



# City of Petersburg Virginia

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## February 6, 2024 - City Council Work Session

February 6, 2024  
Petersburg Public Library  
201 West Washington Street  
Petersburg, VA 23803  
5:00 PM

### City Council

Samuel Parham, Mayor – Ward 3  
Darrin Hill, Vice Mayor – Ward 2  
Marlow Jones, Councilor – Ward 1  
Charlie Cuthbert, Councilor – Ward 4  
W. Howard Myers, Councilor – Ward 5  
Annette Smith-Lee, Councilor – Ward 6  
Arnold Westbrook, Jr., Councilor – Ward 7

### City Administration

John March Altman, Jr. - City Manager  
Anthony Williams - City Attorney  
Nykesha D. Lucas - City Clerk

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1. **Roll Call**
  2. **Prayer**
  3. **Pledge of Allegiance**
  4. **Determination of the Presence of a Quorum**
  5. **Public Comments**
  6. **Approval of Consent Agenda (to include minutes of previous meetings):**
    - a. **Minutes: (Page 3)**
      - January 16, 2024 - Closed Session Meeting
      - January 16, 2024 - Regular City Council Meeting
    - b. Consideration of an appropriation ordinance for State Aid to Public Libraries Revenue Funds in the amount of \$34,450. - 1st Reading **(Page 20)**
    - c. Consideration of an appropriation ordinance for the donation to the Petersburg Public Library in the amount \$19,620. - 1st Reading **(Page 23)**
    - d. A Public Hearing and consideration of a request from Chase Gibrall, applicant, and representative for Navarrete's Auto Sales, to obtain a Special Use Permit at 2520 Deerfield Drive to operate a used car lot as provided for under Article 23, Supplementary Use Regulations - Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only. **(Page 25)**
    - e. A Public Hearing and consideration of a request from Grand Generation, LLC, owner D. Wyatt for a Special Use Permit pursuant to Article 23, Section 4(20) of the Zoning Ordinance to operate as a vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only. The subject property is located at 1700-1701 Midway Ave and is zoned M-1, Light Industrial District. **(Page 53)**
    - f. A public hearing and consideration of an ordinance to amend and readopt Article 3, Definitions, and Article 19, Off-Street Parking Regulations, to clarify the requirement of driveways for low-density housing at the request of the Planning Commission. **(Page 75)**

- g. Consideration to accept a donation in the amount of \$500,000 from People's Advantage Federal Credit Union - 1st Reading
- h. A request to schedule a public hearing to amend the FY2023-2024 Budget.

**7. Special Reports**

- a. Presentation and Update from the Petersburg Arts Council.
- b. Update from Dr. Kai Donsbach, Chief Operating Officer of the Medicines for All Institute at VCU. **(Page 103)**
- c. Presentation and Update from JMT.
- d. Presentation from Jo Ann Glazier on the Animal Sanctuary.

**8. Monthly Reports**

**9. Finance and Budget Report**

**10. Capital Projects Update**

- a. Brief Capital Projects Update **(Page 125)**

**11. Utilities**

- a. Presentation and Update on the Department of Utilities.
- b. Update and Presentation on the Oakhill Bridge
- c. Presentation and Update on Lafayette Street

**12. Streets**

- a. Street Operations Update **(Page 131)**

**13. Facilities**

- a. Facilities Update **(Page 138)**

**14. Economic Development**

**15. City Manager's Agenda**

**16. Business or reports from the Clerk**

**17. Business or reports from the City Attorney**

**18. Adjournment**



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:**

**FROM:**

**RE:** Minutes: (Page 3)  
-January 16, 2024 - Closed Session Meeting  
-January 16, 2024 - Regular City Council Meeting

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**PURPOSE:**

**REASON:**

**RECOMMENDATION:**

**BACKGROUND:**

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:**

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. January 16, 2024 Closed Session
2. January 16, 2024 Regular Meeting

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, January 16, 2024, at the Petersburg Public Library. Mayor Parham called the Closed Session Meeting to order at 3:03 p.m.

**1. ROLL CALL:**

Present:

Council Member Charles H. Cuthbert, Jr.  
Council Member W. Howard Myers  
Council Member Arnold Westbrook, Jr.  
Vice Mayor Darrin Hill  
Mayor Samuel Parham

Absent:

Council Member Marlow Jones (arrived after roll call)  
Council Member Annette Smith-Lee (arrived after roll call)

Present from City Administration:

City Manager John March Altman, Jr.  
City Attorney Anthony Williams

**2. CLOSED SESSION:**

- a. The purpose of this meeting is to convene in the closed session pursuant to §2.2-3711(A)(1) for the purpose of discussion pertaining to performance, assignment, and appointment of a specific public employees of the City of Petersburg, specifically including but not limited to discussion of the performance, assignment, and appointment of a specific public officer of the City of Petersburg; and under Section 2.2-3711(A)(7) and (8) for the purpose of receiving legal advice and status update from the city attorney and legal consultation regarding the subject of specific legal matters requiring the provision of legal advice by the city attorney, specifically including but not limited to matters requiring the legal advice of the city attorney; and under Section 2.2-3711(A)(5) of the Code of Virginia for the purpose of discussion regarding the subject of a prospective business and industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community; and under Section 2.2-3711(A) )(3) of the Code of Virginia for the purpose of discussion or consideration of the acquisition of real property for a public purpose and the disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, specifically including but not limited to the acquisition and disposition of real property;

Vice Mayor Hill made a motion that the City Council go into closed session for the purposes noted. Council Member Westbrook seconded the motion.

On roll call vote, voting yes: Cuthbert, Myers, Westbrook, Hill, and Parham; Absent: Jones and Smith-Lee

The City Council entered closed session at 3:05 p.m.

**CERTIFICATION:**

Mr. Williams stated, "The Mayor would entertain a motion to conclude the closed session called today to certify in accordance with §2.2-3712 that the Code of Virginia that to the best of each members knowledge that only public business matter lawfully exempted from the opening meeting requirements were discussed and that only such public business matters were identified in the motion by which the closed meeting was convened, heard, discussed, or considered. If any member believes that there was a departure from the



foregoing requirements should state prior to the vote indicating the substance for departure in which he believes has occurred. This requires a roll call vote Mr. Mayor.”

Vice Mayor Hill made a motion to return the City Council to open session and certify the purposes of the closed session. Council Member Cuthbert seconded the motion. There was no discussion on the motion.

The motion was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Myers, Westbrook, Hill, and Parham

**24-R-3      A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF VIRGINIA, SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER’S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA LAW WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED.**

The City Council returned to open session at 5:12pm.

**3.      ADJOURNMENT:**

The City Council adjourned at 5:14 p.m.

\_\_\_\_\_  
Clerk of City Council

APPROVED:

\_\_\_\_\_  
Mayor

The regular meeting of the Petersburg City Council was held on Tuesday, January 16, 2024, at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:15 p.m.

1. **ROLL CALL:**

Present:

Council Member Charles Cuthbert, Jr.  
Council Member Marlow Jones  
Council Member Annette Smith-Lee  
Council Member Arnold Westbrook, Jr.  
Council Member W. Howard Myers  
Vice Mayor Darrin Hill  
Mayor Samuel Parham

Absent: None

Present from City Council Administration:

City Manager John March Altman, Jr  
City Attorney Anthony Williams

2. **PRAYER:**

Vice Mayor Hill led the city council meeting in the opening prayer.

3. **PLEDGE OF ALLEGIANCE:**

Mayor Parham led the council and the citizens in the pledge of allegiance.

4. **DETERMINATION OF THE PRESENCE OF A QUORUM:**

A quorum was determined with the presence of the city council members.

5. **PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS:**

a. Presentation from Civica to discuss the latest business updates from the Pharma Company.

Brian Moore, Director of Economic Development, introduced Benjamin Jarvela, Site Communications & Public Affairs Manager of Civica.

Key Notes:

- Civica is an independent not-for-profit company founded by leading health care systems and philanthropists to address critical generic drug shortages caused by market failures.
- They work by manufacturing and partnering with pharmaceutical companies to produce generic drugs in short supply or that have become too expensive.
- They service over 1,550 hospitals and 50 million patients.
- Many essential medications are produced by only a few large pharmaceutical companies. This creates problems when there are shortages of these drugs. When this happens, patients may not be able to get these medications they need.
- Civica facility is measured at 140,000 square feet. It is 250 employees at full staffing with three packaging bays, laboratory, and a warehouse and shipping facility/area.

- Civica Petersburg will produce dozens of hospital medications as well as the three types of insulin that account for most use in the US: Glargine, Lispro, and Aspart.

There was discussion among the City Council Members and Mr. Jarvela.

- b. Presentation from the City Assessor's Office regarding the upcoming FY2025 Reassessments.

Mary Williams, City Assessor, gave a brief update on the upcoming FY2025 Reassessments.

Key Notes:

- The Constitution of Virginia, Article X, Section 2 & the Code of Virginia, §58.1-3201 require real estate assessments to represent fair market value (FMV).
- The City of Petersburg reassesses their properties every 2 years using sales that reflect FMV in accordance with state law.
- All sales/transfers that are recorded at the courthouse are reviewed by their office to determine if they represent FMV.
- FMV is the amount of money a buyer would be willing to pay a seller for a property offered for sale in an open market, over a reasonable period, where both buyer and seller are well informed.
- In Virginia, when the sale of property is recorded, the sale price is also reported, making it part of the public record.
- Notices will be mailed on January 26, 2024. The office appeal deadline is March 1, 2024. The Board of Equalization deadline is April 1, 2024.
- The values become effective on July 1, 2024.

- c. Presentation on the Health Hub.

Cheryl Garland, Chief of Health Impact at Virginia Commonwealth University Health System, gave a brief presentation on the Health Hub.

Key Notes:

- Concerned about the data that has been coming out of County Health Rankings Model for the past ten years. It measures specific health factors and outcomes to determine rankings for localities.
- Health outcomes represent how healthy a county is and in terms of length of life but quality of life as well.
- Petersburg is ranked among the least healthy counties in Virginia.
- The average life expectancy for Petersburg residents is 66.2 years. In Virginia it is 79.1 years, and, in the US, it is 78.5 years.
- Health outcomes address causes of premature deaths, reduce perception of poor/fair health, reduce number of poor physical health days, reduce low birth weight rates, and reduce infant mortality rates.
- Health factors are to reduce adult smoking, reduce adult and childhood obesity, improve physical activity, reduce STI's, reduce teen birth rates, address food insecurity, increase access to mental health providers, reduce preventable hospitalizations, improve access to education, improve access to employment, and address housing issues.
- The proposal is to establish a Petersburg Health Hub Plus Center driven by the shared commitment of VCU.
- The Hub is committed to leveraging its combined resources to offer a comprehensive range of preventive, wellness, and clinical services.

There was discussion among the City Council Members.

Mr. Williams stated, "Back on '5B', one of the last slides on that presentation, and that is the upcoming reassessment presentation, gave a timeline. And I think one of the last items in the timeline had court with no deadline or something of that effect. And I just wanted to say that I think that the assessor was talking about no administrative deadlines. There are statutory deadlines and limitations of actions and timing in which you must file in court. And I do not want people to start showing up with reassessments from the 1980s or long ago saying that we do not have a deadline."

**6. RESPONSES TO PREVIOUS PUBLIC INFORMATION PERIOD:**

Mayor Parham stated that responses are found under council communications.

**7. APPROVAL OF CONSENT AGENDA (to include minutes of previous meeting/s)**

- a. Minutes:
  - December 12, 2023 – Regular City Council Meeting Minutes
  - January 2, 2024 – Closed Session Minutes
  - January 2, 2024 – Organizational Meeting Minutes
  - January 2, 2024 – City Council Work Session
  - January 9, 2024 – Closed Session Minutes
- b. Consideration of an appropriation ordinance for the fiscal year commencing July 1, 2024, and ending on June 30, 2025, for the Edward Byrne JAG Grant in the amount of \$33,140 – 1<sup>st</sup> Reading
- c. To conduct a public hearing for consideration of an ordinance authorizing the City Manager to execute a Lease Agreement toward the Lease of a City – Owned Property at 301 North Sycamore Street
- d. To conduct a public hearing for the consideration of an ordinance authorizing the City Manager to execute a Purchase Agreement toward the Sale of a City – Owned Property at 101 West Washington Street.

Vice Mayor Hill made a motion to approve the consent agenda. Council Member Myers seconded the motion. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Myers, Westbrook, Hill, and Parham

**8. OFFICIAL PUBLIC HEARINGS:**

- a. A public hearing for an ordinance approving a Comprehensive Plan Amendment to amend and readopt the future land use map from the proposed land use of Low Density Residential to Medium/High Density Residential at 235 Medical Park Boulevard.

Mayor Parham stated, "Item A has been pulled from tonight's agenda."

Vice Mayor Hill made a motion that the city council initiate a proposal to rezone 235 Medical Park Boulevard to B-2 and forward the proposal to the Planning Director and Commission for their review and recommendation. Council Member Myers seconded the motion. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Myers, Westbrook, Hill, and Parham

- b. A public hearing for an ordinance from Sayed Shah Owner, representative of S. Shah Properties LLC, to obtain a Special Use Permit at 112 North Crater Road and 114 North Crater Road as provided for under Article 23, Supplementary Use Regulations – Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre, such to be permitted within the B-2 and M-1 zoning districts only.

**BACKGROUND:** An application for a Special Use Permit was submitted to the Petersburg Department of Planning & Community Development on September 11, 2023, by the applicant Mr. Sayed Shah. The application includes the operation of a used automobile dealership. The subject property had been utilized for auto related businesses and transportation service activity (taxi) for years; however, the property has remained vacant for an extended period. Prior to the current owner's purchase of the property, there had been many inquiries regarding the permitted uses allowed, mainly auto related uses, such as a vehicle tow lot, used car lot, and the continuation of taxi stands.

The request went before the Planning Commission in November, but was deferred pending the submission of a site plan. The case was heard again in December, and the Planning Commission recommended approval.

**RECOMMENDATION:** Approval of an ordinance for a Special Use Permit at 112 N. Crater Road and 114 N. Crater Road.

Naomi Siodmok, Director of Planning and Community Development, gave a brief overview of the request.

Mayor Parham opened the floor for public comments.

Jeffrey Fleming, 1819 Chuckatuck Avenue, stated, "People come to Petersburg, and we want business in Petersburg. But we want people to abide by the rules. This Mr. Sayed Shah has already parked cars on the property. It looks like trash, and he has not gotten approved for anything. People cannot come to Petersburg and do what they want. They have to be held accountable. Everyone is saying we are going to Petersburg because it is easy. We can get away with anything. We lose tax base and a lot of other things. We have to put our foot down. And I am against this. When I rode through these past couple of days and see all these cars showing up, like what the heck. He has more than 30 cars out there. So, if he is not going to abide by the rules to get started, then once he is in there, he is going to do what he wants to do. Then we have a headache. And if he was here, I would tell that to his face. I do not have any problem and I am a citizen. This is my city. I hope that you disapprove of this Special Use Permit. Another thing, how many used car lots do we need in the city? We have 15 Dollar Generals. How many car lots, used tire stores, car washes? We need to do some planning of what types of businesses we need here. Not just any business. Thank you."

Vernel Gannaway, 652 Old Wagner Road, stated, "Happy New Year Everyone. I am happy to be here. I agree with what the gentleman just said. We are trying to beautify this city and we already have a negative name already. We see it all trashy and people are bringing things in to say let's bring the business to Petersburg. I have been here all my life and I have seen this trash brought in. We cannot get this trash picked up and now we are going to get more trash. Let them take it somewhere else. We should just turn this down. I see what the gentleman is talking about, and we do not need anymore trash. Thank you."

Seeing no further hands, Mayor Parham closed public comments.

There was discussion among the city council members.

Council Member Cuthbert made a motion to deny the request for a Special Use Permit. Vice Mayor Hill seconded the motion. There was discussion among the city council members after the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Myers, Westbrook, Hill, and Parham

- c. A public hearing from Barry Jones, owner, Capital City Homes, RVA, to rezone properties from M-1, Light Industrial, District to B-2, General Commercial, District with the intention of building eight (8) single-family dwellings. The properties are contiguous to one another and are vacant lots, addressed as follows: 901, 905, 909, 915, 921, 925, 929, 933 Commerce Street and 208 N Dunlop Street and further identified respectively as 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140012, and 024140013.

**BACKGROUND:** Information attached to the agenda packet.

**RECOMMENDATION:** Approval to rezone properties from M-1, Light Industrial District to B-2, General Commercial District with the intention of building eight (8) single-family dwellings.

Naomi Siodmok, Director of Planning and Community Development, gave a brief overview of the request.

Mayor Parham opened the floor for public comments.

Seeing no hands, Mayor Parham closed the public hearing.

Council Member Cuthbert made a motion to deny the request to rezone. Vice Mayor Hill seconded the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Westbrook, Hill, and Parham; Abstain: Myers

- d. A public hearing and the consideration of an ordinance to amend and re-adopt Article 24 Nonconforming Uses and Article 25 Supplementary Height, Area and Bulk Regulations, as set forth in the Zoning Ordinance of the City of Petersburg and as requested by the Planning Commission, to allow the rehabilitation and continuation of residential structures and four-units or less with a certificate of nonconforming use, development of nonconforming lots, and the rehabilitation of existing neighborhood commercial structures with a certificate of nonconforming use.

**BACKGROUND:** The City of Petersburg has seen an influx of building permits to renovate existing structures that have been vacant for years and do not conform with the existing zoning designation. Per Article 24, Section 3, If any nonconforming use is discontinued for a period of two years ... it shall lose its nonconforming status and any further use shall conform to the provisions of the zoning ordinance. With that, existing duplexes, triplexes, and quadplexes have been required to reduce their density, most often to single-family, to be suitable for redevelopment.

**RECOMMENDATION:** Approval of the ordinance to amend and re-adopt Article 24 Nonconforming Uses and Article 25 Supplementary Height and Bulk Regulations.

Naomi Siodmok, Director of Planning and Community Development, gave a brief overview of the request.

Mayor Parham opened the floor for public comments.

Ken Pritchett, 1113 Overbrook Road, stated, "Wish everyone a Happy and Healthy New Year. This has been something that has been a long time coming. We have houses sitting there that could have been rehabilitated by now but because of this article we are not able to do it. There are a lot of other houses that are ready to go to be developed and as the planning director mentioned there are people that need these types of housing. When this ordinance was passed, I believe part of the reason was because it was directed towards houses that were in the lower part of High Street. Where these houses had been sitting there for years and nothing had been done with them. So, to refer them back because if you went into some of these houses you would see that the doors had padlocks and locks that were manually placed on these doors for when they used to be a grand home for families. So, that was one reason not to cover the whole city but to cover specific areas of houses that were much grander than these. These were houses of people who owned businesses in the late 1800s. I would encourage you to approve these articles and make these changes so that the developers can see. One thing that I would like to add is that there is also an issue with some of the materials in the historic district. The roof and siding situation and various things like that can be addressed. The ARB has approved of some things. I am totally in agreement with no vinyl. These houses were not grand houses. They are so much more expensive to replace today. So, I would like you all to consider at some point not to require metal roofs on houses that may have had one. Because I have surveyed a lot of the houses and a lot of them have been changed to composition with or without approval. Thank you very much."

Jeffrey Fleming, 1819 Chuckatuck Avenue, stated, "Sounds like a great idea but I saw something in the beginning of this that I did not quite understand. I was always told that if you do not understand ask. Is this just for residential duplexes? How does this affect the hideous trailer parks on 460? Because those are nonconforming uses. And from my understanding, once they took a trailer out of there, they couldn't bring another one back. I do not know if you can answer this or Ms. Siodmok can answer that for me but that is something that we need to address on the 460 corridors. Because I don't know if you know but those trailer parks are hideous. I would not let my cat live there. So, I hope we won't allow them to keep that trailer park there as a nonconforming use. If she can answer that for me."

Joe Battiston, Chair of ARB, stated, "I wanted to address this issue because we had several people come before us that wanted to redo these homes as duplexes. When they purchased them, they purchased them with the thought that they would renovate them as duplexes. And then they go and get permits and find out that the ordinance was changed, and they cannot make it a duplex. They run into problems where they are figuring that they are going to renovate one side for themselves and rent out the other which is going to help them pay for the renovation and purchase of the home. This is similar to what the person before me has said. People with limited numbers and want to get into these homes, these duplexes make it very possible for them. But the trouble is that they cannot turn around in Petersburg and expect to buy a duplex, renovate, rent it out and turn it into a one family home. Yes, the ARB asked them to keep the double doors because that is what we have to do and those are the guidelines from National Park Department of Interiors and Historic Resources here in Virginia. So, we have guidelines that we have to follow, and we have to follow them. The biggest problem is that people are buying a duplex to live in half and rent the other half. Now they are being told that they have to live in a much larger home that costs more to heat and more to light and more insurance and they are not going to get the income that they were planning on when they purchased it. So, it is doing a lot of harm to the citizens that are looking forward to improving their life and these buildings and bringing them back to life. So, please consider at least the duplex portion of it. And do what you have to do. I am not sure how the trailers fit in, but I have to agree that the trailer parks have not been maintained properly. So, we have to seriously consider that part too. Thank you."

Jasper Lewis, 1009 and 1011 West High Street, stated, "My wife and I own a property at 1009 and 1011 West High Street. You just had it on the screen a few minutes ago. We have owned that property for over 30 years, and we have rented it out the entire time. And up until July of 2020, at that particular we chose to gut the house and update it. Well, COVID hit and then we had this big building booming in Richmond, and we had trouble getting the license for the people needed to come in and do the work that we wanted. By the time we got to the point where we could get the people and get everything lined up for the permits, I found out that I had gone beyond two years, and I was not able to complete my renovation. So, this has been a big inconvenience for us. If you look at the property, we have had it for over 30 years, and it has been well maintained the entire time we have had it. We have rented the property out and it still looks pretty good. We just want to update the property. Everything needs to be updated from time to time. I am in favor of you passing this. Thank you."

Michelle Murrills, 131 South Market Street, stated, "This ordinance needs to be amended. Petersburg is known as a violent city with plenty of vacant and blighted homes and buildings adding to our problems. Many of these buildings are standing abandoned because of the fact that they were never meant to be taken back to single family homes. They were never single-family homes to begin with. They were built as duplexes, businesses, etc. For instance, there are three duplexes on Rome Street that are barely hanging on. They were originally built in 1900 as duplexes. Two of which have been red tagged about every six months for at least five years. There was a fire in one about ten years ago. The couple who owned them died. Not sure if the people who are living there right now are illegally living or someone is illegally renting to them as these buildings are barely hanging on. But something needs to be done. The only way that those buildings are going to draw interest is if they are allowed to stay duplexes. They were built as such and are zoned as such. They should be allowed to be such. If they were torn down, the buildings that would replace them would be allowed to be multi-family. These houses are historically part of the neighborhood. They should be allowed to be multi-family. As Joe Battiston said, if they were in a historic district the Architectural Review Board makes the owner keep them looking multi-family. I mean how dumb is that. Yes, you are in a R-3 Zone and the house was built as a duplex."

But no, you cannot buy this old house and keep it a duplex. The business buildings are even worse. These are buildings that were built for commercial purposes. The city complains as you did earlier that we are a food desert and have a few grocery stores and any other retail space outside of Old Towne. Now is the time to change this. We stand on the brink of something great here in Petersburg as you mentioned before. But if you don't change the thought process on blighted buildings, they will continue to be torn down at the city's expense and we will lose our own history. We will lose out on tax revenue left and right and we will continue to have social issues perpetrated by our own stupid rules that need to be changed. Rather than continue to kick the can down the street to another day, please change this now and allow developers who are waiting to come in and fix these buildings to do so. This is nothing but a positive for Petersburg. Thank you."

Seeing no further hands, Mayor Parham closed public comments.

There was discussion among the city council members and staff.

Council Member Cuthbert made a motion that city council reject Item 8D and send to the Planning Commission an alternate version titled "Alternate Article 24-Noncompliance and Nonconforming for study and recommendation and initiate a proposal to rezone the northside of West Washington Street from Davis Street west to the west boundary of 431 West Washington Street to RB-Office/Apartment District and send this proposal to the Planning Commission for study and recommendation. Council Member Jones seconded the motion. There was discussion on the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Westbrook, Hill, and Parham; Abstain: Myers

There was a discussion between the city council and Mr. Lewis.

**9. PUBLIC INFORMATION PERIOD:** A public information period, limited in time to 30 minutes, shall be part of an Order of Business at each regular council meeting. Each speaker shall be a resident or business owner of the City and shall be limited to three minutes. No speaker will be permitted to speak on any item scheduled for consideration on the regular docket of the meeting at which the speaker is to speak. The order of speakers, limited by the 30-minute time period, shall be determined as follows:

- a) First, in chronological order of the notice, persons who have notified the Clerk no later than 12:00 noon of the day of the meeting,
- b) Second, in chronological order of their sign up, persons who have signed a sign-up sheet placed by the Clerk in the rear of the meeting room prior to the meeting.

David Batts, 1127 High Pearl Street, stated, "I own two properties down on Wythe Street where it was flooded. When they were tearing down the hotel, I was the one making sure that they did not drop anything on my building. So, everything they dropped in the creek I was calling the city manager on. They got the debris out but the trees they left in there. I have been trying to get them to get the trees out the creek and no one wants to listen. They told me to wait until the grass stops growing. What is that going to do when they have floods? I put a retainer wall around the lowest building and the front of my building that floods all the time. And a retainer wall around the back of the building. The flood knocked some of the walls down. I do not know whether it knocked it down or a vehicle floated into it. Because they said that vehicles were down there floating. This is crazy. I just don't believe that I can keep calling these people. I have been working for the city for 25 years. Drainage is the work that I was doing before they put me to pick up trash. I had a meeting with the city manager, and they just paid no mind at all. I am asking that the city reimburse everybody down that line. Where it is flooded is in the middle of the creek where the trees were dropped at. I am just so mad that they knew about it and didn't do nothing. I went to everyone. I went to the city because I work for them and went to the city manager. They told me to wait until after the growing season. I actually have two guys that work with us those trucks flooded on Wythe Street. They dropped them dudes from supervisors to regular workers and both of them quit. Down on Bollingbrook Street that are two openings and water is coming all the way from Chesapeake Bay. There is no way that you can leave anything in that creek. All they had to do was get the people to clean it. It is crazy. I talked to the city manager at the Christmas Party. And still have not did anything. I called him and the Director of Public Works and no one responded. I owned the property for 20 years."



