



# City of Petersburg Virginia

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## City Council Work Session

**February 4, 2025**  
**Petersburg Library**  
**201 W. 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  
Charles Cuthbert, Jr., 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  
Tangi R. Hill - City Clerk

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1. **Roll Call**
  2. **Prayer**
  3. **Pledge of Allegiance**
  4. **Determination of the Presence of a Quorum**
  5. **Presentations**
    - a. UVA Presentation - Phase 1: Assessment and Roadmap - Pages 4-18
  6. **Public Comments**
  7. **Approval of Consent Agenda (to include minutes of previous meetings):**
    - a. Minutes of Previous Meetings:  
- January 21, 2025 Closed Session - Pages 19-23
    - b. First Read and to Schedule a Public Hearing to Consider an Ordinance Revoking a Special Use Permit Granted to Michael and Nina Stanley for a Vehicle Rental Business, Auto Body, and Vehicle Repair Shop at 1036 West Washington Street, Parcel ID 024270001 in the B-2, General Commercial District for Failure to Comply with Conditions of Approval - Pages 24-46
    - c. First Read and to Schedule a Public Hearing of an Ordinance to Approve a Request by Virginia Electric & Power Co. DBA Dominion Energy to Rezone with Proffers Property at 3345, 3339, and 3311 West Washington Street, Parcel IDs 027010001, 027010003, and 027010004, from the R-2 Single-Family Residence and B-2 General Commercial Districts to the M-1 Light Industrial District - Pages 47-77
    - d. First Read and to Schedule a Public Hearing of an Ordinance to Approve a Request by Fortune Founders LLC for a Special Use Permit with Conditions for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 25 South Crater Road, Parcel ID 012260023, in the B-2, General Commercial District - Pages 78-110
    - e. First Read and to Schedule a Public Hearing for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and PBURG ROE PROPERTIES LLC Towards the Sale of City-Owned Property at 125 West Tabb Street (Parcel 011230037) - Pages 111-123

- f. First Read and to Schedule a Public Hearing for Consideration of Acceptance of the Virginia Department of Forestry (VDOT) Urban & Community Forestry Grant - Pages 124-126
- g. First Read and to Schedule a Public Hearing for Consideration of an Appropriation Ordinance to Amend the FY25 Streets Fund Budget, Increasing the Urban Highway Maintenance Funding for Street Operations in the Amount of \$59,543 - Pages 127-182
- h. First Read and to Schedule a Public Hearing for Consideration of An Ordinance to Increase the Virginia Department of Environmental Quality (DEQ) ARPA Grant Agreement Sub-Award by \$5.0 million for Poor Creek Infrastructure Projects - Pages 183-188
- i. First Read and to Schedule a Public Hearing for Consideration of Acceptance of the Virginia Department of Environmental Quality (DEQ) FY25 Litter Grant - Pages 189-193
- j. First Read and to Schedule a Public Hearing for the Consideration of an Ordinance to Accept and Appropriate Funding from the Virginia Office of EMS – Rescue Squad Assistance Fund (RSAF) in the Amount of \$38,441.61 - Pages 194-200
- k. First Read and to Schedule a Public Hearing to be Held on February 25, 2025 of an Ordinance Amending the Zoning Ordinance of the City of Petersburg Pertaining to Creation and Regulation of a New Zoning District Entitled the ERC, Entertainment and Resort Casino District - Pages 201-209
- l. First Read and to Schedule a Public Hearing to be Held on February 25, 2025 of an Ordinance Approving a Request by PPE Casino Resorts Petersburg, LLC on Behalf of Roslyn Farm Corporation to Rezone Property at 2949 South Crater Road and 155, 161, and 301 Wagner Road, Parcel IDs 064020003, 064020800, 082010001, 082010802 from the PUD, Planned Unit Development and B-2, General Commercial Districts to the ERC, Entertainment and Resort Casino District - Pages 210-219
- m. First Read and to Schedule a Public Hearing to be Held on February 25, 2025 of an Ordinance Approving a Request by Woda Cooper Development Inc., on Behalf of 3030 Pinetree, LLC and Chanmeet Singh, LLC, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 3030, 3060, and 3090 Pinetree Drive, Parcel IDs 059010806, 059010807, 059010808 in the B-2 General Commercial District - Pages 220-229
- n. First Read and to Schedule a Public Hearing of an Ordinance to Amend and Re-Adopt Section 22-2 of the Code of Virginia to Include Subsection (F) Authorizing the Appointment of Unarmed Special Conservators of the Peace - Pages 230-233

**8. Special Reports**

**9. Monthly Reports**

**10. Finance and Budget Report**

**11. Capital Projects Update**

**12. Utilities**

**13. Streets**

**14. Facilities**

**15. Economic Development**

**16. City Manager's Agenda**

- a. Data Center Zoning Amendment - Discussion - Pages 234-239
- b. Zoning and Subdivision Ordinance Rewrite - Transitioning to Form-Based Code - Pages 240-250
- c. Sycamore Street Trees - Pages 251-256

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

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

**19. Adjournment**



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025  
**TO:** The Honorable Mayor and Members of City Council  
**THROUGH:** March Altman, Jr., City Manager  
**FROM:** Brian Moore  
**RE:** **UVA Presentation - Phase 1: Assessment and Roadmap - Pages 4-18**

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**PURPOSE:**

**REASON:** UVA's Weldon Cooper Center for Public Service will provide a presentation to include comments, statistical data and potential Economic Development strategies.

**RECOMMENDATION:** N/A

**BACKGROUND:** The University of Virginia's Weldon Cooper Center for Public Service, the Director and Staff followed up from the introductory presentation (April 16, 2024).

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 2/4/2025

**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. uva wccps\_petersburg city council presentation\_2.4.25\_final



Phase 1 – Assessment  
and Roadmap

Downtown Master Plan Property Infill  
Analysis for Additional Hotels

Economic Development Strategic  
Management Plan for the Poor Creek Service  
Area

Bryan David

Program Director\_Southern Virginia

Virginia Institute of Government

Petersburg City Council

2.4.25



Weldon Cooper Center  
for Public Service

# Organization

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- Since 1931, the Weldon Cooper Center for Public Service (WCCPS) has been a cornerstone institution affiliated with the University of Virginia.
- The Cooper Center bridges the gap between academic expertise and practical application, providing comprehensive services and resources to enhance public sector decision-making and development.

# Project Team

- Bryan David Primary Contact and Consultant  
Program Director\_Southern Virginia



- Dr. Eric Scorsone  
Consultant\_Executive Director, WCCPS

- Dr. Terry Rephann  
Consultant\_Regional Economist, Center for Economic  
and Policy Studies



- Dr. João Ferreira  
Consultant\_Regional Economist\_Center for Economic  
and Policy Studies



# SCOPE OF WORK

# Overview

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- Phase 1 Assessment
  - will evaluate the need for further research and development.
- Phase 1 Roadmap
  - prepare a detailed plan to guide the process and elements of future phases.
- Direct collaboration between Mr. March Altman, City Manager, Mr. Brian Moore, Director of Economic Development, and other designated City staff.



# DOWNTOWN MASTER PROPERTY INFILL ANALYSIS

# Downtown Hotel Element

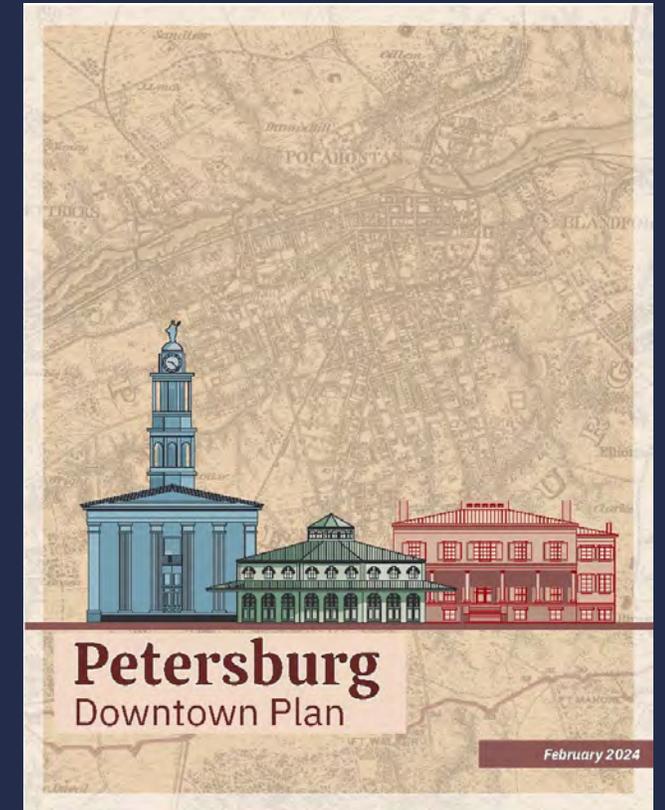
This task will assess how to supplement the current downtown master plan by focusing on property infill analysis and evaluating the potential for additional hotel developments with key activities to include:

## — Property Infill Analysis

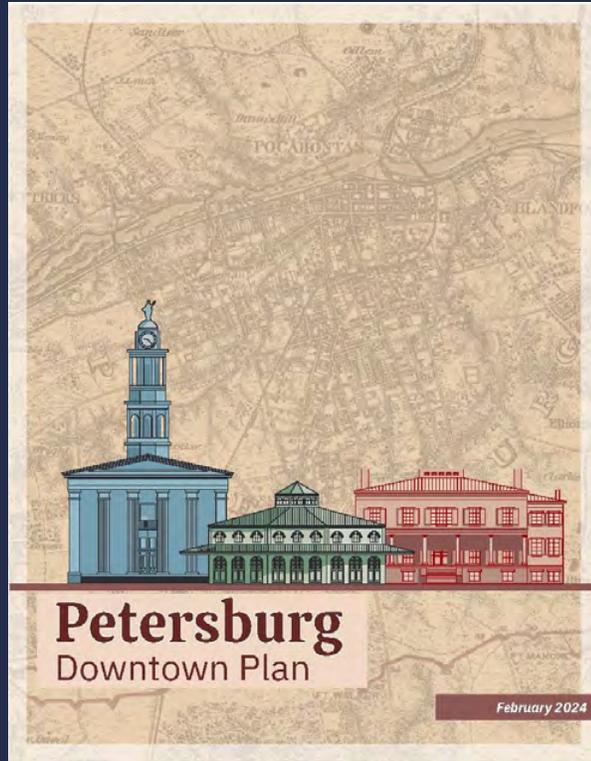
- Identifying vacant and underutilized parcels
- Survey existing land use and identify vacant lots
- Assess underutilized properties (e.g., parking lots, abandoned buildings)
- Create an inventory of these parcels, including size, location, and current zoning

## — Evaluating Development Potential

- Analyze current zoning regulations and identify any necessary changes to facilitate infill development
- Consider factors such as lot size, building height restrictions, and parking requirements
- Assess infrastructure capacity to support new development



# Downtown Hotel Element



## — Preliminary Market Analysis

- Conduct a preliminary market study to determine demand for various types of development (residential, commercial, mixed-use)
- Analyze economic trends and projections for the Petersburg region
- Identify target demographics for potential developments

## — Possible Elements for Future Phases

- Hotel Potential Assessment
- Current Hotel Landscape
- Demand Analysis
- Site Suitability
- Economic Impact
- Implementation Strategies – zoning and regulatory updates, incentives, and partnerships design guidelines, marketing, and promotion
- Monitoring and Evaluation

\*WCCPS may retain a qualified third-party consultant for all or part of the identified Phase I elements

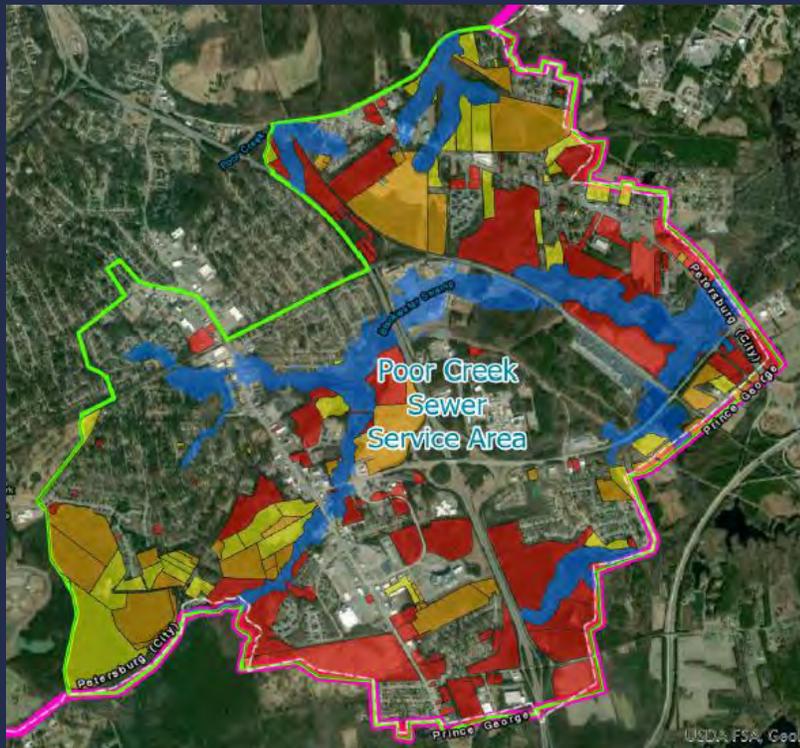


# ECONOMIC DEVELOPMENT STRATEGIC MANAGEMENT PLAN FOR THE POOR CREEK SERVICE AREA

# Economic Impact Analysis

## — Economic Impact Analysis

- Revenue Generation
- Job Creation
- Tax Revenue
- Tourism and Entertainment



## — IMPLAN Model

- input-output model used in many economic impact studies
- identified impacts scaled to local, regional, regional, planning district commission, and other geographical configurations as available
- **Direct Impacts** (operational and capital expenditures by business)
- **Indirect Impacts** (expenditures to buy inputs that are needed to supply the businesses)
- **Induced Impacts** (impacts attributable to additional income available in the economy)

# Strategic Plan for Community Investment

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This task will assess these elements:

- Public engagement process to develop the strategic plan.
- Identify financial models that could forecast and optimize local tax revenue.
- Financial projections and modeling for the available or sustained local investment of generated tax revenue.
- Outline the design, implementation, and operation of a multi-year, sustained **Community Investment Fund** with project eligibility criteria, screening process, decision-making, and award structure, and post-award review and compliance to wholly or partially fund projects or initiatives.



# Strategic Plan for Community Investment

Projects or initiatives could include but not be limited to:

- Economic and workforce development initiatives
- Public education advancement
- Infrastructure improvements, expansions, and enhancements (road, water/wastewater, public transportation, roads, stormwater, electrical and telecommunications, etc.)
- Small business and entrepreneurial support
- Environmental stewardship and resiliency efforts
- Arts and Culture initiatives
- Marketing and branding campaigns



# Closing

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- Phase 1 Assessment
  - will evaluate the need for further research and development
- Phase 1 Roadmap
  - prepare a detailed plan to guide the process and elements of future phases
- Direct collaboration between Mr. March Altman, City Manager, Mr. Brian Moore, Director of Economic Development, and other designated City staff

# Thank You

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Bryan David

Program Director\_Southern Virginia

Weldon Cooper Center for Public Service

Virginia Institute of Government

[coopercenter.org](http://coopercenter.org)

[bryan.bavid@virginia.edu](mailto:bryan.bavid@virginia.edu)



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025  
**TO:** The Honorable Mayor and Members of City Council  
**THROUGH:**  
**FROM:**  
**RE:** Minutes of Previous Meetings:  
- January 21, 2025 Closed Session - Pages 19-23

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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 21 2025 Closed Session Minutes

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, January 21, 2025, at the Petersburg Public Library. Vice Mayor Hill called the Closed Session Meeting to order at 3:04 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/326235>.

**1. ROLL CALL**

Present: Council Member Charles H. Cuthbert, Jr  
Council Member Howard Myers  
Council Member Arnold Westbrook  
Council Member Annette Smith-Lee  
Vice Mayor Darrin Hill

Absent: Council Member Marlow Jones (Late)  
Mayor Samuel Parham (Late)

Present from City Administration:  
City Manager John March Altman, Jr.  
City Attorney Anthony Williams  
City Clerk Tangi R. Hill

**2. CLOSED SESSION**

The purpose of this meeting is to convene in the closed session pursuant to: a.) §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Receiving Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding Petersburg Circuit Court Case No.: CL24000772-00; House Bill 2232; 15.2-967 of the Code of Virginia Title 15.2 Subtitle IV Chapters 42 through 76 of the Code of Virginia; Title 56 Chapter 22.1 of the Code of Virginia; b.) §2.2-3711(A)(1) of the Code of Virginia for the Purpose of Discussion Pertaining to Performance, Assignment, and Appointment of 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; c.) §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; and d.) §2.2-3711(A)(29) of the Code of Virginia for the Purpose of Discussion of the Award of a Public Contract Involving the Expenditure of Public Funds, Including Interviews of Bidders or Offerors, and Discussion of the Terms or Scope of Such Contract, Where Discussion in an Open Session Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body.

Council Member Cuthbert made a motion that the City Council enter closed session for the purposes noted. Council Member Westbrook 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, Myers, Westbrook, Smith-Lee, and Hill; no: N/A; Abstain: N/A.

The Council entered Closed Session at 3:08 p.m.

Mayor Parham arrived.

Council Member Jones arrived.

### **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 Smith-Lee 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, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A

**2025-RES-2 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.**

City Council returned to open session at 5:26 p.m.

Mayor Parham entertained a motion to add to the agenda to accept the proposed settlement of Petersburg Circuit Court Case CL24000772-00.

Vice Mayor Hill made a motion to add to the agenda to accept the proposed settlement of Petersburg Circuit Court Case CL24000772-00. Council Member Westbrook seconded the motion.

There was no discussion on the motion. All members of the Council voted in the affirmative. Motion carried.

Vice Mayor Hill made a motion to accept the proposed settlement of Petersburg Circuit Court Case CL24000772-00. Council Member Smith-Lee seconded the motion. There

was no discussion on the motion. The motion was approved on a roll call vote.

On roll call vote, voting Yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A

Mayor Parham entertained a motion to add to the agenda a motion to authorize the City Manager to contract for a feasibility study exploring options, maximizing the to the bill potential for The Health Hub project and address community benefits and tackle to the project success, the opportunities and potential challenges for the site.

Vice Mayor Hill made a motion to amend the agenda to add a motion to authorize the City Manager to contract for a feasibility study exploring options, maximizing the to the bill potential for The Health Hub project and address community benefits and tackle to the project success, the opportunities and potential challenges for the site. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. All members of the Council voted in the affirmative. Motion carried.

Mayor Parham entertained a motion to authorize the City Manager to contract for a feasibility study exploring options, maximizing the to the bill potential for The Health Hub project and address community benefits and tackle the project success, the opportunities and potential challenges for the site

Vice Mayor Hill made a motion to authorize the City Manager to contract for a feasibility study exploring options, maximizing the to the bill potential for The Health Hub project and address community benefits and tackle the project success, the opportunities and potential challenges for the site. Council Member Myers 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, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A

Mayor Parham entertained a motion to add to the agenda, to rescind the previously adopted resolution regarding the Pocahontas right away, extension to the agenda all those in favor.

There was no discussion on the motion. All members of the Council voted in the affirmative. Motion carried.

Mayor Parham entertained a motion to rescind the previously adopted resolution regarding Pocahontas right away extension to the agenda.

Council Member Myers made a motion to rescind the previously adopted resolution regarding the Pocahontas right away, extension to the agenda. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on roll call vote.

On roll call vote, voting Yes: Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; No:

Cuthbert; Abstain: N/A

Council Member Cuthbert requested to add to the agenda a motion that the Council directs the City Manager to explore the feasibility of moving the extension of Pocahontas Street to the north out of the flood plain in order to get the heavy truck traffic off Roth Street.

Vice Mayor Hill made a motion adding to the agenda that the Council directs the City Manager to explore the feasibility of moving the extension of Pocahontas Street to the north out of the flood plain in order to get the heavy truck traffic off Roth Street. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. All members of the Council voted in the affirmative. Motion carried.

Council Member Cuthbert made a motion that the Council directs the City Manager to explore moving the extension of Pocahontas Street to the north out of the flood plain, in order to get the heavy truck traffic off Roth Street and to report to the Council with his recommendations at the March work session. Council Member Smith-Lee 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, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: N/A; Abstain: N/A

Council Member Myers made a motion to rescind the Pocahontas right of way extension resolution of September 17, 2024, Petersburg City Council approved resolution supporting the extension of the Pocahontas right of way. The resolution authorized the South Central Wastewater Authority to construct a hard surface roadway through the city owned former Roper site. The roadway proposed in 2020. Would intersect the former Roper property, which is primarily situated within the FEMA designated floodway and flood plain. The Virginia Department of Recreation and Conservation DCR has noted legal and environmental regulatory impediments that challenge the feasibility of this construction. Petersburg City Council must uphold state and federal environmental policies and ensure responsible and sustainable development that aligns with long term natural flood plain restoration. Not following floodway and flood plain requirements will jeopardize the \$2.2 million grant awarded to the City by DCR for environmental restoration efforts that must be addressed by a motion to rescind the Pocahontas right of way extension resolution of September 17, 2024. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on roll call vote.

On roll call vote, voting Yes: Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; No: Cuthbert; Abstain: N/A

**3. ADJOURNMENT:**

City Council adjourned at 5:34 p.m.



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** March Altman, Jr.

**RE:** **First Read and to Schedule a Public Hearing to Consider an Ordinance Revoking a Special Use Permit Granted to Michael and Nina Stanley for a Vehicle Rental Business, Auto Body, and Vehicle Repair Shop at 1036 West Washington Street, Parcel ID 024270001 in the B-2, General Commercial District for Failure to Comply with Conditions of Approval - Pages 24-46**

**PURPOSE:** To revoke a special use permit for the operation of a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street in the B-2, General Commercial District due to violations of the permit's conditions of approval and failure to bring those violations compliance since being presented with a violation in July 2024.

**REASON:** For Council to consider revoking a special use permit for the operation of a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street in the B-2, General Commercial District due to the violation of the special use permit conditions.

**RECOMMENDATION:** Approval of the revocation.

### **BACKGROUND:**

1. May 1, 2012 – Special Use Permit granted to Michael and Nina Stanley to establish a vehicle rental business, auto body, and vehicle repair shop on the subject property with nine conditions of approval.
2. July 2024 – City Zoning Inspector identified several violations of the permit conditions on the site. The inspector spoke with the property owner/permit holder and informed him failure to address the issues would result in a notice of violation.
3. August 2024 – Notice of violation was sent identifying issues with a 30-day compliance period.
4. September 2024 – A final notice of violation was sent identifying a 10-day compliance period. The property owner spoke with the Zoning Administrator who reiterated the steps to compliance.
5. November 7, 2024 – The property owner was informed that staff would be initiating efforts to revoke the special use permit for the property.
6. December 5, 2024 – A public hearing on the amendment was scheduled but not held due to time constraints.

7. January 2, 2025 – Planning Commission held a public hearing and voted to rescind the special use permit in a 4-3 vote.

**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. 1. 24-RSUP-02 - Updated
2. 2. RSUP-02
3. 4. 12-ORD-35
4. 5. August NOV - 1036 W Washington
5. 6. Sept NOV - 1036 W Washinton
6. 7. November Revocation Notice
7. Ordinance 24-RSUP-02



# City of Petersburg

Department of Planning and Community Development  
135 N Union St, Room 304  
Petersburg, VA 23803  
(804) 733-2308

## MEMORANDUM

**DATE:** January 28, 2025

**TO:** Mayor and City Council

**FROM:** Planning Commission

**RE:** 2024-RSUP-02: Consideration of an ordinance to revoke a special use permit granted to Michael and Nina Stanley for a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street, Parcel ID 024270001 in the B-2, General Commercial District for failure to comply with conditions of approval.

### EXECUTIVE SUMMARY:

Planning Commission recommends revoking a special use permit for the operation of a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street in the B-2, General Commercial District. Staff identified several violations of the permit's conditions of approval in July and have sent multiple notices of violations and the property owner has failed to bring the property into compliance.

### CHRONOLOGY OF EVENTS:

1. May 1, 2012 – Special Use Permit granted to Michael and Nina Stanley to establish a vehicle rental business, auto body, and vehicle repair shop on the subject property with nine conditions of approval.
2. July 2024 – City Zoning Inspector identified several violations of the permit conditions on the site. The inspector spoke with the property owner/permit holder and informed him failure to address the issues would result in a notice of violation.
3. August 2024 – Notice of violation was sent identifying issues with a 30-day compliance period.
4. September 2024 – A final notice of violation was sent identifying a 10-day compliance period. The property owner spoke with the Zoning Administrator who reiterated the steps to compliance.

5. November 7, 2024 – The property owner was informed that staff would be initiating efforts to revoke the special use permit for the property.
6. December 5, 2024 – A public hearing on the amendment was scheduled but not held due to time constraints.
7. January 2, 2025 – Planning Commission held a public hearing and voted to rescind the special use permit in a 4-3 vote.

## **BACKGROUND:**

In May of 2012 a special use permit was approved for Michael and Nina Stanley to operate a vehicle rental business, auto body, and vehicle repair shop on the subject property. The approved permit was subject to the following conditions:

- a. The permit is non-transferable
- b. No vehicles to be parked in or protrude into West Washington Street right-of-way
- c. Site plan and building permits to be submitted and approved prior to any operations on site
- d. No inoperable vehicles to be kept or stored on site for longer than 3 days
- e. The hours of operation are limited to Monday-Saturday 8:00 a.m. to 6:00 p.m.
- f. Collection of all fluids to be in accord with local, state, and federal law
- g. No outside storage of materials
- h. Should the use be abandoned for 24 months or more, the permit shall be null and void
- i. Permit may be revoked by City Council for failure to comply with listed conditions or any federal, state, or local regulations

In July, a City Zoning inspector identified several issues on this property, including the storage of inoperable vehicles longer than three days, outdoor storage of materials, and failure to obtain a business license for usage of this property as a vehicle repair shop. These issues were brought to the attention of the property owner and in the following months, multiple notices of violation were sent with directions on how to bring the property into compliance with the approved permit and City Code. After repeated attempts to gain compliance were unsuccessful, the Zoning Administrator sent a notice that staff would seek to revoke the special use permit.

The following violations of the approved permit were present on the property:

- 1) Inoperable vehicles have been stored on the site for periods longer than three days in violation of Condition D
- 2) Materials have been stored outdoors in violation of Condition G
- 3) There is not an active business license for the property in violation of City Code and Condition I

A public hearing on the revocation of the special use permit was scheduled for December 5, 2024, but was not held due to time constraints on the Planning Commission meeting, but the property

was discussed briefly during a separate public hearing for the adjoining property. The property owner noted that he is working to improve conditions on the property.

Since the December 5 meeting, there has been noticeable improvement on the site; some of the materials stored outdoors have been removed along with most of the inoperable vehicles. On December 20, the owner spoke with the Zoning Administrator and stated the remaining improvements will be completed by the January 2 meeting date, but not all of the improvements were achieved by the Planning Commission meeting. Staff investigated the site on January 29, 2025, and the violations had been addressed.

**RECOMMENDATION:** Planning Commission recommended rescission of the special use permit (4 years, 3 days).

Staff recommended rescission.

CITY COUNCIL  
MEETING

FEBRUARY 2025



## 2024-RSUP-02:

Ordinance to revoke a special use permit granted to Michael and Nina Stanley for a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street, Parcel ID 024270001 in the B-2, General Commercial District for failure to comply with conditions of approval.

# Subject Property

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# Background

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- May 2, 2012 - City Council approved a special use permit granted for vehicle rental and an auto body and vehicle repair shop at 1036 West Washington subject to 9 conditions.
- Property is currently in violation of at least three conditions of approval.
- Since July, Zoning staff have sent multiple letters of violation outlining steps to compliance; prior to December 5, no/limited action taken by property owner/permit holder.
- Public hearing was delayed on December 5; property owner has made improvements to the site since the meeting with work ongoing.
- As of January 29, 2025, Staff's violations have been addressed.

# Conditions of Approval

- a. The permit is non-transferable
- b. No vehicles to be parked in or protrude into West Washington Street right-of-way
- c. Site plan and building permits to be submitted and approved prior to any operations on site
- d. No inoperable vehicles to be kept or stored on site for longer than 3 days
- e. The hours of operation are limited to Monday-Saturday 8:00 a.m. to 6:00 p.m.
- f. Collection of all fluids to be in accord with local, state, and federal law
- g. No outside storage of materials
- h. Should the use be abandoned for 24 months or more, the permit shall be null and void
- i. Permit may be revoked by City Council for failure to comply with listed conditions or any federal, state, or local regulations

# Violated Conditions

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- Condition D – Several inoperable vehicles have been stored on the site for periods in excess of three days.
- Condition G – Car parts, including tires have been stored outdoors.
- Condition H – The property owner does not have an active business license in violation of local law and the property owner/permit holder has failed to comply with conditions of SUP







# Recommendation

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Planning Commission recommended to rescind the special use permit with a 4 (yeas) – 3 (nays) vote.

Staff recommended recission of the special use permit.

# Sample Motion

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I move that we **APPROVE/DENY/AMEND** revocation of a special use permit granted to Michael and Nina Stanley for a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street, Parcel ID 024270001 in the B-2, General Commercial District for failure to comply with conditions of approval.

IF DENIED: state the reason why.

IF AMENDED: with the following amendment...

**AN ORDINANCE APPROVING THE ISSUANCE OF A SPECIAL USE PERMIT TO OPERATE A VEHICLE RENTAL BUSINESS, AUTO BODY, AND VEHICLE REPAIR SHOP AT PROPERTY ADDRESSED AS 1036 WEST WASHINGTON STREET, WITH CERTAIN TERMS AND CONDITIONS.**

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**WHEREAS**, upon the petition of Michael and Nina Stanley, owners of the subject property, pursuant to Article 23, Sec 4(21, 22, and 23) of the Zoning Ordinance, have requested a Special Use Permit to operate a vehicle rental business, auto body, and vehicle repair shop on property addressed as 1036 West Washington Street, further identified as Tax Parcel 024-27-0001; and

**WHEREAS**, the subject property is zoned “B-2”, General Commercial District; and

**WHEREAS**, a public hearing having been held on May 1, 2012, pursuant to notice, as required by law; and

**WHEREAS**, the Planning Commission of the City of Petersburg recommends the approval of the requested special use permit, upon certain terms and conditions.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Petersburg:

§ 1. That a non-transferable special use permit is hereby granted to Michael and Nina Stanley, owners of the subject property, to allow the operation of a vehicle rental business, auto body, and vehicle repair shop as provided for under Article 23 of the Zoning Ordinance on property addressed as 1036 West Washington Street, further identified as Tax Parcel 024-27-0001 with the conditions attached hereto and made a part hereof.

