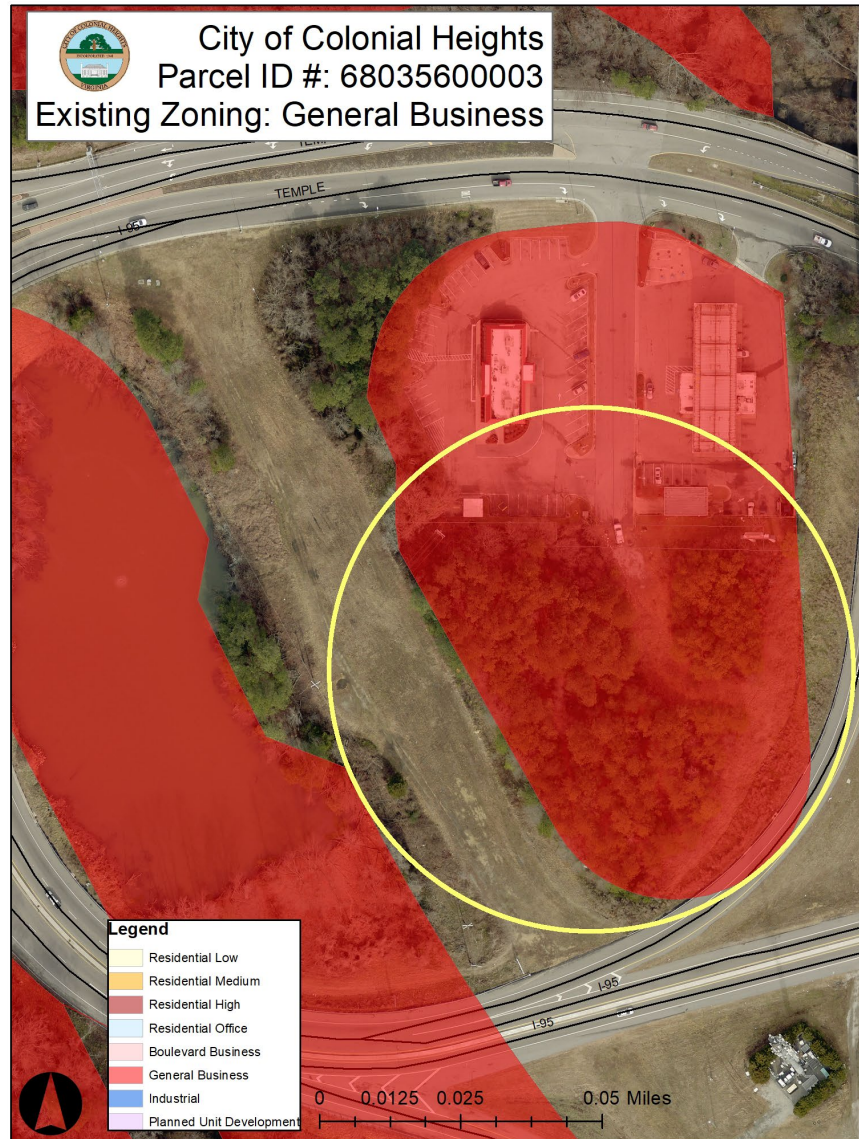


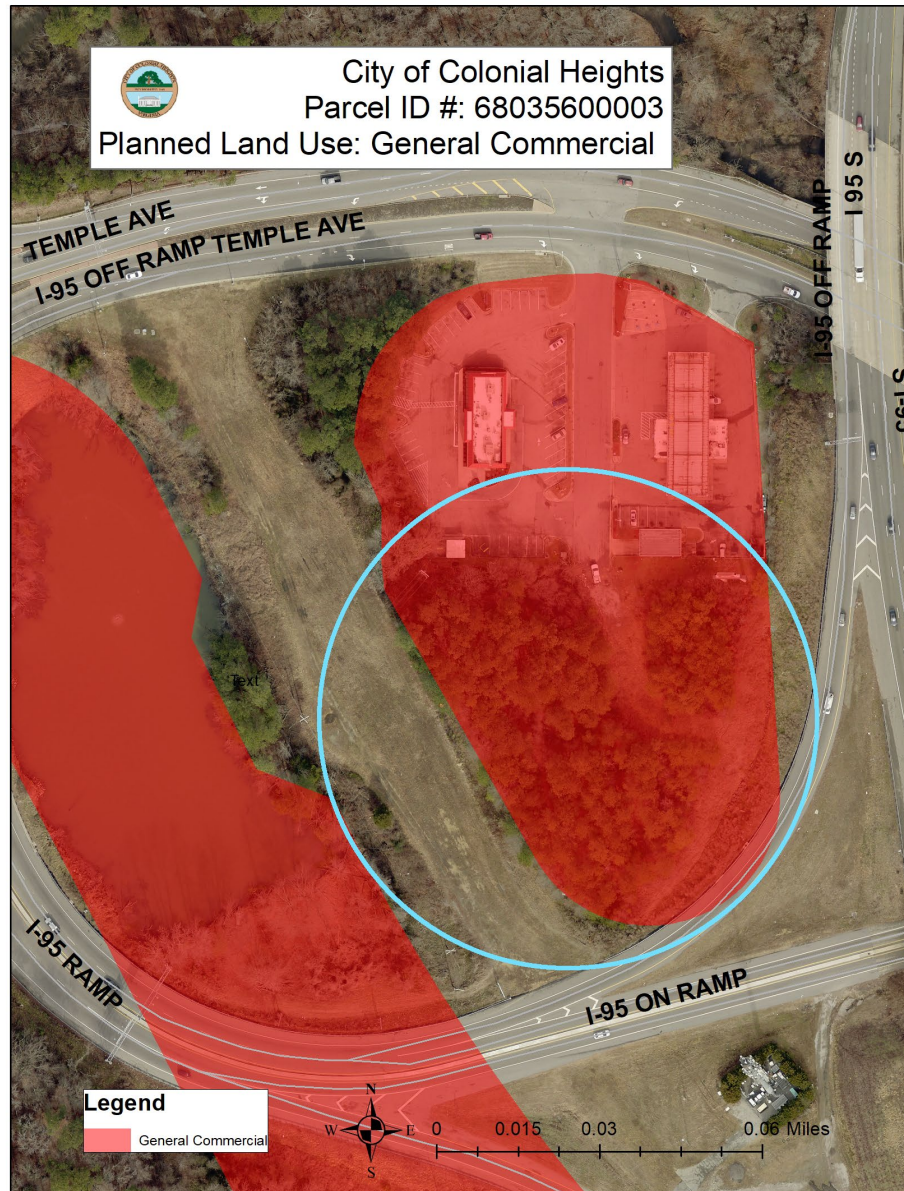
The blue star shows the subject lot as shown on the 2014 Real Property Identification Map –Tax Assessor’s Office.



Photo showing private right-of-way to the subject property, located off Temple Avenue.







The subject property is designated as General Commercial on the Comprehensive Plan Planned Land Use Map.

7 STORIES  
30,343 SF PER FLOOR  
121,372 SF (TOTAL)

(VAR WIDTH PUBLIC R/W)

EXISTING  
FAST FOOD  
RESTAURANT

PARCEL ID:  
68035600002  
ZONING: GB

EXISTING  
CONVENIENCE  
STORE

**PARKING:**  
**PARKING REQUIRED = 24 SPACES**  
**PARKING PROVIDED = 24 SPACES**  
**LOADING SPACES PROVIDED = 5 SPACES**

INTERSTATE 95 RAMP  
(VAR WIDTH PUBLIC R/W)







NORTH WEST  
elevation  
SCALE: N.T.S.

View from Temple Avenue access.



NORTH EAST  
elevation  
SCALE: NTS

View from I-95 South exit ramp.





SOUTH EAST  
elevation  
SCALE: N.T.S.

View from I-95 exit ramp merge.



SOUTH WEST  
elevation  
SCALE: N.T.S.

View from I-95 exit ramp approach to Temple Ave round-a-bout.

## **Reason for Request**

### **City Zoning Ordinance**

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.

### **Analysis of Request**

Zoning Ordinance: City of Colonial Heights City Code, Use and Design Standards, Section §286-410.60 Mini-warehouse: 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.*

## **Analysis of Request – continued**

### **City Zoning Ordinance**

The following uses shall not be permitted on the site:

1. The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
2. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
3. 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.

The following is allowed but the applicant has indicated that such activities will not occur onsite:

1. Outdoor storage areas shall be used for the storage of motor vehicles, trailers, and recreational vehicles only provided all outdoor storage areas shall be thoroughly screened from adjoining properties.
2. Accommodations for a live-in manager shall be permitted.

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.

## **Analysis of Request – continued**

### **City Comprehensive Plan**

This proposal is consistent with the Comprehensive Plan:

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.

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.

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.

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. (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.



## **A. PC Resolution No. 22-12 and Ordinance No. 22-18**

### **Staff Recommendation:**

Staff recommends City Council approve Ordinance Number 22-18, to allow the construction of a four (4) story mini-warehouse/self-storage facility located on 1.875 acres with access to Temple Avenue, also known as parcel identification number 68035600003, which is zoned GB – General Business District, 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.

