



# Public Notice

City of Petersburg  
Planning Commission  
Virtual Meeting  
Wednesday, September 1, 2021  
7:00 p.m.

**Due to social distancing requirements associated with the Coronavirus pandemic, the scheduled September 1, 2021 Planning Commission will be held virtually at 7:00 p.m.**

Join Zoom Meeting

<https://us06web.zoom.us/j/82491201508?pwd=bXRtRGNmMGJGZEpOMlY4Z2twTWtQQT09>

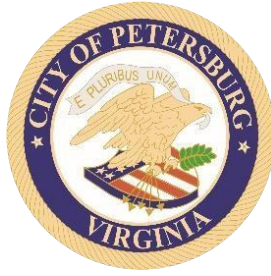
or by phone

Dial by your location

1 301 715 8592 US (Washington DC)

If you would like to make a comment during the public comment period, please mail your comments in writing to the Department of Planning and Community Development, 135 N Union Street, Petersburg, VA 23803 or email them to [pcd@petersburg-va.org](mailto:pcd@petersburg-va.org).

Should you have questions or concerns, 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).



**City of Petersburg**  
**Planning Commission**  
**Virtual Meeting**  
**Wednesday, September 1, 2021**  
**7:00 p.m.**

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Adoption of the Minutes
  - a. July 7, 2021, Planning Commission Meeting
5. Public Information Period (3-minute maximum comment period for each speaker)
6. Public Hearings:

**21-SUP-05:** Per Article 18, M-2, Heavy Industrial District Regulations. Section 3. Objectionable Uses. Chemicals, petroleum, coal and allied products: Hydrogen and Oxygen is listed, thereby requiring the approval of a Special Use Permit. A request is being made by the current Ohio based manufacture of bleach, by Bleachtech LLC (Lessee) located at 2020 Bessemer Road, Petersburg, Virginia ,23805 within the Petersburg Interstate Industrial Park, further identified as Tax Parcel 096010806, and having approximately 12.53 acres of land. The manufacture of hydrogen and oxygen in the “M-2”, Heavy Industrial District is a use permitted by right. The hydrogen and oxygen, a secondary use at the facility, may be permitted after the location and nature of such use have been approved by City Council, upon recommendation from the Planning Commission. The Planning Commission shall not permit such uses until there has been shown that the public health, safety, morals and general welfare will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons. Bleachtech is requesting a Special Use Permit pursuant to Article 23, Section 1 of the Zoning Ordinance to install equipment within the north, central area of the current Bleachtech

LLC operations to recover hydrogen gas presently produced as a byproduct of the ongoing bleach manufacturing process before it is emitted to the atmosphere through the existing vent stack. The subject property is zoned M-2, Heavy Industrial District.

**ZTA 2021-04:** Review and recommendation regarding amending the text of Article 3 Section 1 of the Petersburg Zoning Ordinance “Definitions”, to amend the text of the referenced section

To add: Hours of operation shall be defined by the Owner/Operator between the hours of 6:00 a.m. and 11:00 p.m. to the definition of Micro-Brewery, Micro-Distillery, Micro-Winery and/or Micro-Cidery.

To add: Hours of operation shall be defined by the Owner/Operator between the hours of 6:00 a.m. and 11:00 p.m. to the definition of Restaurant.

To add: Hours of operation shall be defined by the Owner/Operator between the hours of 6:00 a.m. and 11:00 p.m. to the definition of Restaurant, Carry Out.

To add: Hours of operation shall be defined by the Owner/Operator between the hours of 6:00 a.m. and 11:00 p.m. to the definition of Restaurant, Coffee or Ice Cream Shop.

To add: 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 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.

To add: 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.

## 7. Old Business:

- a. APA Virginia Virtual Conference July 19, 2021 – July 20, 2021 Report
- b. Small Area Plans
  - i. Downtown
    - i. Arts and Culture District
  - ii. Delectable Heights

## 8. New Business

- a. Proposed Zoning Ordinance Text Amendment RB – Office Apartment District

9. Announcements

10. Adjournment

**Next Meeting: October 6, 2021, 7:00 p.m.**