§ 2. That the use of the above described subject property shall be conditioned/restricted as follows:

- A. The Special Exception is granted to Michael & Nina Stanley and is not transferrable;

- B. No vehicle parking is to be permitted on or is to protrude into the West Washington Street right-of-way;
  - C. The developer shall obtain a site plan approval prior to occupying the facility to include landscaping, lighting, screening, parking, signage, and environmental impacts;
  - D. No inoperable vehicle shall be kept on or stored on the site longer than three (3) days;
  - E. The hours of operation shall be limited to 8:00 a.m. – 6:00 p.m., Monday - Saturday;
  - F. Collection of all fluids shall be in accordance with all local, state and federal regulations;
  - G. No outside storage of materials is permitted under this approval;
  - H. Should the use of the premises be abandoned for a period of twenty-four (24) consecutive months, the Special Exception shall become null and void;
  - I. This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicants to comply with any of the listed conditions or any provision of Federal, State, or local regulations.
- § 3. That this ordinance shall take effect immediately upon adoption.

Ordinance 12-Ord-35  
adopted by the City of Petersburg Council  
of the City of Petersburg on:

5/1/2012



Clerk of City Council



Mayor



# City of Petersburg

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

Cynthia Jefferson  
Zoning Inspector  
804-738-0344  
[cjefferson@petersburg-va.org](mailto:cjefferson@petersburg-va.org)

Stanley Michael L Nina F  
8600 Glendevon Ct  
Chesterfield, VA 23838

August 12, 2024

## Notice of Violation

Following a recent inspection, a Petersburg zoning inspector has determined that the property at 1036 Washington St. W Petersburg VA 23805 is in violation of the City of Petersburg's Zoning Ordinance. Specifically, Article 23 Section 4 (20).

Article 23 Section 4 (20) states "Vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only".

Vehicle storage lots are only permitted in M-1 Light Industrial and M-2 Heavy Industrial zoning districts with the issuance of a Special Use Permit from City Council. The Special Use Permit issued for your property in 2005 does not include vehicle storage as a permitted use. Attached is a copy of your Special Use Permit.

Please take action to correct this violation. Failure to do so within the specified time frame will result in legal action being taken by this department.

To correct this violation, halt all vehicle storage use and remove all inoperable vehicles from the premises at 1036 W Washington St. Petersburg, VA 23805 within (30) days of receiving this notice. Compliance will be verified on September 12, 2024.

If you have any questions or concerns regarding this letter or would like further information, please contact the Department + of Planning & Community Development at 804-738-0344 or by email [cjefferson@petersburg-va.org](mailto:cjefferson@petersburg-va.org)

In accordance with section 15.2-2311 of the Code of Virginia (1950), as amended you have the right to appeal this decision to the Board of Zoning Appeals within 30 days after your receipt of this letter. Otherwise, the decisions set forth in this letter shall be final and unappealable if not appealed within the 30-day period. The filing fee associated with your application for appeal is \$500.00 and should be enclosed with a completed application if you intend to appeal this decision.

Premise Address: 1036 Washington St. W Petersburg, VA 23805  
Tax Parcel ID: 024270001

Thank You

---

Cynthia Jefferson  
Zoning Inspector

CC: 1036 Washington St. W Petersburg, Virginia 23805



# City of Petersburg

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

Cynthia Jefferson  
Zoning Inspector  
804-738-0344  
[cjefferson@petersburg-va.org](mailto:cjefferson@petersburg-va.org)

Stanley Michael L Nina F  
8600 Glendevon Ct  
Chesterfield, VA 23838

September 9, 2024

## Final Notice of Violation

Following a recent inspection, a Petersburg zoning inspector has determined that the property at 1036 Washington St. W Petersburg VA 23805 is in violation of the City of Petersburg's Zoning Ordinance. Specifically, Article 23 Section 4 (20).

Article 23 Section 4 (20) states "Vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only".

Vehicle storage lots are only permitted in M-1 Light Industrial and M-2 Heavy Industrial zoning districts with the issuance of a Special Use Permit from City Council. The Special Use Permit issued for your property in 2005 does not include vehicle storage as a permitted use. Attached is a copy of your Special Use Permit.

**Please take action to correct this violation. Failure to do so within the specified time frame will result in legal action being taken by this department.**

To correct this violation, halt all vehicle storage use and remove all inoperable vehicles from the premises at 1036 W Washington St. Petersburg, VA 23805 within (10) days of receiving this notice. **Compliance will be verified on September 19, 2024.**

If you have any questions or concerns regarding this letter or would like further information, please contact the Department of Planning & Community Development at 804-738-0344 or by email [cjefferson@petersburg-va.org](mailto:cjefferson@petersburg-va.org)

Premise Address: 1036 Washington St. W Petersburg, VA 23805

Tax Parcel ID: 024270001

Thank You

---

Cynthia Jefferson  
Zoning Inspector

Sent Via Certified mail # 9589 0710 5270 1395 5586 07

CC: 1036 Washington St. W Petersburg, Virginia 23805



# City of Petersburg

Department of Planning &  
Community Development  
804-733-2312

135 N. Union Street, Room 304  
Petersburg, Virginia 23803  
mgorman@petersburg-va.org

Mr. Michael Stanley  
8600 Glendevon Ct  
Chesterfield, Virginia 23838

November 7, 2024

Re: Revoking Special Use Permits at 1024 W Washington and 1036 W Washington Street

Be advised, due to the failure to comply with the conditions laid out in 12-ORD-34 and 12-ORD-35, the Petersburg Department of Planning and Community Development is moving to revoke your Special Use Permits for 1024 W Washington and 1036 W Washington Street, Petersburg, Virginia.

A notice of violation with instructions to comply was sent in August with a deadline to comply by September. This department has seen no measurable changes to the subject properties since the initial notice was sent and has given plenty of time since the deadline has passed.

Your Special Use Permits will be reviewed by the Petersburg Planning Commission on December 5 at 6:30pm. Should you complete the following actions before December 5, this department will withdraw our review.

To comply:

- Remove all inoperable vehicles from both of the subject properties.
- Halt all outdoor storage of vehicle parts and waste from both of the subject properties.
- Obtain a business license to operate a vehicle repair shop at 1036 W Washington.

If you have any questions or would like more information, please contact me at mgorman@petersburg-va.org.

Thank you,

Maxwell Gorman  
Zoning Administrator

**AN ORDINANCE REVOKING A SPECIAL USE PERMIT GRANTED TO MICHAEL AND NINA STANLEY FOR THE OPERATION OF A VEHICLE RENTAL BUSINESS, AUTO BODY, AND VEHICLE REPAIR SHOP AT 1036 WEST WASHINGTON STREET, PARCEL ID 024270001, IN THE B-2, GENERAL COMMERCIAL DISTRICT FOR FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL**

WHEREAS, City Council approved a special use permit for the operation of a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street on May, 1 2012; and

WHEREAS, the approved special use permit included certain conditions of approval; and

WHEREAS, the property was identified as violating several conditions of approval in July 2024 including storage of inoperable vehicles on the site for periods exceeding three days, outdoor material storage on the site, and failure to abide by the conditions of approval and other local regulations; and

WHEREAS, in the months since identifying the violations, City staff have sent multiple notices of violation as well as met in person with the property owner and permit holder to outline steps to bring the property into compliance; and

WHEREAS, the property owner has not taken sufficient steps to bring the property into compliance with the conditions of approval; and

WHEREAS, City staff and Planning Commission have recommended the special use permit be revoked for failure to comply with the above-mentioned conditions; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

**NOW THEREFORE BE IT ORDAINED** that City Council does hereby revoke the special use permit granted to Michael and Nina Stanley for the operation of a of a vehicle rental business, auto body, and vehicle repair shop at 1036 West Washington Street, Parcel ID 024270001, in the B-2, General Commercial District for failure to comply with conditions of approval.



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** March Altman, Jr.

**RE:** **First Read and to Schedule a Public Hearing of an Ordinance to Approve a Request by Virginia Electric & Power Co. DBA Dominion Energy to Rezone with Proffers Property at 3345, 3339, and 3311 West Washington Street, Parcel IDs 027010001, 027010003, and 027010004, from the R-2 Single-Family Residence and B-2 General Commercial Districts to the M-1 Light Industrial District - Pages 47-77**

**PURPOSE:** The City has received a request to rezone three parcels located at 3311, 3339, and 3345 to the M-1, Light Industrial District in order to expand Dominion Energy’s existing storage and maintenance facilities at 33 Rawlings Lane. Two of the parcels are currently in the B-2, General Business District (3311 and 3345 West Washington Street) and one of the parcels is within the R-2, Single Family Residence District (3339 West Washington Street). The property is designated as Corridor Commercial and located within a City Gateway on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Eleven proffers were included with the application for the City’s consideration.

**REASON:** To consider an ordinance to approve a request by Virginia Electric & Power Co. DBA Dominion Energy to rezone with proffers property at 3345, 3339, and 3311 West Washington Street, Parcel IDs 027010001, 027010003, and 027010004, from the R-2 Single-Family Residence and B-2 General Commercial Districts to the M-1 Light Industrial District.

**RECOMMENDATION:** Approval with proffered conditions.

### **BACKGROUND:**

1. November 4, 2024 – Staff received an application to rezone the property.
2. November 21, 2024 – Planning staff met with the applicant’s agent to discuss concerns over conformity with the Comprehensive Plan; the agent indicated the applicant would consider updating the plans and proffers.
3. December 5, 2024 – Planning Commission held a public hearing on the request. The Commission deferred taking action at the applicant’s request to allow them to update the proffers and concept plan.
4. December 20, 2024 – The applicant provided an updated proffer statement and concept plan for consideration.

5. January 2, 2025 – Planning Commission voted (6-1) to approve this rezoning with proffered conditions.

**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. 1. 24-REZ-03 Memo UPDATED
2. 2. 24-REZ-03 Updated
3. 7. Signed revised rezoning Dominion Energy proffer statement
4. 8. Updated Concept Plan
5. 14. Public Comment Received
6. Ordinance 24-REZ-03
7. Ordinance Exhibit A



# City of Petersburg

Department of Planning and Community Development  
135 N Union St, Room 304  
Petersburg, VA 23803  
(804) 733-2308

## MEMORANDUM

**DATE:** February 2025

**TO:** Mayor and City Council

**FROM:** Planning Commission

**RE:** 2024-REZ-03: Consideration of an ordinance to approve a request by Virginia Electric & Power Co. DBA Dominion Energy to rezone with proffers property at 3345, 3339, and 3311 West Washington Street, Parcel IDs 027010001, 027010003, and 027010004, from the R-2 Single-Family Residence and B-2 General Commercial Districts to the M-1 Light Industrial District.

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### EXECUTIVE SUMMARY:

The City has received a request to rezone three parcels located at 3311, 3339, and 3345 to the M-1, Light Industrial District in order to expand Dominion Energy’s existing storage and maintenance facilities at 33 Rawlings Lane. Two of the parcels are currently in the B-2, General Business District (3311 and 3345 West Washington Street) and one of the parcels is within the R-2, Single Family Residence District (3339 West Washington Street). The property is designated as Corridor Commercial and located within a City Gateway on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Eleven proffers were included with the application for the City’s consideration.

### CHRONOLOGY OF EVENTS:

1. November 4, 2024 – Staff received an application to rezone the property.
2. November 21, 2024 – Planning staff met with the applicant’s agent to discuss concerns over conformity with the Comprehensive Plan; the agent indicated the applicant would consider updating the plans and proffers.
3. December 5, 2024 – Planning Commission held a public hearing on the request. The Commission deferred taking action at the applicant’s request to allow them to update the proffers and concept plan.

4. December 20, 2024 – The applicant provided an updated proffer statement and concept plan for consideration.
5. January 2, 2025 – Planning Commission voted (6-1) to approve this rezoning with proffered conditions.

**BACKGROUND:**

The property totals 2.78 acres and is located on the north side of West Washington Street at the western extent of the City. The lots are bordered to the north by a Dominion Energy storage and maintenance facility and adjoins a vacant Dominion-owned parcel with M-1 zoning along the West Washington Street frontage.

Article 17 of the Zoning Ordinance lists the permitted uses in the M-1, Light Industrial District and Article 22 specifies requirements for height, area, and bulk.

The applicant is requesting to rezone the vacant lots to M-1 to consolidate all of the lots under Dominion ownership and extend the existing storage and maintenance facilities. The expansion would comprise additional gravel storage area surrounded by security fencing; no new buildings are proposed. There are currently five entrances from West Washington Street into the proposed project area; the applicant plans to close all but the western-most entrance, which would provide emergency access into the facility. There is a small portion of wetlands on the site, which the applicant proposed to wall off for separation from the developed areas.

The application was originally accompanied by a proffer statement with three proffered conditions:

- 1) The applicant will provide a 30' buffer along West Washington Street where no encroachments will be allowed except the site entrance, landscaping, lighting, and other non-development features.
- 2) Signage for the site shall be in conformance with the regulations of the Zoning Ordinance
- 3) Stormwater facilities on the site shall be developed in accordance with an approved stormwater management plan and shall be owned and maintained by the applicant.

City staff completed a preliminary review of the concept plan and met with the applicant's agent to discuss several concerns with the proposed development's incompatibility with the Comprehensive Plan. The two main concerns were that the project does not align with the principle land uses desired in a Corridor Commercial Area and that the property is located at a gateway into the City. Typically, a storage and maintenance facility would not be conducive to an attractive streetscape with pedestrian amenities. These concerns were also raised at the public hearing on the request on December 5, 2024. The Planning Commission expressed similar concerns and the applicant requested the Planning Commission defer voting on a recommendation to allow the applicant to address those concerns.

Following discussions with City staff and the Planning Commission, the applicant has updated the proffer statement and concept plan to include the following:

- A proffer stating that landscaping will be installed within the 30-foot buffer to include one large deciduous tree for every 50 lineal feet, one evergreen tree for every 30 lineal feet, and one medium shrub for each 10 lineal feet along the buffer with low shrubs and ground covers reasonably dispersed throughout. The proffer states plantings will be native, non-invasive, drought-resistant and will be maintained by the property owner.
- A proffer stating that 8-foot-wide sidewalk will be installed along the West Washington Street frontage and installed within a public access easement.
- A proffer stating the existing pole-mounted lighting along the West Washington Street frontage will be replaced with ornamental, pedestrian-scale lighting fixtures
- A proffer stating that four of the five entrances along West Washington Street will be closed and the remaining entrance will be gated for limited access.
- A proffer stating an eight-foot-tall ornamental security fence will be installed along the perimeter of the storage yard
- A proffer stating the property owner will dedicate a 30-foot-by-40-foot easement to the City for the purpose of installing public art or gateway signage within the buffer area.
- A proffer limiting the use of the site to the following uses:
  - Any uses allowed in the B-2, General Business District except dwellings, hospitals or institutions
  - General wholesale, storage, and distribution uses relating to clay, stone and glass products, metal and metal products, building materials and equipment
- A proffer stating the property shall be developed in accordance with the proffer statement and updated concept plan dated November 25, 2024

**ADJACENT ZONING/USES:**

Dominion’s existing maintenance facility to the north is zoned M-1, Light Industrial. There is an additional M-1-zoned parcel between the subject properties. Properties across both West Washington Street and Rawlings Lane are zoned both B-2, General Commercial and R-2, Single-Family Residence. Properties to the west in Dinwiddie County are also owned by Dominion and zoned Industrial. Abutting and nearby land uses include the existing Dominion facilities, a restaurant, several single-family dwellings, and a childcare facility.

**COMPREHENSIVE PLAN CONSIDERATIONS:**

The property is designated as Corridor Commercial on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Corridor Commercial areas provide goods and services like restaurants, retail and entertainment establishments. Primary land uses include hospitality uses, large and small commercial centers, medical clinics, multi-family housing, offices, and places of worship. Corridor Commercial areas should be walkable with pedestrian amenities as well as increased landscaping and adequate lighting.

Additionally, this section of West Washington Street is identified as a Gateway and Corridor on the Future Land Use Map. Gateways are locations where regional travel networks enter the Petersburg City limits and the plan emphasizes using art, signage, lighting, and landscaping to create a sense of arrival in the city. Corridors are longer stretches of street which serve as important travel routes and the plan emphasizes a focus on consistent streetscapes with multiple travel options that welcome people to visit and stay within the city. The plan states that primary land uses can differ, but that the City should improve these areas by investing in pedestrian experiences and incorporating landscaping and lighting at gateways.

A storage and maintenance facility would not be an appropriate use for a Corridor Commercial area and the proposed use would not be in line with the principles of development for a Gateway and Corridor area. The existing Dominion Facilities on Rawlings Lane are set back several hundred feet from the West Washington Street corridor, but the Comprehensive Plan would envision uses providing goods and services for citizens along the street frontage where the expansion is proposed.

The applicant has proffered several new conditions aimed at bringing the proposed development closer into conformance with the Comprehensive Plan. These include specific enhanced landscaping elements, decorative fencing around the storage facility, the potential for an art fixture or gateway sign along the frontage, and pedestrian amenities such as wider sidewalk and pedestrian-scale lighting along the frontage. The applicant has also provided a proffer essentially tying the development to the updated concept plan which specifies the general development of the site as well as the aforementioned amenities.

The applicant has noted that the subject properties are adjoining existing Dominion facilities to the west in Dinwiddie County and to the north at 33 Rawlings Lane as well as an additional M-1 zoned parcel along West Washington Street.

**PUBLIC Input:**

The City received one written comment from the Dinwiddie County Water Authority stating there was no objection to the request.

**RECOMMENDATION:** Planning Commission recommended approval (6 years to 1 nay) with proffers as presented.

Staff recommended denial of the rezoning request as presented. The storage yard use does not align with the City's Comprehensive Plan, but staff does acknowledge that the updated proffers and concept plan represent significant improvements to the original application. The updated request reflects many principles and elements of the Comprehensive Plan, though the use itself is still not supported.

CITY COUNCIL  
MEETING

FEBRUARY 2025

## 2024-REZ-03:

Request by Virginia Electric & Power Co. DBA Dominion Energy to rezone with proffers property at 3345, 3339, and 3311 West Washington Street, Parcel IDs 027010001, 027010003, and 027010004, from the R-2 Single-Family Residence and B-2 General Commercial Districts to the M-1 Light Industrial District.

# Subject Properties

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# Request

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- Rezone to M-1, Light Industrial District to expand existing Dominion Energy storage and maintenance facilities.
- 3311 and 3345 West Washington Street currently zoned B-2, General Commercial.
- 3339 West Washington Street currently zoned R-2, Single-Family Residence.
- Eleven proffers included for consideration.

# Existing Conditions

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# Proposed Use

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- Expansion of existing Dominion Power facility at 33 Rawlings Lane.
- Developed site would be gravel storage yard with security fencing; No new buildings proposed.
- Entrances along West Washington Street reduced to one; wetlands sectioned off from development.
- Use to be limited to proffer statement and concept plan.



CENTERLINE OF  
W. WASHINGTON ST.

PEDESTRIAN  
STREET LIGHT

RIGHT OF WAY LINE

SMALL DECIDUOUS  
TREE

EVERGREEN TREE

SMALL DECIDUOUS  
TREE

MEDIUM SHRUB

8' WIDE  
CONCRETE  
SIDEWALK

30' SETBACK LINE

W. WASHINGTON STREET  
TYPICAL SECTION

8' TALL  
HIGH SECURITY  
STEEL PALISADE  
FENCE

NOT TO SCALE

# Proffers

---

- The property will have a thirty (30) foot buffer along W Washington Street. This buffer will include area for public sidewalk, landscaping, signage and pedestrian lighting as depicted on the zoning map.
- Landscaping will be installed within the 30-foot buffer to include:
  - One large deciduous tree for every 50 lineal feet
  - One small deciduous tree for every thirty (30) lineal feet
  - One evergreen tree for every 30 lineal feet
  - One medium shrub for each 10 lineal feet and
  - Low shrubs and ground covers reasonably dispersed throughout the buffer.
  - Planting will be non-invasive, native, and drought resistant and will be maintained by the applicant. The design and location of the planting shall be approved by the City of Petersburg at the time of site plan submission.

# Proffers

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- 8-foot-wide sidewalk will be installed along the West Washington Street frontage and installed within a public access easement. Design and location will be approved by the City at site plan submission.
- Existing pole-mounted lighting along the West Washington Street frontage will be replaced with ornamental, pedestrian-scale lighting fixtures. The applicant will cover the capital cost, and the City will operate and maintain the lighting.
- Four of the five entrances along West Washington Street will be closed and the remaining entrance will be gated for limited access.
- An 8-foot-tall ornamental security fence will be installed along the perimeter of the storage yard.

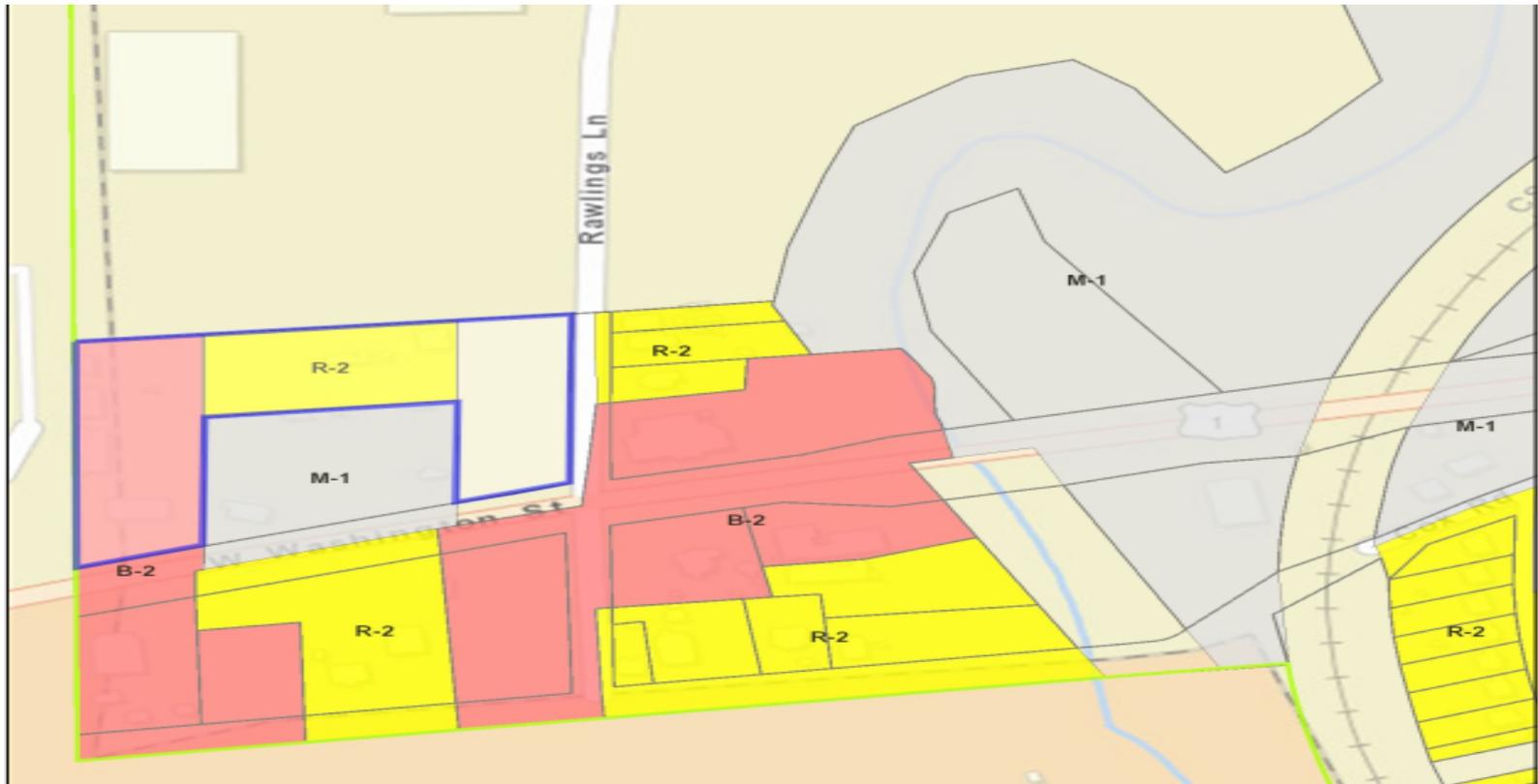
# Proffers – cont.

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- Property owner will dedicate a 30-foot-by-40-foot easement to the City for the purpose of installing public art or gateway signage within the buffer area.
- Site limited to following uses:
  - Any uses allowed in the B-2, General Business District except dwellings, hospitals, or institutions
  - General wholesale, storage, and distribution uses relating to clay, stone and glass products, metal and metal products, building materials and equipment
- Signage will conform with the Zoning Ordinance.
- Stormwater will be owned and maintained by the applicant.
- The property shall be developed in accordance with the proffer statement and updated concept plan dated November 25, 2024

# Adjoining Zoning/Uses

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# Comprehensive Plan Considerations

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- Corridor Commercial on Future Land Use Map
  - Primary land uses include hospitality, large and small commercial/retail, multi-family housing, medical and office, places of worship
  - Should be walkable with pedestrian amenities and increased landscaping and lighting
  - Purpose to provide goods and services
- Gateway and Corridor Area on Future Land Use Map
  - Investment should be made in pedestrian experiences
  - Should welcome people into City and make them want to stay

# Initial Staff Concerns

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- Incompatibility with Comprehensive Plan: subject properties are in a 'Corridor Commercial' Area as well as a 'Gateway and Corridor' area
- Storage and maintenance facility would not be an appropriate use for the corridor and would not be conducive to attractive streetscape with pedestrian amenities
- Proffers created a buffer area which **may** accommodate landscaping, lighting, etc. but did not require any amenities

# Applicant Responses

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Updated proffers, if accepted, will:

- Guarantee that landscaping is provided within the buffer area and ornamental fence is installed surrounding the storage yard
- Guarantee pedestrian amenities, including wider sidewalk and pedestrian-scale lighting
- Provide an option for public art or gateway signage installation along West Washington Street
- Limit the site to only those uses stated, which include some commercial uses should plans change
- Tie the development to the concept plan provided

# Recommendation

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Planning Commission recommended approval with the proposed proffers in a 6-1 vote.

Staff recommended denial, since the request does not align with the City's Comprehensive Plan, but staff does acknowledge that the updated proffers and concept plan represent significant improvements to the original application and reflect elements of the Comprehensive Plan though the use is still not supported.

# Sample Motion

---

I move that we **APPROVE/DENY/AMEND** the petition by Virginia Electric & Power Co. DBA Dominion Energy to rezone **WITH PROFFERS** property at 3345, 3339, and 3311 West Washington Street, Parcel IDs 027010001, 027010003, and 027010004, from the R-2 Single-Family Residence and B-2 General Commercial Districts to the M-1 Light Industrial District.

IF DENIED: state the reason why.

IF AMENDED: with the following amendment...

## STATEMENT OF PROFFER

Pursuant to Section 15.2-2296 of the Code of Virginia and Article 26A of Appendix A in the Petersburg Zoning Ordinance, Virginia Electric & Power CO dba Dominion Energy ( the "Applicant") do hereby voluntarily proffer, as the owner of the property (the "Property") respectively, which is the subject of this rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the properties at 3345, 3339, and 3311 W. Washington Street known as Parcel ID #: 027010001, 027010002, 027010003.

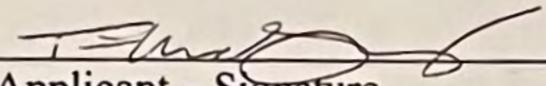
1. The Property will have a thirty (30) foot buffer along W. Washington Street. This buffer will include area for public sidewalk, landscaping, signage and pedestrian lighting as depicted on the zoning map.
2. The Applicant shall install landscaping within the thirty (30) foot buffer to include one large deciduous street trees for every fifty (50) lineal feet, one small deciduous tree for every thirty (30) lineal feet, one evergreen tree for each thirty (30) lineal feet, one medium shrub for each ten (10) lineal feet and low shrubs and ground covers reasonably dispersed throughout the buffer area. Plantings to be non-evasive, native and drought resistant and will be maintained by the applicant. The design and location of the plantings shall be approved by the City of Petersburg at the time of site plan submission.
3. The Applicant shall install a new eight (8) foot wide concrete sidewalk across the W. Washington Street frontage within the thirty (30) foot buffer. The Applicant will dedicate a public easement to the city encompassing this sidewalk for maintenance and ownership purposes. The design and location of the sidewalks shall be approved by the City at the time of site plan submission.
4. The Applicant shall remove the existing pole mounted lighting along the frontage of W. Washington Street and install ornamental pedestrian lighting in conformance with Dominion Energy guidelines. The design and location of the lighting improvements shall be approved by the City of Petersburg at the time of site plan submission but will generally be located within the public right of way. The Applicant shall be responsible for the capital cost and installation while the city shall be responsible for operating and maintenance cost for such lighting.
5. The Applicant will close four (4) of the five (5) existing accesses along W. Washington Street. Only the existing access at the far west end of the property will remain in use and will be gated.
6. The Applicant shall install an eight (8) foot high, black, ornamental high security steel palisade type fence along the setback line for the frontage of the W. Washington Street right of way.
7. The Applicant shall dedicate a 30' x 40' easement to the City within the thirty (30) foot buffer. This easement shall be used by the City for the purpose of displaying public art or gateway signage. Any proposed display or signage in this easement shall

be jointly approved by the City and the applicant. The maintenance and upkeep for displays in this easement shall be the responsibility of the City to include any additional plantings, painted items or structures. The exact location of the easement shall be approved by the City and Applicant at the time of site plan submission.