Paul Gillespie, 2473 North Stedman Drive, stated, "I have talked to Mr. Altman several times. I cannot get my trash picked up. I cannot get my recycling picked up. It has been two cycles which is four weeks. They are out there on time, and they are full. They have gotten the people around me but have not gotten mine. And another thing, I tried to reregister my vehicle with DMV and sent them a check. I got a thing from them saying that I have not paid decal fees in Petersburg and that there is a hold on it. I have never gotten billed for decal fees. I showed Mr. Altman the bills and he made copies and I have not heard back. But it has been causing me a lot of trouble because I have to pay a late fee to drop the hold. It costs me money and time because people are not doing what they are supposed to do. So, what is my recourse and who is accountable?"

Mayor Parham stated, "Mr. Gillespie, I am going to get your information to Councilman Jones. HE is going to see that through for you."

Vernel Gannaway, 652 Old Wagner Road, stated, "I have some different issues. What the gentleman was talking about, I have that same problem as far as fees. I have been in this city all my life. I have never seen what has been happening with the water bills and these fees that are happening. I was told I owe a fee for the old truck that I had, and they are charging me the fee. I went to pay that fee of \$62 dollars. Then I paid my water bill, and they added a fee on that. They said it was two years back. I have never been late on a water bill. So, something is not happening. And now I am getting a double bill. What are they doing? Are they adding more to the bill? Please tell me what is happening with that. They pulled up something on the screen. We are getting new people in the city every day. I just noticed that every time I go down there is always someone new. So, someone is not on their job. So, I want that to be taken care of. Also, I am concerned as well like the gentleman here about the trash. They take our monies every month. At one time it used to be every two months but now it is every month. And we have some outstanding bills that is coming from somewhere. With the trash not being picked up it took about three weeks for me. I saw something interesting the other day. When they came to pick up my trash, my neighbor is in and out. So, they came and brought their trash out and the truck came back up. They saw the guy putting it out there. Instead of picking it up they kept moving on. That is not necessary. We are paying for that, and we are trying to keep things in decent order. The excuse of only having one truck or not enough people is not our fault. We are still paying for this. We just had this big rain recently. And where I live, we do not have curbing's. I have been talking about this for the last 15 years on our curbing. My lawn is probably under water. So, when I go out there it is always flooding. They told me I need to put another drainage there. About 15 years ago before the doctor's office was built, they were supposed to clean out the brush area where the doctor's office was built. Trees are back up in there now. Then they told me that they were going to clean out the drain every six months. I have not seen them in five years. No one has been there in five years. I have seen them with the new trucks, but they have not cleaned anything out. This Rives Road exit, I have seen four accidents in that area. There should be some flashing light or something. Thank you."

Mayor Parham stated, "Mr. Gannaway, I will have Councilman Jones get on that okay."

Ken Pritchett, 1113 Overbrook Road, stated, "I am just going to ask a few questions. I do not have any comments about anything. But I do have one question. We used to get leaves picked up in Ward 3. Usually, a good distance before Christmas so it would not be all over the area. They have not been picked up yet. It was scheduled for January 1<sup>st</sup>. So, I would like to know when this is going to happen. Because all the leaves were piled everywhere, the rain last Tuesday just spread all over the place. That is one item. Will you look at the bumps on the bridge on Johnson Road that is next to the golf course? That was a problem when it was completed over six years ago. But the bump is getting more noticeable now. Going 35 mph is possible to do damage. So, if you all can look at that and when it can be done that would be great. The next question that I have, I do not know if this has been in the plans before, but Birdsong Road between Flank Road and Johnson Road is in really bad shape. We talked about making Petersburg Sports Complex an attractive venue for other activities. That road is too narrow, and it is also the edges are cracked off and there are a lot of potholes. If it was in the works for something to be done hopefully it is in the near future. A couple of months ago I mentioned Washington Street exit off 95, and the answer that I got was that VDOT had to be questioned about whether they could move a lane over so that people coming off 95 South did not have to move over. It is still pretty dangerous. I think that it is just an accident waiting to happen. But even if the road was changed to two

ways somewhere down the future, then there would have to be traffic light controls at the exit. In the time being if you all can ask VDOT to make it a non-stop when you get off. During the Christmas season cars are backed up in that area. And that is it. Thank you very much for listening to me."

Genevieve Lohr, 19 Guarantee Street, stated, "Tonight I want to talk about two topics but they both are one central unifying case. I worked as a social worker at the Petersburg Bureau of Police. And during that time, I cared deeply for the citizens but also more specifically for our police officers. And I think that I hear from you guys frequently that you also care for our police officers, and you want what is best for them. However, we have situations like last week when we had severe rain and flooding, and we have our police officers out running calls and driving into high waters. They would not be driving in high water if we properly marked the roads and closed them beforehand. We knew that there was a storm coming and a lot of rain coming, and we could have barricaded off key roads that we knew were going to flood but we did not do that, and we should have. And so, we have them doing that in which they have other things to do too. But that is what they did for the entire evening. And I do not think that it is fair and also not safe. And I think that we should do better. And there are ways that we can do better, and we need to try harder. I can do what I can do but that is not much. But you guys can try harder, and we need to do a better job next time it storms. We need to make sure that it is not our police officers who have a ton of things they need to do anyway. So, the next piece of this, there was an article recently about inclement weather in Hopewell. This shelter costs approximately \$100,000 a year to operate. That shelter houses up to 30 people who have no other shelter. Petersburg has no inclement weather shelter. We certainly have \$100,000 because we just gave \$277,000 to the Petersburg Library Foundation. So, we did have that money available. So, my question for all of you, the person who is going to find a person who is homeless who freezes to death when its 14 degrees outside is not one of you. It is one of the police officers who work here and that is not fair. We should have a place where they can take people when it is cold outside, or the weather is bad. It is not about money, so what is it about? It is not about buildings because we have them. So, what is it? Does it matter? It matters to me, and I think it matters to all of our officers because of the citizens who live here. So, I think we need to do a lot better. Thank you."

#### **10. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL:**

Council Member Cuthbert stated that he does not have a report.

Council Member Jones stated that he would like to thank everyone for attending and Happy New Year. He stated to Mr. Otis Hill that he had found battery operated smoke detectors. He stated that he wanted to ask the city manager to purchase 25 smoke detectors from Amazon. It is just what these guys need for the hearing impaired. I will send that link out to you, so we get 25 smoke detectors and get the fire department to install them for them. That is one thing I want to do. Hopefully, we can take care of that in the next two weeks. I don't to see Mr. Otis here again and he does not have a smoke detector in his house. Citizens of Petersburg, I want to tell you that you are valuable, every last one of you. But I need you to start exercising your value. This last election only about 30% of us voted. And it is not a republic thing, and it is not a democratic thing. The candidates in my opinion were outstanding candidates in my opinion. But the people who are pushing them in my opinion failed them. There are 70% of voters out here who did not vote and there is a reason why we are not reaching them. And the reason that we are not reaching them is that they are not on your radar. That is 70% poverty, 70% uneducated, and 70% everything. There are a lot of things that are adding up to this 70% of voters that we are not reaching. And we get mad at what is up here, but we need 70% more of you to vote. WE have got to have that. If you want to change then you got to be the change. I am up here because I am one of the ones who want to be the change. Just to address some of the things that I have heard today. Accountability, big time. Mr. Batts about the trees and debris down near the hotel. We owe it to not just the people and the city but when we tore the hotel down it is our responsibility to make sure that someone inspected it. This is why we have a lot of flooding in places that we never had flooding before. Trash, accountability, we have got to get that taken care of. If the trash people are doing what they are supposed to do then it goes down to the workers that is riding pass using up gas money. We pay money for these trucks and for gas and everything. If you are just riding around and riding past people who are putting their trash out that is disrespectful to the citizens. Decals and water bills, from what I understand, is the city collection responsibility. We have to tighten up on that. We need lights on Rives Road. If nothing else comes off Old Wagner Road, you need to put those traffic mirrors up so people can see what is coming. Because that is a

high hazard area. So, I want to definitely address that with you. The bump on the bridge on Johnson Road, I remember when they first put that bridge right there. And I noticed it when I was driving the fire trucks. That bridge needs to be inspected. It is degrading and it is ready to collapse. Something bad is about to happen at that bridge. We need to get some inspectors on it immediately. The shelter is very close and dear to my heart. I have had many homeless shelters and have offered many jobs to the homeless in the city. I want to touch base on the \$200,000 that was given to the Library Foundation. That money was money that was given to us first if I am not mistaken. And I think that we had to pay it back. We have to be responsible to our people. Harding Street is a perfect building with the lights on and nice and warm inside. We have to tighten up. We owe it to you guys to give you what you need to be fair across the board and to follow our own policy and procedures. But you guys play a big part of that too. Keep calling and documenting it and send it to us. Last but not least I want to say thank you again. I appreciate everything. My ward meeting is coming up at the end of February. But I hope that I addressed everything that you guys need to hear. We just got to get ourselves together. There is too much brain power up here to not give you guys what you need. Thank you."

Council Member Westbrook stated, "Good evening, everybody. Happy New Year. I would like to start out by saying that I am glad during the early part of the meeting we were talking about the health of the city with VCU coming in. I would like to ask Ms. Joanne Williams and your department that in one of the upcoming newsletters is there a way we can prioritize how we are trying to make Petersburg a healthier place. Because I do understand that we keep getting this wrap of who are these people that keep saying that Petersburg is the unhealthiest place in Virginia. I think that it is all about the narrative. Even if we are not 133, they keep saying that we are 133. I do believe that there are a lot of great things going on in the city that we need to let residents know that we need to control the narrative as well. We need to have input on how we feel about our city and publicize it more. And we cannot just depend on the Progress-Index. I know that they have a job to do as a part of good journalism as well. I know that the Legislative Agenda for this this term is up. But maybe in the 2024-2025 Legislative Agenda we can put health initiatives at the top. And that is just a plug. I would like to pause as we talk about bridges. I talked to the city manager about the VSU access bridge. It was publicized that it would be December. We were hoping that it would be December 2023 but here we are in 2024 and it is still not open. He gave me an answer, but I would like it to be on record. Mr. Altman what is the update on that bridge?"

Mr. Altman stated, "You are correct. What we were told was that it would be December of 2023. Now the completed anticipation date is February 2024. So, next month some time we hope that the bridge will be reopened to make that easy connection between the campus and the city."

Council Member Westbrook stated, "I would like to let people know that this is outside of our purview. This is VDOT if I am not mistaken. But I will be courteous to say that I give them a grace period of one month. So, hopefully people by March 2024 the access to Virginia State will be open as we do prepare for a big event as the circus comes to town October 1<sup>st</sup>. I would like to thank Mr. Kenneth Lewis. He is doing a great job with cleaning up the trail. People do not still know that the trail is back at the Copper Field area that we can walk around. Again, when it comes back to health in this new year a couple of things and hopefully, we can continue the momentum of community cleanups. I agree with Council Member Jones and Mr. Batts. It is about the community, and I am glad that you can up here about your community with passion to let people know where the problem areas are. Continue to support local small businesses because that helps with the economic development and the health of the city. Volunteers for Social Services, I know that we depend on Social Services to come in and help out. But sometimes it is for us to volunteer our services to see how we can help out. Whether it be checking on foster children, adoption, and other things that go on with Social Services. Maybe it is more of us that need to volunteer and see what is going on and how we can lend out services. And then ultimately as the year has started, when is your next annual checkup. Are you ready to get yourself checked out? Whether that is older people or just a physical check-up altogether. So, again we can change this narrative that we are an unhealthy place because I disagree with that. Finally, I would like to say again Happy New Years to everybody. Express gratitude for the things that have been done. I am very happy that in my ward there is a federal road, but the S-curve has new signage driven around Wilcox Lake. It is a slick road in the winter. There is signage going all around Defense Road. Hopefully, we can get Neighborhood Watch to curb this violence. I think that COVID kind of hindered a lot of neighborhood services. I am happy that my partners, Bravo Burrito, if you have not eaten there, great new restaurant to get some tex-mex food. Public safety, I am not sure when but when is the next pothole blitz. I have gotten some citizens in my ward asking

when the next pothole blitz is coming up, especially after these winter months. This is the time in which we're planning for the summer, and we are trying to make sure that our youth stay active. But as well we should be encouraging them to do well on their SOLs text that will be coming within the next two months. And if you have not heard tomorrow will be a two-hour delay because of the cold weather. And finally with Black History Month, I would like to say what is the possibility, whether it be Ms. Treska, former Council Member Treska Wilson-Smith, with her Black history trolley tour or working with Parks and Recreation. I know that they have a gospel extravaganza and some other events. But how can we make sure that we are promoting Black history in Petersburg, Virginia? With that let's continue to galvanize and uplift the city together. I think that if we all work together, I think that we will be okay. Again, we are one Petersburg. So, please let's stick together even if we disagree let's get together and talk about these issues."

Council Member Myers stated that he has no report.

Council Member Smith-Lee stated, "Pat Hines opened a shelter and Ann Taylor, me, and several other citizens in the City of Petersburg, provided items for them. And it is sad to say, when you have something, and nobody shows up. They show up for a little while to get something to eat. But we had beds there. We provided costs and everything. It is not that we are not trying but we are trying to do something. It may not be to the level of what people expect but she did open a shelter last year for sure on the corner of Chappel and Hinton Street. Also, I would like to say Happy Birthday to Dr. Martin Luther King. The members of the Delta Omega Chapter of Alpha Kappa Alpha Sorority Inc. did a makeover at Cool Springs Elementary School for the teachers lounge. They painted and provided snacks. I just want to say thank you for your day of service. And that concludes my report."

Vice Mayor Hill stated, "Happy New Year to everyone. I pray that everyone is doing well. I want to talk about the leaves and the trash. I know that the weather has been kind of crazy lately but the leaves and the trash, we have to find a way through our public works to get those things up. There is a lot of trash. At first, we were doing well but it seemed like when the trash was not being picked up the recycling and all that was just all over the city. So, we have to come up with a Comprehensive Plan on how to clean up the leaves and the trash. Because in some areas the trash has been picked up and the leaves have been picked up. So, can we please get on top of that? Also, something that I want to kind of introduce during the springtime if we can have a citywide ward meeting right here. It would consist of all the directors having a table so that the citizens can come in and see exactly what they can do and then the council members along with the administration will have a table. And everyone can come in. There would be no set form. Maybe I can get with the city manager and Ms. Williams and maybe we can try to get that together and we can all be under one roof and have some roundtable information. This would be so that the citizens have the resources when things come up. I want to thank the Recreation Department for their Martin Luther King, Jr. service on Sunday. There were great presenters and speakers. The room was packed, and it was a great turn out. I do want to remind the members of council that when we put up these five minutes, just like we keep the residents to their three minutes, we need to be respectful of their time whenever they put up the five minutes for us. Sometimes we can get carried away because we have so much that we want to put out. If we are going to stop them for three minutes, then we need to do the same for five minutes. Thank you, Mr. Mayor."

Mayor Parham stated, "Again, I just want to echo what Vice Mayor Hill said. We had a wonderful weekend of Martin Luther King, Jr. celebration and day of service events here at the library. We also got some great exposure here in Petersburg for the Tabernacle Baptist Church Martin Luther King Day of Service. They had the Petersburg YMCA leading its club there and serving along with Rickey Holly, he gave an inspirational message. Congresswoman McClellan was there and spoke on the need and what we need to do next. And a part of that is the engaging piece with engaging our citizens to make a difference and be that change that Martin Luther King spoke on. Also, I just want to echo the job fair that is going on the 31<sup>st</sup> at Virginia State University. It is actually a Partnership for Petersburg job fair there. We are looking at having multiple vendors. So, anyone looking for a job or change in career come to Virginia State on the 31<sup>st</sup>. Also, I would like to thank Joanne Williams. We have a wonderful commercial that airs about coming to Petersburg. I get more calls on how nice of a commercial that is advertising our city showing off the great things that are going on here. So, I just want to thank Joanne and Elle for all you all do communication wise. Because that is something that everyone on council has said that we really need to get the word out on the good things going on in

Petersburg. Also, I would like to thank our police officers that are here today, and Chief Christian and his officers are doing an amazing job. Just speaking on the exceptional job that the chief and his staff do here in service. So, we appreciate you all in dedication. And also, I know we had a new group of fire recruits come in too. So, we would like to thank all the men and women in fire. Our retired fire chief, T.C., in the back, we thank him for all his service too. Thank you for joining us. A round of applause for T.C. He still looks like he is ready to go back out there. So, if anyone find his uniform bring the man his uniform. Because he is always ready to serve the residents here in the City of Petersburg. We thank you for all that you have done. I know that you are proud of one of your best recruits here, Councilman Jones. We want to start grooming our young girls and boys who are in school now to make them dream of a life in fire. That is something that is long overdue. Hopefully, we can get them back to full staff as well from recruiting from within. That is all that I have for this evening."

**11. ITEMS REMOVED FROM CONSENT AGENDA:**

\*There are no items for this portion of the agenda.

**12. FINANCE AND BUDGET REPORT:**

\*There are no items for this portion of the agenda.

**13. UNFINISHED BUSINESS:**

- a. A public hearing on an appeal by John Brockwell, applicant of 21 W. Washington Street, Tax Parcel 022-03-0001, owned by Labrodor Properties LLC/John Brockwell, on the decision of the Architectural Review Board (ARB). The property is located within the Courthouse Local Historic District.

**BACKGROUND:** Mr. Brockwell submitted an application for a Certificate of Appropriateness (COA) on August 24 with a request to remove the standing seam metal roof on the easternmost gable roofed section of this building and replace it with TPO. The rest of the roof is flat and not visible from the public right-of-way, but the section in question is and is therefore subject to review by the ARB. The application was heard at the September 13, 2023, ARB meeting and denied as submitted based on the Design Guidelines Chapter 4 Section F. An appeal of this decision was received by the Clerk of Council on May 12, 2022, requesting that City Council overturn the ARB's denial.

**RECOMMENDATION:** Staff recommend that the City Council uphold the decision of the ARB.

Mayor Parham stated, "I heard that Mr. Brockwell put a roof on it. And I heard that everything is all settled. But I would like to thank Mr. Brockwell. He is another staple here of the City of Petersburg. The Brockwell's have always been great progress here in the City of Petersburg and we look forward to keeping that relationship going. And from what I heard everything is good for tonight. No action on the city part."

Mr. Brockwell gave comments with regard to the roof and standards of ARB.

- b. Consideration of amendments to the City of Petersburg Rules of Council.

**BACKGROUND:** Summary of recommended changes:

1. Page 2 - Rule I, Sec 9 – Currently, closed session must start at 4:00 p.m. – this revision allows for an earlier closed session start time if requested by the Presiding Officer.
2. Page 3 - Rule 1, Sec. 12 – allows the Presiding Officer to cancel a meeting – the rules only allow it by the majority of Council, but the practice has been that the Presiding Officer calls to cancel under extenuating circumstances.
3. Page 3 - Rule 11, Sec. 4 – Note – this requires recording/minutes for ALL meetings unless excluded (see recommended revisions in #7 below).

4. Page 4 - Rule III – Does not make sense “if objection thereto be made by 4 Council Members” – recommend strike this language.
5. Page 5 - Rule III, Sec 4 – Clarifies that back and forth with a speaker can only be permitted as authorized by the Chairperson during public hearing/public comment/public information.
6. Page 5 - Rule V – Moves CM report after Consent Agenda – appears identical to what the Clerk was attempting to address when she provided the editable version of the Rules.
7. Page 7 – Rule V (G) – resolve #3 expressly stating no minutes in Closed Session unless requested by the majority – also removes ambiguity about having the Clerk “present for Closed Sessions” being construed as “in” Closed Session, since this is not current practice.
8. Page 8 – Rule V – Section 4 – Clarifies no discourse (#5 above) also applies to the public information Period.
9. Page 14 – Rule VII – already addresses the concerns you mentioned. Requests for services or information must go through the City Manager.
10. Page 21 Rule X – incorporates a Remote Participation Policy for Council Members
11. Page 10 - Rule V - Section 2 - adds subsection "H" regarding confidentiality of closed session discussion and materials.

**RECOMMENDATION:** To approve the attached resolution amending and readopting the Rules of Council.

Anthony Williams, City Attorney, gave a brief overview of the requested changes.

Council Member Myers made a motion to approve the resolution amending the Rules of Council. Vice Mayor Hill seconded the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Myers, Westbrook, Hill, and Parham

#### **24-R-4 A RESOLUTION TO AMEND AND RE-ADOPT THE RULES OF COUNCIL.**

##### **14. NEW BUSINESS:**

- a. Consideration of an ordinance for an SRO Grant Initiative Program in the amount of \$278,561 –  
2<sup>nd</sup> Reading

**BACKGROUND:** The Petersburg Bureau of Police applied for this grant and was awarded the SRO Incentive Grant Program funding.

**RECOMMENDATION:** For the City Council to approve the appropriation ordinance.

Council Member Myers made a motion to approve the appropriation ordinance. Vice Mayor Hill seconded the motion.

Mayor Parham opened the floor for public comments.

Seeing no hands, Mayor Parham closed public comments.

The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Myers, Westbrook, Hill, and Parham

#### **24-ORD-1 AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2024, AND ENDING JUNE 30, 2025, FOR THE SRO INCENTIVE GRANT PROGRAM IN THE AMOUNT OF \$278,561.**

- b. Consideration of appointment/s to the Appomattox River Water Authority (ARWA) Board.

**BACKGROUND:** The Appomattox River Water Authority consists of the Cities of Colonial Heights and Petersburg and the Counties of Chesterfield, Dinwiddie, and Prince George. The Authority is responsible for the operation of the Appomattox River Water Treatment plant.

The Authority Board includes one (1) Member and one (1) Alternate Member from each of the political subdivisions. The City Council has, as have other as its representatives on the Board and the Director of Public Works as the alternate.

**RECOMMENDATION:** Recommend the City Council reappoint Jerry Byerly, Director of Public Works, as the alternate member to the Appomattox River Water Authority Board and reappoint John "March" Altman, Jr. as the primary for a term ending December 31, 2028.

Vice Mayor Hill made a motion to approve the resolution reappointing Jerry Byerly, Director of Public Works, as the alternate member to the Appomattox River Water Authority Board and reappointing John "March" Altman, Jr. as the primary for a term ending December 31, 2028. Council Member Smith-Lee seconded the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Smith-Lee, Myers, Westbrook, Hill, and Parham

**24-R-5 A RESOLUTION REAPPOINTING JOHN M. "MARCH" ALTMAN, JR., CITY MANAGER, TO THE APPOMATTOX RIVER WATER AUTHORITY BOARD AS THE PRIMARY AND REAPPOINTING JERRY BYERLY AS THE ALTERNATE FOR A TERM ENDING DECEMBER 31, 2028.**

**15. CITY MANAGER'S AGENDA:**

Mr. Altman stated that he has no items.

**16. BUSINESS OR REPORTS FROM THE CLERK:**

\*No items for this portion of the agenda.

**17. BUSINESS OR REPORTS FROM CITY ATTORNEY:**

Mr. Williams stated that he has no report.

**18. ADJOURNMENT:**

The City Council adjourned at 7:32 p.m.

\_\_\_\_\_  
Clerk of City Council

APPROVED:

\_\_\_\_\_  
Mayor



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Wayne Crocker

**RE:** **Consideration of an appropriation ordinance for State Aid to Public Libraries Revenue Funds in the amount of \$34,450. - 1st Reading (Page 20)**

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**PURPOSE:** To provide funds to support the Petersburg Public Library.

**REASON:** To provide funds to support the Petersburg Public Library.

**RECOMMENDATION:** To approve the appropriation ordinance.

**BACKGROUND:** State Aid to Public Libraries is a formula based grant that encourages the formation of library systems at the regional, county and city level. The Petersburg Public Library has received notification from the Library of Virginia that its State Aid to Public Libraries appropriation is \$227,628.00 for FY24. This is \$34,6450.00 more than anticipated in the City's FY24 budget which takes in to consideration \$193,976.00 for State Aid to Public Libraries. The additional funds will be used for eligible State Aid expenditures to include the purchase of books, magazines, e-books, newspapers and other library materials necessary to enhance the Library collection offerings to the patrons of the Petersburg Public Library.

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 2/6/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**



1. Ordinance State Aid 02-01-2024

**AN ORDINANCE, AS AMENDED, SAID ORDINANCE  
MAKING APPROPRIATIONS FOR THE FISCAL YEAR  
COMMENCING JULY 1, 2023, AND ENDING JUNE 30, 2024  
FOR THE STATE AID FOR PUBLIC LIBRARIES FOR PETERSBURG.**

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BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

I. That appropriations for the fiscal year commencing July 1, 2023, in the Grants Fund are made for the following resources and revenues of the city, for the fiscal year ending June 30, 2024.

<b>Previously adopted</b>	<b>\$193,178.00</b>
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ADD: Additional State Aid (4-100-73100-6012)	<b>\$34,450.00</b>
---	--------------------

<b>Total Revenue</b>	<b><u>\$227,628.00</u></b>
----------------------	----------------------------

II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2023 and ending June 30, 2024, the following sums for the purposes mentioned:

<b>Previously adopted</b>	<b>\$193,178.00</b>
---------------------------	---------------------

ADD: Proceeds from the Estate of Nina Thaxter (3-100-73100-6012)	<b>\$34,178.00</b>
---	--------------------

<b>Total Expenses</b>	<b><u>\$227,628.00</u></b>
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# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Wayne Crocker

**RE:** Consideration of an appropriation ordinance for the donation to the Petersburg Public Library in the amount \$19,620. - 1st Reading (Page 23)

---

**PURPOSE:** To provide funds to support the Petersburg Public Library.

**REASON:** To provide funds to support the Petersburg Public Library.

**RECOMMENDATION:** To approve the appropriation ordinance in the amount of \$19,620.

**BACKGROUND:** In November 2023, the Petersburg Public Library was notified that it was one of the beneficiaries of the estate of Nina G. Thaxter. Mrs. Thaxter was once a resident of Petersburg, Virginia but was residing in Arizona. In December 2023, the Petersburg Public Library received a check in the amount \$19,620.00 from the estate of Mrs. Thaxter. These funds will be used to update the computers in the children's section of the Library.