## **PC Resolution No. 22-12 and Ordinance No. 22-18 – continued**

**Questions of staff/applicant**

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**The application is being represented by Mr. Benjamin Burkhart of BKB Properties.**

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## **10. Advertised Public Hearings**

### ***B. AN ORDINANCE NO 22-19***

*(First Reading) Approving a Deed of Easement with RIO Prime, LLC, whereby the City grants RIO Prime, LLC a ten-year greenspace easement over approximately 9,880 square feet of Cedar Lane.*

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## 11. Hearing of Citizens Generally on Non-Agenda Items

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## **12. Consideration of Uncontested Minutes, Ordinances, Resolutions, and Motions in Accordance with the Consent Agenda**

- A. September 13, 2022 Regular Meeting Minutes***
- B. September 20, 2022 Special Meeting Minutes***
- C. October 11, 2022 Special Meeting Minutes***
- D. October 11, 2022 Regular Meeting Minutes***
- E. October 18, 2022 Special Meeting Minutes***



## **13. Introduction And Consideration Of Ordinances And Resolutions:**

### ***A. AN ORDINANCE NO 22-20***

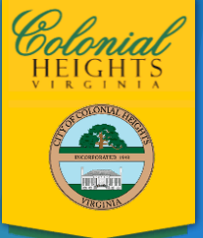
*(First Reading) To adopt a revised General Pay Plan Class and Salary Range that increases to \$12.00 per hour, the starting salary for various part-time positions affected by the minimum wage increase effective January 1, 2023, mandated by the Virginia legislature; increases the maximum pay rate for various part-time positions; removes job titles no longer part of the plan; and adopts two separate job descriptions under the Financial Specialist II designation for Payroll and Accounts Payable.*



**13. Introduction And Consideration Of Ordinances And Resolutions:**

***B. AN ORDINANCE NO 22-FIN-12***

*(First Reading) To amend the General Fund Budget for the fiscal year beginning July 1, 2022 and ending June 30, 2023, by appropriating \$80,096 consisting of 1) \$58,165 in settlement funds from the National Opioid Settlement; 2) \$15,348 in asset forfeiture funds to purchase tasers; 3) \$1,850 for shoe donations; and 4) \$4,733 from Department of Criminal Justice Services Local Law Enforcement grant to purchase tourniquets.*



## **13. Introduction And Consideration Of Ordinances And Resolutions:**

### ***C. A RESOLUTION NO 22-48***

*Authorizing the City Manager to enter into a Flood Mitigation Assistance Grant with the Virginia Department of Emergency Management; and approving the City Manager's execution of all necessary documents relating to the acquisition of 610 Lakeview Avenue.*





**13. Introduction And Consideration Of Ordinances And Resolutions:**

***D. A RESOLUTION NO 22-49***

*Authorizing the City Manager to execute a Real Estate Purchase Agreement concerning 211 James Avenue and any documents necessary to purchase the property.*



**13. Introduction And Consideration Of Ordinances And Resolutions:**

***D. A RESOLUTION NO 22-50***

*Extending the due date for the payment of real estate taxes.*

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## **14. Unfinished Business, Contested Ordinances And Resolutions, And Items Removed From The Consent Agenda**

***None***

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### **15. Reports of Officers and Documents Related Thereto:**

#### ***A. City Manager***

##### ***1. General Activity Report***

## Dates of Interest

<u>November 2022</u>	<u>December 2022</u>	<u>January 2023</u>
No additional meetings scheduled.	* <u>December 7<sup>th</sup> (7:00 pm)</u> - Planning Commission Meeting - Council Chambers (Tentative)	<u>January 2nd (7:30 pm)</u> - City Council Organizational Meeting - Council Chambers
	<u>December 13<sup>th</sup> (7:00 pm)</u> - City Council Regular Meeting-Council Chambers	* <u>January 4th (7:00 pm)</u> - Planning Commission Meeting - Council Chambers (Tentative)
	<u>December 20<sup>th</sup> (6:00 pm)</u> - City Council Special Meeting - Council Chambers (Tentative)	<u>January 10th (7:00 pm)</u> - City Council Regular Meeting-Council Chambers
		<u>January 17<sup>th</sup> (6:00 pm)</u> - City Council Special Meeting - Council Chambers (Tentative)

## **CITY HOLIDAYS**

- Friday, November 11, 2022– (Government Offices Closed)
- Thursday, November 24 & Friday, November 25, 2022– (Government Offices Closed)
- Friday, December 23 & Monday, December 26, 2022 – (Government Offices Closed)
- Monday, January 2, 2023 – (Government Offices Closed)

## **CITY ACTIVITIES/EVENTS**

- 69th Annual Christmas Parade: Tuesday, December 6, 2022 at 7:00pm.

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### **15. Reports of Officers and Documents Related Thereto:**

#### ***A. City Manager***

##### ***2. Letter Of Support For Fall Line Trail***

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### 15. Reports of Officers and Documents Related Thereto cont.:

#### *B. City Attorney*



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### 15. **Reports of Officers and Documents Related Thereto cont.:**

#### ***C. Director Of Planning And Community Development***

##### ***1. Planning Boards And Commissions Summary***

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### 16. **Adjournment**



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