8. Only the following permitted land uses shall be allowed on the property per Article 17. "M-1" Light Industrial District Regulations:
  - (1) Any use permitted in the "B-2" General Commercial District, except dwellings, hospitals, institutions, or other buildings used for permanent or temporary housing of persons.
  - (2) The following uses, and any similar uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from other uses permitted; such permitted uses being generally wholesale and retail trade, service industries, light industries that manufacture, process, store and distribute goods and materials and are, in general, dependent on raw materials refined elsewhere, and manufacture, compounding, processing, packaging or treatment, as specified, of the following products or similar products:
    - Clay, stone and glass products.*
      - Concrete products (except central mixing and proportional plant).
    - Metals and metal products.*
      - Bolts, nuts, screws, washers, and rivets;
      - Container (metal);
      - Foundry products manufacture (electrical only);
      - Machinery manufacture;
      - Nails, brads, tacks, spikes, and staples;
      - Sheet metal products;
      - Tool, die, gauge, and machine shops;
      - Tools and hardware products.
    - Unclassified uses.*
      - Building materials (cement, lime (in bags or containers), sand, gravel, shell, lumber, and the like) storage and sales;
      - Industrial vocational training school, including internal combustion engines;
      - Laboratories, research experimental, including combustion-type motor testing;
      - Wholesale houses and distributors.
9. Signage shall be in general conformance with the purposes of Article 21 (Sign Regulations) of the Zoning Ordinance of the City of Petersburg. All signs shall require a sign permit issued under the provisions of Article 21 of the Zoning Ordinance of the City of Petersburg.

10. Stormwater management facilities shall be owned and maintained by the Applicant. The stormwater management BMP's shall be constructed by the Applicant as determined to be necessary and appropriate by the City, based on a Stormwater Management Plan consistent with the laws of the Commonwealth of Virginia and the requirements of the City of Petersburg. Such plans shall be required at the time of subdivision plan submission. Stormwater management BMP's shall primarily be extended detention basins and shall be designed to enhance the areas in which the BMP's are located. The design and location of the various BMP's shall be approved by the City of Petersburg at the time of subdivision plan submission.
  
11. The Property shall be developed in strict accordance with the conditions set forth as proffers and as generally depicted on the Zoning Map dated November 25, 2024. These proffers shall run with the land and shall, in the event of transfer of the Property to other parties, be enforceable against such other parties.

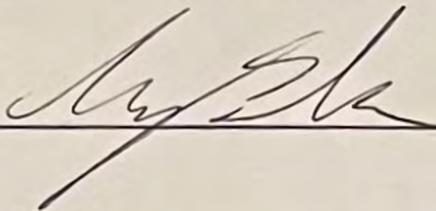
I hereby acknowledge as the Property Owner that the Rezoning of the Subject Property gives rise to the need for these conditions.

  
 Applicant - Signature

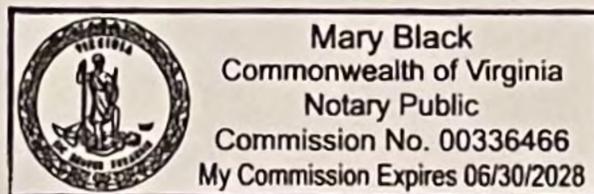
Date: 12.20.2024

TIMOTHY MCGARVEY  
 Type or print name

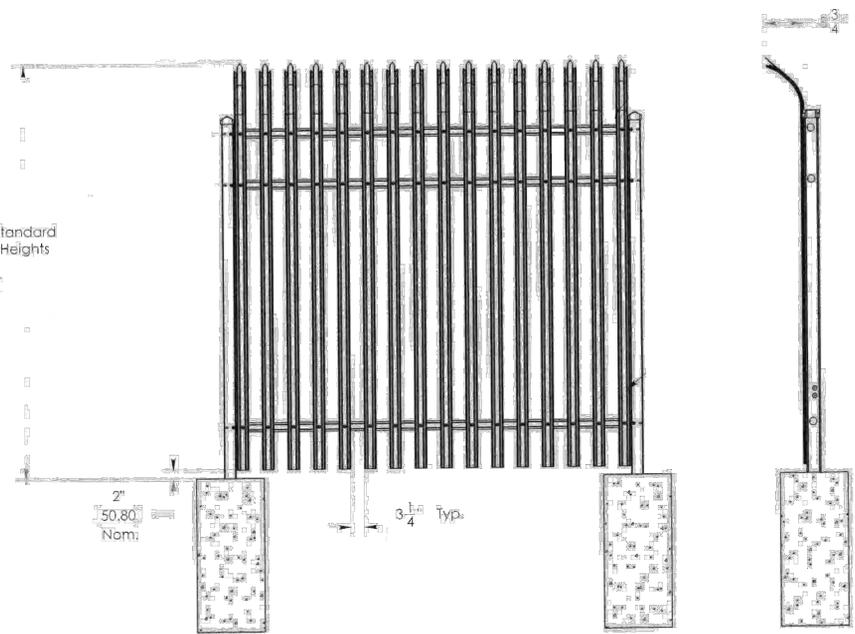
I Mary Black - a Notary for the State of Virginia, do verify that the foregoing instrument was signed before me this 20<sup>th</sup> day of December, 2024.



06/30/2028  
 My Commission Expires



Standard Heights



**HIGH SECURITY STEEL PALISADE FENCING**

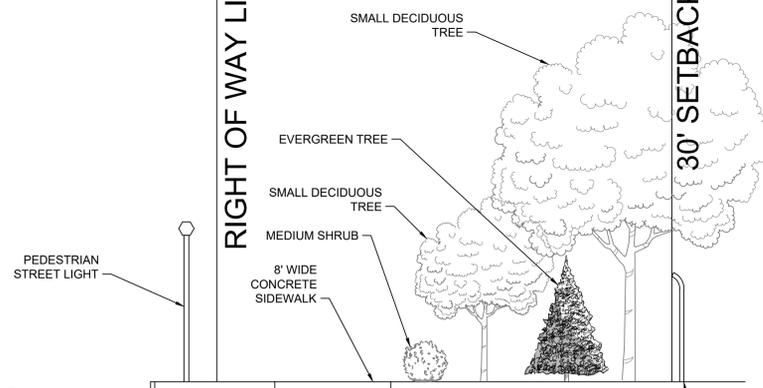
**PLANTING LEGEND**

SYMBOL	TREE TYPE	CONDITION	REQUIRED AMOUNT	PROVIDED AMOUNT
	LARGE DECIDUOUS TREE	1 PER 50' OF ROAD FRONTAGE	533/50 = 10.66 10.66 = 11	11 PROVIDED
	SMALL DECIDUOUS TREE	1 PER 30' OF ROAD FRONTAGE	533/30 = 17.77 17.66 = 18	18 PROVIDED
	EVERGREEN TREE	1 PER 30' OF ROAD FRONTAGE	533/30 = 17.77 17.66 = 18	18 PROVIDED
	MEDIUM SHRUB	1 PER 10' OF ROAD FRONTAGE	533/10 = 53.3 53.3 = 53	58 PROVIDED

CENTERLINE OF W. WASHINGTON ST.

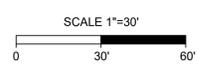
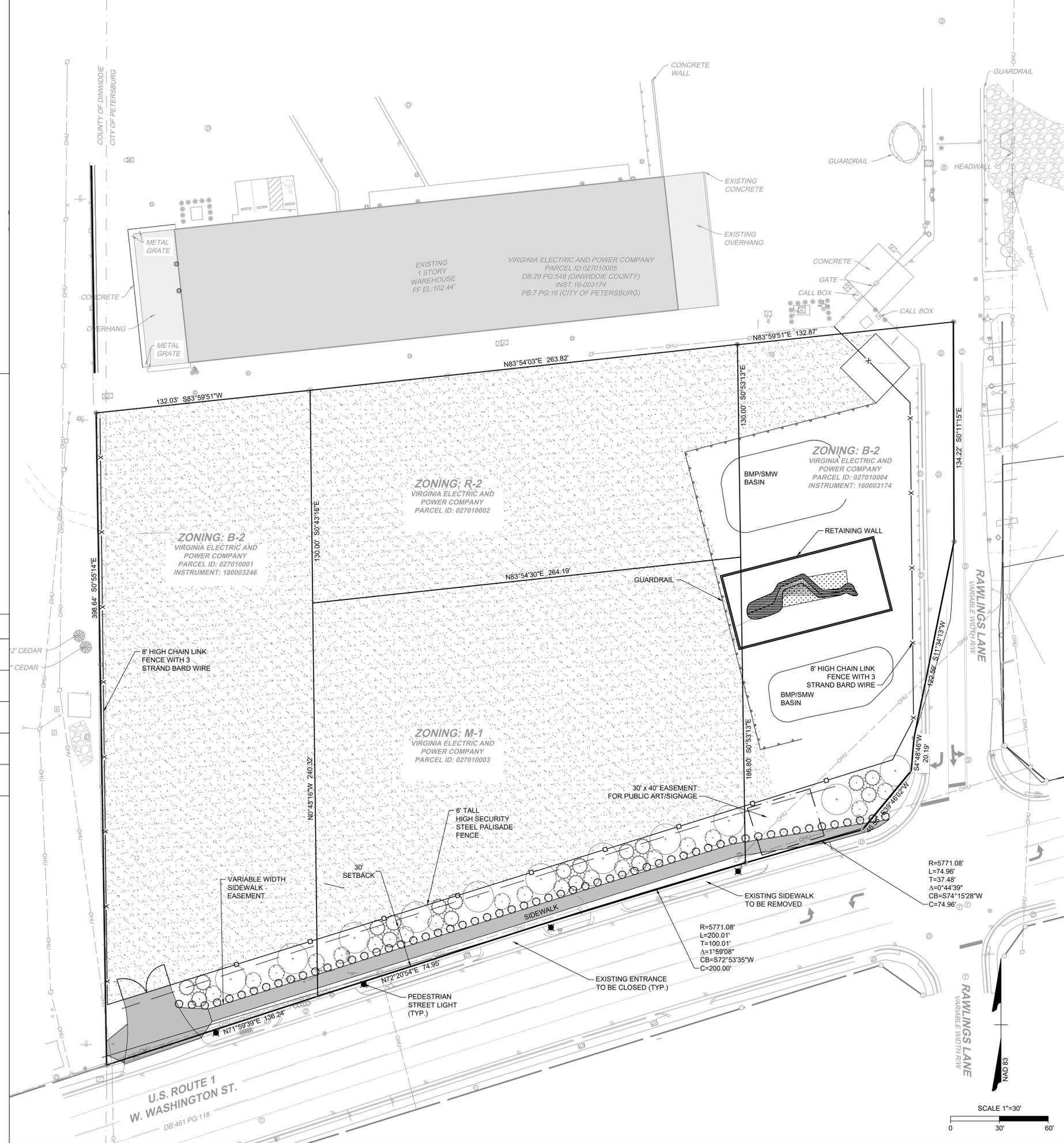
RIGHT OF WAY LINE

30' SETBACK LINE



**W. WASHINGTON STREET TYPICAL SECTION**  
NOT TO SCALE

S:\10861423-Dominion-Washington-DWG-Sheet\CD61423-C301-SITE.dwg | Plotted on 12/17/2024 @ 9:10 AM | by Justin Blanks



THIS DRAWING PREPARED AT THE  
**TRI-CITIES OFFICE**  
4701 Owens Way, Suite 900 | Prince George, VA 23875  
TEL 804.541.6600 FAX 804.468.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
11/25/2024	

DATE  
11/25/2024  
DRAWN BY  
J. BLANKS  
DESIGNED BY  
J. BLANKS  
CHECKED BY  
D. JOHNSON  
SCALE  
AS SHOWN

**TIMMONS GROUP**

**ZONING MAP**  
PETERSBURG DOMINION LOCKS YARD  
3341 W WASHINGTON ST, PETERSBURG, VA 23803

JOB NO.	SHEET NO.
61423	Z1

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**Dinwiddie County Water Authority**  
23008 Airpark Drive North Dinwiddie, Virginia 23803-6926

*Telephone*  
(804) 861-0998  
[www.dewa.org](http://www.dewa.org)  
*Fax*  
(804) 861-4270



**David E. Blaha**  
*Chairman*

**Thomas B. Wray**  
*Vice Chairman*

**Gene R. Witt** **Robert G. Perkins**  
*Secretary/Treasurer* *Board Member*

**Cleveland E. Hudspeth**  
*Board Member*

**F. Edward Pearson, II**  
*Executive Director*

December 3, 2024

City of Petersburg  
Department of Planning and Community Development  
Tyler Jackson, Planner  
135 N Union Street, Room 304  
Petersburg, VA 23803

Re: Parcel ID027010001, 027010003, 027010004

Mr. Jackson,

This communication is written as a follow-up to the Adjacent Property Notification letter received from your office. I thank you for reaching out to the Dinwiddie County Water Authority to advise of the Rezoning request for Dominion Energy for the Parcel IDs referenced at 3345, 3339 and 3311 West Washington Street.

Dinwiddie County Water Authority poses no objections to the rezoning requested from R-2 and B-2 to M-1, Light Industrial District.

Best,

A handwritten signature in black ink, appearing to read "F. Edward Pearson, II".

F. Edward Pearson, II  
Executive Director

Copies: David E. Blaha, Board Chairman  
Jeff Stiff, Deputy Director  
Ben Jones, Operations Manager

**AN ORDINANCE TO APPROVE A PETITION TO REZONE PROPERTY LOCATED AT 3345, 3339, AND 3311 WEST WASHINGTON STREET, PARCEL IDENTIFICATION NUMBERS 027010001, 027010003, AND 027010004 FROM R-2, SINGLE-FAMILY RESIDENCE DISTRICT AND B-2, GENERAL COMMERCIAL DISTRICT TO M-1, LIGHT INDUSTRIAL DISTRICT WITH PROFFERS**

WHEREAS, the City of Petersburg received a petition from Virginia Electric & Power Co. DBA Dominion Energy to rezone the property located at 3345, 3339, and 3311 West Washington Street from R-2, Single-Family Residence and B-2, General Commercial to M-1, Light Industrial District; and

WHEREAS, Virginia Electric & Power Co. DBA Dominion Energy proffered eleven conditions for the City's consideration including the provision of a 30-foot buffer along West Washington Street with landscaping improvements, provision of ornamental fencing along the perimeter of the storage area, lighting and sidewalk improvements along West Washington Street, the dedication of an easement for public art or gateway signage along West Washington Street, provision of signage in accordance with the Zoning Ordinance, provision of a stormwater management plan with stormwater facilities owned and maintained by the applicant, and conformance with the aforementioned proffers and concept plan dated November 25, 2024; and

WHEREAS, a concept plan was provided showing the use of the property for an expansion of the Dominion storage and maintenance facility at 33 Rawlings Lane; and

WHEREAS, there are concerns with compliance with the PetersburgNEXT Comprehensive Plan which identifies the site as a Corridor Commercial Area as well as a Gateway and Corridor on the Future Land Use Map; and

WHEREAS, the applicant updated the proposed proffers to address concerns and bring the proposal closer to conformance with the Comprehensive Plan; and

WHEREAS, the storage lot use is inconsistent with the Comprehensive Plan, but the proffered conditions reflect the principles of the Corridor Commercial and Gateway and Corridor areas per the Comprehensive Plan; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

**NOW THEREFORE BE IT ORDAINED** that the City Council does hereby approve the petition to rezone the property located at 3345, 3339, and 3311 West Washington Street from R-2, Single-Family Residence and B-2, General Commercial to M-1, Light Industrial District with the eleven proffers as presented in Exhibit A.

## STATEMENT OF PROFFER

Pursuant to Section 15.2-2296 of the Code of Virginia and Article 26A of Appendix A in the Petersburg Zoning Ordinance, Virginia Electric & Power CO dba Dominion Energy ( the "Applicant") do hereby voluntarily proffer, as the owner of the property (the "Property") respectively, which is the subject of this rezoning request, that the development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present the following proffers for the properties at 3345, 3339, and 3311 W. Washington Street known as Parcel ID #: 027010001, 027010002, 027010003.

1. The Property will have a thirty (30) foot buffer along W. Washington Street. This buffer will include area for public sidewalk, landscaping, signage and pedestrian lighting as depicted on the zoning map.
2. The Applicant shall install landscaping within the thirty (30) foot buffer to include one large deciduous street trees for every fifty (50) lineal feet, one small deciduous tree for every thirty (30) lineal feet, one evergreen tree for each thirty (30) lineal feet, one medium shrub for each ten (10) lineal feet and low shrubs and ground covers reasonably dispersed throughout the buffer area. Plantings to be non-evasive, native and drought resistant and will be maintained by the applicant. The design and location of the plantings shall be approved by the City of Petersburg at the time of site plan submission.
3. The Applicant shall install a new eight (8) foot wide concrete sidewalk across the W. Washington Street frontage within the thirty (30) foot buffer. The Applicant will dedicate a public easement to the city encompassing this sidewalk for maintenance and ownership purposes. The design and location of the sidewalks shall be approved by the City at the time of site plan submission.
4. The Applicant shall remove the existing pole mounted lighting along the frontage of W. Washington Street and install ornamental pedestrian lighting in conformance with Dominion Energy guidelines. The design and location of the lighting improvements shall be approved by the City of Petersburg at the time of site plan submission but will generally be located within the public right of way. The Applicant shall be responsible for the capital cost and installation while the city shall be responsible for operating and maintenance cost for such lighting.
5. The Applicant will close four (4) of the five (5) existing accesses along W. Washington Street. Only the existing access at the far west end of the property will remain in use and will be gated.
6. The Applicant shall install an eight (8) foot high, black, ornamental high security steel palisade type fence along the setback line for the frontage of the W. Washington Street right of way.
7. The Applicant shall dedicate a 30' x 40' easement to the City within the thirty (30) foot buffer. This easement shall be used by the City for the purpose of displaying public art or gateway signage. Any proposed display or signage in this easement shall

## EXHIBIT A

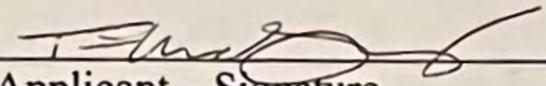
be jointly approved by the City and the applicant. The maintenance and upkeep for displays in this easement shall be the responsibility of the City to include any additional plantings, painted items or structures. The exact location of the easement shall be approved by the City and Applicant at the time of site plan submission.

8. Only the following permitted land uses shall be allowed on the property per Article 17. "M-1" Light Industrial District Regulations:
  - (1) Any use permitted in the "B-2" General Commercial District, except dwellings, hospitals, institutions, or other buildings used for permanent or temporary housing of persons.
  - (2) The following uses, and any similar uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from other uses permitted; such permitted uses being generally wholesale and retail trade, service industries, light industries that manufacture, process, store and distribute goods and materials and are, in general, dependent on raw materials refined elsewhere, and manufacture, compounding, processing, packaging or treatment, as specified, of the following products or similar products:
    - Clay, stone and glass products.*
      - Concrete products (except central mixing and proportional plant).
    - Metals and metal products.*
      - Bolts, nuts, screws, washers, and rivets;
      - Container (metal);
      - Foundry products manufacture (electrical only);
      - Machinery manufacture;
      - Nails, brads, tacks, spikes, and staples;
      - Sheet metal products;
      - Tool, die, gauge, and machine shops;
      - Tools and hardware products.
    - Unclassified uses.*
      - Building materials (cement, lime (in bags or containers), sand, gravel, shell, lumber, and the like) storage and sales;
      - Industrial vocational training school, including internal combustion engines;
      - Laboratories, research experimental, including combustion-type motor testing;
      - Wholesale houses and distributors.
9. Signage shall be in general conformance with the purposes of Article 21 (Sign Regulations) of the Zoning Ordinance of the City of Petersburg. All signs shall require a sign permit issued under the provisions of Article 21 of the Zoning Ordinance of the City of Petersburg.

EXHIBIT A

- 10. Stormwater management facilities shall be owned and maintained by the Applicant. The stormwater management BMP's shall be constructed by the Applicant as determined to be necessary and appropriate by the City, based on a Stormwater Management Plan consistent with the laws of the Commonwealth of Virginia and the requirements of the City of Petersburg. Such plans shall be required at the time of subdivision plan submission. Stormwater management BMP's shall primarily be extended detention basins and shall be designed to enhance the areas in which the BMP's are located. The design and location of the various BMP's shall be approved by the City of Petersburg at the time of subdivision plan submission.
  
- 11. The Property shall be developed in strict accordance with the conditions set forth as proffers and as generally depicted on the Zoning Map dated November 25, 2024. These proffers shall run with the land and shall, in the event of transfer of the Property to other parties, be enforceable against such other parties.

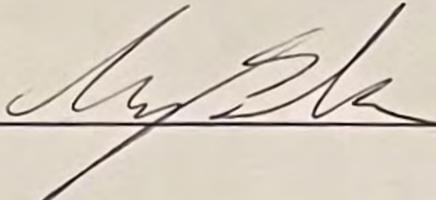
I hereby acknowledge as the Property Owner that the Rezoning of the Subject Property gives rise to the need for these conditions.

  
Applicant - Signature

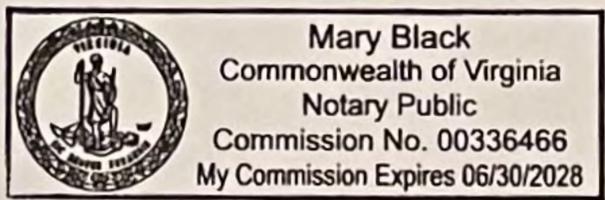
Date: 12.20.2024

Timothy McGarvey  
Type or print name

I Mary Black - a Notary for the State of Virginia, do verify that the foregoing instrument was signed before me this 20<sup>th</sup> day of December, 2024.



06/30/2028  
My Commission Expires





# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** March Altman, Jr.

**RE:** **First Read and to Schedule a Public Hearing of an Ordinance to Approve a Request by Fortune Founders LLC for a Special Use Permit with Conditions for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 25 South Crater Road, Parcel ID 012260023, in the B-2, General Commercial District - Pages 78-110**

**PURPOSE:** For Council to take action on a special use permit request with conditions for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 25 South Crater Road, Parcel ID 012260023, in the B-2, General Commercial District.

**REASON:** The applicant is seeking to convert the former Oyo Hotel located on the subject property into a multi-family dwelling development with up to 75 studio apartment units.

**RECOMMENDATION:** Approval with conditions.

**BACKGROUND:**

1. November 13, 2024 – Application for special use permit received.
2. December 5, 2024 – Public hearing on request was held; the Planning Commission deferred taking action and asked that the applicant be present at the following meeting to address concerns.
3. January 2, 2025 – Planning Commission recommended approval of the special use permit with conditions in a 4 (yeas) – 2 (nays) – 1 (abstention) vote.

**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. 1. 25 S Crater Road Memo - Updated
2. 2. 24-SUP-02 - Updated
3. Ordinance
4. Applicant Response to Proposed Conditions
5. 5. 25 S Crater presentation



# City of Petersburg

## MEMORANDUM

**DATE:** February 2025

**TO:** Mayor and City Council

**FROM:** Planning Commission

**RE:** 2024-SUP-02: Consideration of an ordinance to approve a request by Fortune Founders LLC for a special use permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 25 South Crater Road, Parcel ID 012260023, in the B-2, General Commercial District.

---

### EXECUTIVE SUMMARY

The applicant is seeking to convert the former Oyo Hotel located on the subject property into a multi-family dwelling development with up to 75 studio apartment units. The 1.408-acre parcel is located at 25 South Crater Road near the intersection of South Crater Road and East Washington Street. The subject property is zoned B-2, General Commercial and designated as Community Mixed-Use on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. A special use permit is required for multi-family housing in the B-2 District per Article 23, Section 4 (37) of the Zoning Ordinance. The proposed use, if permitted, will be subject to the regulations of the R-5, Multiple Dwelling District as well as any other City Code regulations and any conditions recommended by Planning Commission and accepted by City Council.

### CHRONOLOGY OF EVENTS

1. November 13, 2024 – Application for special use permit received.
2. December 5, 2024 – Public hearing on request was held; the Planning Commission deferred taking action and asked that the applicant be present at the following meeting to address concerns.
3. January 2, 2025 – Planning Commission recommended approval of the special use permit with conditions in a 4 (yeas) – 2 (nays) – 1 (abstention) vote.

### BACKGROUND

The lot is developed and was the site of the Oyo Hotel, constructed in 1972. The hotel has not

been operated for several years, and the property is currently vacant with the building seemingly in need of serious repair. The applicant purchased the property in 2023 and is seeking to convert the former hotel rooms into studio apartments with sleeping areas, kitchenettes, and restroom and shower facilities. Per the application, the site will also include a management office, shared laundry facilities, electric vehicle charging stations, and ice and vending machines for the residents. There will be up to 75 total units and 10 to 20 percent of those units will be furnished. The applicant has completed similar projects in Newport News and Chesapeake, Virginia.

Per Article 23 of the Zoning Ordinance, Council may grant approval of special use permits 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.

A special use permit is required for multiple-family dwellings in the B-2 District and, if approved, those dwellings are subject to the district standards of the R-5, Multiple Dwelling District. The R-5 District Standards include a maximum height of 3 stories and/or 45 feet, a minimum of 5,000 square feet in total lot area, and a minimum of 250 square feet of lot area per one-bedroom apartment. The existing lot and building meet these standards. The Zoning Ordinance would also require 75 spaces for the proposed use unless a waiver is requested and granted by the Board of Zoning Appeals. The property would also be subject to all requirements of the City Building Code as well as the Statewide Uniform Building Code.

The Planning Commission held a public hearing on the request on December 5, 2024 and raised a number of questions with the proposed development including safety concerns and a lack of context provided by the applicant. The Commission requested that the applicant be present at the January 2, 2025 meeting and provide additional information on other developments they've completed in the State.

### **ADJACENT ZONING/USES**

The properties to the north and west of the subject property are also zoned B-2, General Commercial. The properties to the south and east are zoned R-3, Two-Family Residence. Adjoining and neighboring land uses include a gas station to the north, a motel to the south, varying uses including residential, office, and automotive service to the west, and residential development to the east.

### **COMPREHENSIVE PLAN CONSIDERATIONS**

The subject parcels are identified as Community Mixed-Use on the Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan defines these areas as commerce centers for both residents and visitors which are walkable, dense, and interconnected. Appropriate future development in Community Mixed-Use areas includes adaptive re-use, multi-family dwellings, offices, personal service establishments, small-scale commercial uses. The Comprehensive Plan goes on to emphasize the importance of compact development patterns, open space and park facilities, and pedestrian amenities as development principles in these areas.

In general, the Comprehensive Plan would be supportive of the adaptive reuse of the former hotel

for multi-family housing, particularly as an objective of the City moving forward is to facilitate the provision of diverse and attainable housing stock in all neighborhoods, including providing “missing-middle” housing.

While the plan is supportive of the general use, staff have identified concerns with the proposed development’s ability to meet the specific principles of development for a Community Mixed-Use area. The site is largely void of existing greenspace except for an inaccessible portion of the property adjoining Old Church Street; the plan calls for the integration of open space and community spaces. Outside of vending machines and electric vehicle charging stations, no on-site amenities for residents have been proposed. Appropriate amenities could include recreational facilities or a parklet on-site. There is existing sidewalk abutting the property, but pedestrian-scale lighting, additional plantings along the street, and decorative fencing are all features the Comprehensive Plan would support to improve the pedestrian friendliness for the site.

## **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.

## **RECOMMENDATION**

On January 2, 2025, Planning Commission recommended approval of the special use permit with conditions in a 4 (yeas) – 2 (nays) – 1 (abstention) vote.

Staff recommended approval of the Special Use Permit subject to the following conditions:

- 1) The development shall include on-call management and maintenance staff as well as on-site security surveillance and security staff at all hours.
- 2) Secure laundry facilities shall be provided for and remain accessible to residents.
- 3) At least twenty (20) percent of the apartment units shall be offered as furnished units.
- 4) The existing parking area shall be milled, repaved, and restriped prior to issuance of any certificate of occupancy for the property. At least one parking space per unit shall be provided unless a waiver is granted by the Board of Zoning Appeals.
- 5) At least two (2) electric vehicle charging stations shall be installed in the parking area.
- 6) The existing chain link fence along the street frontage shall be removed or replaced with an ornamental-style fence.
- 7) The development shall integrate additional greenspace in the form of a green roof, a conversion of a portion of the parking area, or in another form submitted to and approved as acceptable by the Planning Department. The greenspace shall be installed prior to issuance of any certificate of occupancy for the property.
- 8) The development shall include at least two of the following resident amenities: public art, a clubhouse, co-workspace, a dog park, or a fitness center. A floorplan identifying such amenities shall be provided to the Planning Department for approval prior to the issuance of any building permits for the development.
- 9) High quality construction materials shall be used for repairs and improvements to the existing structure; materials shall be submitted for approval by the Zoning Administrator prior to the issuance of any building permits for the development.
- 10) The development shall include improvements to the street frontage and existing landscaping

strip along South Crater Road to include tree plantings of native species, street furniture, and pedestrian-scale lighting. A plan identifying these features shall be provided to the Planning Department for approval and the features installed prior to the issuance of any Certificate of Occupancy for the property.

- 11) This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

Please note that the conditions of approval require that all site improvements are in place prior to any residents occupying the building. If the permit is approved with the proposed conditions, the applicant will not be able to use the site for multi-family development until the conditions are satisfied.