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 2/6/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. Ordinance Thaxter Estate

**AN ORDINANCE, AS AMENDED, SAID ORDINANCE  
MAKING APPROPRIATIONS FOR THE FISCAL YEAR  
COMMENCING JULY 1, 2023, AND ENDING JUNE 30, 2024  
FOR THE PROCEEDS FROM THE ESTATE OF NINA THAXTER FOR  
PETERSBURG.**

---

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

I. That appropriations for the fiscal year commencing July 1, 2023, in the Grants Fund are made for the following resources and revenues of the city, for the fiscal year ending June 30, 2024.

<b>Previously adopted</b>	<b>\$150,000.00</b>
ADD: Proceeds from the Estate of Nina Thaxter (4-100-73100-8101)	<b>\$19,620.00</b>
<b>Total Revenue</b>	<b><u>\$169,620.00</u></b>

II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2023 and ending June 30, 2024, the following sums for the purposes mentioned:

<b>Previously adopted</b>	<b>\$150,000.00</b>
ADD: Proceeds from the Estate of Nina Thaxter (3-100-73100-8101)	<b>\$19,620.00</b>
<b>Total Expenses</b>	<b><u>\$169,620.00</u></b>



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Naomi Siodmok, Director of Planning and Community Development

**FROM:** March Altman, Jr.

**RE:** **A Public Hearing and consideration of a request from Chase Gibrall, applicant, and representative for Navarrete's Auto Sales, to obtain a Special Use Permit at 2520 Deerfield Drive to operate a used car lot as provided for under Article 23, Supplementary Use Regulations - Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only. (Page 25)**

**PURPOSE:**

**REASON:** To permit the use of 2520 Deerfield Drive as a used car lot.

**RECOMMENDATION:** Planning Commission and Staff recommend approval with conditions:

1. The lot shall be maintained in an appropriate, clean manner; paved; and vehicles for sale shall be parked only one per space.
2. Only 10 vehicles are to be for-sale on the property at a given time due to parking requirements. A site plan shall be submitted to the Planning Department prior to the issuance of a Business License showing the delineation of such parking spaces.
3. A lighting plan should be submitted and approved by the Planning Department staff to ensure residentially used properties will not be impacted by glare or spillover.

**BACKGROUND:** An application for a Special Use Permit was submitted to the Petersburg Department of Planning & Community Development on November 28, 2023, by the applicants Chase Gibrall and Marbell Navarrete. The application is for the operation of a used automobile dealership to house 10 vehicles. The subject property has been used for auto-related businesses and service activity since construction in 1980; however, the commercial, one story, cinder block building with metal roof now appears to be vacant.

Prior to the receipt of this application, the property had been used as a coin-operated four (4) bay car wash with

a wax room. There have been several inquiries with Planning Department staff regarding the permitted uses allowed, mainly auto-related uses, such as a vehicle tow lot, used car lot and the continuation of the car wash. None of the previous parties initiated an application to move forward with the Special Use Permit process.

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:** 2/20/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** Planning Commission

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. 23 SUP 09 2520 Deerfield Dr Used Car Lot PACKET



# City of Petersburg

Department of Planning and  
Community Development  
135 N. Union Street, Room 304  
Petersburg, Virginia 23803

Sandra A. Robinson  
Zoning Administrator  
804-733-2309  
[srobinson@petersburg-va.org](mailto:srobinson@petersburg-va.org)

To: Mayor and Council

Through: Department of Planning and Community Development

Date: February 2024

SUBJECT: Case 23-SUP-09

Tax Map Parcel 065100007  
2520 Deerfield Drive  
Petersburg, Virginia 23805

Request by Chase Gibrall, applicant, representative of Navarrete's Auto Sales, to obtain a Special Use Permit as provided for under Article 23, Supplementary Use Regulations-Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only. The subject property is located at 2520 Deerfield Drive, and further identified as Tax Parcel #065100007. The Comprehensive Plan suggests this area is appropriate for commercial development (Figure 1). The property is zoned B-2, General Commercial District.



Figure 1. Future Land Use Map

## I. APPLICANT'S PROPOSAL

An application for a Special Use Permit was submitted to the Petersburg Department of Planning & Community Development on November 28, 2023, by the applicant Mr. Chase Gibrall and Marbell Navarrete. The application is for the operation of a used automobile dealership to house 10 vehicles. The subject property has been used for auto related businesses and service activity since construction in 1980, however, the commercial, one story, cinder block building with metal roof now appears to be vacant.

Prior to the receipt of this application the property had been used as a coin operated four (4) bay car wash with wax room. There have been several inquiries with Planning Department staff regarding the permitted uses allowed, mainly auto related uses, such as a vehicle tow lot, used car lot and the continuation of the car wash. None of the previous parties initiated an application to move forward with the Special Use Permit process.

Use of the property for auto sells and related uses are permitted by right, if located on parcels greater than one acre in area. Should a parcel be less than an acre, the individual would be required to obtain a Special Use Permit for the establishment of a used auto sells business. According to the city Assessor's Department information indicates that the subject parcel is .331 acres. To staff's knowledge there has been two (2) Special Use Permit request granted within the past three years on properties in the vicinity of the subject parcel, the most recent approvals would be 3641 S Crater Rd (Flag Stop Car Wash) and 3450 S Crater Rd (Mod Wash) in front of Wal-Mart. The Planning Commission had recommended the approval of a hand detailing car was on property addressed as 2744 S Crater Rd, a request by Mr. Stacy Phelps, however, the City Council denied the applicant's petition.

Although there have not been any applications received by the Planning Department in the past 5 years for auto sales-related businesses to be located within a B-2, General Commercial District along the Crater Rd area. There have been several inquiries to locate used auto sales and related businesses on nearby commercially zoned properties along the S Crater Road corridor. Those property locations are as follows: 1847 S. Crater Rd, next to Wendy's, 2535 S Crater Rd, Carvana (old Shoney's Restaurant), 2540 S Crater Rd, former Daycare, Banquet Hall, and Vape Store; 2614 S Crater Rd, the former C-21 Real Estate office which is currently utilized as a mental health and counseling office. The nearest auto dealership business is Loyalty Used Car Super Center located at 2833 S Crater Rd. This establishment performs auto repair services as well.

Other Special Use Permits approved for the sale of vehicles are as follows: 1242 W Washington Street, Russell Johnson, 23-SUP-02 (Old What-A-Burger); Eldrika Whitaker, Barely Used Cars & Trucks, 2306 E Washington St, located in a B-2, General Commercial District. 944 E Washington Street, Chris Faraq – Tire & Auto Sales, Application pending City Council approval is 112-14 S Crater Rd, Syed Shah.

The subject property and all surrounding properties along the S Crater Road corridor are zoned B-2, General Commercial District, the area immediately adjacent to the subject commercial building directly across the street is R-1, Single-Family Residence District, Oakhurst Subdivision and there's an R-B, Office -Apartment designation along Holly Hill Dr. beyond Deerfield Dr. See Figure 2 below.





Figure 2. Zoning Map

## II. CHARACTER OF THE AREA

The subject property and surrounding properties have been the location for automobile service-related establishments over the past several years. New car dealerships have relocated outside of the city to highly visible locations off Interstate-95 along Temple Ave in Colonial Heights, VA and at the Walthall Exit within Chesterfield County, Virginia.

The subject property has one structure located on it which the 3180 sq ft structure was built as a commercial structure in 1980. There is a residential subdivision, "Oakhurst", located across the street from the proposed used car dealership. In addition to the residential structures there are several businesses located along S Crater Rd and Holly Hill Dr. Those business activities to name a few are: Platinum Plush Salons & Suites (Beauty & Barber shops), Medical office – Varatia Family LLC., Childcare Center, Banquet Hall & Meeting Facility, Taylors Enhanced Living Inc. (Day Support/Office) and Crusade for Christ Temple Church to name a few along with the many businesses fronting along S Crater Rd from Holly Hill Dr to the former Kings Barbeque property and further. See Figure 3 for a map of neighboring establishments. Currently there are no additional used car lots in the immediate area except Loyalty Used Car Super Center at 2833 S Crater Road. Article 23, Supplementary Use Regulations-Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish a stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only and is required to have the approval of a Special Use Permit overlay.

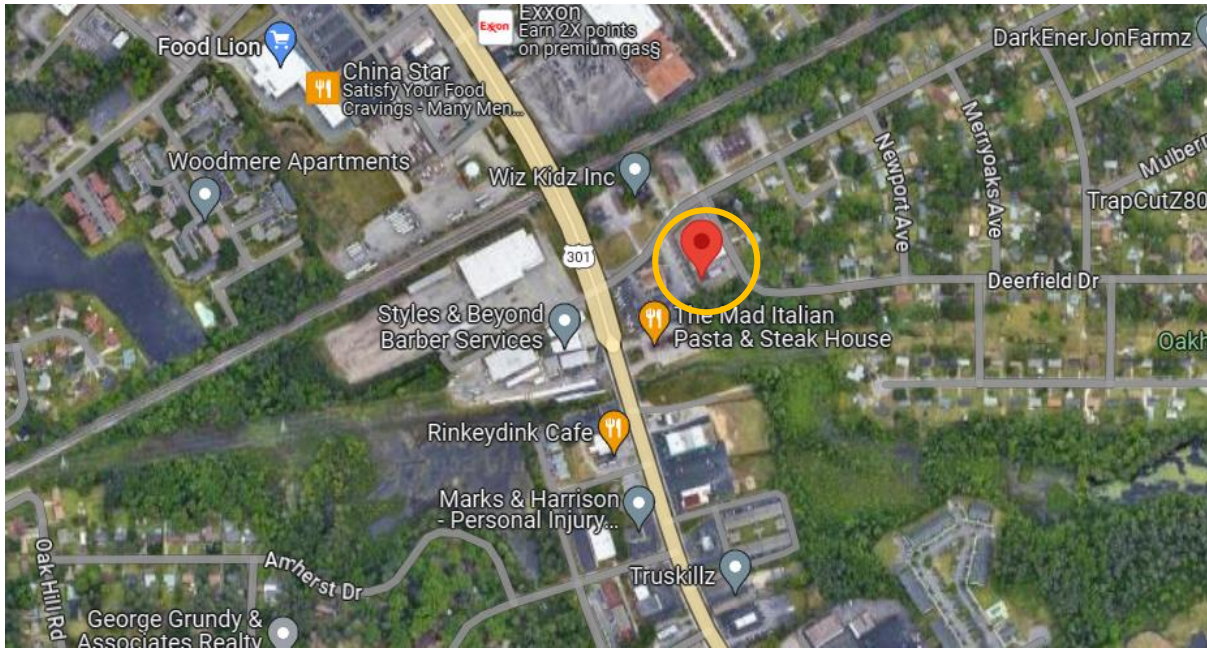


Figure 3. Neighboring Uses

The subject location and request for a SUP is to accommodate for not more than 10 used vehicles to be located on the parcel, the area currently is and always has been utilized for the purpose of automotive related uses and activities. The site does have adequate space for the owner to position vehicles for sale on the lot and accommodate employee parking. The proposal is to only allow for 10 vehicles to be stored on the premises and all parking spaces will require delineation (marking). The lot is clean and currently free from the clutter of vehicles, trash & debris and should remain so. As of the writing of this report the staff has not received any complaints regarding the request nor have there been any complaints received regarding the property being a nuisance while under the operation of other business activity.

### ZONING ORDINANCE

Article 23 of the Zoning Ordinance provides that “certain uses may be desirable when located within the community, but that these uses may be incompatible with other uses permitted in a district, certain special uses listed in Section 4. When found to be in the interest of the public health, safety, morals, and general welfare of the community, may be permitted... Before (the use is allowed), preliminary plans in sufficient detail, and a statement as to the proposed use of the buildings, structures, and premises, shall be submitted to the Planning Commission. The Commission shall hold a public hearing as provided for in Article 28, and shall review such plans and statements and shall, after a careful study thereof and of the effect that such buildings, structures, or uses shall have upon the surrounding territory, submit a recommendation to the City Council within thirty (30) days following said hearing. Following receipt of the Commission’s report, the city council may permit such buildings, structures, or uses, where requested, providing that the public health, safety, morals, and general welfare will not be adversely affected, that ... ample safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.”

### III. FINDINGS

Article 23 of the Zoning Ordinance, Section 4. (22) provides that the City Council may approve the establishment of a stand-alone used vehicle sales not associated with a new-vehicle dealership or

not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only and is required to have the approval of a Special Use Permit overlay.

Nearby properties along Crater Rd are currently operating similar types of businesses if not the same and the property has always been utilized for automotive related purposes.

Although the petitioner has not submitted a conceptual site plan as to how the existing building and property will be situated to ensure that all areas be considered involving the parking arrangement for vehicles and clear delineation of spaces, signage, exterior lighting, appropriate containment and disposal of oil and grease waste products it should NOT pose an issue with the approval, if granted, will NOT allow for the property to be utilized as an auto repair and service establishment.

#### IV. RECOMMENDATION

As of the preparation of this report, our office has received no public input to the request.

The Planning Commission and Department of Planning and Community Development recommend approval with the below conditions:

- A. The lot shall be maintained in an appropriate, clean manner; paved; and vehicles for sale shall be parked only one per space.
- B. Only 10 vehicles are to be for-sale on the property at a given time due to parking requirements. A site plan shall be submitted to the Planning Department prior to the issuance of a Business License showing the delineation of such parking spaces.
- C. A lighting plan should be submitted and approved by the Planning Department staff to ensure residentially used properties will not be impacted by glare or spillover.

#### V. EXHIBITS

- Presentation
- Resolution
- Applicants Petition
- Tax Parcel and Zoning Map Extract
- Zoning Map Extract
- Lease
- Public Notification Information

CITY COUNCIL  
FEBRUARY 2024



## 2023-SUP-09

Request by Chase Gibrall, applicant, representative of Navarrete's Auto Sales, to obtain a Special Use Permit to establish stand-alone used vehicle sales located at 2520 Deerfield Drive

# Background

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**Applicant:** Chase Gibrall, applicant, representative of Navarrete's Auto Sales

**Request:** A Special Use Permit for the operation of a used automobile dealership.

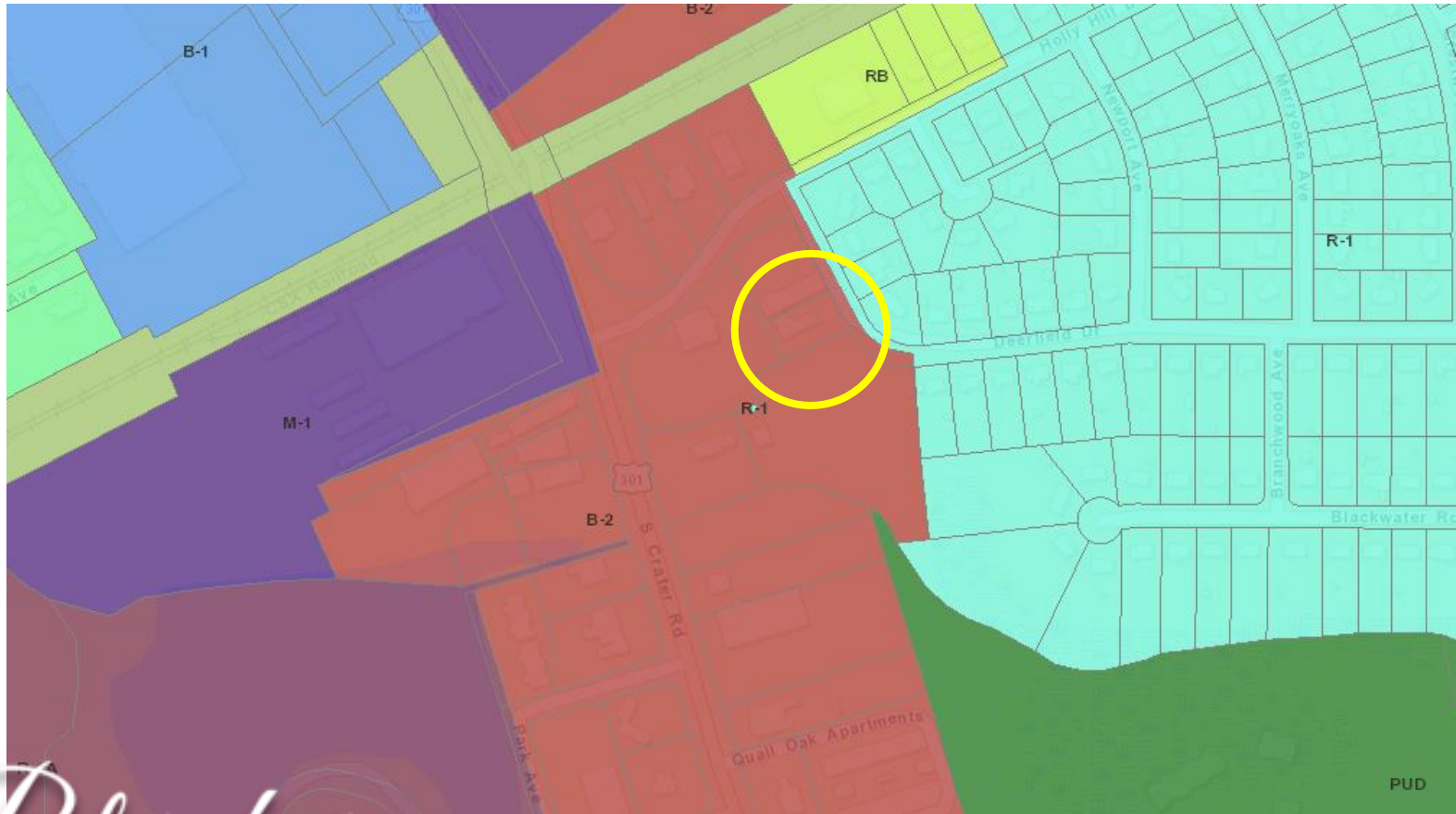
**Code Requirement:** Per Article 23, Supplementary Use Regulations-Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only.



# Location 2520 Deerfield Drive

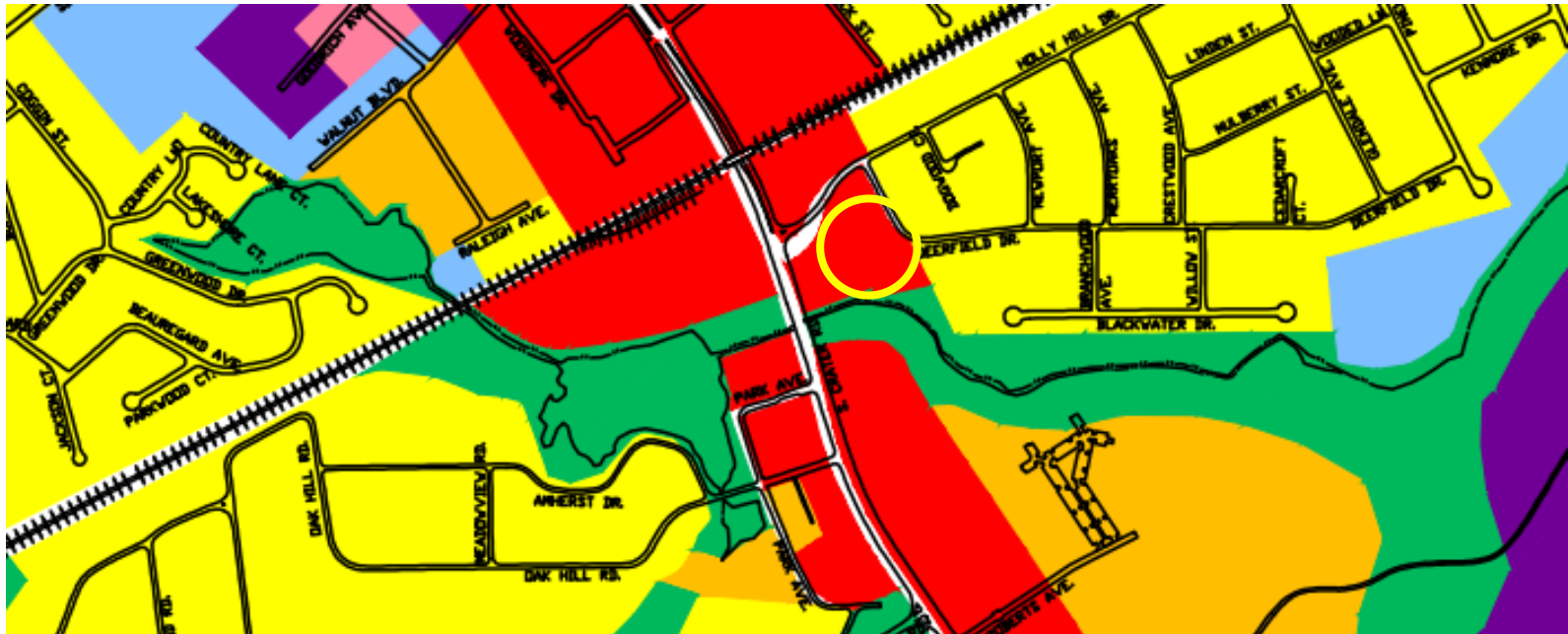


# Zoning B-2, General Commercial



# Comprehensive Plan Commercial

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# Site Photos

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# Site Photos

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# Recommendation

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Planning Commission and the Department of Planning & Community Development, recommends approval of the requested Special Use Permit with conditions:

- A. The lot shall be maintained in an appropriate, clean manner; paved; and vehicles for sale shall be parked only one per space.
- B. Only 10 vehicles are to be for-sale on the property at a given time due to parking requirements. A site plan shall be submitted to the Planning Department prior to the issuance of a Business License showing the delineation of such parking spaces.
- C. A lighting plan should be submitted and approved by the Planning Department staff to ensure residentially used properties will not be impacted by glare or spillover.

**AN ORDINANCE APPROVING A PETITION FOR A SPECIAL USE PERMIT AT 2520 DEERFIELD DRIVE PARCEL IDENTIFICATION NUMBERS 065100007 IN THE B-2, GENERAL COMMERCIAL, ZONING DISTRICT FOR STAND-ALONE USED VEHICLE SALES NOT ASSOCIATED WITH A NEW-VEHICLE DEALERSHIP.**

WHEREAS, the City of Petersburg Zoning Ordinance establishes zoning districts and permitted uses within each district; and

WHEREAS, the property is located at 2520 Deerfield Drive, Tax Parcel Number: 065100007.

WHEREAS, the property is in the B-2, General Commercial, zoning district; and

WHEREAS, the City received a petition submitted by Chase Gibrall, applicant, and representative of Navarrete's Auto Sales, to obtain a Special Use Permit as provided for under Article 23, Supplementary Use Regulations-Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only; and

WHEREAS, the proposed use of a used car lot falls within the requirements for a SUP under Article 23; and

WHEREAS, the City's Comprehensive Plan Future Land Use Plan designates the property as commercial; and

WHEREAS, the City Council approves the request with conditions as listed below:

- 1) The lot shall be maintained in an appropriate, clean manner; paved; and vehicles for sale shall be parked only one per space.
- 2) Only 10 vehicles are to be for-sale on the property at a given time due to parking requirements.
- 3) A lighting plan shall be submitted and approved by the Planning Department staff to ensure residentially used properties will not be impacted by glare or spillover.

WHEREAS, pursuant to the requirements of Title 15.2-2204 of the Code of Virginia, as amended, this is a public hearing to consider approval of the SUP, and the public hearing was advertised, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that the City Council hereby approves a Special Use Permit for 2520 Deerfield Drive with the aforementioned conditions.



# PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
(CITY HALL, THIRD FLOOR, ROOM 304)  
FILING FEE: \$1,500 (CHECK OR MONEY ORDER) AT THE TIME OF SUBMITTAL

CASE NUMBER: 2023-SUP-09

APPLICANT: Chase Gibrall

ADDRESS: 3701 New Kent Hwy Quantico VA 23141

I, Navarrete's Auto Sales hereby petition to ~~rezone~~ the following described properties  
from zoning district N/A to zoning district N/A

**A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)**

USED CAR Dealer - 10 cars

\* Do not work on them and no car wash

**B. PROPERTY INFORMATION**

1. Tax Parcel Identification Number(s):

065100007

2. Current Street Address(es) if assigned:

2520 Deerfield Dr.

3. Approximate Area:

2,995 sq. ft.

1.607 acres

4. Public Street Frontage:

See plat attached ft.

5. A boundary plat of this property outlining the area to be rezoned must be attached to this petition.

6. The following deed restrictions may affect the use of this property:

none

7. Brief:

Said deed restrictions will expire on:

NONE

**D. CERTIFICATION:**

The undersigned applicant certifies that they:

✓ (a) are the owner, lessee or agent for (specified in writing)

         (b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed:

Mailing Address:

3701 New Kent Hwy Quinton VA 23141

Phone Number:

804-690-5964

Email Address:

cgmotorsports1@gmail.com

APPROVED

          
City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**ACTION RECORD**

Date Filed (with Planning Department):

11/28/2023

Date of Planning Commission Public Hearing:

1/11/2024

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

**C. JUSTIFICATION FOR REZONING**

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (Provide a detailed statement of reasons why the proposed rezoning should be granted).

Want to put a used car dealership in  
these or small one

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

Business use at property since the 1980's.

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

Add tax revenue

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

Use requires the approval of an SUP

# Petersburg, Virginia

Parcel:

065100007

## Summary

Owner Name	GIBRALL PATRICK GIBRALL CHASE	National Historic District:	
Owner Mailing Address	3701 NEW KENT HWY QUINTON, VA 23141	Enterprise Zone:	
Property Use	432	Opportunity Zone:	51730811200
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	2520 DEERFIELD DR Petersburg, VA	Congressional District:	4
Legal Acreage:	1.607	City Ward:	2
Legal Description:	OAKHURST 0.331 ACRES SEC 1 90 X 60	Polling Place:	Good Shepherd Baptist Church
Subdivision:	Oakhurst	Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8112
Local Historic District:		Elementary School:	Walnut Hill
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

## Improvements

Finished (Above Grade):	3,180	Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	2
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	100%

## Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
GIBRALL,PATRICK	12/22/2022	\$0	2022/4917
HOBBS,LAMONT A	10/18/2022	\$115,000	2022/4041
VINSON INVESTMENTS INC,	1/19/2021	\$87,300	2021/0189

## Assessments

Valuation as of	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023
Effective for Billing:	07/01/2019	07/01/2020	07/01/2021	07/01/2022	07/01/2023
Reassessment					
Land Value	\$58,700	\$58,700	\$58,700	\$58,700	\$58,700
Improvement Value	\$52,700	\$52,700	\$52,700	\$74,900	\$74,900
Total Value	\$111,400	\$111,400	\$111,400	\$133,600	\$133,600

## Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.