CITY COUNCIL  
MEETING

FEBRUARY 2025



## 2024-SUP-02:

Request by Fortune Founders LLC for a special use permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 25 South Crater Road, Parcel ID 012260023, in the B-2, General Commercial District

# Subject Property

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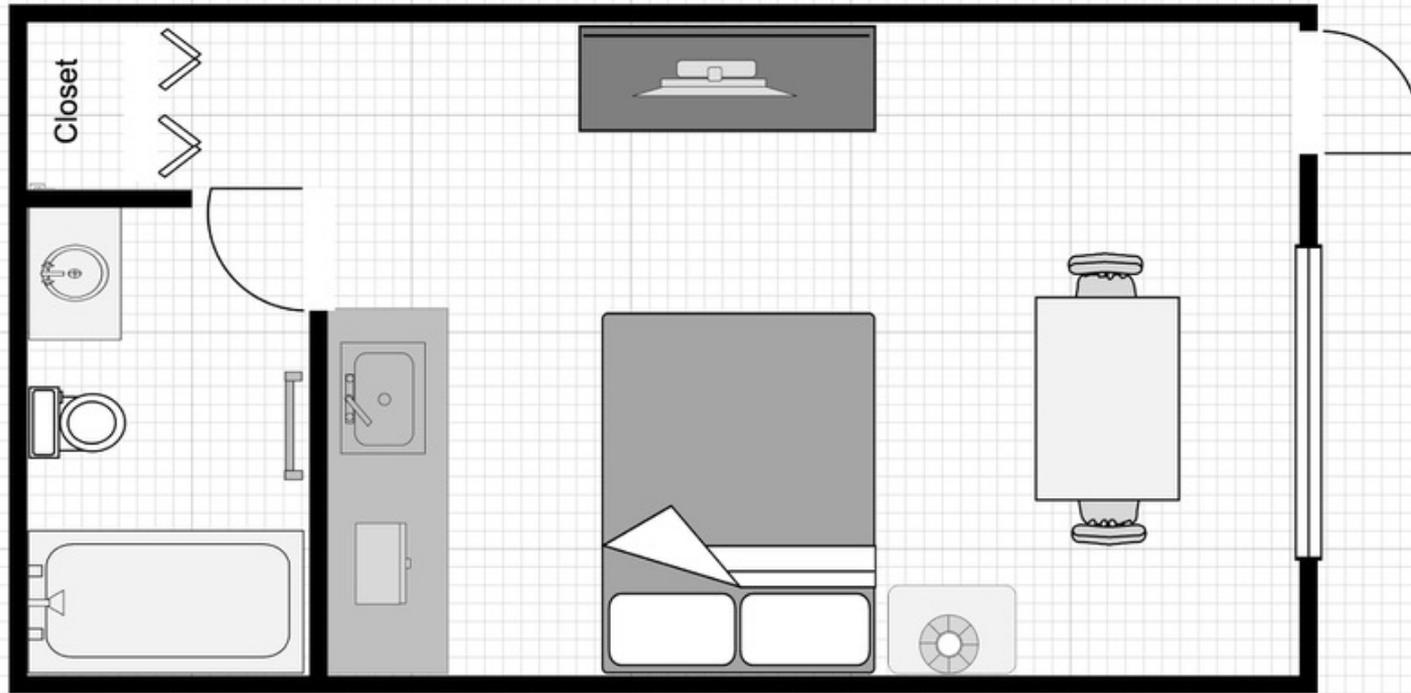


# Request and Background

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- Applicant seeking to convert former Oyo hotel into multiple-family dwelling development with up to 75 units
- Property currently vacant and in need of repair
- Per application, development will include management office, laundry and vending facilities, electric vehicle charging stations; 10-20 % of rooms will be furnished
- Public hearing held December 5, 2024. Commission deferred action and requested applicant be present at meeting and provide additional information

# Typical Floor Plan



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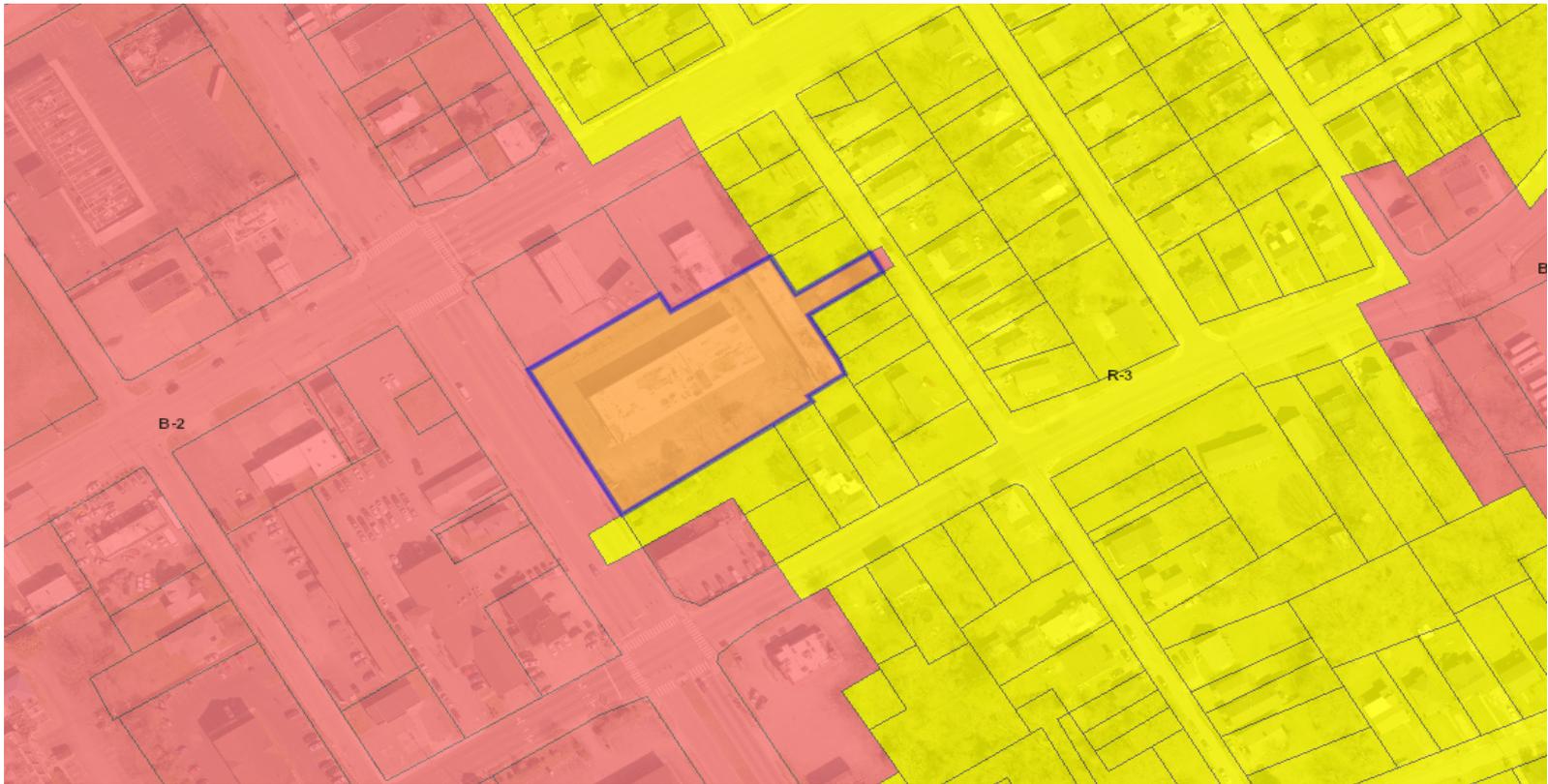
# Comprehensive Plan Considerations

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- Community Mixed-Use on Future Land Use Map - “interconnected commerce centers for residents and visitors”.
- Principle land uses include adaptive reuse, multi-family dwellings, offices, personal services and small-scale office and retail uses.
- Goal of creating diverse and attainable housing stock, including “missing-middle” housing.

# Adjoining Zoning/Uses

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# Proposed Conditions

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- 1) The development shall include on-call management and maintenance staff as well as on-site security surveillance and security staff at all hours.
- 2) Secure laundry facilities shall be provided for and remain accessible to residents.
- 3) At least twenty (20) percent of the apartment units shall be offered as furnished units.
- 4) The existing parking area shall be milled, repaved, and restriped prior to issuance of any certificate of occupancy for the property. At least one parking space per unit shall be provided unless a waiver is granted by the Board of Zoning Appeals.
- 5) At least two (2) electric vehicle charging stations shall be installed in the parking area.
- 6) The existing chain link fence along the street frontage shall be removed or replaced with an ornamental-style fence.
- 7) The development shall integrate additional greenspace in the form of a green roof, a conversion of a portion of the parking area, or in another form submitted to and approved as acceptable by the Planning Department. The greenspace shall be installed prior to issuance of any certificate of occupancy for the property.

# Conditions cont.

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- 8) The development shall include at least two of the following resident amenities: public art, a clubhouse, co-workspace, a dog park, or a fitness center. A floorplan identifying such amenities shall be provided to the Planning Department for approval prior to the issuance of any building permits for the development.
- 9) High quality construction materials shall be used for repairs and improvements to the existing structure; materials shall be submitted for approval by the Zoning Administrator prior to the issuance of any building permits for the development.
- 10) The development shall include improvements to the street frontage and existing landscaping strip along South Crater Road to include tree plantings of native species, street furniture, and pedestrian-scale lighting. A plan identifying these features shall be provided to the Planning Department for approval and the features installed prior to the issuance of any Certificate of Occupancy for the property.
- 11) This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

# Additional Considerations

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- Use is supported by Comprehensive Plan in general, but there are site-specific concerns.
- Conditions are proposed to ensure the development provides resident amenities and uses the development principles of a Community Mixed-Use Area.
- All site improvements must be in place prior to any residents occupying the building; the applicant will not be able to use the site for multi-family development until the conditions are satisfied.

# Recommendation

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Planning Commission recommended approval with the proposed conditions with a 4 (yeas) – 2 (nays) – 1 (abstention) vote.

Staff recommended approval of the special use permit with the conditions, as drafted.

# Sample Motion

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I move that we **APPROVE/DENY/AMEND** the request by Fortune Founders LLC for a special use permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 25 South Crater Road, Parcel ID 012260023, in the B-2, General Commercial District **WITH CONDITIONS**

IF DENIED: state the reason why.

IF AMENDED: with the following amendment...

**AN ORDINANCE TO APPROVE A PETITION FOR A SPECIAL USE PERMIT WITH CONDITIONS FOR MULTIPLE-FAMILY DWELLINGS AS AUTHORIZED AND CONTROLLED BY THE R-5 MULTIPLE DWELLING DISTRICT STANDARDS AT 25 SOUTH CRATER ROAD PARCEL IDENTIFICATION NUMBER 012260023 IN THE B-2, GENERAL COMMERCIAL DISTRICT**

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

WHEREAS, the property is located at 25 S Crater Road, Tax Parcel Number: 012260023 and is in the B-2, General Commercial zoning district; and

WHEREAS, the City received a petition from Fortune Founders, LLC owner of property at 25 South Crater Road, Parcel Identification Number 012260023 for a special use permit pursuant to Article 23, Section 4 (37) of the Zoning Ordinance to convert the former Oyo Hotel into multiple-family dwelling units subject to the regulations of the R-5 Multiple Dwelling District; and

WHEREAS, the PetersburgNEXT Comprehensive Plan designates the property as Community Mixed-Use on the Future Land Use Map and Community Mixed-Use areas are supportive of adaptive reuse and multiple-family residential dwellings with community amenities; and

WHEREAS, City Council approves several conditions to ensure that a residential development at the property would be in conformance with the Comprehensive Plan as listed below to mitigate potential adverse impacts to surrounding properties and general welfare:

1. The development shall include on-call management and maintenance staff as well as on-site security surveillance and security staff at all hours.
2. Secure laundry facilities shall be provided for and remain accessible to residents.
3. At least twenty (20) percent of the apartment units shall be offered as furnished units.
4. The existing parking area shall be milled, repaved, and restriped prior to issuance of any certificate of occupancy for the property. At least one parking space per unit shall be provided unless a waiver is granted by the Board of Zoning Appeals.
5. At least two (2) electric vehicle charging stations shall be installed in the parking area.
6. The existing chain link fence along the street frontage shall be removed or replaced with an ornamental-style fence.
7. The development shall integrate additional greenspace in the form of a green roof, a conversion of a portion of the parking area, or in another form submitted to and approved as acceptable by the Planning Department. The greenspace shall be installed prior to issuance of any certificate of occupancy for the property.
8. The development shall include at least two of the following resident amenities: public art, a clubhouse, co-workspace, a dog park, or a fitness center. A floorplan identifying such amenities shall be provided to the Planning Department for approval prior to the issuance of any building permits for the development.
9. High quality construction materials shall be used for repairs and improvements to the existing structure; materials shall be submitted for approval by the Zoning Administrator prior to the issuance of any building permits for the development.
10. The development shall include improvements to the street frontage and existing landscaping strip along South Crater Road to include tree plantings of native species, street furniture, and

pedestrian-scale lighting. A plan identifying these features shall be provided to the Planning Department for approval and the features installed prior to the issuance of any Certificate of Occupancy for the property.

11. This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

**NOW THEREFORE BE IT ORDAINED** that City Council does hereby approve a petition for a Special Use Permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District standards at 25 South Crater Road subject to the aforementioned conditions.

1) The development shall include on-call management and maintenance staff as well as on-site security surveillance and security staff at all hours.\*

**The building will have on-call management and maintenance staff. We can install on-site security surveillance with recording capabilities, however, if the security staff is required, we propose for after hours on site service. In our past experience, we have not seen an increase in crime upon conversion of the units at our other multi-residential units that would require around the clock security staff.**

2) Secure laundry facilities shall be provided for and remain accessible to residents.

**The entry doors will have keycard access to ensure that only the residents have access to the facility and provide a level of security to ensure only residents have access.**

3) At least twenty (20) percent of the apartment units shall be offered as furnished units.

**We plan on starting with 10 percent of furnished units and expand as demand increases. Starting with a smaller portion of furnished units allows us to gather residents' feedback and adjust according to the supply and demand.**

4) The existing parking area shall be milled, repaved, and restriped prior to issuance of any certificate of occupancy for the property. At least one parking space per unit shall be provided unless a waiver is granted by the Board of Zoning Appeals.

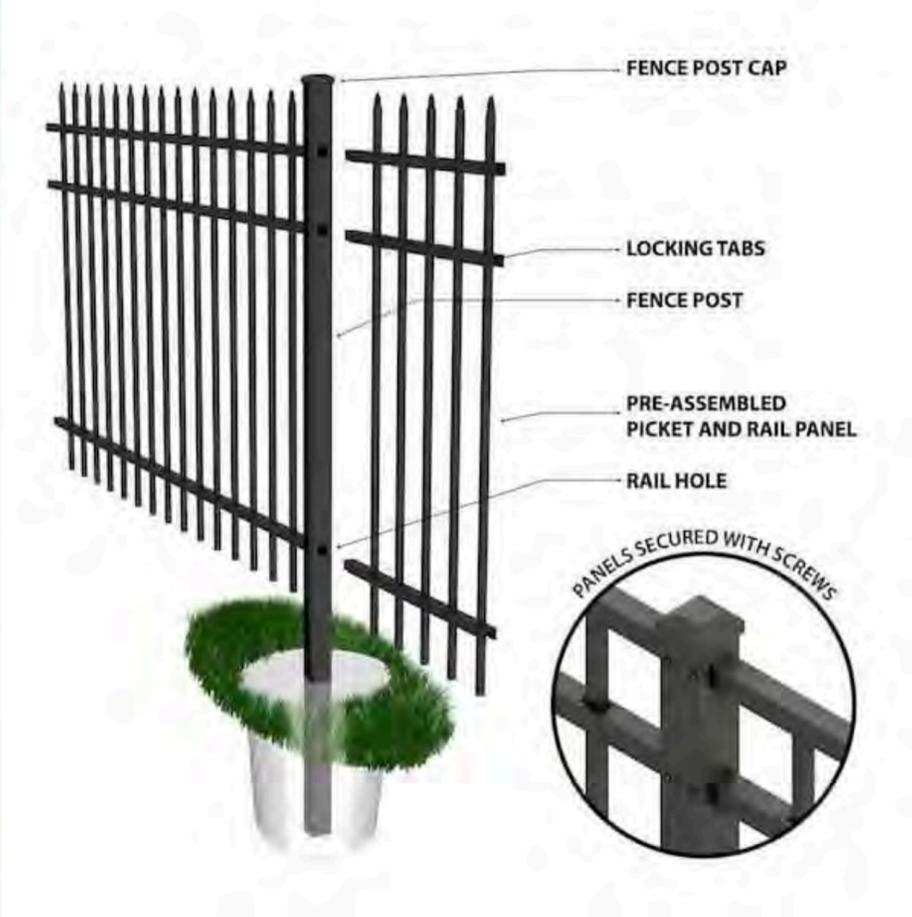
**Currently, the parking lot has enough parking spaces to accommodate the request as well as a few guest parking spots.**

5) At least two (2) electric vehicle charging stations shall be installed in the parking area.

**The current plan is to have one designated charging station on site that residents can use while charging. As demand increase, we will expand the charging stations, up to 5 spots. We are looking into adding real-time performance monitoring charging stations that allow drivers to pay via mobile phone app for security purposes.**

6) The existing chain link fence along the street frontage shall be removed or replaced with an ornamental-style fence.

**We propose to install an ornamental-style fence as shown in the image. This way the property maintenance a secure perimeter and restricts access to only to the front of parking lot entrance.**



7) The development shall integrate additional greenspace in the form of a green roof, a conversion of a portion of the parking area, or in another form submitted to and approved as acceptable by the Planning Department. The greenspace shall be installed prior to issuance of any certificate of occupancy for the property.

**We are going to create a greenspace at the front right corner of the lot to satisfy requests outlined in item 8 and 10 below. We plan on creating a sitting area with benches and table for residents to lounge while their dogs are utilizing the dog park. Area will be sections off with decorative fencing to further add to the curb appeal requested in item 10**

8) The development shall include at least two of the following resident amenities: public art, a clubhouse, co-workspace, a dog park, or a fitness center. A floorplan identifying such amenities shall be provided to the Planning Department for approval prior to the issuance of any building permits for the development.

**We can add a co-workspace and a dog park.**

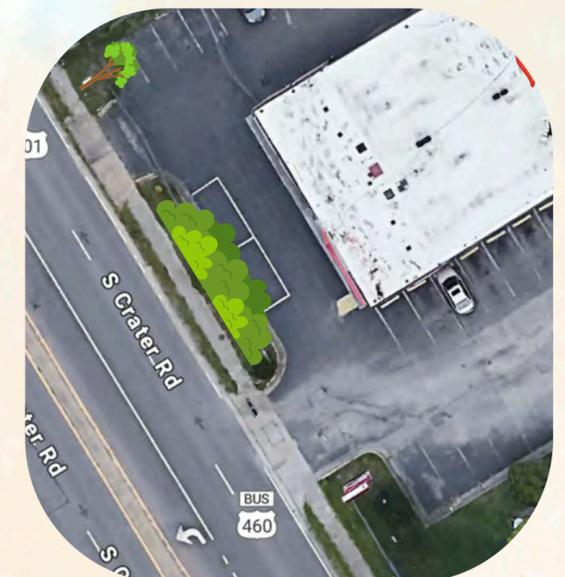


9) High quality construction materials shall be used for repairs and improvements to the existing structure; materials shall be submitted for approval by the Zoning Administrator prior to the issuance of any building permits for the development.

**We purchase all of our materials from vendors such as Home Depot, Lowes, Becon, ABC Supply, Floor and Decor.**

10) The development shall include improvements to the street frontage and existing landscaping strip along South Crater Road to include tree plantings of native species, street furniture, and pedestrian-scale lighting. A plan identifying these features shall be provided to the Planning Department for approval and the features installed prior to the issuance of any Certificate of Occupancy for the property.

**We will designate a space to for this as outlined in item 7 above and addition to other greenery as shown in the picture.**



Welcome to  
City Studio Apartments  
located at 25 S Crater Rd  
Petersburg VA

# Our Mission

**To provide friendly, safe community for  
singles and couples looking to start or  
get back on their feet**

# Project Advantages at a Glance

- **Carefully vetting residents ensures a harmonious living environment, where responsible individuals can thrive, contributing to a positive and respectful community within our studio apartments.**
- **Create a safe community for residents looking to build their credit by establishing themselves as tenants or looking to get back on their feet because of past financial impact that affected their ability to rent larger units in the local area.**
- **Aid in the local housing crisis by expanding residential availability when offering residence to those with low income that otherwise cannot afford larger apartments and utilities on their own in effort to minimize homelessness in the area.**
- **Studio apartments can aid residents in saving money so they can seek out to live in more desirable neighborhoods once their financial situation improves.**

# Project Advantages at a Glance

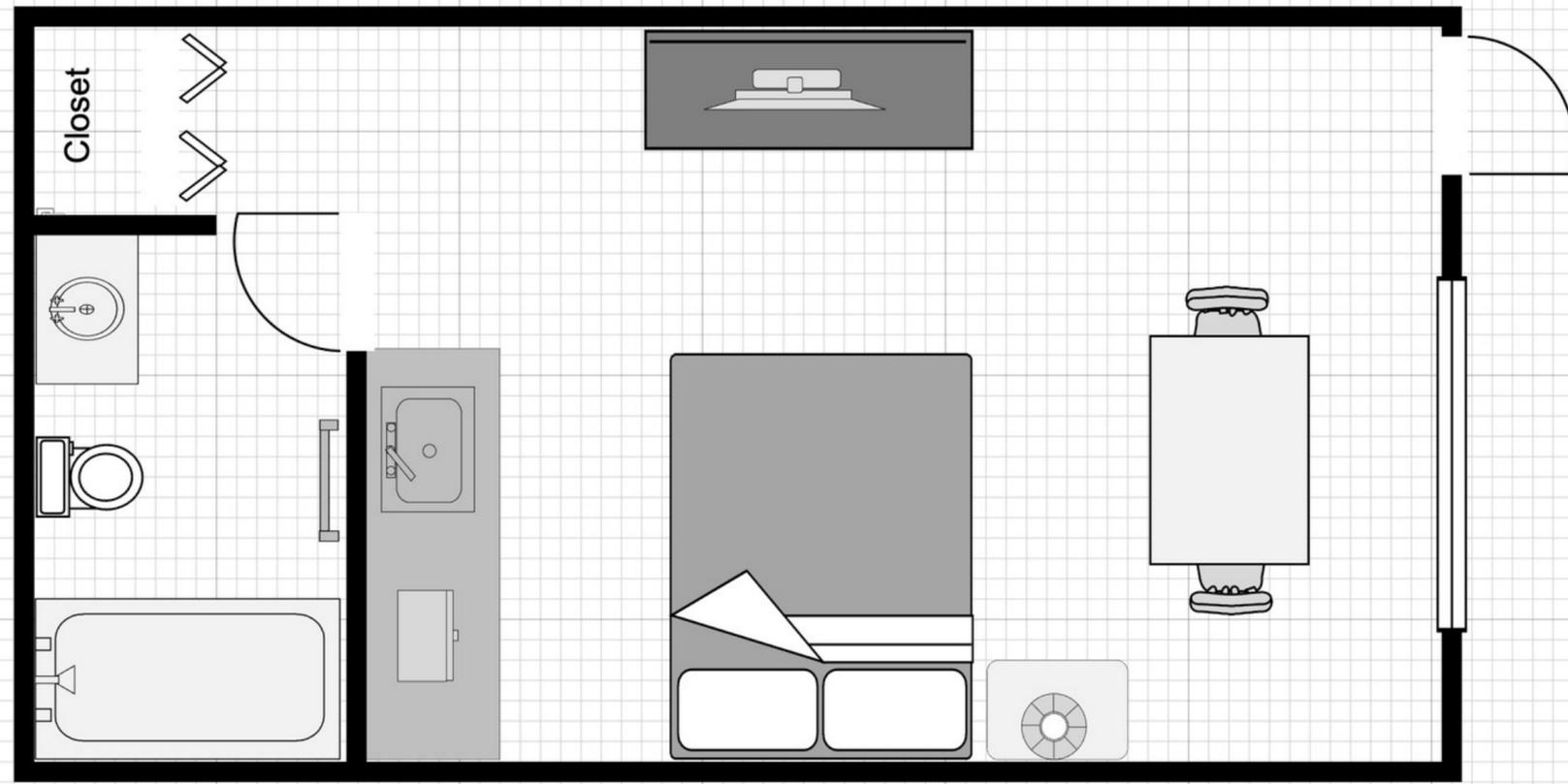
## Cont'd

- **Provide on-site security surveillance to help minimize crime in the area and aid in creating a safe environment for tenants and nearby business**
- **On-call management and maintenance staff at residents' leisure.**
- **Secure laundry facility access to all residents.**
- **Access to vending machines and ice machines for residents' leisure.**
- **Each unit will provide water, electricity, cable and internet at no additional expense to the residents.**
- **10% to 20% of the 75 total units will be furnished.**
- **Studios use less energy and have lower carbon footprints, which can help the environment.**
- **Electronic charging stations for eco-friendly electrical cars.**
- **Opening residential opportunities as new business developments are expending in the city.**

# Welcome to City Studio Aparaments at 25 S Crater Rd



# Room Design



# **Our Portfolio**

**We have successfully converted two other properties with the same concept and had tremendous success and positive impact to the local community and residence**

- 15910 Warwick Blvd Newport News Va**
- 877 George Washington Hwy  
Chesapeake VA**

# Our work quality and vision





# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** Brian Moore

**RE:** **First Read and to Schedule a Public Hearing for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and PBURG ROE PROPERTIES LLC Towards the Sale of City-Owned Property at 125 West Tabb Street (Parcel 011230037) - Pages 111-123**

**PURPOSE:** To conduct a public hearing on February 18, 2025, for the consideration of an Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and PBURG ROE PROPERTIES LLC towards the sale of City-owned property at 125 West Tabb Street (parcel 011230037).

**REASON:** To allow Citizens and Council the opportunity to provide comments and ask questions prior to the City Council’s decision.

**RECOMMENDATION:** The Department of Economic Development recommends Council consider the approval of an ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and PBURG ROE PROPERTIES LLC toward the sale of City - owned property located at 125 West Tabb Street (parcel 011230037).

**BACKGROUND:** The Department of Economic received a proposal from PBURG ROE PROPERTIES LLC to purchase City - owned property located at 125 West Tabb Street (parcel 011230037).

The proposed purchase price for the parcel is \$20,000, which is 28.4% of the total assessed value, \$70,400. The purchaser price will also pay all applicable closing costs. PBURG PROPERTIES LLC will provide financial documentation supporting their ability to purchase the property.

Property Information

The zoning of the parcel at 125 West Tabb Street (parcel 011230037) is B-3.

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY: N/A**

**CITY COUNCIL HEARING DATE: 2/18/2025**

**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. 125 West Tabb Purchase Agreement
2. PBURG ROE PROPERTIES LLC Ordinance

**CITY OF PETERSBURG  
REAL ESTATE PURCHASE AGREEMENT**

Assessed Value: \$70,400.00

Consideration: \$20,000.00

Tax Map No.: # 011230037

This Commercial Real Estate Purchase Agreement (the "Agreement") is dated February 4, 2025, between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to a "Seller" and party of the first part, PBURG ROE PROPERTIES, LLC, hereinafter referred to as "Purchaser", and party of the second part, and Pender & Coward (the "Escrow Agent") and recites and provides the following:

RECITALS:

The Seller owns certain parcel(s) of property and all improvements thereon and appurtenances thereto located in Petersburg, Virginia, commonly known as: 125 West Tabb Street, Petersburg, Virginia, Tax Map Number: #011230037 and further described as Book 333, Pages 657-658 as indicated in the recorded deed for the property (**Attachment A**) which is herein adopted and incorporated as if set forth fully herein (hereinafter "Property").

Purchaser desires to purchase the Property and Seller agrees to sell the Property subject to the following terms and provisions of this Agreement:

1. **Sale and Purchase:** Subject to the terms and conditions hereof, Seller shall sell and Purchaser shall purchase, the Property. The last date upon which this Agreement is executed shall be hereinafter referred to as the "Effective Date".
2. **Purchase Price:** The purchase price for the Property is TWENTY THOUSAND and 00/100 dollars (\$20,000.00) (the "Purchase Price"). The Purchase Price shall be payable all in cash by wired transfer or immediately available funds at Closing.
3. **Deposit:** Purchaser shall pay ten percent (10%) of the Purchase Price, TWO THOUSAND and 00/100 dollars (\$2,000.00)) (the "Deposit") within fifteen (15) business days of the Effective Date to the Escrow Agent which shall be held and disbursed pursuant to the terms of this Agreement.
4. **Closing:** Closing shall take place on or before ninety (90) business days after the completion of the Due Diligence Period described in Section 5. Purchaser may close on the Property prior to completion of the Due Diligence Period with reasonable advance notice to Seller. At Closing, Seller shall convey to Purchaser, by Deed without warranty, good and marketable title to the Property in fee simple, subject to any and all easements, covenants, and restrictions of record and affecting the Property and current taxes.

In the event a title search done by Purchaser during the Due Diligence Period reveals any title defects that are not acceptable to the Purchaser, Purchaser shall have the right, by giving written notice to the Seller within the Due Diligence Period, to either (a) terminate this Agreement, in which event this Agreement shall be null and void, and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party and the entire Deposit is refunded to the Purchaser or (b) waive the title objections and proceed as set forth in this Agreement. Seller agrees to cooperate with Purchaser to satisfy all reasonable requirements of Purchaser's title insurance carrier.

5. **Due Diligence Period:** Not to exceed one hundred twenty (120) calendar days after the Effective Date. The Purchaser and its representatives, agents, employees, surveyors, engineers, contractors and subcontractors shall have the reasonable right of access to the Property for the purpose of inspecting the Property, making engineering, boundary, topographical and drainage surveys, conducting soil test, planning repairs and improvements, and making such other tests, studies, inquires and investigations of the Property as the Purchaser may deem necessary. The Purchaser agrees that each survey, report, study, and test report shall be prepared for the benefit of, and shall be certified to, the Purchaser and Seller (and to such other parties as the Purchaser may require). A duplicate original of each survey, report, study, test report shall be delivered to Seller's counsel at the notice address specified in Section 15 hereof within ten (10) days following Purchaser's receipt thereof.

Purchaser shall be responsible for paying all closing costs associated with the purchase including but not limited to any real estate commission, Seller's attorney fees, applicable grantor's tax (if any), and the cost associated with preparation of the deed and other Seller's documents required hereunder.

- a. At or before the extinguishing of the Due Diligence Period, the Purchaser shall draft a Development Agreement in conformance with the proposal presented to City Council on February 18, 2025. Such proposal shall be reviewed by the City to determine its feasibility and consistency with the original proposal made on February 18, 2025 and must be formally approved by Council. Approval and execution of the Development Agreement shall not be unreasonably withheld by either party, and execution of the Development Agreement by all parties shall be a condition precedent to closing on the property. The Development Agreement shall be recorded by reference in the deed of conveyance to the Property which shall include a right of reverter in the event that the Developer fails to comply with the terms of the Development Agreement.

**6. Termination Prior to Conclusion of Due Diligence Phase:**

- a. If Purchaser determines that the project is not feasible during the Due Diligence Period, then, after written notice by Purchaser delivered to Seller, nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent and the Purchaser waives any rights or remedies it may have at law or in equity.
- b. If during the Due Diligence phase Seller determines that Purchaser does not possess sufficient resources to complete the Development Agreement, then nine percent (9%)

of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent.

- c. If the parties are unable to agree on the terms of the Development Agreement as required by paragraph 5(a) of this Agreement after good faith efforts by the parties, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent. If either party fails to exercise good faith in the efforts to reach a Development Agreement, then the other party shall be entitled to one hundred percent (100%) of the Deposit.

**7. Seller's Representations and Warranties: Seller represents and warrants as follows:**

- a. To the best of Seller's knowledge, there is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Seller relating to the Property or against the Property. Seller is not subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator which results in a material adverse effect on the Property or the operation thereof.
- b. To the best of Seller's knowledge, there are no pending or threatened (in writing) condemnation or eminent domain proceedings which affect any of the Property.
- c. To the best of Seller's knowledge, neither the execution nor delivery of the Agreement or the documents contemplated hereby, nor the consummation of the conveyance of the Property to Purchaser, will conflict with or cause a breach of any of the terms and conditions of, or constitute a default under, any agreement, license, permit or other instrument or obligation by which Seller or the Property is bound.
- d. Seller has full power, authorization and approval to enter into this Agreement and to carry out its obligations hereunder. The party executing this Agreement on behalf of Seller is fully authorized to do so, and no additional signatures are required.
- e. The Property has municipal water and sewer lines and has gas and electric lines at the line. Seller makes no representation as to whether the capacities of such utilities are sufficient for Purchaser's intended use of Property.
- f. Seller has not received any written notice of default under, and to the best of Seller's knowledge, Seller and Property are not in default or in violation under, any restrictive covenant, easement or other condition of record applicable to, or benefiting, the Property.
- g. Seller currently possesses and shall maintain until Closing general liability insurance coverage on the Property which policy shall cover full or partial loss of the Property for any reason in an amount equal to or exceeding the Purchase Price.

As used in this Agreement, the phrase "to the best of Seller's knowledge, or words of similar import, shall mean the actual, conscious knowledge (and not constructive or imputed knowledge) without any

duty to undertake any independent investigation whatsoever. Seller shall certify in writing at the Closing that all such representations and warranties are true and correct as of the Closing Date, subject to any changes in facts or circumstances known to Seller.

**8. Purchaser's Representations and Warranties:**

a. There is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Purchaser, nor is Purchaser subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator, that would affect Purchaser's ability and capacity to enter into this Agreement and transaction contemplated hereby.

b. Purchaser has full power, authorization, and approval to enter into this Agreement and to carry out its obligation hereunder. The party executing this Agreement on behalf of Purchaser is fully authorized to do so, and no other signatures are required.

9. **Condition of the Property:** Purchaser acknowledges that, except as otherwise set forth herein, the Property is being sold "AS IS, WHERE IS AND WITH ALL FAULTS", and Purchaser has inspected the Property and determined whether or not the Property is suitable for Purchaser's use. Seller makes no warranties or representations regarding the condition of the Property, including without limitation, the improvements constituting a portion of the Property or the systems therein.

10. **Insurance and Indemnification:** Purchaser shall indemnify Seller from any loss, damage or expense (including reasonable attorney's fees and costs) resulting from Purchaser's use of, entry upon, or inspection of the Property during the Due Diligence Period. This indemnity shall survive any termination of this Agreement. Notwithstanding any other provision of this Agreement, Purchaser's entry upon the subject property and exercise of due diligence is performed at Purchaser's sole risk. Purchaser assumes the risk and shall be solely responsible for any injuries to Purchaser, its employees, agents, assigns and third parties who may be injured or suffer damages arising from Purchaser's entry upon the property and the exercise of Purchaser's due diligence pursuant to this Agreement.

11. **Escrow Agent:** Escrow Agent shall hold and disburse the Deposit in accordance with the terms and provisions of this Agreement. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, the Escrow Agent may, in its sole discretion, continue to hold the monies that are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto. In the event of any suit where Escrow Agent interpleads the Deposit, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and cost incurred, said fees and cost to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for mis-delivery to Purchaser or Seller of the Deposits, unless such mis-delivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow Agent. The Escrow Agent shall not be liable or responsible for loss of the Deposits (or any part thereof) or delay in disbursement of the Deposits (or any part thereof) occasioned by the insolvency of any

financial institution unto which the Deposits is placed by the Escrow Agent or the assumption of management, control, or operation of such financial institution by any government entity.

12. **Risk of Loss:** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause is assumed by Seller until Closing. Except for damages proximately caused by Purchaser, it's employees, agents, or assigns, in the event of a loss or damage to the Property or any portion thereof before Closing, Purchaser shall have the option of either (a) terminating this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall then be deemed null and void and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party, or (b) affirming this Agreement, in which event Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and pay over to Purchaser any sums received as a result of such loss or damage. Seller agrees to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the Effective Date and Closing. Purchaser and its representatives shall have the right to make an inspection at any reasonable time during the Due Diligence Period or prior to Closing.
13. **Condemnation:** If, prior to Closing, all of any part of the Property shall be condemned by governmental or other lawful authority, Purchaser shall have the right to (1) complete the purchase, in which event all condemnation proceeds or claims thereof shall be assigned to Purchaser, or (2) terminate this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall be terminated, and this Agreement shall be deemed null and void and none of the parties hereto shall then have any obligation to any other party hereto or to any third party, except as otherwise provided in this Agreement.
14. **Notices:** All notices and demands which, under the terms of this Agreement must or may be given by the parties hereto shall be delivered in person or sent by Federal Express or other comparable overnight courier, or certified mail, postage prepaid, return receipt requested, to the respective hereto as follows:

SELLER:

The City of Petersburg

March Altman, City Manager  
135 North Union Street  
Petersburg, VA 23803

(copy) The City of Petersburg  
Anthony C. Williams, City Attorney  
135 N. Union Street  
Petersburg, VA 23803

PURCAHSER:

PBURG ROE PROPERTIES, LLC  
c/o Barry Roebuck  
122 N Market Street  
Petersburg, VA 23803

Notices shall be deemed to have been given when (a) delivered in person, upon receipt thereof by the person to whom notice is given, (b) as indicated on applicable delivery receipt, if sent by Federal Express or other comparable overnight courier, two (2) days after deposit with such courier, courier fee prepaid, with receipt showing the correct name and address of the person to whom notice is to be given, and (c) as indicated on applicable delivery receipt if sent via certified mail or similar service.

15. **Attorneys' Fees and Costs:** Except as otherwise provided in this Agreement, should either party hereto incur costs, including attorney's fees, to enforce the terms of this Agreement, the substantially prevailing party shall be entitled to recover all such costs and attorney's fees from the non-substantially prevailing party.
16. **Modification:** The terms of this Agreement may not be amended, waived or terminated orally, but only by an instrument in writing signed by the Seller and Purchaser.
17. **Assignment; Successors:** This Agreement may not be transferred or assigned without the prior written consent of both parties. In the event such transfer or assignment is consented to, this Agreement shall inure to the benefit of and bind the parties hereto and their respective successors and assigns.
18. **Counterparts:** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.
19. **Survival:** All of the representations, warranties, covenants and agreements made in or pursuant to this Agreement made by Seller shall survive the Closing and shall not merge into the Deed or any other document or instrument executed and delivered in connection herewith.
20. **Captions and Counterparts:** The captions and paragraph headings contained herein are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement.
21. **Governing Law; Venue:** This Agreement and all documents and instruments referred to herein shall be governed by, and shall be construed according to, the laws of the Commonwealth of Virginia. Any dispute arising out of performance or non-performance of any term of this Agreement shall be brought in the Circuit Court for the City of Petersburg, Virginia.
22. **Entire Agreement:** This Agreement contains the entire agreement between Seller and Purchaser, and there are no other terms, conditions, promises, undertakings, statements or representations, expressed or implied, concerning the sale contemplated by this Agreement. Any and all prior or subsequent agreements regarding the matters recited herein are hereby declared to be null and void unless reduced to a written addendum to this Agreement signed by all parties in accordance with Section 16.
23. **Copy or Facsimile:** Purchaser and Seller agree that a copy or facsimile transmission of any original document shall have the same effect as an original.

24. **Days:** Any reference herein to “day” or “days” shall refer to calendar days unless otherwise specified. If the date of Closing or the date for delivery of a notice or performance of some other obligation of a party falls on a Saturday, Sunday or legal holiday in the Commonwealth of Virginia, then the date for Closing or such notice of performance shall be postponed until the next business day.
25. **Title Protection** – deed to his property is conveyed without warranty. During the due diligence period, purchaser may research title issues associated with the property and may purchase title insurance at his own expense or terminate the agreement in accordance with the provisions of this contract in the event that issues regarding title are discovered.
26. **Development Agreement:** A Development agreement detailing the development scope, budget, funding, schedule and any other agreed upon performance requirements of the Developer will be executed prior to the transfer of the deed for the property.
27. **Reversion Provision:** The deed of conveyance to this property shall contain a provision that this property will revert back to the City if performance requirements are not met by the Developer within the time period specified in the Development Agreement upon Notice of Breach to Developer and failure to timely cure. In the event of reversion, the property reverts to the City with all improvements thereon, and without reimbursement of any of the purchase price or expenses incurred by the Purchaser for improvements.
28. **Compliance with Zoning, land use and Development requirements** – Execution of this document shall not be construed to affect in any way the obligation of the purchaser to comply with all legal requirements pertaining to zoning, land use, and other applicable laws.

**IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and years first written.**

PURCHASER: \_\_\_\_\_

By: \_\_\_\_\_, \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

SELLER:

The City of Petersburg, Virginia

By: \_\_\_\_\_, John M. Altman, Jr.,

Title: City Manager

Date: \_\_\_\_\_

ESCROW AGENT:

By: \_\_\_\_\_,

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form: Date: \_\_\_\_\_

By: \_\_\_\_\_, Anthony Williams

Title: City Attorney

Attachment A

BOOK 333 PAGE 657

THIS DEED, Made this 6th day of March, 1975, by and between BLAND-ST. CLOUD OPERATING CORPORATION, a Virginia corporation, hereinafter called the Grantor, party of the first part, and CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter called the Grantee, party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, cash in hand paid, receipt whereof by the Grantor is hereby acknowledged, the said Grantor doth hereby grant and convey, with GENERAL WARRANTY and with English covenants of title, unto the said Grantee, the following described property, to-wit:

1. All that certain lot or parcel of land with the improvements thereon and appurtenances thereto belonging, lying on the south side of West Tabb Street, in the City of Petersburg, Virginia, adjoining on the east the property presently owned by the Grantee, and described as follows: Beginning at a point on the south side of West Tabb Street, corner with the property now owned by the City of Petersburg; and running thence along the eastern line of the property of the City of Petersburg southwardly 151.6 feet to a point; thence running eastwardly and parallel with the southern line of West Tabb Street 55 feet to a corner; thence northwardly and parallel to the eastern line of the property of the City of Petersburg 50.3 feet; thence eastwardly and parallel with the southern line of West Tabb Street 20.4 feet to a corner; thence northwardly and parallel to the property of the City of Petersburg 8.1 feet; thence eastwardly and parallel to the southern line of West Tabb Street 14.6 feet to the property now owned by First and Merchants Corporation; thence northwardly along the line of the property of First and Merchants Corporation 94 feet to the southern line of West Tabb Street; thence westwardly along the southern line of West Tabb Street 90.4 feet to the point of beginning. The metes and bounds of said property are shown on a plat of the same made by R. D. Budd, C.E., dated March 11, 1911, recorded in the Clerk's Office of the Circuit (formerly Hustings) Court of the City of Petersburg, Virginia in Deed Book 78, at page 552. The property above described was conveyed to the Grantor by deed from Petersburg Investment Corporation, dated June 1, 1925, and recorded in the aforesaid Clerk's Office in Deed Book 109, at page 158.
2. All those certain lots or parcels of land with the appurtenances thereto belonging, lying in the City of Petersburg, Virginia at the intersection of the northern line of West Tabb Street with the eastern line of Bartow Alley, fronting 84.6 feet on the northern line of West Tabb Street and running

back therefrom northwardly 126.4 feet on its eastern line, and 125.8 feet on its western line, with a rear width of 71 feet, more or less; said property being designated as Lots Nos. One (1) and Two (2) on a plat of the property of the W. C. Lumsden Estate, dated June 30, 1904, which is recorded in the aforesaid Clerk's Office in Deed Book 69, at page 93. This conveyance includes a parcel of land shown on said plat as a ten foot alley which was reserved as an outlet for Lot No. 2 as shown on said plat to Bartow Alley. The property above described was conveyed to the Grantor by deed from Mattie L. Spivey, widow, dated October 25, 1962, which is recorded in the aforesaid Clerk's Office in Deed Book 252, at page 277.

IN WITNESS WHEREOF, The Grantor has caused its corporate name to be signed hereto and its corporate seal to be hereunto affixed and attested by its duly authorized officers, all as of the day and year first hereinabove written.

BLAND-ST. CLOUD OPERATING CORPORATION

By Sarahel S. Morgan  
President

ATTEST:

A. C. Wade, Jr.  
Secretary



STATE OF VIRGINIA,  
City of Petersburg, to-wit:

The foregoing instrument was acknowledged before me this 17th day of March, 1975, by Sarahel S. Morgan and A. C. Wade, Jr. - president and secretary, respectively, of Bland-St. Cloud Operating Corporation on behalf of said corporation.

My commission expires March 18, 1978.

Samuel Norman Shaw  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of the City of Petersburg, March 18th 1975  
The foregoing Instrument was this day filed in said office and, with the certificate, annexed, admitted to record at 3:00 P.M.

I hereby certify that the taxes imposed by Sec. 53-641 of the Code in the amount of \$ 87.50 have been paid to this office.

Robert M. Bailey Clerk

4/14/75: Delivered Walter L. Parrish, Clerk  
City Council, Petg.

**ORDINANCE**

**An Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and PBURG ROE PROPERTIES LLC for the sale of City-owned property at 125 West Tabb Street (parcel 011230037).**

WHEREAS, the City of Petersburg has received a proposal from PBURG ROE PROPERTIES LLC to purchase the City-owned property at 125 West Tabb Street (parcel 011230037); and

WHEREAS, the conveyance of this property shall be contingent upon the subsequent submission of a Development Agreement by PBURG ROE PROPERTIES LLC in accordance with the terms of the Purchase Agreement which Development Agreement must be approved by City Council by Resolution at its sole discretion within the due diligence period as outlined in the Purchase Agreement; and

WHEREAS, the potential benefits to the City include a reduction in the number of City-owned commercial buildings to be maintained and an inclusion of the property on the City's list of taxable properties; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to consideration of an ordinance authorizing the sale of City-owned property on February 18, 2024, and

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby approves the ordinance authorizing the City Manager to execute a Purchase Agreement with PBURG ROE PROPERTIES LLC to purchase the City-owned property at 125 West Tabb Street (parcel 011230037).



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

**THROUGH:** Garry Cozier - Budget Manager

**FROM:** Naomi Siodmok

**RE:** **First Read and to Schedule a Public Hearing for Consideration of Acceptance of the Virginia Department of Forestry (VDOF) Urban & Community Forestry Grant - Pages 124-126**

**PURPOSE:** Schedule a Public Hearing for Consideration of Acceptance of the Virginia Department of Forestry (VDOF) Urban & Community Forestry Grant

**REASON:** The funds will be used to hire a City Arborist to oversee all tree care, conservation, and plantings on City properties; enforce the tree ordinance; implement the tree master plan; and provide public outreach and education, amongst other activities.

**RECOMMENDATION:** Approve ordinance & accept funds.

**BACKGROUND:** The City has been working with the Green Infrastructure Center through Community Forest Revitalization Program to create a tree ordinance, tree master plan, and begin tree plantings in the City. The City is now interested in hiring a City Arborist to focus on the implementation of this ordinance and plan and continue the momentum around tree planting and maintenance efforts in Petersburg.

**COST TO CITY:** \$149,795.50

**BUDGETED ITEM:** Grant

**REVENUE TO CITY:** \$149,795.50

**CITY COUNCIL HEARING DATE:** 2/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:**

**AFFECTED AGENCIES:** Planning & Community Development

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**ATTACHMENTS:**

1. Grant Ordinance - VDOF U&CFG

**AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2024, AND ENDING JUNE 30, 2025, FOR THE GRANTS FUND**

---

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

- I. That appropriations for the fiscal year commencing July 1, 2024, in the Grants Fund, are made for the following resources and revenues of the City, for the fiscal year ending June 30, 2025.

**Previously adopted Revenues** **\$0.00**

**ADD:**

VDOF Urban & Community Forestry Grant (3933-2024)

**Total Revenue** **\$149,795.50**

- II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2024, and ending June 30, 2025, the following sums for the purposes mentioned:

**Previously adopted Expenditures** **\$0.00**

**ADD:**

VDOF Urban & Community Forestry Grant (3933-2024)

**Total Expense** **\$149,795.50**



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

**THROUGH:** Garry Cozier - Budget Manager

**FROM:** Randall Williams

**RE:** **First Read and to Schedule a Public Hearing for Consideration of an Appropriation Ordinance to Amend the FY25 Streets Fund Budget, Increasing the Urban Highway Maintenance Funding for Street Operations in the Amount of \$59,543 - Pages 127-182**

**PURPOSE:** To increase the FY25 Street Operations Urban Highway Funding in the amount of \$59,543 to ensure that it agrees with the amount approved by the Commonwealth Transportation Board (CTB) in FY 2025.

**REASON:** To increase the FY25 Street Operations Urban Highway Funding in the amount of \$59,543 to ensure that it agrees with the amount approved by the Commonwealth Transportation Board (CTB) in FY 2025.

**RECOMMENDATION:** Approve ordinance and amend Streets Fund Budget

### **BACKGROUND:**

The Commonwealth Transportation Board (CTB) oversees transportation funding, statewide planning, project selection, and other initiatives in Virginia. The CTB serves as the policy board for the Virginia Department of Transportation (VDOT) and the Department of Rail and Public Transportation (DRPT). Annually, in the month of June, it awards Urban Highway Maintenance Funding for localities for the upcoming fiscal year. In FY 2025 that amount was \$8,032,786 for the City of Petersburg.

Annually, in the month of June, the CTB awards Urban Highway Maintenance Funding for localities for the upcoming fiscal year. In FY 2025 that amount was \$8,032,786 for the City of Petersburg (see page 24 of the FY25 Urban CTB Resolution attachment).

**CITY COUNCIL HEARING DATE:** 2/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** NA

**AFFECTED AGENCIES:** Public Works, Streets Division

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** NA

**REQUIRED CHANGES TO WORK PROGRAMS: NA**

**ATTACHMENTS:**

1. FY25 Urban CTB Resolution
2. Street Operations Urban Highway Ordinance 1.26.25



# COMMONWEALTH of VIRGINIA

## Commonwealth Transportation Board

W. Sheppard Miller, III  
Chairperson

1401 East Broad Street  
Richmond, Virginia 23219

(804) 482-5818  
Fax: (804) 786-2940

Agenda item # 10

### RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

June 18, 2024

#### MOTION

**Made By:** Mr. Coleman **Seconded By:** Mr. Lawson

**Action:** Motion carried, unanimously.

#### **Title: Payments to Cities, Certain Towns, and Warren County for Maintenance to Certain Roads and Streets – FY 2025**

**WHEREAS**, the Commonwealth Transportation Board (CTB) is authorized under § 33.2-319 of the *Code of Virginia* to approve payments to cities and certain towns for street maintenance, construction and reconstruction purposes; and

**WHEREAS**, § 33.2-319 of the *Code of Virginia* provides that for the purpose of calculating street allocations to the eligible cities and towns, and for making street payments, the Department of Transportation shall divide affected roads and streets into two categories: 1) Principal and Minor Arterial Roads, and 2) Collector Roads and Local Streets; and

**WHEREAS**, the Department has established a state functional classification system and an urban street inventory depicting those roads and streets eligible to receive subject street payments; and

**WHEREAS**, such street payments shall be based on the number of moving-lane miles of such roads and streets available to peak-hour traffic in each category in each locality; and

**WHEREAS** §§ 46.2-1140.1, 46.2-1143, 46.2-1148, and 46.2-1149.1 of the *Code of Virginia* provide that a percentage of collected overweight permit fees are to be paid to localities based on the moving-lane miles in the locality eligible for maintenance payments; and

**WHEREAS**, the City of Chesapeake is the only locality that maintains moveable structures in Virginia, a set aside amount of \$1M off the top of the payments to Cities, Certain Towns, and

Resolution of the Board  
Payments to Cities, Certain Towns, and Warren County for Maintenance  
to Certain Roads and Streets – FY 2025  
June 18, 2024  
Page 2 of 2

Warren County Maintenance Payments prior to distribution of funds should be paid to the City of Chesapeake; and

**WHEREAS**, the Appropriations Act includes a provision (Item 442 E) authorizing the Commonwealth Transportation Board to make payments to jurisdictions in which the Virginia Port Authority owns tax-exempt real estate; (ii) stating that such payments shall be treated as other Commonwealth Transportation Board payments to localities for highway maintenance; and (iii) requiring such payments to be made on a pro rata basis in accord with § 58.1-3403 (D).; and

**WHEREAS**, funds allocated by the CTB for the above referenced street payments shall be paid in equal sums for each quarter of the fiscal year; and

**WHEREAS**, no payment shall be made without the approval of the Board.

**NOW, THEREFORE BE IT RESOLVED**, that the road/street mileage eligible for quarterly payments to the Towns and Cities for Principal/Minor Arterial Roads and Collector Roads and Local Streets listed in Attachment A be increased by 25.05 in centerline miles. This increase is the net result of additions/deletions of Principal/Minor Arterial Roads and Collector Roads and Local Streets as functionally classified by the Transportation and Mobility Planning Division and effective for payment beginning July 1, 2024, as indicated on Attachment A.

**BE IT FURTHER RESOLVED**, that the mileage for the calculations of street payments and the yearly and quarterly payments for FY 2025 for each locality pursuant to § 33.2-319 are hereby approved as indicated on Attachment B, which includes payments pursuant to the provisions of the Appropriations Act relating to payments to jurisdictions in which the Virginia Port Authority owns tax-exempt real estate and the set-aside amount for the City of Chesapeake's moveable structures.

**BE IT FURTHER RESOLVED**, that the distribution of the overweight permit fees for each locality are hereby approved as indicated on Attachment C, subject to provisions of §§ 46.2-1140.1, 46.2-1143, 46.2-1148, and 46.2-1149.1 of the *Code of Virginia*.

####

## Decision Brief

### Payments to Cities, Certain Towns, and Warren County for Maintenance of Certain Roads and Streets - FY 2025

**Issue:** Each quarter, pursuant to Commonwealth Transportation Board (CTB) approval, the Virginia Department of Transportation (VDOT) distributes street payments for highway maintenance, construction and reconstruction to cities and towns qualifying for these payments under § 33.2-319 of the *Code of Virginia*. In addition, language in the Appropriations Act provides for assistance payments for roadway maintenance activities to localities in which the Virginia Port Authority owns tax-exempt real estate, (Appropriations Act Provision) with such payments to be treated by the CTB in the same manner as other payments to localities for highway maintenance. Finally, pursuant to overweight vehicle permit statutes set forth in Title 46.2 of the *Code of Virginia*, certain overweight permit fee revenue collected by the Department of Motor Vehicles (DMV) is to be distributed to localities for maintenance along with VDOT's quarterly maintenance payments to the localities. CTB approval of the allocations/payments to localities calculated and proposed by VDOT for FY 2025 pursuant to the above-referenced laws is sought.

#### **Facts:**

- Pursuant to § 33.2-319, for the purpose of calculating allocations, VDOT is required to divide affected roads and street into two categories: 1) Principal and Minor Arterial Roads and 2) Collector Roads and Local Streets.
  - Payments are to be based on the number of moving-lane-miles of roads and streets available to peak-hour traffic in each category in each locality.
  - By statute, these payments, which take into account locality system changes, will become effective on July 1, 2024.
  - Pursuant to this statute, VDOT is to recommend to the CTB an annual rate per category to be computed using the base rate of growth planned for the Department's Highway Maintenance and Operations program and the CTB is to establish the annual rates of such payments as part of its allocation for such purpose.
  - In accord with § 33.2-319, VDOT proposes an FY25 payment rate for principal and minor arterials of \$29,094.20 per moving-lane mile available to peak hour traffic.
  - For collectors and locals, the proposed FY25 rate is \$17,082.15 per such moving-lane-mile.
- The Appropriations Act includes a provision (Item 442.E.) appropriating funds for, and authorizing the Commonwealth Transportation Board to make payments to, jurisdictions in which the Virginia Port Authority owns tax- exempt real estate; (ii) stating that such payments shall be treated as other CTB payments to localities for highway maintenance and (iii) requiring such payments to be made on a pro rata basis in accord with § 58.1-3403 (D).
  - The following localities qualify for payments pursuant to this item: Warren County and the cities of Norfolk, Portsmouth, and Newport News.
- Per §§ 46.2-1140.1, 46.2-1143, 46.2-1148, and 46.2-1149.1 of the *Code of Virginia* overweight permit fee revenue will be distributed on the basis of moving-lane-mileage to localities along with their quarterly maintenance payments.
- The City of Chesapeake is the only locality that maintains moveable structures in Virginia. Moveable structures cost considerably more to maintain than stationary structures. To assist the City of Chesapeake with the costs associated with maintenance of its moveable structures, in June 2004, the CTB approved an additional \$1M allocation to the City of Chesapeake starting in FY05 for these movable structures after a review of actual cost data provided by the

CTB Decision Brief

Payments to Cities, Certain Towns, and Warren County for Maintenance of Certain Roads and Streets - FY 2025

June 18, 2024

Page Two

city. Since that approval, \$1M has been allocated off the top of the Urban Maintenance Payments prior to distribution of funds and \$250,000 has been added to the City of Chesapeake's quarterly maintenance payment distribution. VDOT is recommending that the Commonwealth Transportation Board continue allocating the additional supplemental funds of \$1M to the City of Chesapeake for its moveable structures.

**Recommendations:** VDOT recommends that the street mileage adjustments shown in Attachment A be approved. VDOT also recommends that the calculations and payments as shown on Attachment B be approved, and a \$1M set-aside for the City of Chesapeake's moveable structure maintenance and payments pursuant to the Appropriations Act Provision. The maintenance payments represent a 2.9% overall budget increase from FY24. VDOT recommends that the distribution of the annual overweight permit fee revenue as shown on Attachment C be approved.

**Action Required by CTB:** The *Code of Virginia* requires a majority vote of the CTB to approve these actions. The CTB will be presented with a resolution for a formal vote.

**Result, if Approved:** Approval will authorize VDOT to make payments to the specified localities for highway maintenance, construction, and reconstruction commensurate with the additional mileage and new payment rates, along with distributions of the additional revenues attributable to the overweight permit fees based on lane miles, and will authorize payments to jurisdictions eligible for payments pursuant to the Appropriations Act Provision addressing payments to jurisdictions in which the Virginia Port Authority owns tax-exempt real estate.