# Petersburg, Virginia

## Legend

County Boundaries

Parcels

Zoning

- A
- B-1
- B-2
- B-2c
- B-3
- M-1
- M-2
- MXD1
- MXD2
- PUD
- R-1
- R-1A
- R-2
- R-3
- R-4
- R-5
- R-6
- RB
- RMH
- RTH



Parcel #: 065100007

Date: 1/5/2024

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

Michael E. Bristow C.L.S. 1305

JOSEPH V. POWROZNIK JR.  
D.B. 319, P. 524

N 66° 09' E 100.00'

NOW VIRGINIA-FLORIDA CAPITAL CORP.  
D.B. 203, P. 578 PRINCE GEORGE  
PARCEL TO BE ACQUIRED BY  
RICHARD A. BRISTOW  
14400<sup>+</sup> 0.331 ACRE  
#2520 DEERFIELD DRIVE.

S 66° 09' W 160.00'

VIRGINIA-FLORIDA  
CAPITAL CORP.

NOTE: SEE P.B. 10, P. 55 PR. GEO.

MICHAEL E. BRISTOW  
CERTIFIED LAND SURVEYOR PETERSBURG, VA.

PLAT SHOWING PROPERTY TO BE ACQUIRED BY  
RICHARD A. BRISTOW  
ON WEST SIDE DEERFIELD DRIVE  
OAKHURST SUBDIVISION  
PETERSBURG, VIRGINIA

SCALE: 1" = 30'  
DATE: NOVEMBER 16, 1978

Draw. No.

I hereby certify that the taxes imposed by  
Sec. 58-54.1 of the Code in the amount of  
\$25.00 have been paid to this office.

VIRGINIA: In the Clerk's Office of the Circuit Court of  
the City of Petersburg, December 15th 1978  
The foregoing instrument was this day lodged in said  
office and, with the certificate and plat  
admitted to record at 1:10 P.M.  
Tested Walter L. Rouse Clerk

Mailed 2-2-79 to Richard A. Bristow, #675 Shirley Ave Petersburg, Virginia

PROPERTY LOCATI Map 065100007 Block

No	Alt No	Direction/Street/City
2520		DEERFIELD DR, PETERSBUR

OWNERSHIP	Unit #
Owner GIBRALL PATRICK	
Street 2520 DEERFIELD DR	
Twn/Cit PETERSBURG	
St/Prov VA	Cntr
Postal: 23805	Type

ACTIVITY INFORMATION	Date	Result	By	Name

PROPERTY FACTORS	It	Code	Description	%	Item	Code	Description
	Z	B-2	B-2	10	water		
					Sew		
					Elect		
Exmpt:							

CONDO INFORMATION	DEPRECIATION
Locatio	Phys Con
Ttl Unit	Functiona
Floor:	Economic
% Ow	Special:
Name:	Override:

IN PROCESS APPRAISAL SUMM	Total:
Use Code Land Size Building Value Yard Items Land Value Total Value	
432 70000.000 74,900 58,700 133,600	

Total Card	1.607	74,900	58,700	133,600
Total Parcel	1.607	74,900	58,700	133,600

Source: OverRide	Total Assmnt per SQ unit /C 42.01	/Parc 42.0
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PREVIOUS ASSESSMENT	Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
	2023	432	74,900		70,000.	58,700	133,600	
	2022	432	52,700		70,000.	58,700	111,400	111,400

SALES INFORMATION	Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc	PCL	Value
	GIBRALL PATRICK	2022-4917	DG	12/22/202	GIFT		No	No				
	HOBBS LAMONT A	2022-4041	DBS	10/18/202	QUALIFIED	115,000	No	No				

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/	Dep	LUC	Fact	NB F	Appr Value	JCo	JFa	Ass'd Value
------	-------------	---	---	-----	----------	------	-----	------	------------	----	-----	-----	------	------	------------	-----	-----	-------------

More N	Total Yard Item	Total Special Feature	Total:
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LAND SECTION

Code	Description	Fact	Units	Depth/Pr	Unit Type	Land Type	Facto	Base	Price	Adj	NBC	N.INF	N.Mo	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Cla	%	Spec	J	Fact	Use Value	Notes
432	Car Wash		70000		SQUARE SITE			0	1.	0.75	4075	0.75			0					52,500						52,500	

Total AC/H 1.60698	Total SF/S 70000	Parcel LU 432	Car Wash	Prime NB D	Crater Roa	Total: 52,500	Spl Cre	Total: 52,500	More Y
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EXTERIOR INFORMATION

Type: 1S Warehouse	Sty Ht: 1S - 1 STORY	(Liv) Units	Total: 0	Foundation	Frame:	Prime Wa BLOCK	Sec Wall:	Roof Stru	Roof Cov METAL	Color:	View /Des
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GENERAL INFORMATION

Grade: AVERAGE	Year Blt 1980	Eff Yr Blt 2022	Alt LUC	Alt %:	Jurisdic	Fact:	Const Mod:	Lump Sum Ad
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INTERIOR INFORMATION

Avg Ht/FL STD	Prim Int	Sec Int W	Partition:	Prim Floor	Sec Floor	Bsmnt Flr	Bsmnt Ga	Electric:	Insulation:	Int vs Ext	Heat Fuel	Heat Typ HEATPUM	# Heat Sy	% Heated 100	% AC: 100	Solar HW NO	Central V NO	% Com	% Sprinkl
---------------	----------	-----------	------------	------------	-----------	-----------	----------	-----------	-------------	------------	-----------	------------------	-----------	--------------	-----------	-------------	--------------	-------	-----------

BATH FEATURES

Full Ba 2	Ratin	A Bath:	Ratin	3/4 Bat	Ratin	A 3Qbt	Ratin	1/2 Bat	Ratin	A HBth	Ratin	OthrFix	Ratin
-----------	-------	---------	-------	---------	-------	--------	-------	---------	-------	--------	-------	---------	-------

OTHER FEATURES

Kits:	Rating	A Kits:	Rating	Frpl:	Rating	WSFlu	Rating
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REMODELING

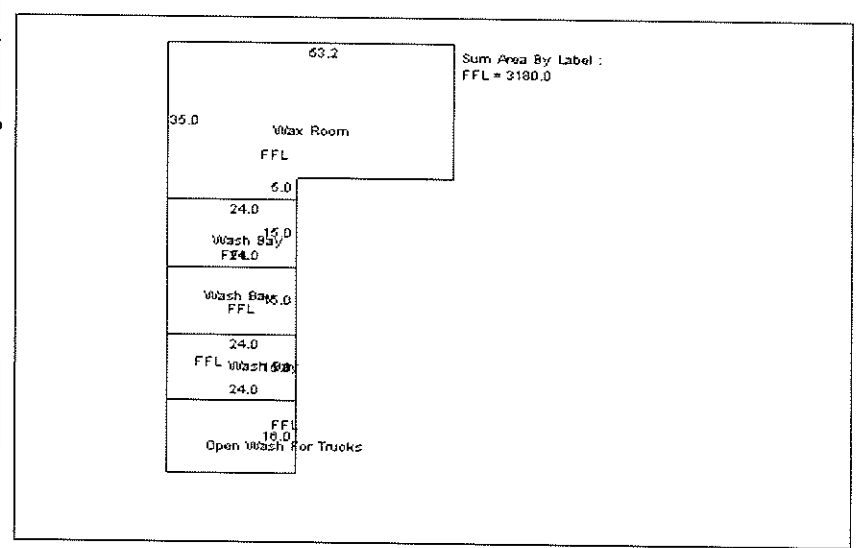
Exterior:	Interior:	Additions	Kitchen:	Baths:	Plumbin	Electric:	Heating:	General:
-----------	-----------	-----------	----------	--------	---------	-----------	----------	----------

Print Date/Ti

11/27/2	10:22:3
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TAX DISTRIC

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BUILDING PERMIT CAR 1 of 1 TOTAL ASSESSE 133,600

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
------	--------	---------	--------	-----	------------	----------	------------	---------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,180	54.630	173,708

RES BREAKDOWN

No	Uni	RMS	BRS	FL	Sub	%	Descr	%	Qu	#
2	0									

SUB AREA DETAIL

Area	Usbl	Descr	%	Qu	#
------	------	-------	---	----	---

CALC SUMMARY

Basic \$ / SQ:	50.00
Size Adj.:	1.149999
Const Adj.:	0.949999
Adj \$ / SQ:	54.625
Grade Factor:	1.00
Other Feature	9613
NBHD Inf:	0.750000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	137490
Depreciation:	1512
Depreciated T	135978
Juris. Factor	
Special Featur	0
Final Total:	136000

COMMENTS

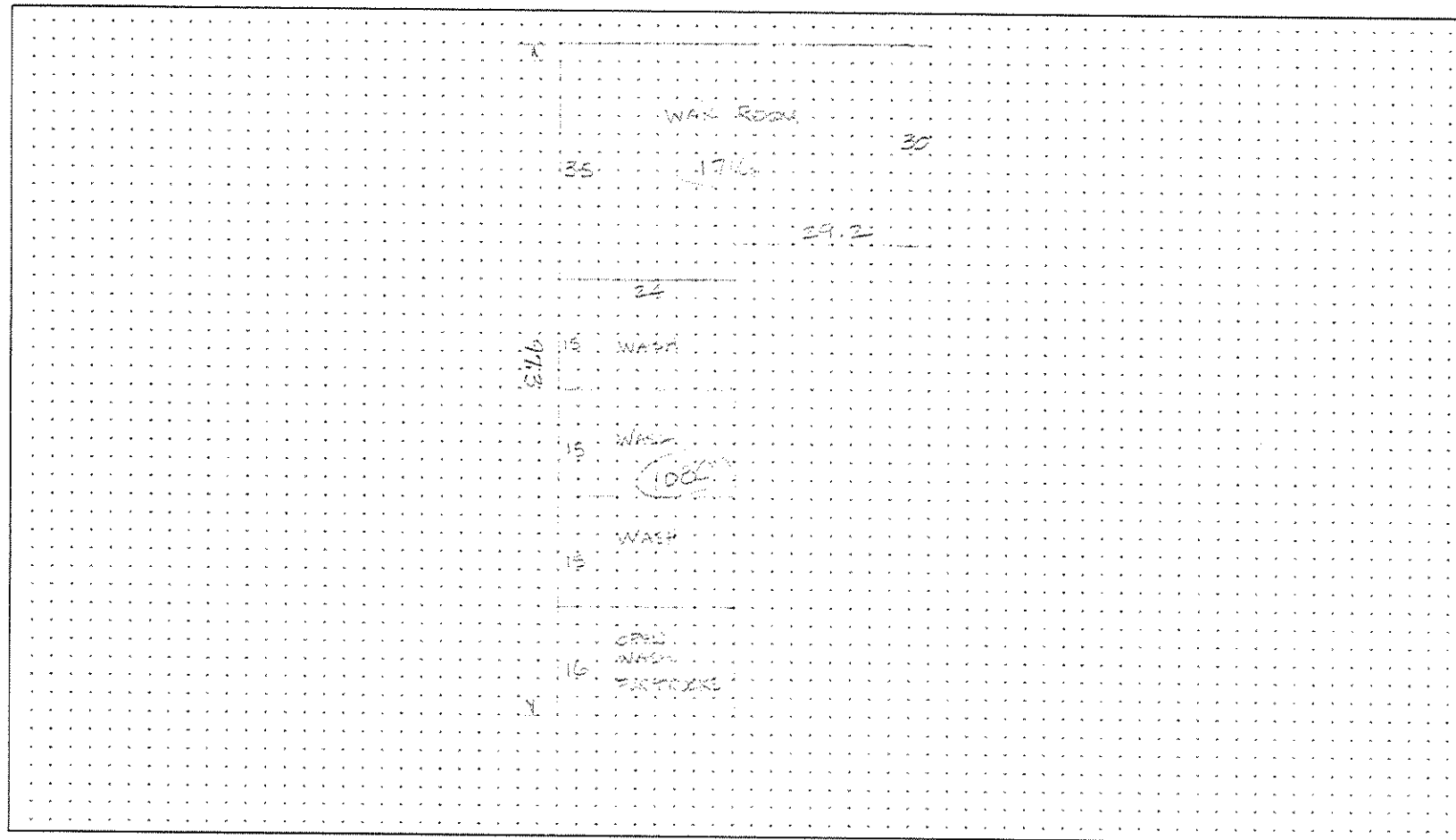
EXTDC522.

Legal Description

OAKHURST 0.331 ACRES SEC 1 90 X 60



OWNER OF RECORD				DATE RECORDED	DEED OR WILL BOOK	CONSIDERATION	MAP #:
EDWARDS, ARON C & CATHERINE J				1-16-85	411-99	\$ 30,000 R/S	28 065-10-007
Blowe Brothers Inc.				12-18-89	470-741	\$ 115,000	LEGAL: 2520 DEERFIELD DRIVE OAKHURST SEC 1 0.331 AC 90 X 160
Carbone, James J.				9/18/96	559-814	\$ 55,000	SITE DESCRIPTION
Vinson Investments, Inc.				3/26/99	611-31	\$ 110,000	ZONING: R1A USE CODE: C12
						\$	FRONTAGE: 90 DEPTH: 160
YEAR	LAND VALUE	BUILDING VALUE	TOTAL VALUE	REMARKS		SQ. FEET:	ACREAGE:
88/89	28,800	37,000	65,800			14400	0.3312
90	28800	38800	67600			REMARKS: 3/26/99 D/T 95,000 COT WOODEN	
92	28800	38800	67600			BUREAU CALLED 1997-5000-0000-0000-0000	
95	29600	50000	79600			BUILDING DESCRIPTION	
9000	43700	39000	82700			OCCUPANCY: <input type="checkbox"/> S. FAMILY <input type="checkbox"/> DUPLEX <input type="checkbox"/> M-FAMILY <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUST. <input type="checkbox"/>	
01/04	44600	39800	84400			STORY TYPE: <input checked="" type="checkbox"/> 1 STORY <input type="checkbox"/> 1 1/2 STORY <input type="checkbox"/> 2 STORY	
05	46800	41000	87800			EXTERIOR WALL: <input type="checkbox"/> W. SIDING <input checked="" type="checkbox"/> C. BLK. <input type="checkbox"/> BRICK <input type="checkbox"/> ALUM. <input type="checkbox"/> METAL <input type="checkbox"/>	
06	46800	43000	89800			ROOF: <input type="checkbox"/> COMPOS. SHINGLE <input checked="" type="checkbox"/> METAL YR. BLT. 1980 <input type="checkbox"/> SLATE <input type="checkbox"/>	
07	58500	47300	105800			ROOMS: BEDROOMS: BATHS:	
08/09	64400	52000	116400			HEAT: <input type="checkbox"/> FHA <input type="checkbox"/> EBB <input type="checkbox"/> HEAT PUMP <input type="checkbox"/> RAD. <input type="checkbox"/> F. FURN. <input type="checkbox"/>	
						% A/C: BASEMENT: FP:	



GROSS AREA:

NOTES: Pave 10000<sup>2</sup>

## Agreement

This agreement, effective as of November 28, 2023, is entered into by and between Chase Prince Gibrall (hereinafter referred to as "Landlord") and Dasaylin Marbella Navarrete Santos (hereinafter referred to as "Tenant").

**1. Initial Payment and Special Use Permit:** The tenant agrees to provide the landlord, Chase Prince, with the sum of \$4,000 to initiate the process of obtaining a special use permit for the property located at 2520 Deerfield Dr., Petersburg, VA 23805. Upon receipt of this amount, the tenant shall be granted possession of the property, including the right to commence its use. No further payments shall be due from the tenant until the special use permit is approved by the relevant zoning authorities. In the event that the special use permit is not approved, the tenant reserves the right to vacate the property, as it cannot be utilized for its intended purpose as a used car dealership.

**2. Month-to-Month Lease:** Upon approval of the special use permit, a month-to-month lease agreement will commence. This arrangement will persist until the issuance of the dealership license by the dealer board. If, for any reason, the dealership license is not approved, the tenant retains the right to terminate the lease agreement and vacate the property.

This agreement represents the understanding and agreement reached by both parties, Chase Prince Gibrall and Dasaylin Marbella Navarrete Santos.

**Landlord:** [Signature]

Chase Prince Gibrall

**Tenant:** [Signature]

Dasaylin Marbella Navarrete Santos

*Date: November 28, 2023*



Department of Planning and  
Community Development  
135 N. Union Street, Room 304  
Petersburg, Virginia 23803

# City of Petersburg

Sandra A. Robinson  
Zoning Administrator  
804-733-2309  
[srobinson@petersburg-va.org](mailto:srobinson@petersburg-va.org)

## PUBLIC NOTICE

Notice is hereby given to all interested persons, the City of Petersburg Planning Commission will hold a public hearing on Thursday, January 11, 2024, in the Petersburg Public Library Multipurpose Room, located at 201 W Washington Street, Petersburg, Virginia 23803, beginning at 6:30 p.m. to hear the following cases:

2023-SUP-09: A Public Hearing and consideration of a request from Chase Gibrall, applicant, and representative for Navarrete's Auto Sales to obtain a Special Use Permit as provided for under Article 23, Supplementary Use Regulations - Special Uses. Section 4, Special Uses Enumerated. Item (22) of the Zoning Ordinance to establish Stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only. The subject property is located at 2520 Deerfield Drive, and further identified as Tax Parcel # 065100007. The parcel of land contains 0.331 acres. The applicant's goal is to operate a used car lot containing a minimum of 10 cars on the property. The Comprehensive Plan suggests this area is appropriate for commercial and residential uses. The property is zoned B-2, General Commercial District.

2023-SUP-10: A Public Hearing and consideration of a request from Grand Generation, LLC, owner, D. Wyatt for a Special Use Permit pursuant to Article 23, Section 4(20) of the Zoning Ordinance to operate as a vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only. The subject property is located at 1700-1701 Midway Ave, Tax Parcel 028310001 and is zoned M-1, Light Industrial District. The location of the subject property is within the Anchor Industrial Park owned by Charles H. Funk III of Funk LLC.

2023-ZTA-02: A public hearing and consideration of a resolution recommending approval to amend and readopt Article 21, Sign Regulations, to regulate and allow for sandwich board/A-frame signs.

2023-ZTA-03: A public hearing and consideration of a resolution recommending approval to amend and readopt Article 3, Definitions, and Article 19, Off-Street Parking Regulations, to clarify the requirement of driveways for low-density housing.

Information and related material concerning this request may be examined on the Planning Commission Website: <http://www.petersburg-va.gov/119/Planning-Commission>, or by contacting the Department of Planning and Community Development at (804)733-2308. The Department is open Monday-Friday, 8:30 a.m. to 5:00 p.m.

All interested persons shall have the opportunity to be heard at said public hearing. The public is encouraged to submit comments through electronic means. Comments may be sent by email to

pcd@petersburg-va.org or by postal mail to the Department of Planning & Community Development, 135 N Union St., City Hall, Room 304, Petersburg, VA 23803. Citizens are encouraged to submit comments by 10:00 a.m. Tuesday, January 9, 2024, to ensure they can be provided to the Planning Commission for their consideration prior to the hearing.

Should you have any questions about this correspondence, or if you need additional information or assistance regarding this matter, please contact the Department of Planning and Community Development at 804 -733-2308 or via email at [pcd@petersburg-va.org](mailto:pcd@petersburg-va.org).

Naomi Siodmok, Director  
Department of Planning & Community Development

12/28/23 and 1/4/24 (#9411664)





# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Naomi Siodmok, Director of Planning and Community Development

**FROM:** March Altman, Jr.

**RE:** A Public Hearing and consideration of a request from Grand Generation, LLC, owner D. Wyatt for a Special Use Permit pursuant to Article 23, Section 4(20) of the Zoning Ordinance to operate as a vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only. The subject property is located at 1700-1701 Midway Ave and is zoned M-1, Light Industrial District. (Page 53)

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**PURPOSE:** To operate a tow service company at 1700 Midway Avenue.

**REASON:** A petition for a special use permit to operate a tow service at 1700 Midway Avenue.

**RECOMMENDATION:** Planning Commission and Staff recommend approval with conditions:

1. All vehicles are to be stored within the confines of the property's fence.
2. Beyond vehicles, no open, outdoor storage is permitted.
3. The site shall be properly lit with lighting directed in a downward and inward position to not spillover onto adjacent properties. A lighting plan shall be submitted and approved by the Planning Department staff prior to the issuance of a Business License.

**BACKGROUND:**

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:** 2/6/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** Planning Commission

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. 23-SUP-10 1700 Midway Ave Tow Lot PACKET



# City of Petersburg

Department of Planning and  
Community Development  
135 N. Union Street, Room 304  
Petersburg, Virginia 23803

Sandra A. Robinson  
Zoning Administrator  
804-733-2309  
[srobinson@petersburg-va.org](mailto:srobinson@petersburg-va.org)

TO: Mayor and Council

FROM: Planning and Community Development

DATE: February 2024

SUBJECT: 2023-SUP-10  
Tax Map Parcel 028310001  
1700 Midway Ave, Petersburg, VA. 23803

A petition from the owner of Grand Generation, LLC., D. Wyatt, leasee, of 1700 Midway Ave. T.P. 028310001. The property is currently zoned M-1, Light Industrial District. The applicant seeks a Special Use Permit pursuant to Article 23, Section 4 (20) of the Zoning Ordinance to operate as a Vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only. FUNK LLC is the owner of said property. The current Comprehensive Plan 2000 suggests that the area is suitable for commercial/industrial uses.

## I. APPLICANT'S PROPOSAL

The applicant desires to be allowed to operate his tow service company at the subject property as provided under Article 23, Section 4 (20) of the Zoning Ordinance, on a 0.865-acre parcel located off W. Washington St and within the "Anchor Industrial Park" addressed as 1700 Anchor Ave, Lot 1C-R, also identified as Tax Parcel 028310001. (See attached plat dated February 8, 2022, by Stephen L. Barcena, Baseline Land Surveying, 526 Grove Ave). The subject property is zoned M-1, Light Industrial District and the Comprehensive Plan 2000 suggests that the property is suitable for commercial/industrial uses. The proposed use requested, if permitted, will be controlled by zoning conditions and ordinance standards.

The lot is vacant and fenced where parking can be provided between Anchor and Midway Avenue. Access can also be gained from Armada Avenue as well. The lot is partially paved. The property has no real vegetative areas apart from the entrance along the right-of-way.

It is the request of the applicant/owner to use the existing parcel to accommodate his vehicle towing business within the parameters of the

property. The applicant is hindered by use of the premises unless his request for a Special Use Permit is approved as there aren't any available sites in the city which can accommodate his needs.

Occupancy of the property for the proposed use will be achieved under the existing zoning classification/regulations, however, the proposed use requires the approval of a Special Use Permit as an overlay district.

The parcel will not need to be converted but will need to ensure that suitable ground cover (asphalt, concrete, or gravel) is provided for the towing use per regulations. This requirement can be changed only by the City Engineer within the Department of Public Works. Per Article 23 of the Zoning Ordinance, among the delineated uses included is a vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1, Light Industrial and M-2, Heavy Industrial zoning districts and by the granting of a Special Use Permit as an overlay district.

## II. CHARACTER OF THE AREA

The subject property is immediately adjacent to and surrounded by other automotive operations along the West Washington Street corridor. Those establishments are Quaye Automotive & Repair, the Horse & Carriage Auto Body Collision Repair at 1917 W Washington Street, Wheel Service at 2300 W. Washington Street, Mabry's Towing at 2318 W Washington Street, 2128 Sams Auto Repair, Sells and Auto Tinting, to name a few. Further along W Washington Street at the Dinwiddie County line is the home of Dominion Virginia Power contractor's yard/headquarters.

III. RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: As per Article 23 of the Zoning Ordinance, a Special Use Permit may be requested in seeking to operate a business enumerated per Article 23 at an appropriate location when supported by the property owner(s). A favorable Planning Commission recommendation may be referred to the City Council and the Council may grant approval when the public health, safety, moral and general welfare will not be adversely affected, and provided that necessary safeguards will be provided to protect surrounding property, persons, and neighborhood values.

## IV. PUBLIC INPUT:

As of the writing of this report, staff have received no telephone calls, emails, or letters in support of or in opposition to the request.

## V. Recommendation

Planning Commission and staff recommend approval with the following conditions:

1. All vehicles are to be stored within the confines of the property's fence.

2. Beyond vehicles, no open, outdoor storage is permitted.
3. The site shall be properly lit with lighting directed in a downward and inward position to not spillover onto adjacent properties. A lighting plan shall be submitted and approved by the Planning Department staff prior to the issuance of a Business License.

VI. EXHIBITS

Tax Parcel Map Extract  
Zoning Map Extract  
Applicants Petition  
Miscellaneous Information

CITY COUNCIL  
FEBRUARY 2024



## 2023-SUP-10

Request by Grand Generation, LLC., D. Wyatt, lessee of 1700 Midway Avenue, to obtain a Special Use Permit to operate as a vehicle removal operator, vehicle storage lot, or vehicle tow lot.

# Background

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**Applicant:** Grand Generation, LLC., D. Wyatt, lessee.

**Request:** A Special Use Permit for the operation of a vehicle storage lot/tow lot.

**Code Requirement:** Article 23, Section 4 (20) of the Zoning Ordinance to operate as a vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only.