**Options:** Approve, Deny, or Defer.

**Public Comments/Reactions:** None.

**Attachment A**  
**Modifications to the Urban System**  
**FY 25**

Locality Name	State Arterials (Centerline Miles)	Collector/Local (Centerline Miles)	Total (Centerline Miles)	Total (Lane Miles)
Abingdon	0	0	0	0
Big Stone Gap	0	0	0	0
Bluefield	0	0	0	0
Bristol	0	0	0	0
Lebanon	0	0	0	0
Marion	0	0	0	0
Norton	0	0	0	0
Richlands	0	0	0	0
Saltville	0	0	0	0
Tazewell	0	0	0	0
Wise	0	0	0	0
Wytheville	0	0	0	0
Bedford	0	9.38	9.38	18.76
Blacksburg	0	-0.07	-0.07	-0.14
Christiansburg	0	0	0	0
Dublin	0	0	0	0
Galax	0	0	0	0
Martinsville	0	0	0	0
Narrows	0	0	0	0
Pearisburg	0	0	0	0
Pulaski	0	0	0	0
Radford	0	0	0	0
Roanoke	0	0	0	0
Rocky Mount	0	0.2	0.2	0.4
Salem	0	0	0	0
Vinton	0	0	0	0
Altavista	0	0	0	0
Danville	0	0.15	0.15	0.3
Farmville	0	0	0	0
Lynchburg	1.36	0.42	1.78	3.78
South Boston	0	0	0	0
Ashland	0	0	0	0
Blackstone	0	0.15	0.15	0.3
Chase City	0	0	0	0
Colonial Heights	0	0	0	0
Hopewell	0	0	0	0
Petersburg	0	0	0	0
Richmond	0	0	0	0
South Hill	0	0	0	0
Chesapeake	0	1.17	1.17	2.22
Chincoteague	0	0	0	0

Emporia	0	0	0	0
Franklin	0	0	0	0
Hampton	0	0	0	0
Newport News	0	0	0	0
Norfolk	0	0.06	0.06	0.09
Poquoson	0	0	0	0
Portsmouth	0	1.4	1.4	2.77
Smithfield	0	0	0	0
Suffolk	-5.01	10.12	5.11	10.22
Virginia Beach	0	0.79	0.79	1.84
Williamsburg	0	1.23	1.23	2.7
Colonial Beach	0	0	0	0
Fredericksburg	0	0.07	0.07	0.14
Charlottesville	0	0	0	0
Culpeper	0.29	0.87	1.16	2.52
Orange	0.23	0	0.23	0.46
Warrenton	0	0	0	0
Berryville	0	2.27	2.27	4.54
Bridgewater	0	0	0	0
Broadway	0	0	0	0
Buena Vista	0	0	0	0
Clifton Forge	0	0	0	0
Covington	0	0	0	0
Elkton	0	0	0	0
Front Royal	0	0	0	0
Grottoes	0	0	0	0
Harrisonburg	0	0	0	0
Lexington	0	0	0	0
Luray	0	-0.03	-0.03	-0.06
Staunton	0	0	0	0
Strasburg	0	0	0	0
Waynesboro	0	0	0	0
Winchester	0	0	0	0
Woodstock	0	0	0	0
Alexandria	0	0	0	0
Dumfries	0	0	0	0
Fairfax	0	0	0	0
Falls Church	0	0	0	0
Herdon	0	0	0	0
Leesburg	0	0	0	0
Manassas	0	0	0	0
Manassas Park	0	0	0	0
Purcellville	0	0	0	0
Vienna	0	0	0	0
<b>Total</b>	<b>-3.13</b>	<b>28.18</b>	<b>25.05</b>	<b>50.84</b>

Attachment B - FY25

Municipality	DISTRICT	CENTERLINE MILEAGE	LANE MILEAGE	RATE PER L/M	QUARTERLY PAYMENT	ANNUAL PAYMENT
BRISTOL DISTRICT						
Abingdon						
	Principal Arterials	1.94	6.68	\$ 29,094.20	\$48,587.31	\$194,349.25
	Minor Arterials	5.55	16.13	\$ 29,094.20	\$117,322.36	\$469,289.43
	Collectors	6.04	12.54	\$ 17,082.15	\$53,552.53	\$214,210.12
	Locals	43.00	86.37	\$ 17,082.15	\$368,846.25	\$1,475,385.02
	Totals:	56.53	121.72		\$588,308.45	\$2,353,233.81
	Comb PA/MA	7.49	22.81	\$ 29,094.20	\$165,909.67	\$663,638.67
	Comb COL/LOC	49.04	98.91	\$ 17,082.15	\$422,398.78	\$1,689,595.14
	Totals:	56.53	121.72		\$588,308.45	\$2,353,233.81
Big Stone Gap						
	Principal Arterials	0.00	0.00	\$ 29,094.20	\$0.00	\$0.00
	Minor Arterials	5.02	10.04	\$ 29,094.20	\$73,026.44	\$292,105.76
	Collectors	1.85	3.66	\$ 17,082.15	\$15,630.16	\$62,520.66
	Locals	23.93	49.09	\$ 17,082.15	\$209,640.65	\$838,562.59
	Totals:	30.80	62.79		\$298,297.25	\$1,193,189.00
	Comb PA/MA	5.02	10.04	\$ 29,094.20	\$73,026.44	\$292,105.76
	Comb COL/LOC	25.78	52.75	\$ 17,082.15	\$225,270.81	\$901,083.24
	Totals:	30.80	62.79		\$298,297.25	\$1,193,189.00

Bluefield

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	4.72	10.84	\$	29,094.20	\$78,845.28	\$315,381.12
Collectors	8.18	16.80	\$	17,082.15	\$71,745.02	\$286,980.07
Locals	25.52	50.86	\$	17,082.15	\$217,199.50	\$868,797.99
Totals:	38.42	78.50			\$367,789.79	\$1,471,159.17
Comb PA/MA	4.72	10.84	\$	29,094.20	\$78,845.28	\$315,381.12
Comb COL/LOC	33.70	67.66	\$	17,082.15	\$288,944.51	\$1,155,778.05
Totals:	38.42	78.50			\$367,789.79	\$1,471,159.17

Bristol

Principal Arterials	6.32	23.08	\$	29,094.20	\$167,873.53	\$671,494.11
Minor Arterials	13.17	32.39	\$	29,094.20	\$235,590.27	\$942,361.10
Collectors	12.81	25.91	\$	17,082.15	\$110,649.61	\$442,598.42
Locals	96.83	193.66	\$	17,082.15	\$827,032.14	\$3,308,128.55
Totals:	129.13	275.04			\$1,341,145.54	\$5,364,582.18
Comb PA/MA	19.49	55.47	\$	29,094.20	\$403,463.80	\$1,613,855.21
Comb COL/LOC	109.64	219.57	\$	17,082.15	\$937,681.74	\$3,750,726.97
Totals:	129.13	275.04			\$1,341,145.54	\$5,364,582.18

Lebanon

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	6.30	14.14	\$	29,094.20	\$102,847.99	\$411,391.97
Collectors	0.89	1.78	\$	17,082.15	\$7,601.56	\$30,406.22
Locals	23.62	46.04	\$	17,082.15	\$196,615.51	\$786,462.04
Totals:	30.81	61.96			\$307,065.06	\$1,228,260.23
Comb PA/MA	6.30	14.14	\$	29,094.20	\$102,847.99	\$411,391.97
Comb COL/LOC	24.51	47.82	\$	17,082.15	\$204,217.06	\$816,868.26
Totals:	30.81	61.96			\$307,065.06	\$1,228,260.23

Marion

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	4.58	16.04	\$	29,094.20	\$116,667.74	\$466,670.95
Collectors	8.42	16.84	\$	17,082.15	\$71,915.84	\$287,663.35
Locals	29.31	58.62	\$	17,082.15	\$250,338.86	\$1,001,355.44
Totals:	42.31	91.50			\$438,922.44	\$1,755,689.74
Comb PA/MA	4.58	16.04	\$	29,094.20	\$116,667.74	\$466,670.95
Comb COL/LOC	37.73	75.46	\$	17,082.15	\$322,254.70	\$1,289,018.80
Totals:	42.31	91.50			\$438,922.44	\$1,755,689.74

Norton

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.56	8.46	\$	29,094.20	\$61,534.23	\$246,136.92
Collectors	7.23	15.05	\$	17,082.15	\$64,271.58	\$257,086.31
Locals	19.79	39.89	\$	17,082.15	\$170,351.71	\$681,406.83
Totals:	30.58	63.40			\$296,157.52	\$1,184,630.07
Comb PA/MA	3.56	8.46	\$	29,094.20	\$61,534.23	\$246,136.92
Comb COL/LOC	27.02	54.94	\$	17,082.15	\$234,623.29	\$938,493.14
Totals:	30.58	63.40			\$296,157.52	\$1,184,630.07

Richlands

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.80	7.88	\$	29,094.20	\$57,315.57	\$229,262.29
Collectors	3.49	7.28	\$	17,082.15	\$31,089.51	\$124,358.03
Locals	28.35	55.32	\$	17,082.15	\$236,246.09	\$944,984.36
Totals:	35.64	70.48			\$324,651.17	\$1,298,604.67
Comb PA/MA	3.80	7.88	\$	29,094.20	\$57,315.57	\$229,262.29
Comb COL/LOC	31.84	62.60	\$	17,082.15	\$267,335.60	\$1,069,342.39
Totals:	35.64	70.48			\$324,651.17	\$1,298,604.67

Saltville

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.33	6.66	\$	29,094.20	\$48,441.84	\$193,767.36
Collectors	0.00	0.00	\$	17,082.15	\$0.00	\$0.00
Locals	13.00	24.36	\$	17,082.15	\$104,030.27	\$416,121.10
Totals:	16.33	31.02			\$152,472.11	\$609,888.46
Comb PA/MA	3.33	6.66	\$	29,094.20	\$48,441.84	\$193,767.36
Comb COL/LOC	13.00	24.36	\$	17,082.15	\$104,030.27	\$416,121.10
Totals:	16.33	31.02			\$152,472.11	\$609,888.46

Tazewell

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	11.01	23.24	\$	29,094.20	\$169,037.30	\$676,149.18
Collectors	1.28	2.56	\$	17,082.15	\$10,932.57	\$43,730.30
Locals	22.76	44.13	\$	17,082.15	\$188,458.78	\$753,835.14
Totals:	35.05	69.93			\$368,428.65	\$1,473,714.61

Comb PA/MA	11.01	23.24	\$	29,094.20	\$169,037.30	\$676,149.18
Comb COL/LOC	24.04	46.69	\$	17,082.15	\$199,391.36	\$797,565.43
Totals:	35.05	69.93			\$368,428.65	\$1,473,714.61

Wise

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	5.51	12.91	\$	29,094.20	\$93,901.53	\$375,606.11
Collectors	1.00	2.00	\$	17,082.15	\$8,541.07	\$34,164.29
Locals	10.78	20.66	\$	17,082.15	\$88,229.29	\$352,917.15
Totals:	17.29	35.57			\$190,671.89	\$762,687.55
Comb PA/MA	5.51	12.91	\$	29,094.20	\$93,901.53	\$375,606.11
Comb COL/LOC	11.78	22.66	\$	17,082.15	\$96,770.36	\$387,081.45
Totals:	17.29	35.57			\$190,671.89	\$762,687.55

Wytheville

Principal Arterials	3.06	11.18	\$	29,094.20	\$81,318.29	\$325,273.14
Minor Arterials	6.11	19.57	\$	29,094.20	\$142,343.37	\$569,373.47
Collectors	19.22	39.42	\$	17,082.15	\$168,344.56	\$673,378.23
Locals	59.59	118.67	\$	17,082.15	\$506,784.59	\$2,027,138.36
Totals:	87.98	188.84			\$898,790.80	\$3,595,163.20
Comb PA/MA	9.17	30.75	\$	29,094.20	\$223,661.65	\$894,646.61
Comb COL/LOC	78.81	158.09	\$	17,082.15	\$675,129.15	\$2,700,516.58
Totals:	87.98	188.84			\$898,790.80	\$3,595,163.20

BRISTOL DISTRICT TOTALS

Principal Arterials	11.32	40.94	\$	29,094.20	\$297,779.12	\$1,191,116.50
Minor Arterials	72.66	178.30	\$	29,094.20	\$1,296,873.91	\$5,187,495.65
Collectors	70.41	143.84	\$	17,082.15	\$614,274.00	\$2,457,095.99
Locals	396.48	787.67	\$	17,082.15	\$3,363,773.64	\$13,455,094.55
Totals:	550.87	1150.75			\$5,572,700.67	\$22,290,802.69
Comb PA/MA	83.98	219.24	\$	29,094.20	\$1,594,653.04	\$6,378,612.15
Comb COL/LOC	466.89	931.51	\$	17,082.15	\$3,978,047.64	\$15,912,190.55
Totals:	550.87	1150.75			\$5,572,700.67	\$22,290,802.69

SALEM DISTRICT

Bedford

Principal Arterials	2.16	6.40	\$	29,094.20	\$46,550.72	\$186,202.87
Minor Arterials	7.64	17.94	\$	29,094.20	\$130,487.48	\$521,949.93
Collectors	9.03	18.06	\$	17,082.15	\$77,125.89	\$308,503.57
Locals	37.86	74.93	\$	17,082.15	\$319,991.31	\$1,279,965.26
Totals:	56.69	117.33			\$574,155.41	\$2,296,621.63
Comb PA/MA	9.80	24.34	\$	29,094.20	\$177,038.20	\$708,152.80
Comb COL/LOC	46.89	92.99	\$	17,082.15	\$397,117.21	\$1,588,468.83
Totals:	56.69	117.33			\$574,155.41	\$2,296,621.63

Blacksburg

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	8.32	28.55	\$	29,094.20	\$207,659.84	\$830,639.38
Collectors	15.35	36.72	\$	17,082.15	\$156,814.11	\$627,256.43
Locals	92.10	184.77	\$	17,082.15	\$789,067.07	\$3,156,268.26
Totals:	115.77	250.04			\$1,153,541.02	\$4,614,164.07
Comb PA/MA	8.32	28.55	\$	29,094.20	\$207,659.84	\$830,639.38
Comb COL/LOC	107.45	221.49	\$	17,082.15	\$945,881.17	\$3,783,524.69
Totals:	115.77	250.04			\$1,153,541.02	\$4,614,164.07

Christiansburg

Principal Arterials	5.83	18.06	\$	29,094.20	\$131,360.31	\$525,441.23
Minor Arterials	9.64	28.76	\$	29,094.20	\$209,187.29	\$836,749.16
Collectors	4.68	10.04	\$	17,082.15	\$42,876.19	\$171,504.75
Locals	103.60	206.47	\$	17,082.15	\$881,737.71	\$3,526,950.85
Totals:	123.75	263.33			\$1,265,161.50	\$5,060,645.99
Comb PA/MA	15.47	46.82	\$	29,094.20	\$340,547.60	\$1,362,190.39
Comb COL/LOC	108.28	216.51	\$	17,082.15	\$924,613.90	\$3,698,455.60
Totals:	123.75	263.33			\$1,265,161.50	\$5,060,645.99

Dublin

Principal Arterials	1.11	3.61	\$	29,094.20	\$26,257.51	\$105,030.06
Minor Arterials	1.22	4.88	\$	29,094.20	\$35,494.92	\$141,979.69
Collectors	2.39	4.78	\$	17,082.15	\$20,413.17	\$81,652.66
Locals	15.79	31.58	\$	17,082.15	\$134,863.55	\$539,454.20
Totals:	20.51	44.85			\$217,029.15	\$868,116.60
Comb PA/MA	2.33	8.49	\$	29,094.20	\$61,752.44	\$247,009.75
Comb COL/LOC	18.18	36.36	\$	17,082.15	\$155,276.71	\$621,106.86
Totals:	20.51	44.85			\$217,029.15	\$868,116.60

Galax

Principal Arterials	5.04	20.16	\$	29,094.20	\$146,634.76	\$586,539.05
Minor Arterials	7.67	15.34	\$	29,094.20	\$111,576.25	\$446,305.01
Collectors	8.46	16.92	\$	17,082.15	\$72,257.48	\$289,029.92
Locals	39.07	77.66	\$	17,082.15	\$331,649.88	\$1,326,599.52
Totals:	60.24	130.08			\$662,118.38	\$2,648,473.50
Comb PA/MA	12.71	35.50	\$	29,094.20	\$258,211.01	\$1,032,844.06
Comb COL/LOC	47.53	94.58	\$	17,082.15	\$403,907.36	\$1,615,629.44
Totals:	60.24	130.08			\$662,118.38	\$2,648,473.50

Martinsville

Principal Arterials	5.04	17.90	\$	29,094.20	\$130,196.54	\$520,786.16
Minor Arterials	16.77	48.21	\$	29,094.20	\$350,657.83	\$1,402,631.32
Collectors	8.51	18.27	\$	17,082.15	\$78,022.71	\$312,090.82
Locals	69.29	139.36	\$	17,082.15	\$595,141.99	\$2,380,567.97
Totals:	99.61	223.74			\$1,154,019.07	\$4,616,076.28

Comb PA/MA	21.81	66.11	\$	29,094.20	\$480,854.37	\$1,923,417.48
Comb COL/LOC	77.80	157.63	\$	17,082.15	\$673,164.70	\$2,692,658.80
Totals:	99.61	223.74			\$1,154,019.07	\$4,616,076.28

Narrows

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	0.12	0.24	\$	29,094.20	\$1,745.65	\$6,982.61
Collectors	0.30	0.60	\$	17,082.15	\$2,562.32	\$10,249.29
Locals	15.65	30.35	\$	17,082.15	\$129,610.79	\$518,443.15
Totals:	16.07	31.19			\$133,918.76	\$535,675.05
Comb PA/MA	0.12	0.24	\$	29,094.20	\$1,745.65	\$6,982.61
Comb COL/LOC	15.95	30.95	\$	17,082.15	\$132,173.11	\$528,692.44
Totals:	16.07	31.19			\$133,918.76	\$535,675.05

Pearisburg

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	0.93	1.86	\$	29,094.20	\$13,528.80	\$54,115.21
Collectors	1.02	2.04	\$	17,082.15	\$8,711.89	\$34,847.58
Locals	18.22	36.24	\$	17,082.15	\$154,764.25	\$619,057.00
Totals:	20.17	40.14			\$177,004.95	\$708,019.79
Comb PA/MA	0.93	1.86	\$	29,094.20	\$13,528.80	\$54,115.21
Comb COL/LOC	19.24	38.28	\$	17,082.15	\$163,476.14	\$653,904.58
Totals:	20.17	40.14			\$177,004.95	\$708,019.79

Pulaski

Principal Arterials	3.85	12.08	\$	29,094.20	\$87,864.48	\$351,457.92
Minor Arterials	6.46	17.54	\$	29,094.20	\$127,578.06	\$510,312.25
Collectors	10.36	20.72	\$	17,082.15	\$88,485.52	\$353,942.08
Locals	45.24	90.06	\$	17,082.15	\$384,604.53	\$1,538,418.14
Totals:	65.91	140.40			\$688,532.60	\$2,754,130.39
Comb PA/MA	10.31	29.62	\$	29,094.20	\$215,442.54	\$861,770.17
Comb COL/LOC	55.60	110.78	\$	17,082.15	\$473,090.06	\$1,892,360.22
Totals:	65.91	140.40			\$688,532.60	\$2,754,130.39

Radford

Principal Arterials	9.58	27.69	\$	29,094.20	\$201,404.59	\$805,618.37
Minor Arterials	3.45	6.90	\$	29,094.20	\$50,187.49	\$200,749.97
Collectors	9.54	18.64	\$	17,082.15	\$79,602.80	\$318,411.22
Locals	50.06	100.51	\$	17,082.15	\$429,231.64	\$1,716,926.57
Totals:	72.63	153.74			\$760,426.53	\$3,041,706.13
Comb PA/MA	13.03	34.59	\$	29,094.20	\$251,592.08	\$1,006,368.34
Comb COL/LOC	59.60	119.15	\$	17,082.15	\$508,834.45	\$2,035,337.79
Totals:	72.63	153.74			\$760,426.53	\$3,041,706.13

Roanoke

Principal Arterials	17.42	64.43	\$	29,094.20	\$468,634.81	\$1,874,539.23
Minor Arterials	51.18	148.04	\$	29,094.20	\$1,076,776.30	\$4,307,105.19
Collectors	41.86	93.33	\$	17,082.15	\$398,569.19	\$1,594,276.76
Locals	380.22	760.64	\$	17,082.15	\$3,248,341.03	\$12,993,364.13
Totals:	490.68	1066.44			\$5,192,321.33	\$20,769,285.31

Comb PA/MA	68.60	212.47	\$	29,094.20	\$1,545,411.11	\$6,181,644.42
Comb COL/LOC	422.08	853.97	\$	17,082.15	\$3,646,910.22	\$14,587,640.88
Totals:	490.68	1066.44			\$5,192,321.33	\$20,769,285.31

Rocky Mount

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	10.31	29.13	\$	29,094.20	\$211,878.50	\$847,514.01
Collectors	3.49	6.98	\$	17,082.15	\$29,808.35	\$119,233.38
Locals	28.92	57.75	\$	17,082.15	\$246,623.49	\$986,493.98
Totals:	42.72	93.86			\$488,310.34	\$1,953,241.37
Comb PA/MA	10.31	29.13	\$	29,094.20	\$211,878.50	\$847,514.01
Comb COL/LOC	32.41	64.73	\$	17,082.15	\$276,431.84	\$1,105,727.36
Totals:	42.72	93.86			\$488,310.34	\$1,953,241.37

Salem

Principal Arterials	11.57	37.88	\$	29,094.20	\$275,522.06	\$1,102,088.25
Minor Arterials	9.04	25.59	\$	29,094.20	\$186,130.14	\$744,520.55
Collectors	10.72	22.05	\$	17,082.15	\$94,165.33	\$376,661.34
Locals	104.26	206.28	\$	17,082.15	\$880,926.31	\$3,523,705.24
Totals:	135.59	291.80			\$1,436,743.84	\$5,746,975.37
Comb PA/MA	20.61	63.47	\$	29,094.20	\$461,652.20	\$1,846,608.80
Comb COL/LOC	114.98	228.33	\$	17,082.15	\$975,091.64	\$3,900,366.57
Totals:	135.59	291.80			\$1,436,743.84	\$5,746,975.37

Vinton

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.61	12.88	\$	29,094.20	\$93,683.32	\$374,733.28
Collectors	3.11	8.60	\$	17,082.15	\$36,726.62	\$146,906.46
Locals	33.44	66.57	\$	17,082.15	\$284,289.63	\$1,137,158.51
Totals:	40.16	88.05			\$414,699.56	\$1,658,798.25
Comb PA/MA	3.61	12.88	\$	29,094.20	\$93,683.32	\$374,733.28
Comb COL/LOC	36.55	75.17	\$	17,082.15	\$321,016.24	\$1,284,064.97
Totals:	40.16	88.05			\$414,699.56	\$1,658,798.25

SALEM DISTRICT TOTALS

Principal Arterials	61.60	208.21	\$	29,094.20	\$1,514,425.78	\$6,057,703.13
Minor Arterials	136.36	385.86	\$	29,094.20	\$2,806,571.89	\$11,226,287.55
Collectors	128.82	277.75	\$	17,082.15	\$1,186,141.57	\$4,744,566.27
Locals	1033.72	2063.17	\$	17,082.15	\$8,810,843.19	\$35,243,372.77
Totals:	1360.50	2934.99			\$14,317,982.43	\$57,271,929.72
Comb PA/MA	197.96	594.07	\$	29,094.20	\$4,320,997.67	\$17,283,990.69
Comb COL/LOC	1162.54	2340.92	\$	17,082.15	\$9,996,984.76	\$39,987,939.04
Totals:	1360.50	2934.99			\$14,317,982.43	\$57,271,929.72

LYNCHBURG DISTRICT

Altavista

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.64	7.28	\$	29,094.20	\$52,951.44	\$211,805.77
Collectors	2.56	5.12	\$	17,082.15	\$21,865.15	\$87,460.59
Locals	20.49	40.51	\$	17,082.15	\$172,999.44	\$691,997.77
Totals:	26.69	52.91			\$247,816.03	\$991,264.12
Comb PA/MA	3.64	7.28	\$	29,094.20	\$52,951.44	\$211,805.77
Comb COL/LOC	23.05	45.63	\$	17,082.15	\$194,864.59	\$779,458.36
Totals:	26.69	52.91			\$247,816.03	\$991,264.12

Danville

Principal Arterials	25.60	105.79	\$	29,094.20	\$769,468.82	\$3,077,875.29
Minor Arterials	33.13	99.02	\$	29,094.20	\$720,226.89	\$2,880,907.57
Collectors	35.04	72.44	\$	17,082.15	\$309,357.68	\$1,237,430.71
Locals	222.96	447.99	\$	17,082.15	\$1,913,157.73	\$7,652,630.94
Totals:	316.73	725.24			\$3,712,211.13	\$14,848,844.51
Comb PA/MA	58.73	204.81	\$	29,094.20	\$1,489,695.71	\$5,958,782.86
Comb COL/LOC	258.00	520.43	\$	17,082.15	\$2,222,515.41	\$8,890,061.65
Totals:	316.73	725.24			\$3,712,211.13	\$14,848,844.51

Farmville

Principal Arterials	2.39	8.18	\$	29,094.20	\$59,497.64	\$237,990.55
Minor Arterials	7.07	22.18	\$	29,094.20	\$161,327.33	\$645,309.33
Collectors	8.33	16.47	\$	17,082.15	\$70,335.74	\$281,342.96
Locals	33.01	65.53	\$	17,082.15	\$279,848.27	\$1,119,393.08
Totals:	50.80	112.36			\$571,008.98	\$2,284,035.91
Comb PA/MA	9.46	30.36	\$	29,094.20	\$220,824.97	\$883,299.88
Comb COL/LOC	41.34	82.00	\$	17,082.15	\$350,184.01	\$1,400,736.04
Totals:	50.80	112.36			\$571,008.98	\$2,284,035.91

Lynchburg

Principal Arterials	29.88	76.66	\$	29,094.20	\$557,590.32	\$2,230,361.28
Minor Arterials	50.20	131.40	\$	29,094.20	\$955,744.43	\$3,822,977.72
Collectors	37.26	75.21	\$	17,082.15	\$321,187.06	\$1,284,748.26
Locals	270.15	537.68	\$	17,082.15	\$2,319,455.09	\$9,277,820.38
Totals:	387.49	820.95			\$4,153,976.91	\$16,615,907.64
Comb PA/MA	80.08	208.06	\$	29,094.20	\$1,513,334.75	\$6,053,339.00
Comb COL/LOC	307.41	612.89	\$	17,082.15	\$2,640,642.16	\$10,562,568.64
Totals:	387.49	820.95			\$4,153,976.91	\$16,615,907.64

South Boston

Principal Arterials	1.12	4.48	\$	29,094.20	\$32,585.50	\$130,342.01
Minor Arterials	16.80	43.19	\$	29,094.20	\$314,144.61	\$1,256,578.45
Collectors	4.05	8.10	\$	17,082.15	\$34,591.35	\$138,365.39
Locals	42.36	84.48	\$	17,082.15	\$360,774.94	\$1,443,099.76
Totals:	64.33	140.25			\$742,096.40	\$2,968,385.61

Comb PA/MA	17.92	47.67	\$	29,094.20	\$346,730.11	\$1,386,920.46
Comb COL/LOC	46.41	92.58	\$	17,082.15	\$395,366.29	\$1,581,465.15
Totals:	64.33	140.25			\$742,096.40	\$2,968,385.61

LYNCHBURG DISTRICT TOTALS

Principal Arterials	58.99	195.11	\$	29,094.20	\$1,419,142.28	\$5,676,569.13
Minor Arterials	110.84	303.07	\$	29,094.20	\$2,204,394.71	\$8,817,578.83
Collectors	87.24	177.34	\$	17,082.15	\$757,336.98	\$3,029,347.91
Locals	588.97	1176.19	\$	17,082.15	\$5,022,962.55	\$20,091,850.22
Totals:	846.04	1851.71			\$9,403,836.52	\$37,615,346.09
Comb PA/MA	169.83	498.18	\$	29,094.20	\$3,623,536.99	\$14,494,147.96
Comb COL/LOC	676.21	1353.53	\$	17,082.15	\$5,780,299.53	\$23,121,198.13
Totals:	846.04	1851.71			\$9,403,836.52	\$37,615,346.09

RICHMOND DISTRICT

Ashland

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	9.35	30.56	\$	29,094.20	\$222,279.68	\$889,118.72
Collectors	7.46	17.53	\$	17,082.15	\$74,862.51	\$299,450.03
Locals	31.93	65.11	\$	17,082.15	\$278,054.64	\$1,112,218.58
Totals:	48.74	113.20			\$575,196.83	\$2,300,787.33
Comb PA/MA	9.35	30.56	\$	29,094.20	\$222,279.68	\$889,118.72
Comb COL/LOC	39.39	82.64	\$	17,082.15	\$352,917.15	\$1,411,668.61
Totals:	48.74	113.20			\$575,196.83	\$2,300,787.33

Blackstone

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	8.46	18.58	\$	29,094.20	\$135,142.55	\$540,570.21
Collectors	1.73	3.46	\$	17,082.15	\$14,776.06	\$59,104.23
Locals	26.48	52.06	\$	17,082.15	\$222,324.14	\$889,296.56
Totals:	36.67	74.10			\$372,242.75	\$1,488,971.00
Comb PA/MA	8.46	18.58	\$	29,094.20	\$135,142.55	\$540,570.21
Comb COL/LOC	28.21	55.52	\$	17,082.15	\$237,100.20	\$948,400.79
Totals:	36.67	74.10			\$372,242.75	\$1,488,971.00

Chase City

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	0.88	1.76	\$	29,094.20	\$12,801.45	\$51,205.79
Collectors	2.79	5.58	\$	17,082.15	\$23,829.59	\$95,318.38
Locals	13.78	27.43	\$	17,082.15	\$117,140.82	\$468,563.29
Totals:	17.45	34.77			\$153,771.86	\$615,087.46
Comb PA/MA	0.88	1.76	\$	29,094.20	\$12,801.45	\$51,205.79
Comb COL/LOC	16.57	33.01	\$	17,082.15	\$140,970.42	\$563,881.67
Totals:	17.45	34.77			\$153,771.86	\$615,087.46

Colonial Heights

Principal Arterials	5.16	19.97	\$	29,094.20	\$145,252.79	\$581,011.15
Minor Arterials	3.24	10.76	\$	29,094.20	\$78,263.39	\$313,053.58
Collectors	7.37	18.21	\$	17,082.15	\$77,766.47	\$311,065.89
Locals	72.57	146.21	\$	17,082.15	\$624,395.17	\$2,497,580.68
Totals:	88.34	195.15			\$925,677.83	\$3,702,711.30

Comb PA/MA	8.40	30.73	\$	29,094.20	\$223,516.18	\$894,064.73
Comb COL/LOC	79.94	164.42	\$	17,082.15	\$702,161.64	\$2,808,646.57
Totals:	88.34	195.15			\$925,677.83	\$3,702,711.30

Hopewell

Principal Arterials	6.42	24.40	\$	29,094.20	\$177,474.61	\$709,898.45
Minor Arterials	11.36	33.65	\$	29,094.20	\$244,754.95	\$979,019.79
Collectors	6.50	13.58	\$	17,082.15	\$57,993.89	\$231,975.55
Locals	102.52	205.02	\$	17,082.15	\$875,545.43	\$3,502,181.73
Totals:	126.80	276.65			\$1,355,768.88	\$5,423,075.53
Comb PA/MA	17.78	58.05	\$	29,094.20	\$422,229.56	\$1,688,918.24
Comb COL/LOC	109.02	218.60	\$	17,082.15	\$933,539.32	\$3,734,157.29
Totals:	126.80	276.65			\$1,355,768.88	\$5,423,075.53

Petersburg

Principal Arterials	17.00	59.56	\$	29,094.20	\$433,212.62	\$1,732,850.48
Minor Arterials	20.49	45.51	\$	29,094.20	\$331,019.25	\$1,324,076.99
Collectors	22.45	44.91	\$	17,082.15	\$191,789.80	\$767,159.21
Locals	124.80	246.38	\$	17,082.15	\$1,052,174.83	\$4,208,699.32
Totals:	184.74	396.36			\$2,008,196.50	\$8,032,786.00
Comb PA/MA	37.49	105.07	\$	29,094.20	\$764,231.87	\$3,056,927.47
Comb COL/LOC	147.25	291.29	\$	17,082.15	\$1,243,964.63	\$4,975,858.53
Totals:	184.74	396.36			\$2,008,196.50	\$8,032,786.00

Richmond

Principal Arterials	57.53	243.76	\$	29,094.20	\$1,773,000.48	\$7,092,001.90
Minor Arterials	89.08	271.37	\$	29,094.20	\$1,973,823.18	\$7,895,292.73
Collectors	81.23	169.91	\$	17,082.15	\$725,606.89	\$2,902,427.56
Locals	592.83	1145.53	\$	17,082.15	\$4,892,027.90	\$19,568,111.60
Totals:	820.67	1830.57			\$9,364,458.45	\$37,457,833.79
Comb PA/MA	146.61	515.13	\$	29,094.20	\$3,746,823.66	\$14,987,294.63
Comb COL/LOC	674.06	1315.44	\$	17,082.15	\$5,617,634.79	\$22,470,539.16
Totals:	820.67	1830.57			\$9,364,458.45	\$37,457,833.79

South Hill

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	13.09	27.27	\$	29,094.20	\$198,349.70	\$793,398.80
Collectors	5.11	10.22	\$	17,082.15	\$43,644.89	\$174,579.54
Locals	32.84	65.60	\$	17,082.15	\$280,147.21	\$1,120,588.83
Totals:	51.04	103.09			\$522,141.79	\$2,088,567.17
Comb PA/MA	13.09	27.27	\$	29,094.20	\$198,349.70	\$793,398.80
Comb COL/LOC	37.95	75.82	\$	17,082.15	\$323,792.09	\$1,295,168.37
Totals:	51.04	103.09			\$522,141.79	\$2,088,567.17

RICHMOND DISTRICT TOTALS

Principal Arterials	86.11	347.69	\$	29,094.20	\$2,528,940.50	\$10,115,761.98
Minor Arterials	155.95	439.46	\$	29,094.20	\$3,196,434.15	\$12,785,736.61
Collectors	134.64	283.40	\$	17,082.15	\$1,210,270.10	\$4,841,080.40
Locals	997.75	1953.34	\$	17,082.15	\$8,341,810.15	\$33,367,240.59
Totals:	1374.45	3023.89			\$15,277,454.89	\$61,109,819.58
Comb PA/MA	242.06	787.15	\$	29,094.20	\$5,725,374.65	\$22,901,498.59
Comb COL/LOC	1132.39	2236.74	\$	17,082.15	\$9,552,080.25	\$38,208,320.98
Totals:	1374.45	3023.89			\$15,277,454.89	\$61,109,819.58

HAMPTON ROADS DISTRICT

Chesapeake

Principal Arterials	56.97	227.68	\$	29,094.20	\$1,656,041.80	\$6,624,167.19
Minor Arterials	96.29	294.09	\$	29,094.20	\$2,139,078.23	\$8,556,312.93
Collectors	133.57	283.19	\$	17,082.15	\$1,209,373.29	\$4,837,493.15
Locals	796.95	1612.33	\$	17,082.15	\$6,885,514.43	\$27,542,057.71
Totals:	1083.78	2417.29			\$11,890,007.74	\$47,560,030.97
Comb PA/MA	153.26	521.77	\$	29,094.20	\$3,795,120.03	\$15,180,480.11
Comb COL/LOC	930.52	1895.52	\$	17,082.15	\$8,094,887.72	\$32,379,550.86
Totals:	1083.78	2417.29			\$11,890,007.74	\$47,560,030.97

Chincoteague

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	4.28	8.56	\$	29,094.20	\$62,261.59	\$249,046.34
Collectors	7.07	14.14	\$	17,082.15	\$60,385.39	\$241,541.56
Locals	14.27	27.13	\$	17,082.15	\$115,859.66	\$463,438.64
Totals:	25.62	49.83			\$238,506.63	\$954,026.54
Comb PA/MA	4.28	8.56	\$	29,094.20	\$62,261.59	\$249,046.34
Comb COL/LOC	21.34	41.27	\$	17,082.15	\$176,245.05	\$704,980.20
Totals:	25.62	49.83			\$238,506.63	\$954,026.54

Emporia

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	5.51	15.40	\$	29,094.20	\$112,012.67	\$448,050.66
Collectors	8.28	17.30	\$	17,082.15	\$73,880.28	\$295,521.14
Locals	23.98	49.30	\$	17,082.15	\$210,537.46	\$842,149.84
Totals:	37.77	82.00			\$396,430.41	\$1,585,721.64
Comb PA/MA	5.51	15.40	\$	29,094.20	\$112,012.67	\$448,050.66
Comb COL/LOC	32.26	66.60	\$	17,082.15	\$284,417.74	\$1,137,670.98
Totals:	37.77	82.00			\$396,430.41	\$1,585,721.64

Franklin

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	7.70	23.37	\$	29,094.20	\$169,982.86	\$679,931.43
Collectors	10.42	22.58	\$	17,082.15	\$96,428.72	\$385,714.87
Locals	32.38	64.54	\$	17,082.15	\$275,620.44	\$1,102,481.75
Totals:	50.50	110.49			\$542,032.01	\$2,168,128.05
Comb PA/MA	7.70	23.37	\$	29,094.20	\$169,982.86	\$679,931.43
Comb COL/LOC	42.80	87.12	\$	17,082.15	\$372,049.16	\$1,488,196.63
Totals:	50.50	110.49			\$542,032.01	\$2,168,128.05

Hampton

Principal Arterials	17.47	89.79	\$	29,094.20	\$653,092.03	\$2,612,368.11
Minor Arterials	49.47	186.32	\$	29,094.20	\$1,355,207.78	\$5,420,831.12
Collectors	39.92	110.23	\$	17,082.15	\$470,741.26	\$1,882,965.04
Locals	367.82	748.53	\$	17,082.15	\$3,196,624.83	\$12,786,499.33
Totals:	474.68	1134.87			\$5,675,665.90	\$22,702,663.60

Comb PA/MA	66.94	276.11	\$	29,094.20	\$2,008,299.81	\$8,033,199.23
Comb COL/LOC	407.74	858.76	\$	17,082.15	\$3,667,366.09	\$14,669,464.37
Totals:	474.68	1134.87			\$5,675,665.90	\$22,702,663.60

Newport News

Principal Arterials	50.37	231.77	\$	29,094.20	\$1,685,790.61	\$6,743,162.46
Minor Arterials	9.38	31.02	\$	29,094.20	\$225,625.51	\$902,502.05
Collectors	58.86	139.82	\$	17,082.15	\$597,106.44	\$2,388,425.76
Locals	389.47	794.08	\$	17,082.15	\$3,391,147.78	\$13,564,591.11
Totals:	508.08	1196.69			\$5,899,670.35	\$23,598,681.38
Comb PA/MA	59.75	262.79	\$	29,094.20	\$1,911,416.13	\$7,645,664.51
Comb COL/LOC	448.33	933.90	\$	17,082.15	\$3,988,254.22	\$15,953,016.88
Totals:	508.08	1196.69			\$5,899,670.35	\$23,598,681.38

Norfolk

Principal Arterials	44.98	216.33	\$	29,094.20	\$1,573,487.01	\$6,293,948.03
Minor Arterials	62.72	230.99	\$	29,094.20	\$1,680,117.25	\$6,720,468.98
Collectors	61.27	136.84	\$	17,082.15	\$584,380.24	\$2,337,520.97
Locals	550.56	1083.10	\$	17,082.15	\$4,625,418.29	\$18,501,673.18
Totals:	719.53	1667.26			\$8,463,402.79	\$33,853,611.15
Comb PA/MA	107.70	447.32	\$	29,094.20	\$3,253,604.25	\$13,014,417.01
Comb COL/LOC	611.83	1219.94	\$	17,082.15	\$5,209,798.54	\$20,839,194.14
Totals:	719.53	1667.26			\$8,463,402.79	\$33,853,611.15

Poquoson

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	1.89	4.58	\$	29,094.20	\$33,312.86	\$133,251.43
Collectors	10.36	22.16	\$	17,082.15	\$94,635.09	\$378,540.37
Locals	42.99	85.45	\$	17,082.15	\$364,917.36	\$1,459,669.44
Totals:	55.24	112.19			\$492,865.31	\$1,971,461.25
Comb PA/MA	1.89	4.58	\$	29,094.20	\$33,312.86	\$133,251.43
Comb COL/LOC	53.35	107.61	\$	17,082.15	\$459,552.45	\$1,838,209.81
Totals:	55.24	112.19			\$492,865.31	\$1,971,461.25

Portsmouth

Principal Arterials	11.54	50.52	\$	29,094.20	\$367,459.73	\$1,469,838.92
Minor Arterials	32.32	112.10	\$	29,094.20	\$815,364.92	\$3,261,459.69
Collectors	39.59	93.43	\$	17,082.15	\$398,996.24	\$1,595,984.97
Locals	316.43	628.34	\$	17,082.15	\$2,683,349.03	\$10,733,396.11
Totals:	399.88	884.39			\$4,265,169.92	\$17,060,679.69
Comb PA/MA	43.86	162.62	\$	29,094.20	\$1,182,824.65	\$4,731,298.61
Comb COL/LOC	356.02	721.77	\$	17,082.15	\$3,082,345.27	\$12,329,381.08
Totals:	399.88	884.39			\$4,265,169.92	\$17,060,679.69

Smithfield

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	0.44	0.88	\$	29,094.20	\$6,400.72	\$25,602.89
Collectors	4.83	9.60	\$	17,082.15	\$40,997.15	\$163,988.61
Locals	44.44	89.05	\$	17,082.15	\$380,291.29	\$1,521,165.17
Totals:	49.71	99.53			\$427,689.17	\$1,710,756.67
Comb PA/MA	0.44	0.88	\$	29,094.20	\$6,400.72	\$25,602.89
Comb COL/LOC	49.27	98.65	\$	17,082.15	\$421,288.44	\$1,685,153.78
Totals:	49.71	99.53			\$427,689.17	\$1,710,756.67

Suffolk

Principal Arterials	69.00	238.09	\$	29,094.20	\$1,731,759.45	\$6,927,037.79
Minor Arterials	62.16	132.15	\$	29,094.20	\$961,199.59	\$3,844,798.37
Collectors	119.68	240.13	\$	17,082.15	\$1,025,483.98	\$4,101,935.91
Locals	534.62	1071.57	\$	17,082.15	\$4,576,179.01	\$18,304,716.02
Totals:	785.46	1681.94			\$8,294,622.02	\$33,178,488.10
Comb PA/MA	131.16	370.24	\$	29,094.20	\$2,692,959.04	\$10,771,836.17
Comb COL/LOC	654.30	1311.70	\$	17,082.15	\$5,601,662.98	\$22,406,651.93
Totals:	785.46	1681.94			\$8,294,622.02	\$33,178,488.10

Virginia Beach

Principal Arterials	69.21	348.96	\$	29,094.20	\$2,538,177.90	\$10,152,711.62
Minor Arterials	106.72	381.56	\$	29,094.20	\$2,775,295.62	\$11,101,182.50
Collectors	153.87	359.62	\$	17,082.15	\$1,535,770.41	\$6,143,081.62
Locals	1184.94	2378.01	\$	17,082.15	\$10,155,378.96	\$40,621,515.86
Totals:	1514.74	3468.15			\$17,004,622.90	\$68,018,491.60
Comb PA/MA	175.93	730.52	\$	29,094.20	\$5,313,473.53	\$21,253,894.12
Comb COL/LOC	1338.81	2737.63	\$	17,082.15	\$11,691,149.37	\$46,764,597.48
Totals:	1514.74	3468.15			\$17,004,622.90	\$68,018,491.60

Williamsburg

Principal Arterials	5.09	16.76	\$	29,094.20	\$121,904.69	\$487,618.77
Minor Arterials	9.29	24.82	\$	29,094.20	\$180,529.50	\$722,118.01
Collectors	6.01	12.83	\$	17,082.15	\$54,790.99	\$219,163.94
Locals	34.38	68.21	\$	17,082.15	\$291,293.31	\$1,165,173.23
Totals:	54.77	122.62			\$648,518.49	\$2,594,073.96
Comb PA/MA	14.38	41.58	\$	29,094.20	\$302,434.20	\$1,209,736.79
Comb COL/LOC	40.39	81.04	\$	17,082.15	\$346,084.29	\$1,384,337.17
Totals:	54.77	122.62			\$648,518.49	\$2,594,073.96

HAMPTON ROADS DISTRICT TOTALS

Principal Arterials	324.63	1419.90	\$	29,094.20	\$10,327,713.22	\$41,310,852.89
Minor Arterials	448.17	1445.84	\$	29,094.20	\$10,516,389.10	\$42,065,556.41
Collectors	653.73	1461.87	\$	17,082.15	\$6,242,969.48	\$24,971,877.91
Locals	4333.23	8699.64	\$	17,082.15	\$37,152,131.85	\$148,608,527.40
Totals:	5759.76	13027.25			\$64,239,203.65	\$256,956,814.61
Comb PA/MA	772.80	2865.74	\$	29,094.20	\$20,844,102.33	\$83,376,409.30
Comb COL/LOC	4986.96	10161.51	\$	17,082.15	\$43,395,101.33	\$173,580,405.31
Totals:	5759.76	13027.25			\$64,239,203.65	\$256,956,814.61

FREDERICKSBURG DISTRICT

Colonial Beach

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	5.13	10.05	\$	29,094.20	\$73,099.17	\$292,396.70
Collectors	0.94	1.88	\$	17,082.15	\$8,028.61	\$32,114.44
Locals	22.31	43.23	\$	17,082.15	\$184,615.30	\$738,461.21
Totals:	28.38	55.16			\$265,743.08	\$1,062,972.34
Comb PA/MA	5.13	10.05	\$	29,094.20	\$73,099.17	\$292,396.70
Comb COL/LOC	23.25	45.11	\$	17,082.15	\$192,643.91	\$770,575.64
Totals:	28.38	55.16			\$265,743.08	\$1,062,972.34

Fredericksburg

Principal Arterials	6.22	24.88	\$	29,094.20	\$180,965.92	\$723,863.67
Minor Arterials	8.33	19.61	\$	29,094.20	\$142,634.31	\$570,537.24
Collectors	17.31	51.88	\$	17,082.15	\$221,555.44	\$886,221.77
Locals	59.00	120.70	\$	17,082.15	\$515,453.78	\$2,061,815.12
Totals:	90.86	217.07			\$1,060,609.45	\$4,242,437.80
Comb PA/MA	14.55	44.49	\$	29,094.20	\$323,600.23	\$1,294,400.91
Comb COL/LOC	76.31	172.58	\$	17,082.15	\$737,009.22	\$2,948,036.89
Totals:	90.86	217.07			\$1,060,609.45	\$4,242,437.80

FREDERICKSBURG DISTRICT TOTALS

Principal Arterials	6.22	24.88	\$	29,094.20	\$180,965.92	\$723,863.67
Minor Arterials	13.46	29.66	\$	29,094.20	\$215,733.48	\$862,933.94
Collectors	18.25	53.76	\$	17,082.15	\$229,584.05	\$918,336.21
Locals	81.31	163.93	\$	17,082.15	\$700,069.08	\$2,800,276.32
Totals:	119.24	272.23			\$1,326,352.53	\$5,305,410.14
Comb PA/MA	19.68	54.54	\$	29,094.20	\$396,699.40	\$1,586,797.60
Comb COL/LOC	99.56	217.69	\$	17,082.15	\$929,653.13	\$3,718,612.53
Totals:	119.24	272.23			\$1,326,352.53	\$5,305,410.14

CULPEPER DISTRICT

Charlottesville

Principal Arterials	12.46	37.97	\$	29,094.20	\$276,176.68	\$1,104,706.73
Minor Arterials	11.83	27.46	\$	29,094.20	\$199,731.67	\$798,926.70
Collectors	17.83	35.44	\$	17,082.15	\$151,347.82	\$605,391.28
Locals	93.23	182.63	\$	17,082.15	\$779,928.12	\$3,119,712.47
Totals:	135.35	283.50			\$1,407,184.29	\$5,628,737.18
Comb PA/MA	24.29	65.43	\$	29,094.20	\$475,908.36	\$1,903,633.43
Comb COL/LOC	111.06	218.07	\$	17,082.15	\$931,275.94	\$3,725,103.75
Totals:	135.35	283.50			\$1,407,184.29	\$5,628,737.18

Culpeper

Principal Arterials	6.51	16.84	\$	29,094.20	\$122,486.58	\$489,946.31
Minor Arterials	4.81	10.74	\$	29,094.20	\$78,117.92	\$312,471.70
Collectors	4.72	9.36	\$	17,082.15	\$39,972.22	\$159,888.89
Locals	52.78	106.59	\$	17,082.15	\$455,196.51	\$1,820,786.03
Totals:	68.82	143.53			\$695,773.23	\$2,783,092.92
Comb PA/MA	11.32	27.58	\$	29,094.20	\$200,604.50	\$802,418.00
Comb COL/LOC	57.50	115.95	\$	17,082.15	\$495,168.73	\$1,980,674.92
Totals:	68.82	143.53			\$695,773.23	\$2,783,092.92

Orange

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	9.97	22.86	\$	29,094.20	\$166,273.35	\$665,093.38
Collectors	0.00	0.00	\$	17,082.15	\$0.00	\$0.00
Locals	18.94	37.70	\$	17,082.15	\$160,999.23	\$643,996.93
Totals:	28.91	60.56			\$327,272.58	\$1,309,090.32
Comb PA/MA	9.97	22.86	\$	29,094.20	\$166,273.35	\$665,093.38
Comb COL/LOC	18.94	37.70	\$	17,082.15	\$160,999.23	\$643,996.93
Totals:	28.91	60.56			\$327,272.58	\$1,309,090.32

Warrenton

Principal Arterials	3.10	12.54	\$	29,094.20	\$91,210.31	\$364,841.25
Minor Arterials	5.30	14.05	\$	29,094.20	\$102,193.37	\$408,773.49
Collectors	2.72	5.44	\$	17,082.15	\$23,231.72	\$92,926.88
Locals	29.44	61.12	\$	17,082.15	\$261,015.20	\$1,044,060.81
Totals:	40.56	93.15			\$477,650.61	\$1,910,602.44
Comb PA/MA	8.40	26.59	\$	29,094.20	\$193,403.69	\$773,614.75
Comb COL/LOC	32.16	66.56	\$	17,082.15	\$284,246.92	\$1,136,987.69
Totals:	40.56	93.15			\$477,650.61	\$1,910,602.44

CULPEPER DISTRICT TOTALS

Principal Arterials	22.07	67.35	\$	29,094.20	\$489,873.57	\$1,959,494.29
Minor Arterials	31.91	75.11	\$	29,094.20	\$546,316.32	\$2,185,265.27
Collectors	25.27	50.24	\$	17,082.15	\$214,551.76	\$858,207.05
Locals	194.39	388.04	\$	17,082.15	\$1,657,139.06	\$6,628,556.24
Totals:	273.64	580.74			\$2,907,880.71	\$11,631,522.85
Comb PA/MA	53.98	142.46	\$	29,094.20	\$1,036,189.89	\$4,144,759.56
Comb COL/LOC	219.66	438.28	\$	17,082.15	\$1,871,690.82	\$7,486,763.29
Totals:	273.64	580.74			\$2,907,880.71	\$11,631,522.85

STAUNTON DISTRICT

Berryville

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	2.15	4.77	\$	29,094.20	\$34,694.83	\$138,779.33
Collectors	1.57	3.00	\$	17,082.15	\$12,811.61	\$51,246.44
Locals	15.81	31.42	\$	17,082.15	\$134,180.26	\$536,721.05
Totals:	19.53	39.19			\$181,686.71	\$726,746.82
Comb PA/MA	2.15	4.77	\$	29,094.20	\$34,694.83	\$138,779.33
Comb COL/LOC	17.38	34.42	\$	17,082.15	\$146,991.87	\$587,967.49
Totals:	19.53	39.19			\$181,686.71	\$726,746.82

Bridgewater

Principal Arterials	3.11	7.08	\$	29,094.20	\$51,496.73	\$205,986.93
Minor Arterials	0.70	1.92	\$	29,094.20	\$13,965.22	\$55,860.86
Collectors	2.35	4.70	\$	17,082.15	\$20,071.52	\$80,286.09
Locals	20.12	40.24	\$	17,082.15	\$171,846.40	\$687,385.59
Totals:	26.28	53.94			\$257,379.87	\$1,029,519.47
Comb PA/MA	3.81	9.00	\$	29,094.20	\$65,461.95	\$261,847.79
Comb COL/LOC	22.47	44.94	\$	17,082.15	\$191,917.92	\$767,671.68
Totals:	26.28	53.94			\$257,379.87	\$1,029,519.47

Broadway

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	2.48	4.96	\$	29,094.20	\$36,076.81	\$144,307.23
Collectors	0.10	0.20	\$	17,082.15	\$854.11	\$3,416.43
Locals	14.61	29.22	\$	17,082.15	\$124,785.08	\$499,140.33
Totals:	17.19	34.38			\$161,716.00	\$646,863.98
Comb PA/MA	2.48	4.96	\$	29,094.20	\$36,076.81	\$144,307.23
Comb COL/LOC	14.71	29.42	\$	17,082.15	\$125,639.19	\$502,556.76
Totals:	17.19	34.38			\$161,716.00	\$646,863.98

Buena Vista

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	5.60	11.78	\$	29,094.20	\$85,682.42	\$342,729.66
Collectors	6.14	12.28	\$	17,082.15	\$52,442.19	\$209,768.76
Locals	35.45	70.90	\$	17,082.15	\$302,781.05	\$1,211,124.21
Totals:	47.19	94.96			\$440,905.66	\$1,763,622.63
Comb PA/MA	5.60	11.78	\$	29,094.20	\$85,682.42	\$342,729.66
Comb COL/LOC	41.59	83.18	\$	17,082.15	\$355,223.24	\$1,420,892.97
Totals:	47.19	94.96			\$440,905.66	\$1,763,622.63

Clifton Forge

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.30	5.68	\$	29,094.20	\$41,313.76	\$165,255.05
Collectors	3.38	6.69	\$	17,082.15	\$28,569.89	\$114,279.56
Locals	16.52	32.20	\$	17,082.15	\$137,511.28	\$550,045.13
Totals:	23.20	44.57			\$207,394.93	\$829,579.74
Comb PA/MA	3.30	5.68	\$	29,094.20	\$41,313.76	\$165,255.05
Comb COL/LOC	19.90	38.89	\$	17,082.15	\$166,081.17	\$664,324.69
Totals:	23.20	44.57			\$207,394.93	\$829,579.74

Covington

Principal Arterials	3.04	8.28	\$	29,094.20	\$60,224.99	\$240,899.97
Minor Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Collectors	9.65	20.77	\$	17,082.15	\$88,699.05	\$354,796.19
Locals	28.75	56.46	\$	17,082.15	\$241,114.50	\$964,458.01
Totals:	41.44	85.51			\$390,038.54	\$1,560,154.16
Comb PA/MA	3.04	8.28	\$	29,094.20	\$60,224.99	\$240,899.97
Comb COL/LOC	38.40	77.23	\$	17,082.15	\$329,813.55	\$1,319,254.20
Totals:	41.44	85.51			\$390,038.54	\$1,560,154.16

Elkton

Principal Arterials	0.04	0.08	\$	29,094.20	\$581.88	\$2,327.54
Minor Arterials	1.67	3.34	\$	29,094.20	\$24,293.66	\$97,174.62
Collectors	1.71	3.42	\$	17,082.15	\$14,605.24	\$58,420.94
Locals	16.32	32.57	\$	17,082.15	\$139,091.38	\$556,365.52
Totals:	19.74	39.41			\$178,572.16	\$714,288.62
Comb PA/MA	1.71	3.42	\$	29,094.20	\$24,875.54	\$99,502.16
Comb COL/LOC	18.03	35.99	\$	17,082.15	\$153,696.62	\$614,786.46
Totals:	19.74	39.41			\$178,572.16	\$714,288.62

Front Royal

Principal Arterials	4.19	13.17	\$	29,094.20	\$95,792.65	\$383,170.60
Minor Arterials	5.30	12.00	\$	29,094.20	\$87,282.60	\$349,130.39
Collectors	9.24	21.20	\$	17,082.15	\$90,535.38	\$362,141.51
Locals	48.82	97.37	\$	17,082.15	\$415,822.16	\$1,663,288.63
Totals:	67.55	143.74			\$689,432.78	\$2,757,731.13

Comb PA/MA	9.49	25.17	\$	29,094.20	\$183,075.25	\$732,300.98
Comb COL/LOC	58.06	118.57	\$	17,082.15	\$506,357.54	\$2,025,430.14
Totals:	67.55	143.74			\$689,432.78	\$2,757,731.13

Grottoes

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	1.63	3.26	\$	29,094.20	\$23,711.77	\$94,847.09
Collectors	1.24	2.48	\$	17,082.15	\$10,590.93	\$42,363.72
Locals	19.88	39.18	\$	17,082.15	\$167,319.63	\$669,278.51
Totals:	22.75	44.92			\$201,622.33	\$806,489.32
Comb PA/MA	1.63	3.26	\$	29,094.20	\$23,711.77	\$94,847.09
Comb COL/LOC	21.12	41.66	\$	17,082.15	\$177,910.56	\$711,642.23
Totals:	22.75	44.92			\$201,622.33	\$806,489.32

Harrisonburg

Principal Arterials	9.79	38.66	\$	29,094.20	\$281,195.43	\$1,124,781.73
Minor Arterials	20.39	59.46	\$	29,094.20	\$432,485.27	\$1,729,941.06
Collectors	23.36	51.79	\$	17,082.15	\$221,171.10	\$884,684.38
Locals	89.31	183.63	\$	17,082.15	\$784,198.65	\$3,136,794.61
Totals:	142.85	333.54			\$1,719,050.45	\$6,876,201.78
Comb PA/MA	30.18	98.12	\$	29,094.20	\$713,680.70	\$2,854,722.79
Comb COL/LOC	112.67	235.42	\$	17,082.15	\$1,005,369.75	\$4,021,478.99
Totals:	142.85	333.54			\$1,719,050.45	\$6,876,201.78

Lexington

Principal Arterials	2.15	4.79	\$	29,094.20	\$34,840.30	\$139,361.21
Minor Arterials	2.31	5.00	\$	29,094.20	\$36,367.75	\$145,470.99
Collectors	6.44	12.88	\$	17,082.15	\$55,004.51	\$220,018.05
Locals	16.91	33.52	\$	17,082.15	\$143,148.39	\$572,593.56
Totals:	27.81	56.19			\$269,360.95	\$1,077,443.82
Comb PA/MA	4.46	9.79	\$	29,094.20	\$71,208.05	\$284,832.21
Comb COL/LOC	23.35	46.40	\$	17,082.15	\$198,152.90	\$792,611.61
Totals:	27.81	56.19			\$269,360.95	\$1,077,443.82

Luray

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	8.83	19.72	\$	29,094.20	\$143,434.40	\$573,737.60
Collectors	1.68	3.18	\$	17,082.15	\$13,580.31	\$54,321.23
Locals	28.16	55.48	\$	17,082.15	\$236,929.38	\$947,717.50
Totals:	38.67	78.38			\$393,944.08	\$1,575,776.33
Comb PA/MA	8.83	19.72	\$	29,094.20	\$143,434.40	\$573,737.60
Comb COL/LOC	29.84	58.66	\$	17,082.15	\$250,509.68	\$1,002,038.73
Totals:	38.67	78.38			\$393,944.08	\$1,575,776.33

Staunton

Principal Arterials	3.69	14.64	\$	29,094.20	\$106,484.77	\$425,939.07
Minor Arterials	19.91	48.28	\$	29,094.20	\$351,166.98	\$1,404,667.92
Collectors	19.66	40.95	\$	17,082.15	\$174,878.48	\$699,513.91
Locals	91.79	183.30	\$	17,082.15	\$782,789.38	\$3,131,157.50
Totals:	135.05	287.17			\$1,415,319.60	\$5,661,278.40

Comb PA/MA	23.60	62.92	\$	29,094.20	\$457,651.75	\$1,830,606.99
Comb COL/LOC	111.45	224.25	\$	17,082.15	\$957,667.85	\$3,830,671.41
Totals:	135.05	287.17			\$1,415,319.60	\$5,661,278.40

Strasburg

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.38	6.76	\$	29,094.20	\$49,169.20	\$196,676.78
Collectors	1.58	3.03	\$	17,082.15	\$12,939.73	\$51,758.90
Locals	19.09	38.23	\$	17,082.15	\$163,262.62	\$653,050.47
Totals:	24.05	48.02			\$225,371.54	\$901,486.16
Comb PA/MA	3.38	6.76	\$	29,094.20	\$49,169.20	\$196,676.78
Comb COL/LOC	20.67	41.26	\$	17,082.15	\$176,202.34	\$704,809.38
Totals:	24.05	48.02			\$225,371.54	\$901,486.16

Waynesboro

Principal Arterials	6.14	22.31	\$	29,094.20	\$162,272.89	\$649,091.58
Minor Arterials	12.25	30.19	\$	29,094.20	\$219,588.47	\$878,353.86
Collectors	19.16	39.08	\$	17,082.15	\$166,892.57	\$667,570.30
Locals	90.18	180.34	\$	17,082.15	\$770,148.59	\$3,080,594.35
Totals:	127.73	271.92			\$1,318,902.52	\$5,275,610.08
Comb PA/MA	18.39	52.50	\$	29,094.20	\$381,861.36	\$1,527,445.44
Comb COL/LOC	109.34	219.42	\$	17,082.15	\$937,041.16	\$3,748,164.65
Totals:	127.73	271.92			\$1,318,902.52	\$5,275,610.08

Winchester

Principal Arterials	11.81	34.52	\$	29,094.20	\$251,082.94	\$1,004,331.74
Minor Arterials	5.63	20.31	\$	29,094.20	\$147,725.79	\$590,903.18
Collectors	10.06	21.40	\$	17,082.15	\$91,389.49	\$365,557.94
Locals	73.44	146.49	\$	17,082.15	\$625,590.92	\$2,502,363.68
Totals:	100.94	222.72			\$1,115,789.14	\$4,463,156.54
Comb PA/MA	17.44	54.83	\$	29,094.20	\$398,808.73	\$1,595,234.92
Comb COL/LOC	83.50	167.89	\$	17,082.15	\$716,980.41	\$2,867,921.62
Totals:	100.94	222.72			\$1,115,789.14	\$4,463,156.54

Woodstock

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	3.74	7.48	\$	29,094.20	\$54,406.15	\$217,624.61
Collectors	3.06	6.12	\$	17,082.15	\$26,135.68	\$104,542.74
Locals	22.24	45.72	\$	17,082.15	\$195,248.94	\$780,995.75
Totals:	29.04	59.32			\$275,790.77	\$1,103,163.10
Comb PA/MA	3.74	7.48	\$	29,094.20	\$54,406.15	\$217,624.61
Comb COL/LOC	25.30	51.84	\$	17,082.15	\$221,384.62	\$885,538.49
Totals:	29.04	59.32			\$275,790.77	\$1,103,163.10

STAUNTON DISTRICT TOTALS

Principal Arterials	43.96	143.53	\$	29,094.20	\$1,043,972.59	\$4,175,890.36
Minor Arterials	99.27	244.91	\$	29,094.20	\$1,781,365.06	\$7,125,460.23
Collectors	120.38	253.17	\$	17,082.15	\$1,081,171.77	\$4,324,687.10
Locals	647.40	1296.27	\$	17,082.15	\$5,535,768.60	\$22,143,074.40
Totals:	911.01	1937.88			\$9,442,278.02	\$37,769,112.09

Comb PA/MA	143.23	388.44	\$	29,094.20	\$2,825,337.65	\$11,301,350.59
Comb COL/LOC	767.78	1549.44	\$	17,082.15	\$6,616,940.38	\$26,467,761.50
Totals:	911.01	1937.88			\$9,442,278.02	\$37,769,112.09