# Location 1700 Midway Ave

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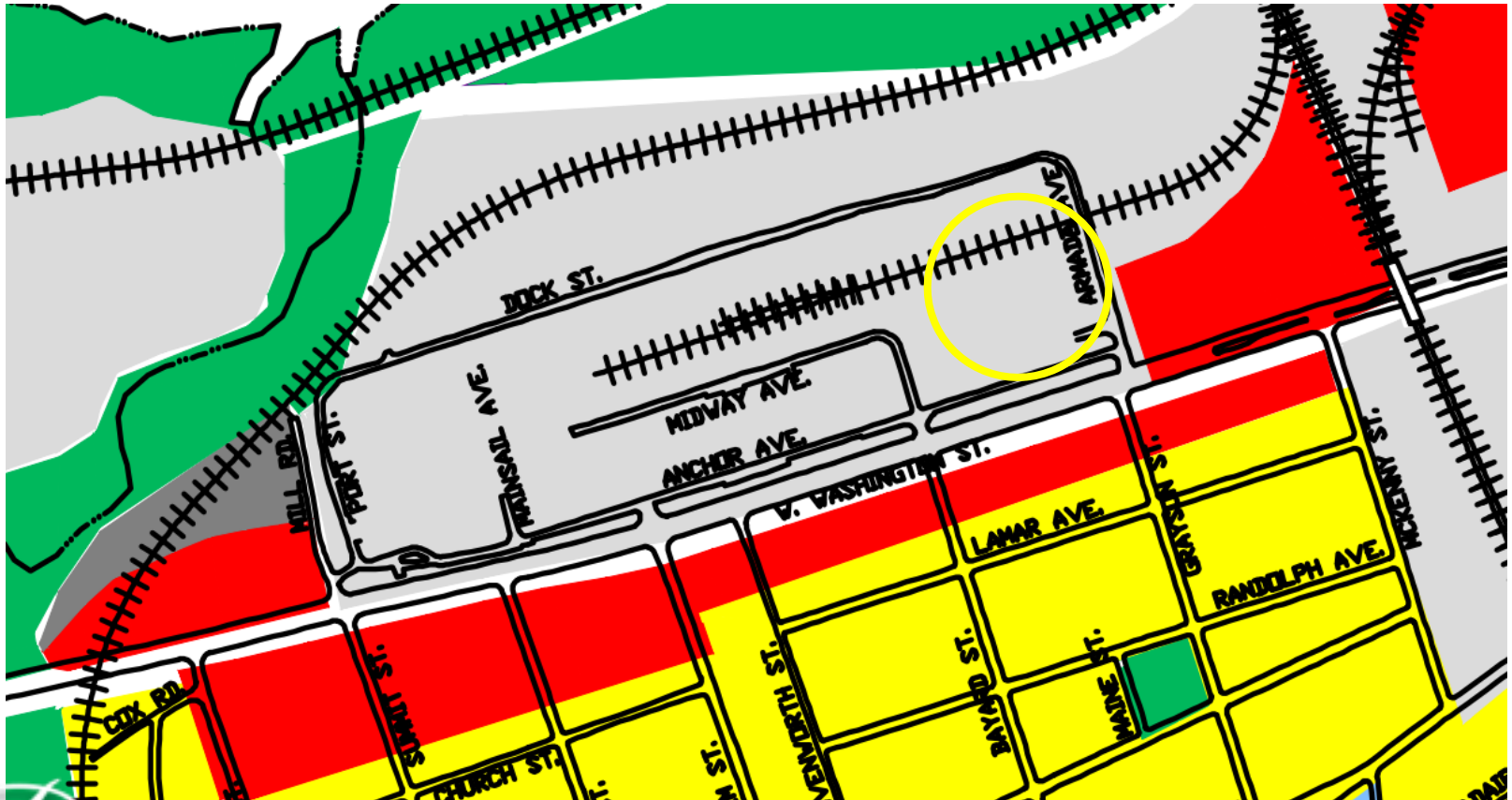




# Zoning M-1, Light Industrial



# Comprehensive Plan Light Industrial



# Site Photos

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# Site Photos

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# Recommendation

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The Planning Commission and Department of Planning & Community Development, recommend approval of the requested Special Use Permit with conditions:

1. All vehicles are to be stored within the confines of the property's fence.
2. Beyond vehicles, no open, outdoor storage is permitted.
3. The site shall be properly lit with lighting directed in a downward and inward position to not spillover onto adjacent properties. A lighting plan shall be submitted and approved by the Planning Department staff prior to the issuance of a Business License.

**AN ORDINANCE APPROVING A PETITION FOR A SPECIAL USE PERMIT AT 1700 MIDWAY DRIVE  
PARCEL IDENTIFICATION NUMBER 028310001 IN THE M-1, LIGHT INDUSTRIAL, ZONING  
DISTRICT TO OPERATE AS A VEHICLE REMOVAL OPERATOR, VEHICLE STORAGE LOT, OR  
VEHICLE TOW LOT.**

WHEREAS, the City of Petersburg Zoning Ordinance establishes zoning districts and permitted uses within each district; and

WHEREAS, the property is located at 1700 Midway Drive, Tax Parcel Number: 028310001; and

WHEREAS, the property is in the M-1, Light Industrial, zoning district; and

WHEREAS, the City received a petition from the owner of Grand Generation, LLC., D. Wyatt, lessee of 1700 Midway Avenue, Tax Parcel Number 028310001. The property is zoned M-1, Light Industrial, District. The applicant seeks a Special Use Permit pursuant to Article 23, Section 4 (20) of the Zoning Ordinance to operate as a vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only; and

WHEREAS, the proposed use of a vehicle lot falls within the requirements for a SUP under Article 23; and

WHEREAS, the City's Comprehensive Plan Future Land Use Plan designates the property as industrial; and

WHEREAS, City Council approves the request with conditions as listed below:

1. All vehicles are to be stored within the confines of the property's fence.
2. Beyond vehicles, no open, outdoor storage is permitted.
3. The site shall be properly lit with lighting directed in a downward and inward position to not spillover onto adjacent properties. A lighting plan shall be submitted and approved by the Planning Department staff prior to the issuance of a Business License; and

WHEREAS, pursuant to the requirements of Title 15.2-2204 of the Code of Virginia, as amended, this is a public hearing to consider the SUP, and the public hearing was advertised, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve a Special Use Permit for 1700 Midway Drive with conditions.

# PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
(CITY HALL, THIRD FLOOR, ROOM 304)  
FILING FEE: \$1,500 (CHECK OR MONEY ORDER) AT THE TIME OF SUBMITTAL

CASE NUMBER: 2023-SUP-10

APPLICANT: Grand Generation LLC DBA 5Star Logistics

ADDRESS: 17200 Eppes Rd Dewitt, VA 23840

I, Grand Generation LLC hereby petition to rezone the following described properties  
from zoning district M-1 to zoning district M-1

A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)

Towing yard and vehicle storage.

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

028310001

2. Current Street Address(es) if assigned:

17100 Midway Ave, Petersburg, VA 23803

3. Approximate Area:

27,904.751

sq. ft.

0.641

acres

4. Public Street Frontage:

ft.

5. A boundary plat of this property outlining the area to be rezoned must be attached to this petition.

6. The following deed restrictions may affect the use of this property:

None.

7. Brief:

Said deed restrictions will expire on:

N/A

**C. JUSTIFICATION FOR REZONING**

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (Provide a detailed statement of reasons why the proposed rezoning should be granted).

Wouldn't be able operate without a special use permit. Per article 23 of the zoning ordinance.

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

Property is zoned light Industrial and towing operations are allowed in the M-1 district. ~~Vehicle~~ Automobiles will not be stored over allowed DMV time frame to process. Yard will be visible, lighted, and also secured. Also will be blocked from ~~public~~ public view.

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

The increase in demand of towing in the tri-city area. Another opportunity of employment for jobs within the city limits.

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

Sup. is required for a overlay to the zoning district.



**D. CERTIFICATION:**

The undersigned applicant certifies that they:

D.W. (a) are the owner, lessee or agent for (specified in writing)

\_\_\_\_\_ (b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed: D. W. [Signature]  
Mailing Address: 17200 Eppes Rd Dew AH, VA 23840  
Phone Number: 804-605-7585  
Email Address: 5STARlogistics18@gmail.com

**APPROVED**

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

**TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

**ACTION RECORD**

Date Filed (with Planning Department): 12-13-2023  
Date of Planning Commission Public Hearing: 1-11-2024  
Planning Commission Action(s): \_\_\_\_\_  
Date of City Council Hearing: \_\_\_\_\_  
City Council Action(s): \_\_\_\_\_

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

Nonis Enterprises LLC

1781 Anchor Ave.  
Petersburg, VA

Kirk Kley  
Edward M. Dunn

1741 Anchor Ave.

Frank K Kley

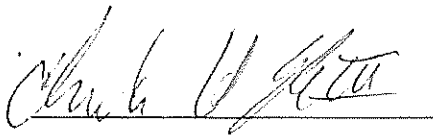
1711 Anchor Ave.

**For additional names, use back of sheet**

December 14, 2023

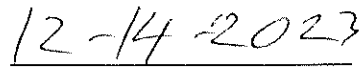
To whom it may concern:

This document is to verify that Grand Generation LLC dba 5 Star Logistics has signed a lease agreement with Funk LLC for the property located at 1701 Midway Ave, Petersburg, Va, 23803.

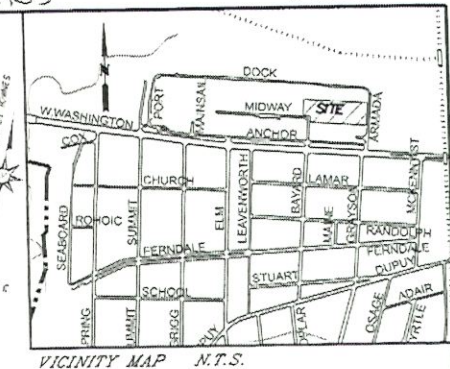


Charles H. Funk III

Funk, LLC



Date



NOTES

1. ZONING: M-1  
2. USE: LIGHT INDUSTRIAL  
3. ROADS: EXISTING  
4. DRAINAGE: EXISTING CURB & GUTTER  
5. SEWER: EXISTING PUBLIC SYSTEM  
6. WATER: EXISTING PUBLIC SYSTEM  
7. No. OF LOTS EX/PROP.: 2/2  
8. TOTAL AREA: 1.883 ACRES  
9. TAX PARCEL Nos.: 028-310001, 028-340004

Examined this date 12-21, 2022 and approved as meeting all Engineering requirements. 2/1/17

All applicable requirements of the City of Petersburg Subdivision Ordinance have been complied with. Approved for recording this 4th day of March, 2022.

Resigned Tolson  
Director of Planning, CO

1. THOMAS P. CHILDS, a Notary Public in and for the  
State of Virginia, do hereby certify that CHARLES H. FINE, JR.  
whose names are signed to the Owner's Certificate have acknowledged the  
same before me in my State aforesaid. Given under my hand this  
10<sup>th</sup> day of FEBRUARY, 2023.

My commission expires 04/30/2023

I, Thomas P. Offenberg, a Notary Public in and for the State of Virginia, do hereby certify that AMES ROBERT SAGORIN III whose names are signed to the Owner's Certificate have acknowledged the same before me in my State aforesaid. Given under my hand this 17th day of FEBRUARY, 2022.

My commission expires 04/30/2023

We the undersigned owners do consent to the Boundary Line Adjustment/ Lot Line Vacation as shown on this plat between Lot 17 and Lot 10, Anchor Industrial Park. A plat of said Subdivision being recorded in Plat Book 4, Page 184 in the Clerk's Office of the Circuit Court, Petersburg, Virginia

11/2 7-  
Lerner  
Mark V. Lerner

State of Virginia, do hereby certify that \_\_\_\_\_, a Notary Public in and for the  
whose names are signed to the Owner's Certificate have acknowledged the  
same before me in my State aforesaid. Given under my hand this \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

My commission expires

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF PETERSBURG, VIRGINIA, HAVE BEEN COMPLIED WITH. ALL MONUMENTS HAVE BEEN SET.

STEPHEN L. HARCENA, L.S.

LOT 1-C  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED FROM MIDWAY LOT,  
LLC TO FUNK, LLC BY DEED DATED DECEMBER 23, 2020 AND RECORDED JANUARY 4, 2021 AS  
INSTRUMENT # 202100004 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, PETERSBURG, VIRGINIA.

LOT 17  
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED FROM 1791 MIDWAY,  
LLC TO BLACKWOLF PROPERTIES, LLC BY DEED DATED FEBRUARY 15, 2013 AND RECORDED FEBRUARY  
16, 2013 AS INSTRUMENT # 13--000530 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, PETERSBURG,  
VIRGINIA.

STEPHEN L. DARGONA, U

PLAT SHOWING  
A BOUNDARY LINE ADJUSTMENT BETWEEN LOTS  
17 & 1C  
ANCHOR INDUSTRIAL PARK  
PETERSBURG, VIRGINIA



NOT VALID UNLESS SIGNED IN HQD

**BASELINE  
LAND SURVEYING**  
526 GROVE AVENUE  
PETERSBURG, VIRGINIA 23803  
ULS2.MRS@JN.COM  
P: 804.722.9180 / F: 804.722.2517

DATE: FEBRUARY 8, 2022 SCALE: 1" = 40'  
DRAWN BY: SLB  
CHECKED BY: CALC. CHK.: SLB  
JOB NO.: 23105 F.R. TDS

PREVIOUS JOB NO. 21691



# City of Petersburg

Department of Planning and  
Community Development  
135 N. Union Street, Room 304  
Petersburg, Virginia 23803

Sandra A. Robinson  
Zoning Administrator  
804-733-2309  
[srobinson@petersburg-va.org](mailto:srobinson@petersburg-va.org)

January 2, 2024

Notice is hereby given to all interested persons, the City of Petersburg Planning Commission will hold a public hearing on Thursday, January 11, 2024, in the Petersburg Public Library Multipurpose Room, located at 201 W Washington Street, Petersburg, Virginia 23803, beginning at 6:30 p.m. to hear the following case:

2023-SUP-10: A Public Hearing and consideration of a request from Grand Generation, LLC, owner, D. Wyatt for a Special Use Permit pursuant to Article 23, Section 4(20) of the Zoning Ordinance to operate as a vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only. The subject property is located at 1700-1701 Midway Ave, Tax Parcel 028310001 and is zoned M-1, Light Industrial District. The location of the subject property is within Anchor Industrial Park, owned by Charles H. Funk III of Funk LLC.

Information and related material concerning this request may be examined on the Planning Commission Website: <http://www.petersburg-va.gov/119/Planning-Commission>, or by contacting the Department of Planning and Community Development at (804)733-2308. The Department is open Monday-Friday, 8:30 a.m. to 5:00 p.m.

All interested persons shall have the opportunity to be heard at said public hearing. The public is encouraged to submit comments through electronic means. Comments may be sent by email to [pcd@petersburg-va.org](mailto:pcd@petersburg-va.org) or by postal mail to the Department of Planning & Community Development, 135 N Union St., City Hall, Room 304, Petersburg, VA 23803. Citizens are encouraged to submit comments by 10:00 a.m. Tuesday, January 9, 2024, to ensure they can be provided to the Planning Commission for their consideration prior to the hearing.

Should you have any questions about this correspondence, or if you need additional information or assistance regarding this matter, please contact the Department of Planning and Community Development at 804 -733-2308 or via email at [pcd@petersburg-va.org](mailto:pcd@petersburg-va.org).

Naomi Siodmok, Director  
Department of Planning & Community Development





# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Naomi Siodmok, Director of Planning and Community Development

**FROM:** March Altman, Jr.

**RE:** **A public hearing and consideration of an ordinance to amend and readopt Article 3, Definitions, and Article 19, Off-Street Parking Regulations, to clarify the requirement of driveways for low-density housing at the request of the Planning Commission. (Page 75)**

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**PURPOSE:** Though the City Ordinance under Article 19, Off Street Parking Regulations, states that parking spaces are required for residential development, the issue of developers not installing driveways prior to requesting a certificate of occupancy seems to make clarification necessary for compliance.

With this, Planning Commission has suggested a minor edit to Article 19 clarifying that parking must take the form of a driveway for low-density residential development. Further, a definition for driveway has been added to Article 3, Definitions, in the zoning ordinance.

**REASON:** To clarify the parking requirement for residential development.

**RECOMMENDATION:** Planning Commission recommends approval of the text amendment.

**BACKGROUND:** Though the City Ordinance under Article 19, Off Street Parking Regulations, states that parking spaces are required for residential development, the issue of developers not installing driveways prior to requesting a certificate of occupancy reveals that the ordinance needs clarification.

**COST TO CITY:**

**BUDGETED ITEM:**

**REVENUE TO CITY:**

**CITY COUNCIL HEARING DATE:** 2/6/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** Planning Commission

**AFFECTED AGENCIES:**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**



**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. 2023-ZTA-03 Residential Driveway PACKET



## City of Petersburg

Department of Planning and Community Development

135 N Union St, Room 304

Petersburg, VA 23803

(804) 733-2308

# MEMORANDUM

**DATE:** February 2024

**TO:** Mayor and Council

**FROM:** Planning Commission

**RE:** 2023-ZTA-03: A public hearing and consideration of a resolution recommending approval to amend and readopt Article 3, Definitions, and Article 19, Off-Street Parking Regulations, to clarify the requirement of driveways for low-density housing.

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**SUMMARY:** This text amendment is for clarification regarding the requirement for driveways for low-density (four units or less) residential.

**BACKGROUND:** Though the City Ordinance under Article 19, Off Street Parking Regulations, states that parking spaces are required for residential development, the issue of developers not installing driveways prior to requesting a certificate of occupancy seems to make clarification necessary for compliance.

With this, staff has suggested a minor edit to Article 19 clarifying that parking must take the form of a driveway for low-density residential development. Further, a definition for driveway has been added to Article 3, Definitions, in the zoning ordinance.

**RECOMMENDATION:** Planning Commission recommend approval of the proposed text amendments.

## ATTACHMENTS

Presentation

Resolution

Article 19. Off Street Parking Regulations – Revised.

Article 3. Definitions – Revised.

CITY COUNCIL  
February 2024

**2023-ZTA-03:** To amend and readopt Article 3, Definitions, and Article 19, Off-Street Parking Regulations, to clarify the requirement of driveways for low-density housing.

# Request

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2023-ZTA-03: To clarify the driveway requirement for low-density residential development (4-units or less).

# Background

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Though the City Ordinance under Article 19, Off Street Parking Regulations, states that parking spaces are required for residential development.

There has been a recent issue of developers not installing driveways prior to requesting a certificate of occupancy, which seems to make clarification necessary for compliance.

# Proposed Language

# ARTICLE 3. Definitions



## Sec. 2. Definitions.

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*Driveway.* The paved area between a road/street and required parking spaces, which provides an approach to the parking spaces.

# Article 19. Off-Street Parking Regulations

## Section 4. General

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(8) Residential parking requirements for single-family, duplexes, triplexes, quadplexes, and townhomes, must be accommodated in the form of a driveway that meets the minimum parking space requirements and design standards of this article.

# Article 19. Off Street Parking Regulations

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This article already outlines the following:

- 1) That off-street parking is required for all land uses and structures unless otherwise stated.
- 2) Parking must be surfaced.
- 3) Dimensions of parking spaces (180 SF – 9' x 20' or 10' x 18').
- 4) Parking space requirements for residential.
  - a. SF and Townhouse: Two spaces per dwelling unit.
  - b. Multi-family (including two-family): One space per each one-bedroom unit; two spaces per every two- or more bedroom dwelling units.

# Recommendation

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Planning Commission recommends approval of the recommendation to amend and readopt Article 19. and Article 3. of the City Zoning Ordinance.

**AN ORDINANCE AMENDING AND READOPTING ARTICLE 3, DEFINITIONS, AND ARTICLE 19, OFF-STREET PARKING REGULATIONS, TO CLARIFY THE REQUIREMENT OF DRIVEWAYS FOR LOW-DENSITY HOUSING.**

WHEREAS, the City of Petersburg Zoning Ordinance includes Article 3, Definitions, and Article 19, Off-Street Parking Regulations; and

WHEREAS, the purpose of Article 19 is to ensure all structures and land uses that are constructed, enlarged, erected, or extended provide off-street parking spaces; and

WHEREAS, The City of Petersburg currently requires off-street parking for residential development; and

WHEREAS, developers have been unclear about this requirement and have requested certificates of occupancy without installing the required parking spaces; and

WHEREAS, the City Council seeks clarify that parking for residential structures that are four units or less and townhomes are required to have driveways as a means of accommodating the required parking spaces; and

WHEREAS, pursuant to the requirements of Title 15.2-2204 of the Code of Virginia, as amended, this public hearing was advertised, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve an ordinance to amend and readopt Article 3, Definitions, and Article 19, Off-Street Parking Regulations, to clarify the requirement of driveways for low-density housing.

## ***ARTICLE 19. OFF-STREET PARKING REGULATIONS***

### **Section 1. Off-street parking requirements.**

Except as otherwise provided in this ordinance, all structures and land uses constructed, enlarged, erected or extended shall provide off-street parking spaces in accordance with the provisions of this article.

(Ord. No. 89-88, 9-5-1989)

### **Section 2. Location of off-street parking.**

Location of off-street parking facilities shall be provided on the same lot with the structure or land use served; except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located and maintained in areas within two hundred (200) feet of the building served.

In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney, and shall be filed with the application for a building permit.

(Ord. No. 89-88, 9-5-1989)

### **Section 3. Design standards.**

All off-street parking lots shall be surfaced with asphalt, concrete or other impermeable surface to protect against potholes, erosion and dust unless an alternative surface is allowed by the city engineer to control stormwater runoff. All parking lots shall be bordered by a curb of asphalt, concrete or other material acceptable to the city engineer. Entrances and exits for all parking facilities shall comply with existing ordinances of the city.

(Ord. No. 89-88, 9-5-1989)

### **Section 4. General.**

- (1) All parking lots, regardless of the number of spaces, must have individual spaces marked. Such spaces shall be laid out on the parking surface with paint or plastic stripping which shall provide a permanent delineation between spaces. Spaces should be arranged so that any maneuvering directly incidental to entering or leaving a parking space shall not be on any public street, alley or walkway.
- (2) The parking requirements in this article do not limit requirements which may be imposed with special uses (Article 23) or special use exception (Article 27).
- (3) The parking requirements in this article apply to all districts except the B-3, Central Commercial District, where no special requirements are imposed.
- (4) The parking requirements in this article do not limit other requirements in this ordinance for parking contained in district regulations, particularly in the B-1, Shopping Center District, where special requirements may be imposed.



- 
- (5) Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
  - (6) In the case of mixed uses, uses with different parking requirements occupying the same building or premises or in the case of joint use of a building or a premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
  - (7) Whenever a building or use constructed after the date of this ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or other wise to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
  - (8) Residential parking requirements for single-family, duplexes, triplexes, quadplexes, and townhomes, must be accommodated in the form of a driveway that meets the minimum parking space requirements and design standards of this article.

(Ord. No. 89-88, 9-5-1989)

## **Section 5. Parking space requirements.**

Each individual space must total one hundred eighty (180) square feet using either 9' × 20' or 10' × 18' dimensions. Compact car spaces may account for up to twenty (20) percent of the total available spaces and shall be so marked. Compact car spaces shall have a minimum size of 7½' × 15'. Handicapped parking spaces shall conform to a minimum size of 13' × 19' and must be marked so. Any lot having at least ten (10) spaces must have one (1) handicapped space. Additional handicapped spaces will be determined using the ratio of one (1) handicapped space per fifty (50) spaces in the lot.

(Ord. No. 89-88, 9-5-1989; Ord. No. 13-25, 4-16-2013)

## **Section 6. Minimum parking spaces.**

The following uses shall comply with the minimum parking requirements designated therefor:

- (1) *Animal hospitals, veterinary clinics, kennels, animal pounds and shelters:* At least one (1) space per three hundred (300) square feet of floor area.
- (2) *Auto sales and services to include new and used car dealers:* One (1) space per three hundred (300) square feet for the first one thousand five hundred (1,500) square feet of floor area and four hundred (400) square feet in excess thereof.
- (3) *Automobile service stations:* One (1) space per everyone hundred twenty-five (125) square feet of gross floor area.
- (4) *Banks, credit unions, savings and loans and other financial institutions:* Eight (8) spaces for first one thousand (1,000) square feet of floor area plus one (1) space per every one hundred fifty (150) square feet of additional floor area.
- (5) *Bowling alleys:* Five (5) spaces for each alley.
- (6) *Child-care centers and child-care education centers:* One (1) space per every three hundred (300) square feet of gross floor space.
- (7) *Convenience stores or quick-service food stores:* One (1) space per everyone hundred twenty-five (125) square feet of gross floor area

- 
- (8) *Institutions and libraries, museums and art galleries:* Not less than ten (10) spaces and one (1) additional space for every three hundred (300) square feet of gross floor space except as listed below:
- (a) *Convalescent homes or nursing homes:* One (1) space for every six (6) beds plus one (1) space per each employee, including staff doctors.
  - (b) *Churches or civic associations or assembly rooms:* One (1) space for every eight (8) seats.
  - (c) *Homes for the aged, disabled and handicapped:* One (1) space per every three patient beds plus one (1) space per each staff doctor, employee or doctor on main shift.
  - (d) *Hospitals:* One (1) space for every two (2) beds and one (1) space per every two (2) employees.
  - (e) *Theaters:* One (1) space for every four (4) fixed seats.
  - (f) *Primary and secondary schools:* One (1) space per classroom or one (1) space per every ten (10) seats in auditorium, whichever is greater.
  - (g) *High school, college or vocational:* One (1) space per eight (8) seats in auditorium or three (3) per classroom, whichever is greater.
- (9) *Fast-food restaurants:* One (1) space per one hundred (100) square feet of floor area plus five (5) stacking spaces per drive-thru window;
- (10) *Hotels:* One (1) space per each guestroom plus one employee space for every ten (10) guestrooms plus spaces for eating and assembly rooms as required for those uses in this ordinance.
- (11) *Medical, optical and dental offices and clinics:* One (1) space for each doctor and employee and three (3) spaces for each examining room and dentist's chair.
- (12) *Mortuaries and funeral homes:* One (1) space per every seventy-five (75) square feet of gross floor area plus one (1) space per each employee working on main shift.
- (13) *Motels:* One space per each guestroom plus one employee space per every ten guestrooms plus spaces for eating and assembly rooms as required for those uses in this ordinance.
- (14) *Nightclubs, bars and taverns:* One space per one hundred (100) square feet of floor area.
- (15) *Personal services, including beauty and barbershops, accountant and tax services, attorney offices and any other comparable services that cannot be classified as retail, with medical, dental or optical offices and clinics excluded:* Two spaces for each chair (barber or beauty shop) or one space for every 300 square feet of floor space for the first 1,500 square feet and one per 400 square feet in excess thereof.
- (16) *Private clubs, social centers, athletic clubs and commercial recreation facilities other than bowling alleys:* One space per every 200 square feet of gross floor area.
- (17) *Retail establishments, repair, plumbing and heating establishments and service establishments, excluding personal services defined hereinabove:* One space for every 300 square feet.
- (18) *Residential:*
- (a) *Single-family:* Two spaces per dwelling unit;
  - (b) *Townhouse:* Two spaces per dwelling unit;
  - (c) *Multifamily (including two-family dwelling(s)):* One space per each one-bedroom unit; two spaces per every two- or more bedroom dwelling units;
  - (d) *Multifamily elderly:* One space for every two dwelling units;
  - (e) *Boarding:* One space for each rental room and two spaces for principal dwelling.

- 
- (19) *Restaurants except fast-food restaurants but including those accessory to hotels and motels:* One space per 100 square feet of gross floor area.
  - (20) *Manufacturing and industrial plants, including processing, packaging, fabricating, research or testing labs, warehousing, printing or publishing:* At least one space per employee or maximum working shift.

(Ord. No. 89-88, 9-5-1989; Ord. No. 13-25, 4-16-2013)

### **Section 7. Similar uses.**

For any use not specifically listed herein, the requirements of the most similar listed use shall apply unless otherwise specified.

(Ord. No. 89-88, 9-5-1989)

### **Section 8. Buffers required.**

- (a) *Buffer required where adjoining property is residential.* Where a side or rear lot line abuts property used or zoned for residential purposes, there shall be installed and maintained a continuous evergreen vegetative screen or opaque structural fence not less than six feet in height planted or erected along such lot line.
- (b) *Buffers required along streets.* Buffers are required for new parking areas.

(Ord. No. 89-88, 9-5-1989; Ord. No. 13-25, 4-16-2013)

### **Section 9. Off-street shared parking requirements in B-2, B-3, and PUD districts.**

*Shared parking.* In the B-2, B-3 and PUD districts, fifty percent of the number of off-street parking spaces required under section 6 of article 19 for dwelling units may be supplied by shared off-street parking spaces located on private property provided for non-dwelling uses that are not routinely open, used or operated between the hours of 6:00 p.m., and before 7:30 a.m. on any day. Notwithstanding the provisions of article 19, section 2, the required spaces for dwelling units may be located onsite or off-site, but if located off-site, in no event a distance greater than 500 feet measured from the end of the building closest to the off-site parcel to the individual parking space located on an off-site parcel supplying the required spaces. If a portion of an individual parking space is within the 500 feet distance, such parking space may be included as an off-site parking space for purposes of this section. In any case where the required off-street parking spaces are supplied by shared off-street parking spaces pursuant to this section, a written agreement shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney, and shall be filed with the application for a building permit.

(Ord. No. 11-80, 7-19-2011)

## **ARTICLE 3. DEFINITIONS**

### **Section 1. General rules of construction.**

For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense include the future, words in singular number include the plural number, and words in plural number include the singular; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory.

(Ord. No. 94-140, 11-15-1994)

### **Section 2. Definitions.**

*Abattoir.* A commercial slaughterhouse.

*Accessory building.* An accessory building is a subordinate building or a portion of the main building, the use of which is clearly incidental to or customarily found in connection with, and (except as otherwise provided in this article) located on the same lot as the main building or principal use of the land.

*Accessory use.* An accessory use is one which is clearly incidental to or customarily found in connection with, and (except as otherwise provided in this article) on the same lot as the principal use of the premises. When "accessory" is used in the text, it shall have the same meaning as "accessory use."

*Adult book store.* A commercial establishment which has a substantial or significant portion of its stock in trade, books, magazines, periodicals, films or similar printed materials and which, with respect to the entire premises or a portion or a section of the premises, limits its customers to persons over 18 years of age, or as one of its principal business purposes offers for sale, rental or viewing for any form of consideration any one or more of the following:

- (1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
- (2) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."

*Adult entertainment establishment.* A restaurant, nightclub, private club or similar establishment which allows live performances involving persons who are semi-nude. For the purposes of this provision, semi-nude shall mean:

- (1) Less than completely and opaquely covered pubic region, buttocks, or female breasts below a point immediately above the top of the areolae, excepting any portion of the cleavage of the female breast exploited by a dress, shirt, leotard, bathing suit or other wearing apparel, provided the areolae are not exposed, but under no circumstances less than completely covered genitals, anus, or areolae of the female breast;
- (2) Male genitals in a state of arousal, even if completely and opaquely covered.

Any establishment which features such performances shall be deemed to be an adult entertainment establishment. The above restrictions shall not apply to a legitimate theatrical performance where nudity or semi-nudity is only incidental to the primary purpose of the performance.

*Adult motion picture theater.* A commercial establishment where, for any form of consideration, films (which term shall also include videotapes and other, comparable technology) containing "specified sexual activities" or

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"specified anatomical areas" ("sexually oriented films") are predominantly shown; or where a predominant number of films are limited to adults only. For the purposes of this section, sexually oriented films will be deemed predominantly shown if they are shown more frequently than other, nonsexually oriented films, or if there is regularly greater audience attendance at such films than at other, nonsexually oriented films. A finding of the zoning administrator that sexually oriented films predominate or that a predominant number of films are restricted to adults shall be presumed to be correct unless the subject owner or operator rebuts the presumption by clear and convincing evidence.

*Adult video store.* A commercial establishment where, for any form of consideration, films, including videotapes/video cassettes, motion pictures, slides and other, comparable technology, containing "specified sexual activities" or "specified anatomical areas" (sexually oriented films) are offered for sale or rent; such films are a substantial portion of the stock-in-trade of such establishment; or where a substantial portion of such films are limited to adults only.

*Alley.* A public way which affords only a secondary means of access to property abutting thereon.

*Alteration.* Any change in the total floor area, use, adaptability or external appearance of an existing structure.

*Alternative financial institution.* Any check cashing establishment other than a federally or state-chartered bank, credit union, or savings and loan institution, which primarily offers motor vehicle title loan and/or payday loan services.

*Apartment.* A part of a building containing cooking and housekeeping facilities, consisting of a room or suite of rooms, intended, designed and used as a residence by an individual or a single family.

*Apartment house.* Same as "dwelling, multiple-family."

*Assisted living facility.* A residential facility, other than a group home, where more than eight residents who are not related by blood or marriage receive assistance with activities of daily living or therapeutic care, regardless of whether licensed by a governmental agency or not. Assisted living facilities shall only be permitted upon issuance of a special use permit by city council.

*Automobile.* A motor vehicle designed to transport property and/or persons on its own structure. The term "automobile" shall include, but not be limited to, "passenger car," "pickup truck," "panel truck," "van," or "light truck, with a capacity of four tons or less and having no more than two axles."

*Automobile self-service station.* Any establishment having pumps and storage tanks at which fuels and oils for automobiles are dispensed or sold at retail, and where dispensing is performed by the customer or an employee, but where automotive repair is not performed. A gasoline service station shall not have parking or refueling facilities for semi-trailer trucks, nor shall the refueling of such vehicles be permitted, although semi-trailer trucks may be permitted to park on the site for the purpose of off-loading goods to the businesses located on the premises.

*Automobile service station.* Any establishment having pumps and storage tanks at which fuels and oils for automobiles are dispensed or sold at retail, and where dispensing is performed by the customer or an employee. A gasoline service station shall not have parking or refueling facilities for semi-trailer trucks, although semi-trailer trucks may be permitted to park on the site for the purpose of off-loading goods to the businesses located on the premises. In addition, only the following services and sales may be made: sale and servicing of spark plugs, batteries and/or distributors and ignition system parts; replacement or muffler or other exhaust system parts; replacement of coolant hoses, accessory drive belts, windshield wipers or blades, light bulbs or parts; the changing or oil and filters and lubrication of parts; repairs to fuel injectors or related systems; adjustment and repair of brakes; repair of automotive wiring systems; and minor motor repairs not involving the removal of the engine head or crankcase, or transmission; sales of beverages, packaged foods, tobacco products and similar convenience goods for customers, as accessory and incidental to the principal operations; provision of restroom facilities; and state motor vehicle inspections.

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(Supp. No. 18)

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**Basement.** That portion of a building between the floor and ceiling which is wholly or partly below grade, and having more than one-half of its height below grade.

**Bed-and-breakfast inn.** A structure or building containing sleeping and eating accommodations for compensation and allowing only overnight transient guests and which is operated in accordance with all pertinent city code requirements and regulations.

**Boardinghouse.** A building or portion thereof where no more than six rooms, limited to no more than one occupant each, are rented on a weekly or monthly basis, where renters may share common cooking or bathroom facilities.

**Breezeway.** A structure, entirely open, except for roof and supporting columns, which connects a residence and an accessory building on the same lot.

**Building.** Any structure, having a roof supported by columns or walls, for the housing or enclosure of persons or property of any kind.

**Building, height of.** The vertical distance from the grade to the highest point of the coping of a flat roof or to the mean height level between eaves and ridge for gable, hip and gambrel roof.

**Buildable width.** The width of that part of a lot not included within the open space herein required.

**Child-care center.** A facility operated for the purpose of providing care, protection and guidance to a group of ten or more children separated from their parents or guardian during a part of the day only, except:

- (1) A facility required to be licensed as a summer camp under the Code of Virginia, §§ 35-43 through 35-53;
- (2) A public school, unless the commission of welfare and institutions determines that such private schools is operating a child care outside the scope of regular classes;
- (3) A facility which provides child care on a hourly basis, which is contracted for by parent only occasionally;
- (4) A facility operated by a hospital on the hospital's premises, which provides care to the children of the hospital employees while such employees are engaged in performing work for the hospital;
- (5) Sunday School conducted by a religious institution or a facility operated by a religious organization, where children are cared for during short periods of time while persons responsible for such children are attending religious study;
- (6) Those operated as an auxiliary use on the premises of a church or religious institution.

**Clinic.** An office building or a group of offices for one or more physicians, surgeons or dentists engaged in treating the sick or injured, but not including rooms for abiding patients.

**Club.** Buildings and facilities owned or operated by a corporation, association, person or persons, for a social, educational or recreational purpose, but not primarily for profit which insures to any individual, and not primarily to render a service which is customarily carried on as a business.

**Conditional zoning.** As part of classifying land within a governmental entity into areas and districts by legislative action, the allowing of reasonable conditions governing the use of such property, such conditions being in addition to the regulations provided for a particular zoning district or zone by the overall zoning ordinance.

**Commission.** The planning commission of the City of Petersburg.

**Court.** An open space, which may or may not have direct street access and around which is arranged a single building or a group of related buildings.

**District.** Any section of the City of Petersburg within which the zoning regulations are uniform.

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(Supp. No. 18)

*Drive-in restaurant.* A retail food-dispensing and eating establishment where patrons are permitted to park cars on the premises and food or drinks are served to patrons in cars.

*Driveway.* The paved area between a road/street and required parking spaces, which provides an approach to the parking spaces.

*Dwelling.* Any building, or portion thereof: designed or used for residential purposes.

*Dwelling, single-family.* A building designed for use, or occupied exclusively, by one family.

*Dwelling, two-family.* A building designed for, or occupied exclusively, by two families living independently of each other.

*Dwelling, multiple-family.* A building designed for, or occupied exclusively, by three or more families living independently of each other.

*Dwelling, townhouse.* One of a series of from three to 12 attached dwelling units separated from one another by continuous vertical walls without openings from basement floor to roof: and having diversified architectural facades or treatment of materials on both front and rear of the building group, with not more than four or any 12 abutting townhouses having the same architectural facades and treatment of materials, and with same front and rear setbacks. Minimum setback offset shall be one foot.

*Dwelling unit.* A room or group of rooms occupied or intended to be occupied as separate living quarters by a single family or other group of persons living together as a household, or by a person living alone.

*Family.* One person, or two or more persons related by blood, adoption or marriage living and cooking together as a single housekeeping unit with not more than two boarders; or a number of persons, but not exceeding two living and cooking together as a single housekeeping unit, though not related by blood, adoption or marriage shall be deemed to constitute a family. The term "person" used herein shall not be construed to include lodger(s) or boarder(s).

*Family day-care home.* Any private family home in which five to nine children are received for care, protection and guidance during only a part of the 24-hour-day, except children who are related by blood or marriage to the person who maintains the house.

*Floor area.* The gross horizontal area of all floors, including basements, cellars and penthouses (but excluding such areas within a building which are used for parking), measured from the exterior faces of the exterior of a building.

*Frontage.*

- (1) *Street frontage.* All of the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street; or if the street is dead-ended, then all the property abutting on one side between an intersecting street and the dead-end of the street.
- (2) *Lot frontage.* The distance for which the front boundary line of the lot and the street line are coincident.

*Garage, private.* An accessory building, not exceeding 900 square feet in area, designed or used for the storage of not more than four motor-driven vehicles owned and used by the occupants of the building to which it is accessory. Not more than one of the vehicles may be a commercial vehicle [such vehicle] of not more than two tons capacity.

*Garage, storage or parking.* A building, or portion thereof: designed or used exclusively for storage of motor-driven vehicles, and at which motor fuels and oils may be sold without exterior advertising, and where motor-driven vehicles are not equipped, repaired, hired, or sold.

*Gasoline service station.* Same as automobile self-service station.

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*Grade.*

- (1) For buildings having a wall or walls adjoining one street only, the elevation of the sidewalk grade at the center of the wall adjoining the street.
- (2) For buildings having a wall or walls adjoining more than one street, the average elevation of the sidewalk grade at the centers of all walls adjoining the streets.
- (3) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall parallel to, or within ten degrees of being parallel to and not more than 15 feet from a street line is to be considered as adjoining the street. Sidewalk grades shall be as established by the director of public works.

*Group home.* As defined within Code of Virginia, § 15.2-2291, (1) a residential facility for which the Department of Behavioral Health and Developmental Services of the Commonwealth is the licensing authority; and, in which no more than eight mentally ill, mentally retarded or developmentally disabled persons reside, with one or more resident or nonresident staff persons or (2) a residential facility in which aged, infirm or disabled persons reside for which the Department of Social Services is the licensing authority in which no more than eight aged, infirm or disabled persons reside, with one or more resident counselors or other staff persons. A group home shall be treated as residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined within Code of Virginia, § 54.1-3401.

*Guesthouse.* Living quarters within a detached accessory building located on the same premises with the main building for use by temporary guests of the occupants of the premises; such quarters having no kitchen facilities or separate utilities and not rented or otherwise used as a separate dwelling.

*Home occupation.* Any occupation or activity which is clearly incidental and secondary to use of the premises for dwelling, and which is carried on wholly within a main building by a member of a family residing on the premises; in connection with which there is no advertising other than an identification sign of not more than one square foot in area; and no other display or storage of materials, or generation of substantial volumes of vehicular or pedestrian traffic or parking demand, or other exterior indication of the home occupation or variation from the residential character of the building; and in connection with which no person outside the resident family is employed, and no equipment used, other than that normally used in connection with a residence. A home occupation shall not include beauty parlors, barbershops, or doctors' or dentists' offices for the treatment of patients, or similar establishments offering services to the general public.

*Hospital.* A building or group of buildings, having room facilities for one or more abiding patients, used for providing services for the in-patient, medical or surgical care of sick or injured humans, and which may include related facilities, such as laboratories, out-patient department, training facilities, central service facilities, and staff offices; provided, however, that such related facility must be incidental and subordinate to the main use, and must be an integral part of the hospital operation.

*Hotel, motel.* An establishment primarily engaged in the rental of more than six rooms on a daily basis. As such, it is open to the public in contradistinction to a boardinghouse, rooming house, lodging house or apartment, which are herein separately defined. The term "motel" includes "motor court," "motor hotel," or "motel lodge." The term "hotel" includes "apartment hotel." A hotel or motel shall be deemed to include any establishment which provides residential living accommodations for transients on a short-term basis.

*Live entertainment.* An accessory use allowing live performances but not limited to, music performances involving amplified music or more than one live instrument, a disc jockey, any form of dancing, karaoke, solo artists and comedians.

*Loading space.* A space within the main building or on the same lot therewith providing for temporary parking of motor vehicles while transferring, loading or unloading goods, merchandise, or products.

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*Lodging house.* Same as "boardinghouse."

*Lot.* A portion or parcel of land devoted to a common use, or occupied by a principal building or group of buildings devoted to common use, together with the customary accessories and open spaces belonging to same, and having its principal frontage on a public street or a private street of record.

*Lot, area.* The total horizontal area within the lot lines of the lot.

*Lot, corner.* A lot abutting upon two or more streets at their intersection.

*Lot, depth of.* The distance from the front street line to the rear lot line, measured in the mean direction of the side lot lines.

*Lot, interior.* A lot whose side line or lines do not abut upon any street.

*Lot, through.* An interior lot having frontage on two streets.

*Lot of record.* A lot which has been recorded in the office of the clerk of the Hustings Court of the City of Petersburg or the Circuit Court of Dinwiddie or Prince George County.

*Lot, width.* The distance between the side lot lines measured at the required front yard line.

*Micro-brewery, micro-distillery, micro-winery and/or micro-cidery.* A facility for the production and packaging of alcoholic beverages for distribution, retail or wholesale, on- or off-premises and which meets all Virginia Alcoholic Beverage Control laws and regulations. The facility may include other uses such as retail sales, tasting rooms and restaurants.

*Mini-storage facility, mini-warehouse, or self-storage facility.* A facility consisting of individual, small, self-contained units or areas within a building which are rented individually for storage, that is used or is designed to be used for storing household goods, business records or supplies, vehicles or recreational vehicles.

*Mobile food unit.* A restaurant that is mounted on wheels and readily movable from place to place by an internal engine or that is towed from place to place by a motor vehicle. Mobile food unit shall not include vending carts or other conveyances which are designed to be moved by either human or animal power.

*Mobile home.* An industrialized building unit which is eight feet or more in width and 32 feet or more in length and is constructed on a chassis for towing to the point of use and designed to be used with or without a foundation for occupancy as a dwelling when connected to required utilities; or two or more such units, separately towable, but designed to be joined together at the point of use to form a single dwelling, and which is designed for removal to and installation or erection on other sites.

*Mobile home park.* Any plot of ground upon which two or more mobile homes, occupied for dwelling sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

*Mobile home space.* A plot of ground within a mobile home park designed for accommodation for one mobile home.

*Mobile home subdivision.* Any division of land into three or more lots, for the intended purpose of occupation of the resultant lots by mobile homes. Each lot to be occupied by no more than one mobile home at any one time.

*Modular home or unit.* An industrialized building assembly or system of building subassemblies, including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building or as a part of a finished building, comprising two or more industrialized building units and not designed for ready removal to or installation or erection on another site. For the purpose of this article, a modular unit shall be deemed a single-family dwelling and shall not be deemed a mobile home.

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**Nightclub.** An establishment where entertainment, live or otherwise, predominates over food service, becoming the principal use for at least during part of the business' operations, with or without dancing, and typically involving a cover or other charge for admission and event advertising. An establishment that serves alcoholic beverages, that provides live entertainment with live music, a disc jockey and a dance floor and that operates late in the evening later than 11:00 p.m.

- (1) A nightclub shall not serve food or beverages to customers between the hours of 2:00 a.m. and 6:00 a.m.
- (2) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (3) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (4) The establishment shall maintain a current, active business license at all times while in operation.
- (5) The establishment shall remain current on all food beverages taxes and business personal property taxes which may become due while it is in operation.
- (6) The area devoted to dance floor shall not exceed 250 square feet or ten percent of total floor area (exclusive of food preparations and service area), whichever is greater.

**Nonconforming use.** Any building or land lawfully occupied by a use at the time of passage of this article, or amendment thereto, which does not conform after the passage of this article, or amendment thereto, with the use regulations of the district in which it is located.

**Parking space, off-street.** An all-weather surfaced area, not in the street or alley, and having an area of not less than 180 square feet, exclusive of driveways, permanently reserved for the temporary storage of one automobile, and connected with a street or alley by an all-weather surfaced driveway which affords satisfactory ingress and egress for automobiles.

**Premises.** A lot, together with all buildings and structures thereon.

**Private club.** An establishment of a private not-for-profit organization, including fraternal organizations, which provides social, physical, recreational, educational or benevolent services. Such establishment shall not be operated for the purpose of carrying on a trade or business, and no part of the net earnings shall inure to the benefit of any member of such organization or any other individuals, although regular employees may be paid reasonable compensation for services rendered.

**Private nursery school.** A school operated primarily for the educational instruction of children three to five years of age, at which [school] children three or four years of age do not attend in excess of four hours per day and children five years of age do not attend in excess of six and one-half hours per day.

**Private plaza.** A multi-purpose area that allows flexibility of space within its boundaries, to include planned and passive activities such as festivals, art events, outdoor movies, staged musical or theatrical entertainment, which may also include fountains, benches, temporary installations, including temporary stages, lighting and sound equipment, recreational facilities, outdoor furniture and seating areas and outdoor seating for restaurants and other eating establishments that surround the plaza.

**Proffer.** A condition voluntarily offered by a developer that limits or qualifies how the property in question will be used or developed.

**Restaurant.** An establishment where food and beverages are prepared and sold for consumption both on and off the premises, and with customer seating provided on the premises.

**Restaurant, carry out.** An establishment where food and beverages are prepared for consumption off the premises, and with no customer seating on the premises.

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*Restaurant, coffee or ice cream shop.* A small restaurant, typically no more than 2,000 square feet in area, where the principal business is either the sale of coffee and other hot beverages or the sale of ice cream, frozen yogurt or other related confections. Pastries, baked goods, cold beverages, sandwiches and other light fare may also be sold incidental to the service of coffee, and other confections, but no alcohol is served, no entertainment takes place and no significant cooking, other than the application of heat by microwave, electric burner, espresso machine, the heating of soup or the boiling of water, typically takes place.

*Rooming house.* Same as "boardinghouse."

*Sign.* A sign is any structure, or part thereof or any device attached to, painted on, or represented on a building, fence or other structure, upon which is displayed or included any letter, work, model, banner, flag, pennant, insignia, decoration, device or representation used as, or which is in the nature of an announcement, direction, advertisement or other attention-directing device. A sign shall not include a similar structure or device located within a building, except illuminated signs within show windows.

*Sign area.* That area within a line including the outer extremities of all letters, figures, characters and delineations, or within a line, including the outer extremities of the framework or background of the sign, whichever line includes the larger area. The support for the sign background, whether it be columns, a pylon or a building, or part thereof shall be included in the sign area.

*Sign, flashing.* Any illuminated sign on which the artificial or reflected light is not maintained stationary and constant in intensity and color at all times when in use. Any revolving illuminated sign shall be considered a flashing sign.

*Sign, illuminated.* Any sign designed to give forth artificial light, or designed to reflect light from one or more sources of artificial light erected to provide light for the sign.

*Small box discount store.* Retail sales uses with a floor area less than 12,000 square feet that offer for sale a combination and variety of convenience shopping goods and consumer shopping goods; and continuously offer a majority of the items in their inventory for sale at a price less than \$10.00 per item.

*Solar panel, small.* Non-commercial/industrial solar energy harvesting equipment designed to be affixed to a pre-existing structure to supplement a primary energy source. The use is permitted in all zoning districts and must confirm to any current or future laws and regulations regarding electrical energy harvesting, storage, and distribution. If the proposed location is within a historic district, the use is subject to review by the architectural review board. All solar facilities must comply with Code of Virginia title 15.2, chapter 22, article 7, § 15.2-2288.7.

*Solar farm.* Commercial/industrial solar energy harvesting equipment designed to function as standalone structures to provide solar energy as a primary source of electric energy. The use is permitted in A, M-1, and M-2 Zoning Districts, pursuant to an approved special use permit and must conform to any current or future laws and regulations regarding electrical energy harvesting, storage, and distribution. If the proposed location is within a historic district, the use is subject to review by the architectural review board. All solar facilities must comply with Code of Virginia title 15.2, chapter 22, article 7, § 15.2-2288.7.

*Specified anatomical area.* As used herein, specified anatomical areas means and includes any of the following:

- (1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

*Specified sexual activities.* As used herein, specified sexual activities means and includes any of the following:

The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;  
Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;  
Masturbations, actual or simulated; or

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Excretory functions as part of or in connection with any of the activities set forth in subdivisions (1) through (3) of this subsection.

*Stand-alone used vehicle sales.* A business which is not a part of and not on the same parcel as a franchised new vehicle sales business, but which is subject to licensing by the Virginia Department of Motor Vehicles as a vehicle dealership.

*Stand-alone vehicle repair shop.* A business which is engaged in the provision of general repairs to motor vehicles, including the serving or rebuilding of engines and transmissions, vehicle suspensions, vehicle electrical, hydraulic, or fuel systems, or the provision of major overhauls and maintenance, or minor repairs and routine maintenance to vehicles or parts thereof, and the washing or waxing of vehicles either through the use of automated devices or by hand. The term "stand alone vehicle repair shop" shall not include the painting of vehicles, bodywork or framework performed on vehicles. Neither shall the term "stand alone vehicle repair shop" apply to the service shops of franchised new vehicle dealerships licensed as such by the Virginia Department of Motor Vehicles Dealer Services Division.

*Story.* That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it; or if there be no floor above it, then the space between such floor and the ceiling next above it.

*Story, half.* A space under a sloping roof at the top of a building, the floor of which is not more than two feet below the plate, shall be counted as a half-story when not more than 60 percent of said floor area is used for rooms, baths or toilets. A half-story containing an independent apartment or living quarters shall be counted as a full story.

*Street.* A public thoroughfare which affords the principal means of access to abutting property.

*Street line.* A dividing line between a lot, tract, or parcel of land and a contiguous street.

*Structure.* Anything, other than a fence, constructed or erected, which requires location on the ground, or attached to something having a location on the ground, including, but not limited to, advertising signs, billboards and posterboards.

*Structural alterations.* Any change in the supporting members of a building, including, but not limited to, bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

*Tourist court, auto court.* Same as "motel."

*Tractor-trailer.* A truck equipped with a coupling device to pull trailers, tankers, or semi-trailers, and having a gross vehicular weight of more than five tons. The term "tractor-trailer" shall include, but not be limited to, "tractor truck," and "semi-trailer."

*Tractor-trailer service station or truck stop.* Any establishment having pumps and storage at which fuels and oils for tractor-trailers, trucks, or buses are dispensed or sold at retail. The facility may also have provisions for the following; tractor trailer, truck, or bus parking; automobile fueling; repair or maintenance of automobiles, trucks, buses, or tractor-trailers; sleeping accommodations; sanitation facilities; or sale of parts or accessories for automobiles or tractor trailers, trucks or buses.

*Trailer park, auto trailer camp or mobile home court.* That area of land on which two or more trailers or mobile homes being used for living purposes are parked.

*Travel trailer.* A vehicular, portable structure built on a chassis and designed to be used for temporary occupancy for travel, recreational or vacation use; with manufacturers' permanent identification, "travel trailer," thereon and when factory-equipped for the road, being of any weight, provided its gross weight does not exceed 4,500 pounds; or being of any length provided its overall length does not exceed 32 feet.

*Truck.* A vehicle with a gross weight of more than five tons.

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*Vehicle demolisher.* Any person whose business it is to crush, flatten, or otherwise reduce a vehicle to a state where it can no longer be considered a vehicle.

*Vehicle rebuilder.* Any person who acquires and repairs, for use on the public highways, two or more salvage vehicles within a twelve-month period.

*Vehicle removal operator.* Any person who acquires a vehicle for the purpose of reselling it to a demolisher, scrap metal processor, or salvage dealer.

*Vehicle salvage dealer.* Any person who acquires any vehicle for the purpose of reselling any parts thereof.

*Vehicle tow lot or storage lot.* The use of a parcel or lot for the temporary storage of damaged, disabled, inoperative, or impounded motor vehicles or machinery. Except as noted below, temporary storage shall be limited to a maximum of 30 days per vehicle unless the vehicle has been abandoned by its owner. Abandoned vehicles may remain on the lot a maximum of 90 days. Maximum storage times shall be extended up to six months if the owner submits certification to the zoning administrator and to the Bureau of Police that legal obligations preclude removal of such vehicles. The term vehicle tow lot or storage lot shall not include junkyards; nor any vehicle or machinery storage on the same property or portion of property as and directly related to any permitted motor vehicle sales, service, repair and rental use, automobile service station, body shop or similar use and permitted as part of that use. The term vehicle tow lot or storage lot shall include the storage of vehicles in association with the operation of wreckers or similar vehicles, and the parking of wreckers whether or not attached to wrecked, damaged, disabled, inoperative, or impounded vehicles.

*Yard.* An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this article.

*Yard, front.* A yard extending across the front of a lot between the side yard lines; and being the minimum horizontal distance between the street line and the main building, or any projections thereof: other than the projections of uncovered steps, uncovered balconies, terraces, or uncovered porches. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

*Yard, rear.* A yard extending across the rear of the lot between the side lot lines, and measured between the rear lot lines and the rear of the main building or any projection other than steps, unenclosed porches, or entrance ways.

*Yard, side.* A yard between the main building and the side line of the lot; extending from the front lot line to the rear yard; and being the minimum horizontal distance between a side lot line and side of the main building, or any projection thereof.

(Ord. No. 21-15, (Exh. A), 3-16-2021; Ord. No. 21-18, (Exh. A), 3-23-2021; Ord. No. 23-13, Exh. A, 3-21-2023)



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** March Altman, Jr., City Manager

**FROM:** Brian Moore

**RE:** Update from Dr. Kai Donsbach, Chief Operating Officer of the Medicines for All Institute at VCU. (Page 103)

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**PURPOSE:** Medicines for All Institute at VCU

**REASON:** Dr. Kai Donsbach to present an update on the Medicines for All of VCU

**RECOMMENDATION:** N/A

**BACKGROUND:** The Medicines for All institute (M4ALL) at Virginia Commonwealth University's College of Engineering is dramatically improving global access to lifesaving medicines. Their innovative approach to synthesizing drugs and manufacturing pharmaceuticals is enhancing production worldwide by reducing costs and waste. From simplifying raw materials to introducing revolutionary new production methods, VCU and Medicines for All are reimagining every step of the pharmaceutical manufacturing process.

Petersburg looks forward to cultivating a successful relationship between the city, its citizens and VCU.

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:**

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. 20240207\_M4All Introduction\_Petersburg City Council





# Introduction to Medicines for All

Petersburg City Council

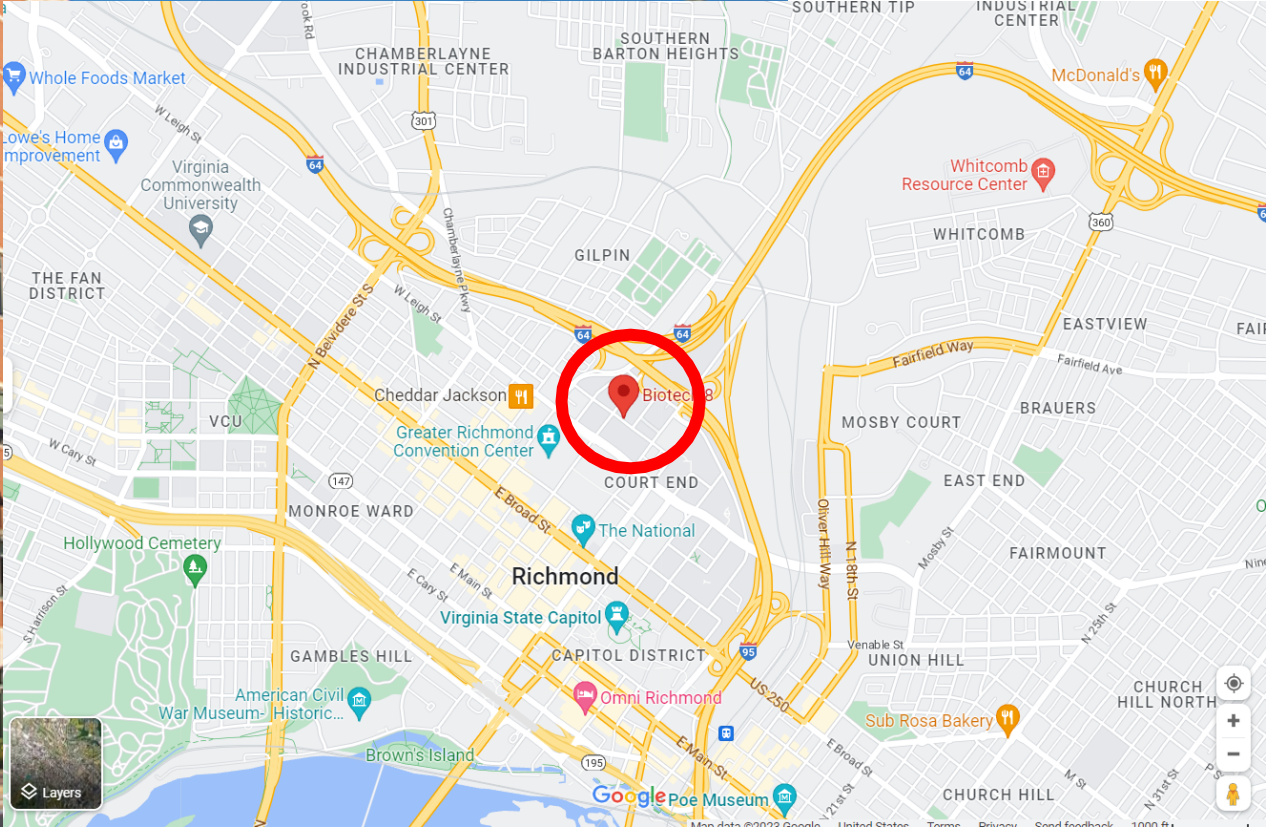
Feb 6, 2024

Dr. Kai Donsbach



**VCU** College of Engineering

# Medicines for All





# Medicines for All



# Our Mission: Increase Access to Essential Medicines



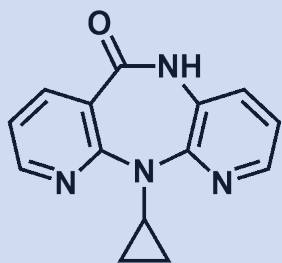
**Transform Pharmaceutical Manufacturing**  
by open sourcing green low cost processes  
to drive cost reductions



**Reinvent Medicine Supply Chain** via  
vertical integration of advanced starting  
materials prepared from commodity  
chemicals & leveraging of flexible  
manufacturing methodologies

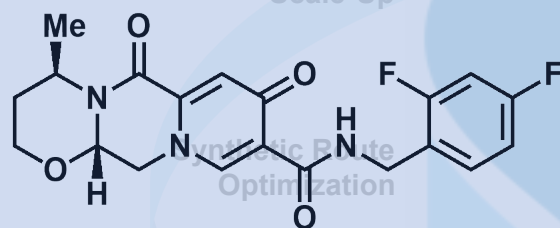


**Create the Next Generation of  
Global Scientists and Engineers**  
by instilling principles and foundations  
that drive accessibility & self-  
sustainability



Nevirapine

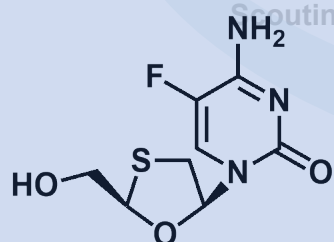
Market  
Engagement



Dolutegravir

Scale-Up

Synthetic Route  
Optimization

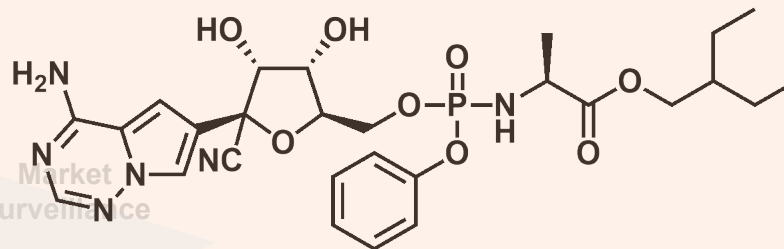


Emtricitabine/FTC

**HIV**

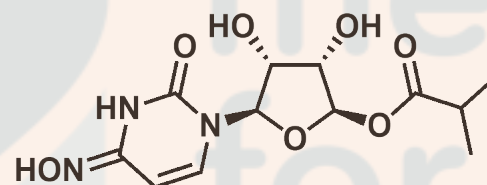
Synthetic Route  
Scouting

TE Analysis

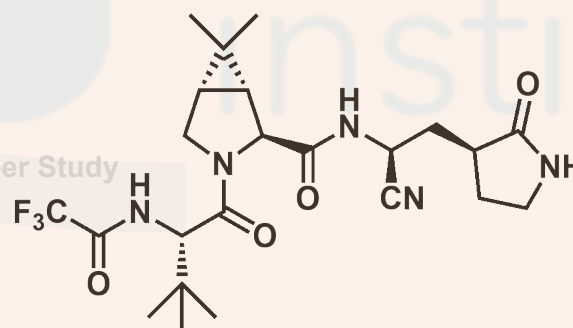


Remdesivir

Market  
Surveillance



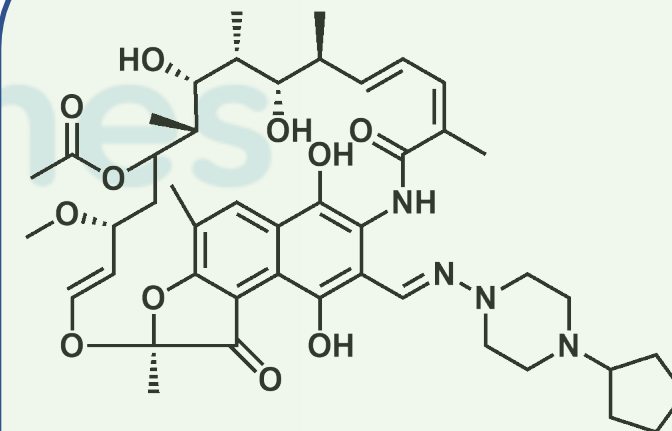
Molnupiravir



Nirmatrelvir

**COVID**

Paper Study



Rifapentine

**Tuberculosis**

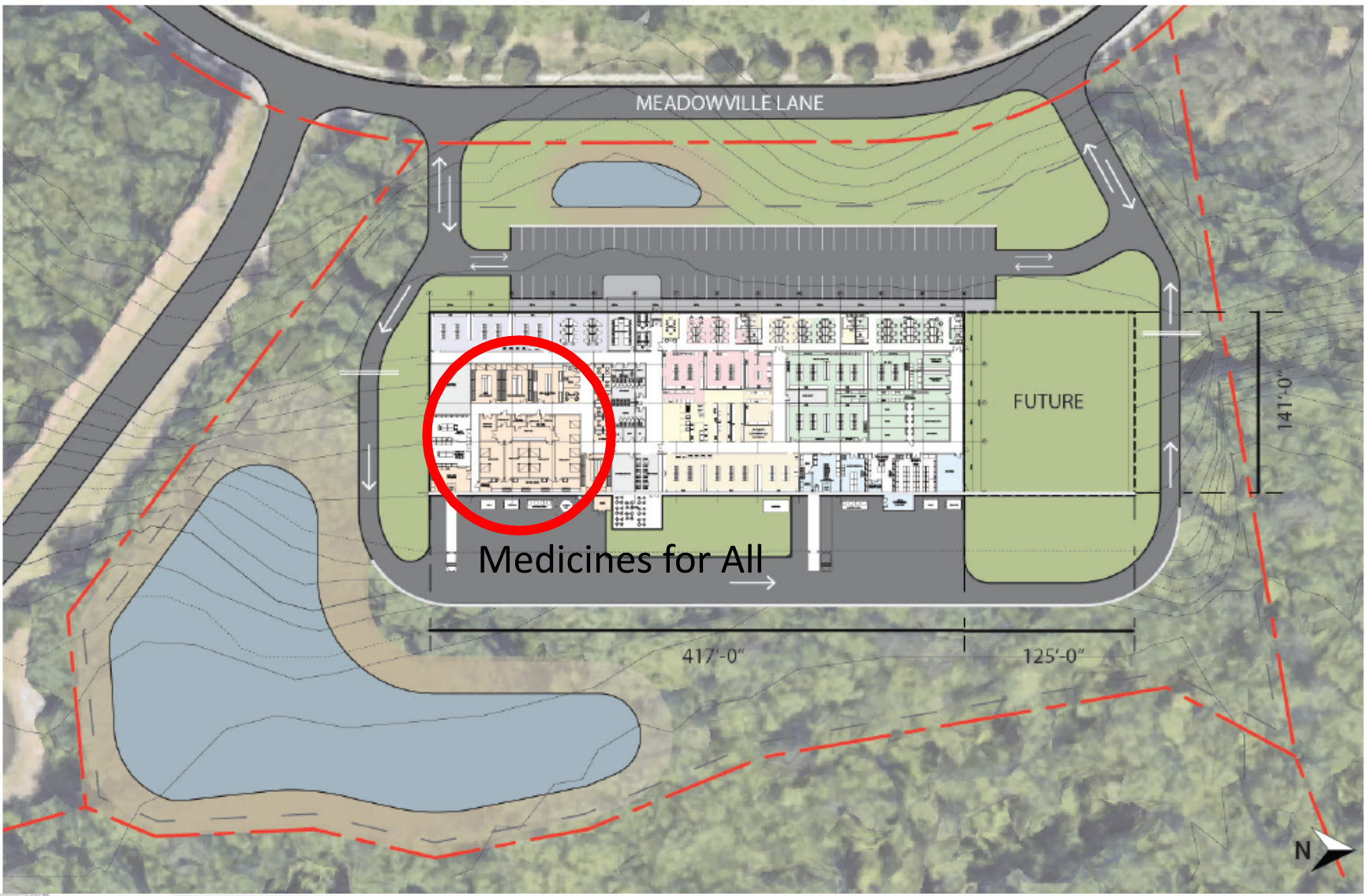


**VCU**

College of Engineering



# Planned Expansion: Scale-up facility







**BILL & MELINDA GATES  
MEDICAL RESEARCH  
INSTITUTE**



# Back up



# Expanding Access to Healthcare

CIVICA



Dr. Martin Vantrieste  
CEO Civica Rx



Dr. Eric Edwards  
CEO Phlow Corporation



**Access to Healthcare in the United States  
Strengthen Supply Chain**



**USAID**  
FROM THE AMERICAN PEOPLE

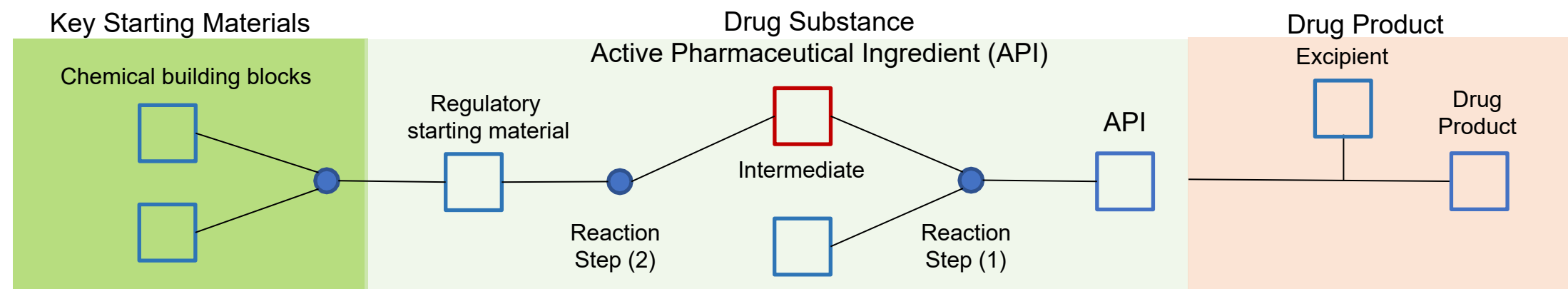


Dr. Ron Piervincenzi  
CEO US Pharmacopeia



**Access to Healthcare Internationally  
In-Country Manufacturing of HIV Drugs**

# Pharmaceutical Manufacturing and the Drug Supply



Key Starting Materials (KSM):

U.S. is net exporter of many chemical building blocks (KSM)

Many synthetic routes to same API with different KSM possible

Chemical process development and engineering required

Regulatory approval of new manufacturing process required

Drug Substance (API):

Transformation sequence from raw materials to target is synthetic route

Manufacturing relies on raw materials (resources), reaction (transformation), and the facilities (capital assets)

Process development focuses on transformation sequence; process engineering on facilities and capital assets

Drug Product:

Drug shortages linked to quality issues

Advanced manufacturing enables rapid product / process development and scale-up

Regulatory evaluation of many drug substances and drug products is required

Automated quality control expedites regulatory approval

**A holistic solution to our current supply chain vulnerability must address all three of these components**

# M4ALL Mission and Core Strategies

**M4ALL Mission:**  
Enhance access to essential medicines for  
patients around the world

## M4ALL's Core Technical Strategies Aim to Remove Important Barriers to Access for Essential Medicines

Barriers  
to Access



API Cost

Expensive/Less  
Available Starting  
Materials

Proprietary  
Processes Or  
Materials And  
Resulting Limited  
Manufacturer  
Competition

Environmental  
Issues And  
Resultant  
Limitations In  
Supply

Technical Talent  
Availability

Risk Of Embargo  
Or Other Security  
Of Supply Risks

M4ALL  
Core  
Strategies



Low-Cost  
Syntheses

Commodity-  
Based  
Starting  
Materials

Alternative  
Syntheses  
That Promote  
Freedom To  
Practice

Greener  
Syntheses

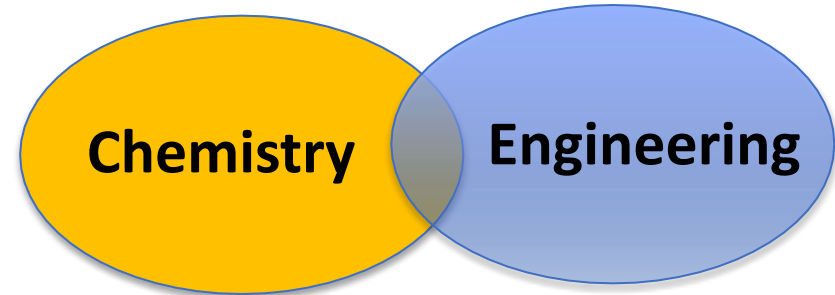
Tech Transfer and Training  
*(Emerging Capability)*

# Process Intensification

“Any **process change** that leads to substantially smaller, cleaner, safer and more energy efficient technology”

- Chemistry
- Equipment
- Raw Materials
- Waste Minimization
- Catalysis

Our Focus

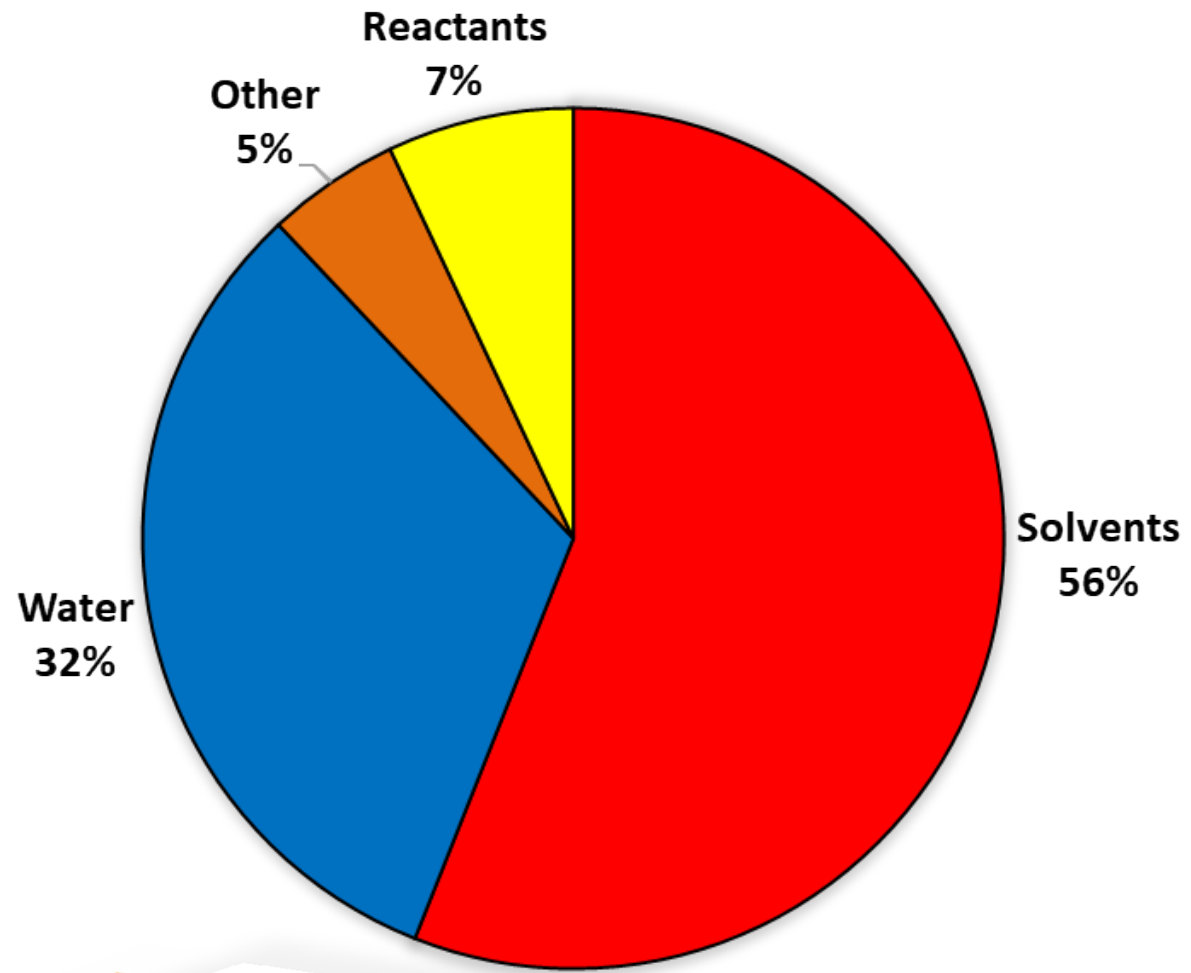


**Safety   Productivity   Capacity   Flexibility**

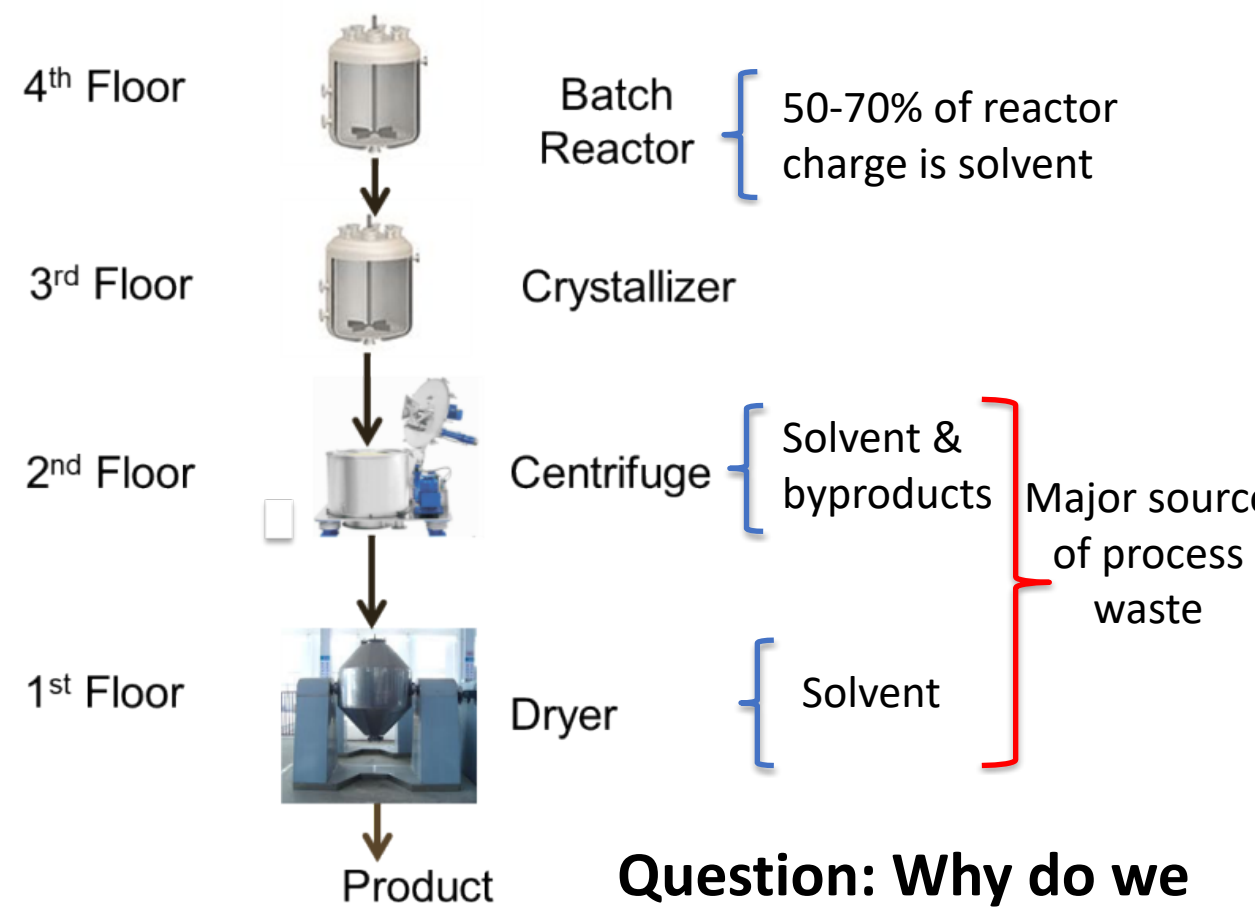


**Energy Usage   Waste   Cost   Complexity**

# Environmental Drivers for Off-Shore API Manufacturing



## Batch API Plant



**Question: Why do we isolate intermediates?**

# Global Summary of the AIDS Epidemic

## 2022

Number of people living with HIV	Total	39.0 million
	Adults	37.5 million
	Women	16.0 million
	Children (<15 years)	16.9 million]

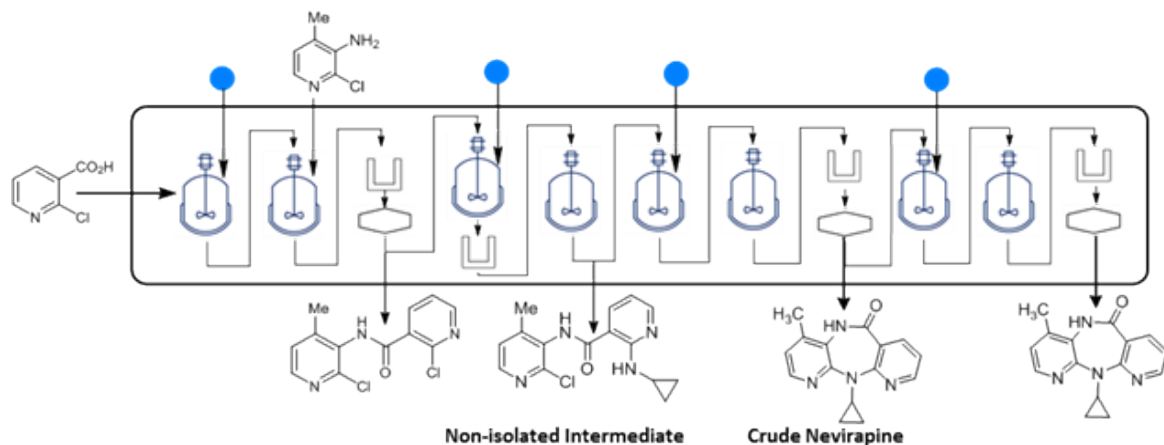
People newly infected with HIV in 2013	Total	1.3 million [
	Adults	1.9 million
	Children (<15 years)	240 000

AIDS deaths in 2013	Total	0.63 million
	Adults	0.50 million
	Children (<15 years)	130,000

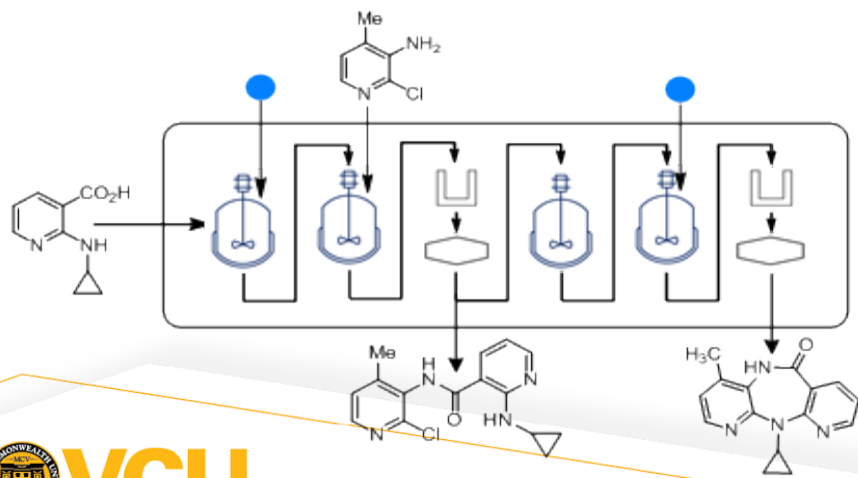
2014 epidemiology core slides

# Evolution of Nevirapine Process

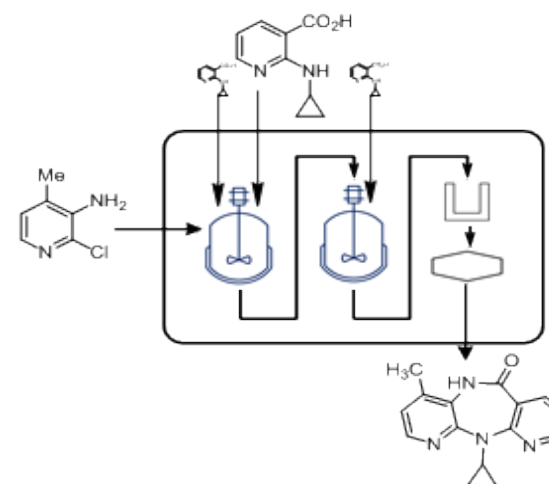
## 1st Generation Nevirapine Process



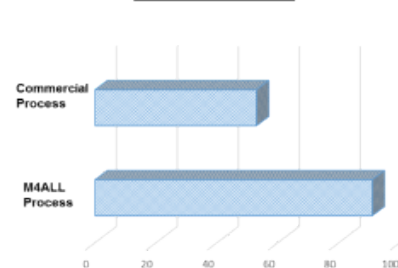
## 2nd Generation Nevirapine Process



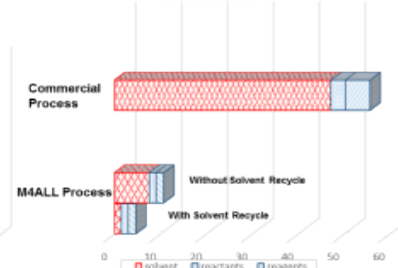
## M4ALL Nevirapine Process



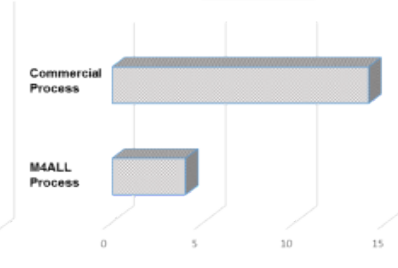
Overall Process Yields



PMI Analysis



Unit Operations



# M4ALL HIV Impact

## TLD Regimen

Tenofovir Disoproxil Fumarate (TDF) + Lamivudine (3TC) + Dolutegravir (DTG)

## TEE Regimen

Tenofovir Disoproxil Fumarate (TDF) + Emtricitabine (FTC) + Efavirenz (EFV)

## TAF/E/D Regimen

Tenofovir alafenamide (TAF) + Emtricitabine (FTC) + Dolutegravir (DTG)

**TDF** dosage is 300 mg/day and API cost is \$140/kg → \$1.26/day

At API volume at ~1600MT/year a 10% price reduction represents **\$22.4M savings each year**

**3TC** dosage is 300 mg/day and API cost is \$145/kg → \$1.31/day

At API volume at ~1700MT/year a 10% price reduction represents **\$24.6M savings each year**

**DTG** dosage is 50 mg/day and API cost is \$~1000/kg → \$1.52/day. This will come down to ~\$800/kg (\$1.20/day) without intervention.

At API volume at ~200MT/year a 20% price reduction represents **\$32M savings each year**

**FTC** dosage is 200 mg/day and API cost is \$232/kg → \$1.39/day

At API volume at ~400MT/year a 10% price reduction represents **\$9.2M savings each year**

## Other Potential Benefits From M4ALL Strategic Approach

- Shift toward commodity chemicals
  - Lower conversion costs
  - Reduced development Costs
  - Lower waste and environmental costs
  - More sources of supply, in lower cost regions
  - Increased security of supply
- 

Note: a 10% price reduction requires a larger cost reduction – 15-20%. Therefore, we have estimated that a 19% FTC cost decrease will result in a 10% price reduction

**Annual Savings Of Approximately \$65MM Across The Three HIV Regimens**





# Why does the world need newer and better TB drugs?

## Tuberculosis is the second leading infectious killer after COVID-19

**4383**

### DEATHS DAILY

TB is the leading infectious killer in the world\*

**6-30**

### MONTHS

Highly drug-resistant TB therapy lasts from 6 months to longer than 2 years

**67%**

### UNTREATED

About 2 out of 3 cases of drug resistant-TB goes untreated

**\$16.7  
trillion**

### COST

MDR-TB could cost the world an estimated \$16.7 trillion by 2050

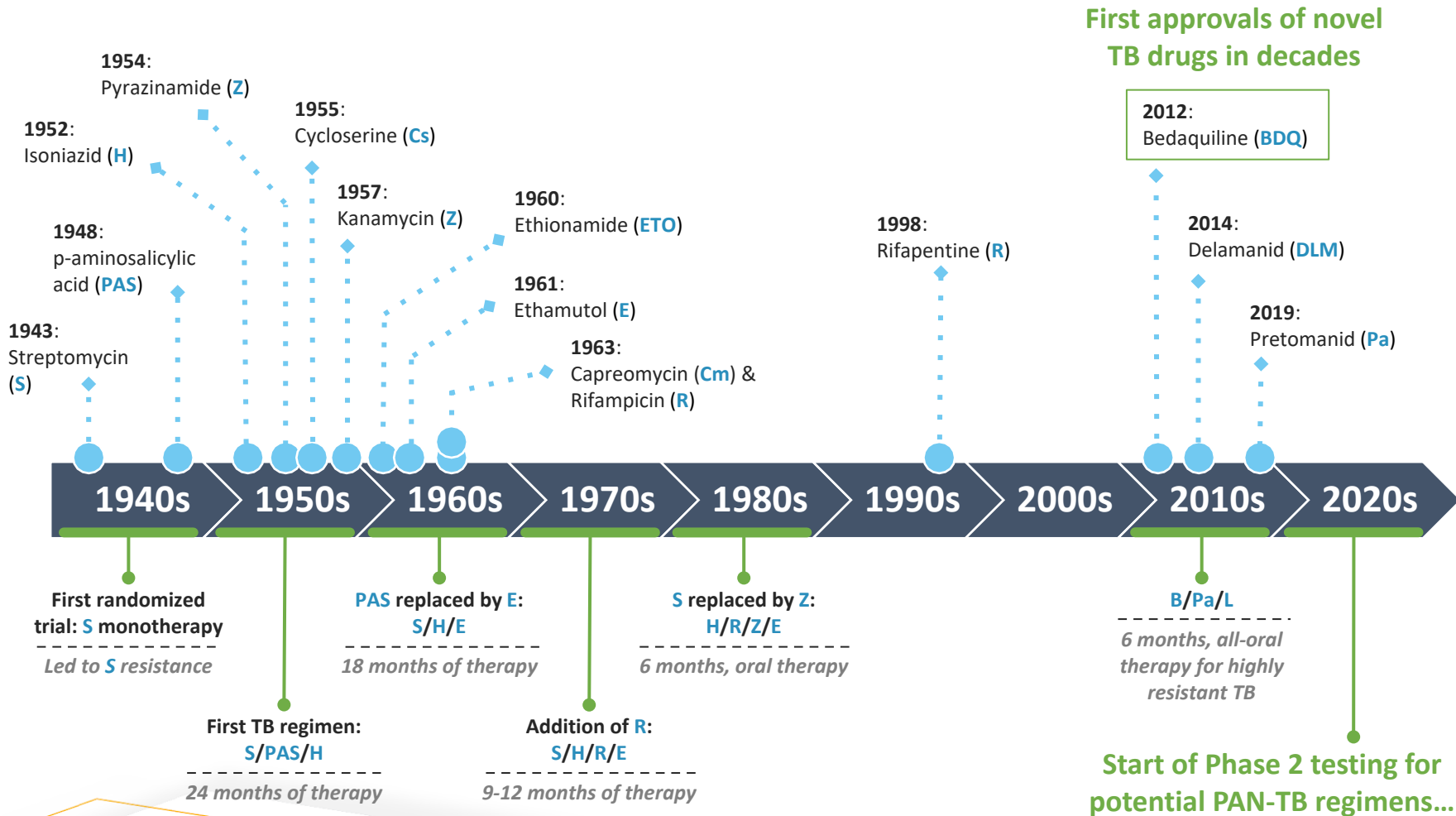
**1.2  
million**

### CHILDREN

>1 million get sick with TB each year

Tuberculosis is a global pandemic, killing someone approximately every 20 seconds — about 1.6 million in 2021 alone.

# Reenergizing the TB Drug Development Pipeline



- 1995 - Data shows that people living with HIV with active TB have higher viral loads and die sooner than people without TB.
- An estimated 58 million lives were saved through TB diagnosis and treatment between 2000 and 2018.
- PAN-TB (Project to Accelerate New Treatments for Tuberculosis) collaboration announced in 2022 bring philanthropic, non-profit and private sector organizations to accelerate development of novel and shorter TB regimens.
- The goal now is to end TB and for the first time in 40 years we may have the new drugs to do this...

# M4ALL's Tuberculosis Portfolio in partnership with TBA and BMGF



In partnership with the TB Alliance and the Bill & Melinda Gates Foundation, Medicines for All Institute has worked on improving the chemistry for the newest drugs in the product development pipeline.

## PHASE 1

### TBAJ-587

TBAJ-587 / Diarylquinoline

### TBAJ-876

TBAJ-876

### TBI-223

TBI-223 / Oxazolidinone

## PHASE 2

### BPamZ/SEM

Bedaquiline / Pretomanid /  
Moxifloxacin / Pyrazinamide (BPamZ)

### Sutezolid

Sutezolid / Oxazolidinone

### TBA-7371

TBA-7371 / DprE1 Inhibitor

## PHASE 3

### SimpliciTB

Bedaquiline / Pretomanid /  
Moxifloxacin / Pyrazinamide (BPamZ)

### ZeNix

Bedaquiline / Pretomanid / Linezolid  
(BPaL)

## PHASE 4

### Pediatric Formulation Development

Pretomanid

### Optimized First-Line Drugs in Children >5kg

Ethambutol

Pyrazinamide

Isoniazid

# M4ALL Improvements for Critical Global Health Drugs

Cost reductions were delivered across portfolio of optimization projects, with additional improvements in supply chain diversification, process efficiency, green chemistry, and safer processes for many of the portfolio targets

Disease	API	% Reduction in cost	Additional Areas of Improvement				
			Lower Cost	Safer Process	Supplier Engagement	More Efficient Process	Greener
HIV	Nevirapine	48%	X	X	X	X	X
	Tenofovir	3.5%	X	X		X	X
	Lamivudine (3TC)	7%	X			X	X
	Emtricitabine (FTC)	16%	X	X	X		
	Dolutegravir	53%	X			X	
TB	Pretomanid*	65%	X				X
	Sutezolid*	81%	X			X	
	OPC – 167839	72%	X	X			
	Bedaquiline*	67%	X			X	
COVID	Remdesivir	4%	X		X		
	Molnupiravir	92%	X		X	X	
	Nirmatrelvir	8%	X	X	X	X	X
Malaria	MMV 183	82%	X			X	X



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024  
**TO:** The Honorable Mayor and Members of City Council  
**THROUGH:** March Altman, Jr., City Manager  
**FROM:** Randall Williams  
**RE:** **Brief Capital Projects Update (Page 125)**

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**PURPOSE:** Brief Capital Projects Update

**REASON:** Brief Capital Projects Update

**RECOMMENDATION:** Brief Capital Projects Update

**BACKGROUND:** Brief Capital Projects Update

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 2/6/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. 10. Capital Projects Update Feb 6, 2023

# The Department of Public Works and Utilities

## City of Petersburg VIRGINIA

**Capital Projects Update**  
**February 6 , 2024**

# Capital Projects Update - Facilities, Engineering, & Stormwater



- **Southside Depot**

- *Projected completion Apr/May 2024\**
- *Waterproofing vault planned completion this week*
- *Cupola work started on Friday, February 2*
- *Painting on rear of building complete*
- *Toilet partitions installed*
- *Interior door & trim work continuing*
- *Appliance package in the process of being ordered*
- *Additional painting completed on front of building*

*\* - Completion date may be affected by added structural repairs to the cupola*

- **Farmer Street**

- *Remaining exterior repairs substantially complete*
- *Remaining Phase I item is painting a section of the roof*
- *Damaged concrete walkway to building replaced (Farmer St)*
- *Lighting contractor installing brighter LED's*
- *Upcoming meeting with Architects regarding next steps*



# Capital Projects Update - Facilities, Engineering, & Stormwater

- **Union Train Station (Phase I)**
  - *Contractor began scraping & repairing areas below the roof line prior to painting*
- **VDOT State of Good Repair (SGR) ADA Ramps & Paving Projects (awaiting VDOT update on the dates paving will start)**
  - *US Route 460 Business (Winfield Rd) Ward 1\**
  - *S Crater Rd (Northbound from S Sycamore St to Graham Rd) Wards 1 & 4 \**
  - *S Sycamore St (from Washington St to Wythe St) Wards 4 & 5 \**
  - *Washington St (from Jefferson St to Market St) Wards 4 & 5*

*\* - Work began on the ADA ramps last week*



# Capital Projects Update - Facilities, Engineering, & Stormwater



- **Citywide Drainage Study**

- *Timmons crews continuing to collect GIS Inventory of citywide stormwater assets*
- *Data collected to be used in modeling our stormwater systems to determine proposed solutions to chronic problem areas*
- *First pass data collection completed for the Lieutenant's Run & Brickhouse Run Watersheds*
- *Currently working through the Blackwater & Poor Creek Watersheds*





## Questions?



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024  
**TO:** The Honorable Mayor and Members of City Council  
**THROUGH:** March Altman, Jr., City Manager  
**FROM:** Randall Williams  
**RE:** Street Operations Update (Page 131)

---

**PURPOSE:** To provide an update YTD update on Street Operations

**REASON:** To provide an update on Street Operations

**RECOMMENDATION:** Presentation on update of Street Operations

**BACKGROUND:** Presentation on update of Street Operations

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 2/6/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. 12. Street Operations\_Feb 6, 2023

# The Department of Public Works and Utilities

## City of Petersburg VIRGINIA

**Street Operations Update**  
**February 6 , 2024**



# Street Operations Update



- **Vacancy Rate currently ~ 44%**
- **Storm Drain Sink Hole discovered-North Blvd.**
  - 10' x 14' area that has collapsed under the sidewalk and roadway.
  - Working with Purchasing to ensure that the repairs are completed.
- **Roadway Safety Improvement Project (S. Crater & Holly Hill Rd.)**
  - Installation of new high visibility traffic signals January 29
- **Roadway Safety Improvement Project**
  - Installed new Chevron Warning Signs on Defense Rd between Johnson Rd. & Bannister Rd. to better inform motorists during low light conditions & inclement weather.





# Street Operations Update

- Leaf program started on November 13, 2023, and will be completed on Friday, February 2, 2024. A follow-up round will be performed February 4 – February 9.
- Remove fallen trees and debris following major weather events.
  - Example - Incident occurred on September 23, 2023
- Prepare vehicles and equipment when the forecast identifies the possibility of flooding or other severe weather impacts.
  - Equipment, cones, signs, & barriers are staged
  - Crews are designated to storm related issues
  - Signs are put out at intersections as we learn of traffic light outages
- Priority drains and culverts are inspected and cleaned to minimize flooding.
- Annual bridge inspections are performed by the City's on-call engineering firms to evaluate the condition of the structures.





# Street Operations Update

- **Repair city owned streetlights**



- **Christmas Parade**
  - Traffic control & place barrels & cones along the route
  - Put up & remove Christmas decorations from the streetlight poles
- **5K Marathon**
  - Traffic control & place barrels & cones along the route

# Street Operations Update



- FY24 Proposed Paving List**

FY24 PROPOSED PAVING LIST				
WARD	STREET	FROM	TO	LANE MILES
2	WAGNER RD. EASTBOUND	MEDICAL PARK BLVD.	I-95	0.88
2	MORTON AV.	CRATER RD. S.	BISHOP ST.	0.66
4	OLD ST. W.	SYCAMORE ST. N.	MARKET ST. N.	0.26
4	OAKLAND ST.	SOUTH BLVD. E	END	0.20
4	WYTHE ST. E.	SYCAMORE ST. S.	JEFFERSON ST. S.	0.60
5	BYRNE ST.	NEW ST.	HALIFAX ST.	0.50
5	NEW ST.	HARDING ST.	HARRISON ST.	0.38
6	WEST ST. N.	WASHINGTON ST.	UPPER APPOMATTOX ST.	0.36
			TOTAL	3.84





**Questions?**



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 6, 2024  
**TO:** The Honorable Mayor and Members of City Council  
**THROUGH:** March Altman, Jr., City Manager  
**FROM:** Randall Williams  
**RE:** **Facilities Update (Page 138)**

---

**PURPOSE:** Facilities Department Update

**REASON:** Facilities Update

**RECOMMENDATION:** Facilities Update

**BACKGROUND:** Facilities Update

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 2/6/2024

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

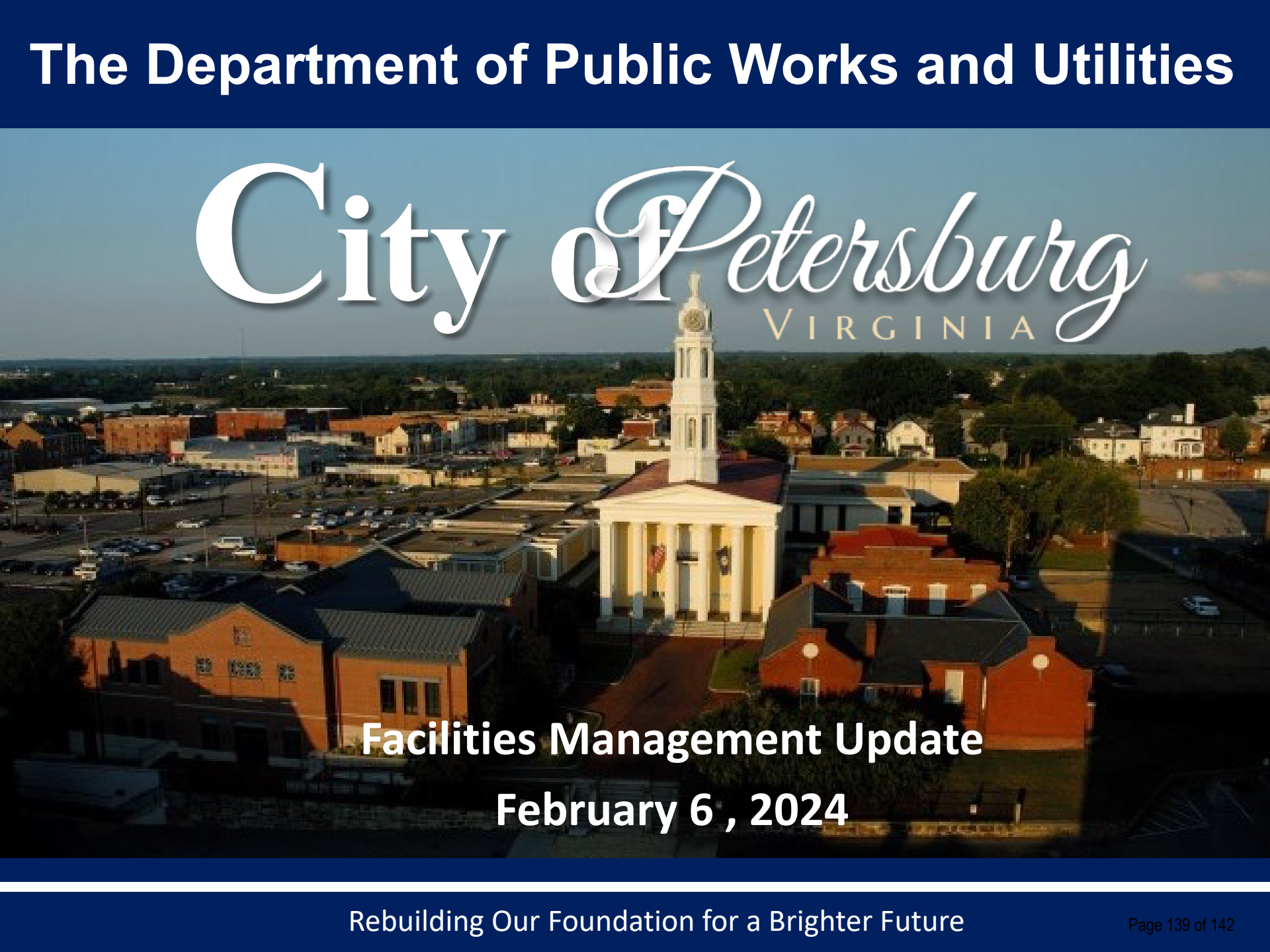
**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**ATTACHMENTS:**

1. 12. Facilities Management Feb 6, 2023

# The Department of Public Works and Utilities

## City of Petersburg VIRGINIA



**Facilities Management Update**  
**February 6 , 2024**

# Facilities Management Projects



- **General District Court Staff Area Renovation**

- Completed in September 2023



- **Juvenile & Domestic Relations Court**

- More security cameras installed

- **Two New Roofs Fiscal Management Building**

- Completed August 2023
- Interior plaster work repaired and painted on 3<sup>rd</sup> floor after the roofs were replaced
- New roof HVAC unit for the 1<sup>st</sup> floor (payroll & AP areas)

- **Blandford Reception Center**

- Old boiler system removed & replaced with heat pump unit

# Facilities Management



- **Blandford Cemetery Maintenance Shop**
  - New roof and gutters
  - Two rollup doors replaced
- **Hustings Court**
  - Completely rebuilt all operating parts of the boiler
- **Petersburg Health Department**
  - Installed two HVAC units on the roof of the Health Department
  - In the process of replacing the roof at the Health Department
- **Fire Department**
  - Installed compressor to pressurize the steps & doors into the cab of the new ladder truck



**Questions?**