NORTHERN VIRGINIA DISTRICT

Alexandria

Principal Arterials	17.62	77.46	\$	29,094.20	\$563,409.16	\$2,253,636.64
Minor Arterials	27.43	98.88	\$	29,094.20	\$719,208.59	\$2,876,834.38
Collectors	23.78	56.06	\$	17,082.15	\$239,406.29	\$957,625.15
Locals	139.49	279.90	\$	17,082.15	\$1,195,323.22	\$4,781,292.88
Totals:	208.32	512.30			\$2,717,347.26	\$10,869,389.05
Comb PA/MA	45.05	176.34	\$	29,094.20	\$1,282,617.75	\$5,130,471.02
Comb COL/LOC	163.27	335.96	\$	17,082.15	\$1,434,729.51	\$5,738,918.03
Totals:	208.32	512.30			\$2,717,347.26	\$10,869,389.05

Dumfries

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Collectors	2.20	5.20	\$	17,082.15	\$22,206.79	\$88,827.16
Locals	7.98	16.12	\$	17,082.15	\$68,841.05	\$275,364.21
Totals:	10.18	21.32			\$91,047.84	\$364,191.37
Comb PA/MA	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Comb COL/LOC	10.18	21.32	\$	17,082.15	\$91,047.84	\$364,191.37
Totals:	10.18	21.32			\$91,047.84	\$364,191.37

Fairfax

Principal Arterials	9.71	44.44	\$	29,094.20	\$323,236.55	\$1,292,946.20
Minor Arterials	5.60	16.79	\$	29,094.20	\$122,122.90	\$488,491.60
Collectors	3.56	8.65	\$	17,082.15	\$36,940.14	\$147,760.57
Locals	53.01	106.54	\$	17,082.15	\$454,982.98	\$1,819,931.92
Totals:	71.88	176.42			\$937,282.57	\$3,749,130.28
Comb PA/MA	15.31	61.23	\$	29,094.20	\$445,359.45	\$1,781,437.79
Comb COL/LOC	56.57	115.19	\$	17,082.15	\$491,923.12	\$1,967,692.49
Totals:	71.88	176.42			\$937,282.57	\$3,749,130.28

Falls Church

Principal Arterials	3.74	14.96	\$	29,094.20	\$108,812.30	\$435,249.21
Minor Arterials	1.96	5.24	\$	29,094.20	\$38,113.40	\$152,453.60
Collectors	5.42	11.70	\$	17,082.15	\$49,965.28	\$199,861.12
Locals	22.11	44.14	\$	17,082.15	\$188,501.49	\$754,005.96
Totals:	33.23	76.04			\$385,392.47	\$1,541,569.89
Comb PA/MA	5.70	20.20	\$	29,094.20	\$146,925.70	\$587,702.82
Comb COL/LOC	27.53	55.84	\$	17,082.15	\$238,466.77	\$953,867.08
Totals:	33.23	76.04			\$385,392.47	\$1,541,569.89

Herndon

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	10.83	41.24	\$	29,094.20	\$299,961.19	\$1,199,844.76
Collectors	2.33	7.57	\$	17,082.15	\$32,327.96	\$129,311.85
Locals	38.94	80.92	\$	17,082.15	\$345,571.83	\$1,382,287.32
Totals:	52.10	129.73			\$677,860.98	\$2,711,443.93
Comb PA/MA	10.83	41.24	\$	29,094.20	\$299,961.19	\$1,199,844.76
Comb COL/LOC	41.27	88.49	\$	17,082.15	\$377,899.79	\$1,511,599.17
Totals:	52.10	129.73			\$677,860.98	\$2,711,443.93

Leesburg

Principal Arterials	3.37	13.89	\$	29,094.20	\$101,029.61	\$404,118.42
Minor Arterials	12.27	40.18	\$	29,094.20	\$292,251.23	\$1,169,004.91
Collectors	14.99	45.59	\$	17,082.15	\$194,693.77	\$778,775.07
Locals	80.59	168.95	\$	17,082.15	\$721,507.17	\$2,886,028.70
Totals:	111.22	268.61			\$1,309,481.77	\$5,237,927.10
Comb PA/MA	15.64	54.07	\$	29,094.20	\$393,280.83	\$1,573,123.33
Comb COL/LOC	95.58	214.54	\$	17,082.15	\$916,200.94	\$3,664,803.77
Totals:	111.22	268.61			\$1,309,481.77	\$5,237,927.10

Manassas

Principal Arterials	4.99	17.84	\$	29,094.20	\$129,760.13	\$519,040.51
Minor Arterials	18.33	69.82	\$	29,094.20	\$507,839.24	\$2,031,356.96
Collectors	8.95	20.12	\$	17,082.15	\$85,923.20	\$343,692.79
Locals	71.52	145.57	\$	17,082.15	\$621,662.03	\$2,486,648.11
Totals:	103.79	253.35			\$1,345,184.59	\$5,380,738.37
Comb PA/MA	23.32	87.66	\$	29,094.20	\$637,599.37	\$2,550,397.47
Comb COL/LOC	80.47	165.69	\$	17,082.15	\$707,585.22	\$2,830,340.90
Totals:	103.79	253.35			\$1,345,184.59	\$5,380,738.37

Manassas Park

Principal Arterials	0.31	1.24	\$	29,094.20	\$9,019.20	\$36,076.81
Minor Arterials	1.46	5.84	\$	29,094.20	\$42,477.53	\$169,910.12
Collectors	2.84	6.46	\$	17,082.15	\$27,587.67	\$110,350.67
Locals	18.64	37.86	\$	17,082.15	\$161,682.52	\$646,730.08
Totals:	23.25	51.40			\$240,766.92	\$963,067.67
Comb PA/MA	1.77	7.08	\$	29,094.20	\$51,496.73	\$205,986.93
Comb COL/LOC	21.48	44.32	\$	17,082.15	\$189,270.19	\$757,080.75
Totals:	23.25	51.40			\$240,766.92	\$963,067.67

Purcellville

Principal Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Minor Arterials	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Collectors	5.98	11.96	\$	17,082.15	\$51,075.62	\$204,302.48
Locals	20.90	42.71	\$	17,082.15	\$182,394.62	\$729,578.49
Totals:	26.88	54.67			\$233,470.24	\$933,880.96
Comb PA/MA	0.00	0.00	\$	29,094.20	\$0.00	\$0.00
Comb COL/LOC	26.88	54.67	\$	17,082.15	\$233,470.24	\$933,880.96
Totals:	26.88	54.67			\$233,470.24	\$933,880.96

Vienna

Principal Arterials	2.40	9.60	\$	29,094.20	\$69,826.08	\$279,304.31
Minor Arterials	2.89	7.57	\$	29,094.20	\$55,060.77	\$220,243.08
Collectors	9.56	19.17	\$	17,082.15	\$81,866.19	\$327,464.75
Locals	48.47	96.82	\$	17,082.15	\$413,473.36	\$1,653,893.45
Totals:	63.32	133.16			\$620,226.40	\$2,480,905.60
Comb PA/MA	5.29	17.17	\$	29,094.20	\$124,886.85	\$499,547.39
Comb COL/LOC	58.03	115.99	\$	17,082.15	\$495,339.55	\$1,981,358.20
Totals:	63.32	133.16			\$620,226.40	\$2,480,905.60

NOVA DISTRICT TOTALS

Principal Arterials	42.14	179.43	\$	29,094.20	\$1,305,093.02	\$5,220,372.09
Minor Arterials	80.77	285.56	\$	29,094.20	\$2,077,034.85	\$8,308,139.41
Collectors	79.61	192.48	\$	17,082.15	\$821,992.90	\$3,287,971.61
Locals	501.65	1019.53	\$	17,082.15	\$4,353,940.28	\$17,415,761.10
Totals:	704.17	1677.00			\$8,558,061.06	\$34,232,244.22
Comb PA/MA	122.91	464.99	\$	29,094.20	\$3,382,127.88	\$13,528,511.51
Comb COL/LOC	581.26	1212.01	\$	17,082.15	\$5,175,933.18	\$20,703,732.72
Totals:	704.17	1677.00			\$8,558,061.06	\$34,232,244.22

STATEWIDE TOTAL BY FUNC/CLASS

Principal Arterials	657.04	2627.04	\$ 29,094.20	\$19,107,906.01	\$76,431,624.04
Minor Arterials	1149.39	3387.77	\$ 29,094.20	\$24,641,113.48	\$98,564,453.91
Collectors	1318.35	2893.85	\$ 17,082.15	\$12,358,292.61	\$49,433,170.45
Locals	8774.90	17547.78	\$ 17,082.15	\$74,938,438.40	\$299,753,753.59
Totals:	11899.68	26456.44		\$131,045,750.50	\$524,183,001.99
Comb PA/MA	1806.43	6014.81	\$ 29,094.20	\$43,749,019.49	\$174,996,077.95
Comb COL/LOC	10093.25	20441.63	\$ 17,082.15	\$87,296,731.01	\$349,186,924.04
Totals:	11899.68	26456.44		\$131,045,750.50	\$524,183,001.99

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CHESAPEAKE BRIDGE MAINTENANCE				\$250,000.00	\$1,000,000.00
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<b>TOTAL</b>					<b>\$525,183,001.99</b>
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VIRGINIA PORT AUTHORITY  
PAYMENT IN LIEU OF TAXES

Norfolk				\$141,041.00	\$564,164.00
Portsmouth				\$82,134.00	\$328,536.00
Newport News				\$23,067.50	\$92,270.00
Warren				\$3,757.50	\$15,030.00
Total				\$250,000.00	\$1,000,000.00

			\$1,888,167.20	Estimated Exempt Permit Revenue
State Maintained Lane Mileage	129694.5	81%	\$1,523,549.92	
Urban Maintained Lane Mileage	26405.8	16%	\$310,194.76	
County Maintained Lane Mileage	<u>4632.8</u>	3%	\$54,422.52	
	160733.1			

\$11.7472 per lane mile (no differentiation for functional classification in urban)

Sample allocations based on statewide per lane mile rate

Virginia Beach	3422.27	\$40,202.16
Norfolk	1656.81	\$19,462.91
Dumfries	21.92	\$257.50
Arlington	1059.44	\$12,445.48
Henrico	3521.15	\$41,363.73

**ATTACHMENT C  
PERMIT FEE REVENUES - URBAN LOCALITIES  
FY25**

DISTRICT	LOCALITY	TOTAL LANE MILEAGE	PERMIT REVENUE	QUARTERLY PAYMENT
Bristol	Abingdon	121.72	\$462.31	\$115.58
	Big Stone Gap	62.79	\$238.49	\$59.62
	Bluefield	78.5	\$298.16	\$74.54
	Bristol	275.04	\$1,044.65	\$261.16
	Lebanon	61.96	\$235.33	\$58.83
	Marion	91.5	\$347.53	\$86.88
	Norton	63.4	\$240.80	\$60.20
	Richlands	70.48	\$267.69	\$66.92
	Saltville	31.02	\$117.82	\$29.45
	Tazewell	69.93	\$265.61	\$66.40
	Wise	35.57	\$135.10	\$33.78
	Wytheville	188.84	\$717.25	\$179.31
<b>District Total</b>		<b>1,150.75</b>	<b>\$ 4,370.74</b>	<b>\$ 1,092.69</b>
Salem	Bedford	117.33	\$445.64	\$111.41
	Blacksburg	250.04	\$949.69	\$237.42
	Christiansburg	263.33	\$1,000.17	\$250.04
	Dublin	44.85	\$170.35	\$42.59
	Galax	130.08	\$494.07	\$123.52
	Martinsville	223.74	\$849.80	\$212.45
	Narrows	31.19	\$118.46	\$29.62
	Pearisburg	40.14	\$152.46	\$38.11
	Pulaski	140.4	\$533.26	\$133.32
	Radford	153.74	\$583.93	\$145.98
	Roanoke	1066.44	\$4,050.52	\$1,012.63
	Rocky Mount	93.86	\$356.50	\$89.12
	Salem	291.8	\$1,108.31	\$277.08
Vinton	88.05	\$334.43	\$83.61	
<b>District Total</b>		<b>2,934.99</b>	<b>\$ 11,147.59</b>	<b>\$ 2,786.90</b>

Lynchburg	Altavista	52.91	\$200.96	\$50.24
	Danville	725.24	\$2,754.58	\$688.65
	Farmville	112.36	\$426.76	\$106.69
	Lynchburg	820.95	\$3,118.11	\$779.53
	South Boston	140.25	\$532.69	\$133.17
<b>District Total</b>		<b>1,851.71</b>	<b>\$ 7,033.11</b>	<b>\$ 1,758.28</b>

Richmond	Ashland	113.2	\$429.95	\$107.49
	Blackstone	74.1	\$281.44	\$70.36
	Chase City	34.77	\$132.06	\$33.02
	Colonial Heights	195.15	\$741.21	\$185.30
	Hopewell	276.65	\$1,050.76	\$262.69
	Petersburg	396.36	\$1,505.44	\$376.36
	Richmond	1830.57	\$6,952.81	\$1,738.20
	South Hill	103.09	\$391.55	\$97.89
<b>District Total</b>		<b>3,023.89</b>	<b>\$ 11,485.24</b>	<b>\$ 2,871.31</b>

Hampton Roads	Chesapeake	2417.29	\$9,181.27	\$2,295.32
	Chincoteague	49.83	\$189.26	\$47.32
	Emporia	82	\$311.45	\$77.86
	Franklin	110.49	\$419.66	\$104.91
	Hampton	1134.87	\$4,310.43	\$1,077.61
	Newport News	1196.69	\$4,545.23	\$1,136.31
	Norfolk	1667.26	\$6,332.53	\$1,583.13
	Poquoson	112.19	\$426.12	\$106.53
	Portsmouth	884.39	\$3,359.06	\$839.77
	Smithfield	99.53	\$378.03	\$94.51
	Suffolk	1681.94	\$6,388.29	\$1,597.07
	Virginia Beach	3468.15	\$13,172.62	\$3,293.15
Williamsburg	122.62	\$465.73	\$116.43	
<b>District Total</b>		<b>13,027.25</b>	<b>\$ 49,479.68</b>	<b>\$ 12,369.92</b>

<b>Fredericksburg</b>				
	Colonial Beach	55.16	\$209.51	\$52.38
	Fredericksburg	217.07	\$824.47	\$206.12
<b>District Total</b>		<b>272.23</b>	<b>\$ 1,033.98</b>	<b>\$ 258.49</b>

<b>Culpeper</b>				
	Charlottesville	283.5	\$1,076.78	\$269.20
	Culpeper	143.53	\$545.15	\$136.29
	Orange	60.56	\$230.02	\$57.50
	Warrenton	93.15	\$353.80	\$88.45
<b>District Total</b>		<b>580.74</b>	<b>\$ 2,205.75</b>	<b>\$ 551.44</b>

<b>Staunton</b>				
	Berryville	39.19	\$148.85	\$37.21
	Bridgewater	53.94	\$204.87	\$51.22
	Broadway	34.38	\$130.58	\$32.65
	Buena Vista	94.96	\$360.67	\$90.17
	Clifton Forge	44.57	\$169.28	\$42.32
	Covington	85.51	\$324.78	\$81.20
	Elkton	39.41	\$149.69	\$37.42
	Front Royal	143.74	\$545.95	\$136.49
	Grottoes	44.92	\$170.61	\$42.65
	Harrisonburg	333.54	\$1,266.84	\$316.71
	Lexington	56.19	\$213.42	\$53.35
	Luray	78.38	\$297.70	\$74.43
	Staunton	287.17	\$1,090.72	\$272.68
	Strasburg	48.02	\$182.39	\$45.60
	Waynesboro	271.92	\$1,032.80	\$258.20
	Winchester	222.72	\$845.93	\$211.48
	Woodstock	59.32	\$225.31	\$56.33
<b>District Total</b>		<b>1,937.88</b>	<b>\$ 7,360.39</b>	<b>\$ 1,840.10</b>

Northern Virginia	Alexandria	512.3	\$1,945.80	\$486.45
	Dumfries	21.32	\$80.98	\$20.24
	Fairfax	176.42	\$670.07	\$167.52
	Falls Church	76.04	\$288.81	\$72.20
	Herndon	129.73	\$492.74	\$123.18
	Leesburg	268.61	\$1,020.23	\$255.06
	Manassas	253.35	\$962.27	\$240.57
	Manassas Park	51.4	\$195.23	\$48.81
	Purcellville	54.67	\$207.65	\$51.91
	Vienna	133.16	\$505.76	\$126.44
District Total		1,677.00	\$ 6,369.53	\$ 1,592.38
Urban Total		26,456.44	100,486.00	\$25,121.50

**AN ORDINANCE, AS AMENDED, SAID ORDINANCE  
MAKING APPROPRIATIONS FOR THE FISCAL YEAR  
COMMENCING JULY 1, 2024 AND ENDING JUNE 30, 2025  
FOR THE SPECIAL REVENUE STREET OPERATIONS FUND.**

---

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

I. That appropriations for the fiscal year commencing July 1, 2024, in the General Fund are made for the following resources and revenues of the city, for the fiscal year ending June 30, 2025.

**Previously adopted (FY25 Budget) \$ 7,973,243.00**

ADD:

FY 2024-2025 increase by the Commonwealth Transportation Board (CTB)  
Urban Maintenance Highway (3-204-024040-0615) 59,543.00

**Total Revenues \$ 8,032,786.00**

II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2024 and ending June 30, 2025, the following sums for the purposes mentioned:

**Previously adopted (FY23 Budget) \$ 7,973,243.00**

ADD:

Urban Maintenance Highway Expenditures 59,543.00

**Total Expenses \$ 8,032,786.00**



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** Jerry Byerly, Randall Williams

**RE:** **First Read and to Schedule a Public Hearing for Consideration of An Ordinance to Increase the Virginia Department of Environmental Quality (DEQ) ARPA Grant Agreement Sub-Award by \$5.0 million for Poor Creek Infrastructure Projects - Pages 183-188**

**PURPOSE:** To introduce a \$5,000,000 mil. sub-award modification from \$29,551,500 to \$34,551,000.

**REASON:** To have City Council approve the \$5,000,000 sub-award modification after the Public Hearing at the February 25, 2025 Regular City Council meeting.

**RECOMMENDATION:** Recommend City Council approval after the second reading at the February 25, 2025 regular City Council meeting.

**BACKGROUND:** At the May 16, 2023 City Council meeting, Agenda Item 8.a. there was a public hearing to appropriate grants for the Poor Creek Service Area. One of the awards was from the Virginia Department of Environmental Quality (DEQ) and was related to an ARPAA Grant Agreement in the amount of \$29,551,500. This is currently being utilized for Poor Creek projects. This agenda item is to receive approval after the public hearing at the February 25, 2025 regular City Council Meeting.

**COST TO CITY:** \$0

**BUDGETED ITEM:** Yes

**REVENUE TO CITY:** \$0

**CITY COUNCIL HEARING DATE:** 2/4/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** NA

**AFFECTED AGENCIES:** NA

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** NA

**REQUIRED CHANGES TO WORK PROGRAMS:** NA

**ATTACHMENTS:**

1. DEQ Sub-Award Modification
2. FY25 Poor Creek Subaward Modification



*Commonwealth of Virginia*

**VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY**

1111 E. Main Street, Suite 1400, Richmond, Virginia 23219  
P.O. Box 1105, Richmond, Virginia 23218  
(800) 592-5482

[www.deq.virginia.gov](http://www.deq.virginia.gov)

Travis A. Voyles  
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus  
Director  
(804) 698-4020

**SUBAWARD MODIFICATION**

**Date:** May 14, 2024  
**Original Agreement:** ARPA Grant, #2022AP-02  
**Modification Number:** 1

\*\*\*

**PARTIES**

This Subaward Modification is between:

Commonwealth of Virginia (the "Department")  
Department of Environmental Quality  
1111 East Main Street, Suite 1400  
Richmond, VA 23219

*and*

The City of Petersburg (the "Subrecipient")  
135 North Union Street  
Petersburg, VA 23803

**I. MODIFICATIONS**

The parties to this Subaward Modification agree to the following changes:

1. Addition of \$5,000,000.00 in Federal Funds
2. Addition of \$17,368,376.25 in Other Funding
3. Changes in Other Funding source allocations
4. Reallocation of funds within Project Categories
5. Revised Project Budget

**II. INCLUDED WITH THIS PACKAGE**

- Updated Project Budget (Exhibit B)
- Updated Schedule 1 (Exhibit D)

- Updated Subaward Summary (Exhibit E)

**III. PRE-AWARD COSTS**

The Department will reimburse for pre-award costs incurred between March 3, 2021 and the date this Modification is fully executed for eligible activities as outlined in the updated Work Plan and Project Budget included with this Modification package. Subrecipient shall report on these pre-award activities in accordance with the Programmatic Reporting section below.

**IV. FINANCIAL REPORTING REQUIREMENTS**

An updated Schedule 1 must be submitted with each invoice.

**V. PROGRESS REPORTING REQUIREMENTS**

No changes.

**VI. OTHER REPORTING**

No changes.

**VII. NO OTHER CHANGES**

Except for the changes provided herein, all other project objectives, terms and conditions of the Original Subaward and previous Modifications remain unchanged and in full force and effect.

**VIII. ONE AGREEMENT**

This Subaward Modification amends the Subaward and any previous Modifications. All must be read together and constitute one agreement.

\*\*\*

In witness thereof, the parties have caused this Subaward Modification to be duly executed intending to be bound thereby.

**CITY OF PETERSBURG**

By:

  
March Altman., City Manager

5.30.2024  
Date

**COMMONWEALTH OF VIRGINIA – DEPARTMENT OF ENVIRONMENTAL QUALITY**

By:

Edwards Alvie Digitally signed by: Edwards Alvie  
xqp92569  
xqp92569 DN: CN = Edwards Alvie xqp92569  
OU = COV-Users, End-Users, DEQ  
Date: 2024.05.31 13:04:52 -0400

Alvie Edwards, Director of Administration

Date

Virginia Department of Environmental Quality  
ARPA Grant Agreement #2022AP-02, Modification 01

<b>EXHIBIT E</b> <b>Subaward #2022AP-02</b> <b>Subaward Summary</b>		
<i>Provided by the Department (Pass-Through Entity) to the Grantee (Subrecipient), as required by 2 CFR 200.332 Please keep for your records.</i>		
Subrecipient Name	City of Petersburg	
Subrecipient Identification		
a. UEI	YS41NNRGL78	
Federal Award Identification Number (FAIN) / Date of Award	SLFRP1026	5/18/21
Subaward Period of Performance		
a. Start Date	9/1/2023	
b. End Date	12/31/2026	
Total Amount of Federal Funds Obligated to Subrecipient	Initial	\$ 29,551,500.00
	Mod 01	\$ 5,000,000.00
	<i>Total Federal:</i>	<i>\$ 34,551,500.00</i>
Total Match Required by Subrecipient	Initial	\$ 6,715,225.50
	Mod 01	\$ 17,368,376.25
	<i>Total Match:</i>	<i>\$ 24,083,601.75</i>
Federal Award Project Description	Construction of water and wastewater facilities within the boundaries of the City of Petersburg, VA.	
Name of Federal Awarding Agency	U.S. Department of Treasury	
Name of Pass Through Entity	Virginia Department of Environmental Quality	
Assistance Listings Number & Title	ALN 21.027 - Coronavirus State and Local Fiscal Recovery Funds	
Is the award R & D?	No	
Indirect Cost Rate for the:		
a. Federal Award	N/A	
b. Subaward	N/A	

**AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATION  
FOR THE FISCAL YEAR COMMENCING ON JULY 1, 2024 & ENDING ON  
JUNE 30, 2025 IN THE GRANTS FUND**

---

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

I. That appropriations for the fiscal year commencing July 1, 2024, and ending June 30, 2025, are made from the following resources and revenues anticipated for the fiscal year.

**Revenue:**

Previously Appropriated	\$ 29,551,500.00
Add: DEQ Poor Creek Subaward Modification	<u>\$ 5,000,000.00</u>
<b>Total Revenue</b>	<b><u>\$34,551,500.00</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, 2024 and ending June 30, 2025, the following sums for the purposes mentioned:

**Expenditures:**

Previously Appropriated	\$ 29,551,500.00
Add: DEQ Poor Creek Subaward Modification	<u>\$ 5,000,000.00</u>
<b>Total Expenditures</b>	<b><u>\$ 34,551,500.00</u></b>



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

**THROUGH:** Garry Cozier - Budget Manager

**FROM:** Jerry Byerly, Randall Williams

**RE:** **First Read and to Schedule a Public Hearing for Consideration of Acceptance of the Virginia Department of Environmental Quality (DEQ) FY25 Litter Grant - Pages 189-193**

**PURPOSE:** Litter prevention and recycling grant

**REASON:** In FY 2025 DEQ approved \$12,303 (see attachment).

**RECOMMENDATION:** Approve ordinance and appropriate funds.

**BACKGROUND:** The Code of Virginia, § 10.1-1422.04, directs DEQ to award grants to localities that apply for local litter prevention and recycling grants and meet the eligibility requirements established in the Department's Guidelines for Litter Prevention and Recycling Grants (DEQ-LPR-2). The Guidelines were updated to include the funding per § 10.1-1422.01 for the operation of public information campaigns to discourage the sale and use of expanded polystyrene (EPS) products. The updated Guidelines were approved by the Litter Fund Board at their December 2021 public meeting.

**COST TO CITY:** \$12,303

**BUDGETED ITEM:** Grant

**REVENUE TO CITY:** \$12,303

**CITY COUNCIL HEARING DATE:** 2/18/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** NA

**AFFECTED AGENCIES:** Public Works

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** NA

**REQUIRED CHANGES TO WORK PROGRAMS:** NA

**ATTACHMENTS:**

1. FY25 Litter Grant Award

2. FY25 Litter Grant Ordinance

---

FY2025 Non-Competitive Litter Prevention and Recycling Grant

---

From ceds@deq.virginia.gov <ceds@deq.virginia.gov>

Date Wed 11/6/2024 12:38 PM

To March Altman <maltman@petersburg-va.org>; Randall Williams <rkwilliams@petersburg-va.org>

Cc Randall Williams <rkwilliams@petersburg-va.org>

**CAUTION: External! - Do not open attachments or click links unless you know the content is safe.**



## *Commonwealth of Virginia*

### *VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY*

1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

P.O. Box 1105, Richmond, Virginia 23218

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Travis A. Voyles  
Acting Secretary of Natural  
and Historic Resources

Michael S. Rolband, PE, PWD,  
PWS Emeritus, PE, PWD, PWS  
Emeritus  
Director  
(804) 698-4020

November 6, 2024

March Altman  
City Manager  
City of Petersburg  
135 N Union Street  
Petersburg, VA 23803

Dear March Altman:

I am pleased to inform you that a total grant award of **\$12,303.00** has been approved for the **City of Petersburg** Litter Prevention and Recycling Program activities and the Extended Polystyrene (EPS) campaign for the period of July 1, 2024 to June 30, 2025.

The total grant award amount above includes the following:

Non-Competitive Grant Award: \$12,303.00

Processing of the grant awards is underway, and a payment for this amount should be received within the next two weeks if funds can be transferred electronically (EDI) or in thirty days if processing by check is required.

If you have any questions or need additional information, please contact Prina Chudasama at [prina.chudasama@deq.virginia.gov](mailto:prina.chudasama@deq.virginia.gov) or at (804) 659-1530.

Sincerely,



Sanjay Thirunagari  
Programs Manager  
Division of Land Protection & Revitalization

This e-mail message and any attached files are for the sole use of the intended recipient(s) and may contain privileged, confidential or otherwise protected from disclosure information. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATION  
FOR THE FISCAL YEAR COMMENCING ON JULY 1, 2024 & ENDING ON  
JUNE 30, 2025 IN THE GRANTS FUND**

---

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

I. That appropriations for the fiscal year commencing July 1, 2024, and ending June 30, 2025, are made from the following resources and revenues anticipated for the fiscal year.

**Revenue:**

FY 2025 DEQ Litter Grant (3-200-024040-0615-0-401)	\$ <u>12,303.00</u>
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<b>Total Revenue</b>	<b>\$ <u>12,303.00</u></b>
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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:

**Expenditures:**

FY 2025 DEQ Litter Grant (4-200-024041-6014)	\$ <u>12,303.00</u>
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<b>Total Expenditures</b>	<b>\$ <u>12,303.00</u></b>
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# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** T. Wayne Hoover

**RE:** **First Read and to Schedule a Public Hearing for the Consideration of an Ordinance to Accept and Appropriate Funding from the Virginia Office of EMS – Rescue Squad Assistance Fund (RSAF) in the Amount of \$38,441.61 - Pages 194-200**

**PURPOSE:** Consideration of an appropriation ordinance to accept and appropriate funding from the Virginia Office of EMS – Rescue Squad Assistance Fund (RSAF) in the amount of \$38,441.61

**REASON:** This RSAF Grant provides state funding at a fifty (50) percent cost share to assist license EMS agencies in special projects. This project is to support a safety initiative in replacement of one EMS stretcher and assistance with the compliance with DEA medication regulations.

**RECOMMENDATION:** Recommend that Council accept and appropriate the Virginia Office of EMS – Rescue Squad Assistance Fund Grant in the amount of \$38,441.61.

**BACKGROUND:** The Department of Fire, Rescue and Emergency Services applies for grants to supplement budgetary funding as they are available.

**COST TO CITY:** \$19,220.81

**BUDGETED ITEM:** N/A (Grant)

**REVENUE TO CITY:** \$19,200.80

**CITY COUNCIL HEARING DATE:** 2/4/2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** None

**AFFECTED AGENCIES:** Department of Fire, rescue and Emergency Services

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** None

**REQUIRED CHANGES TO WORK PROGRAMS:** None

**ATTACHMENTS:**

1. Council Resolution - FY 2025



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** January 27, 2025

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

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

**FROM:** Wayne Hoover, Fire Chief

**RE:** Consideration of an appropriation ordinance to accept and appropriate funding from the Virginia Office of EMS – Rescue Squad Assistance Fund (RSAF) in the amount of \$38,441.61

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**PURPOSE:** The Commonwealth of Virginia, Office of Emergency Medical Services established a fund for licensed emergency medical services agencies under the Code of Virginia 12VAC5-31-2850 and §44-146.16.

**REASON:** This RSAF Grant provides state funding at a fifty (50) percent cost share to assist license EMS agencies in special projects. This project is to support a safety initiative in replacement of one EMS stretcher and assistance with the compliance with DEA medication regulations.

**RECOMMENDATION:** Recommend that Council accept and appropriate the Virginia Office of EMS – Rescue Squad Assistance Fund Grant in the amount of \$38,441.61.

**BACKGROUND:** The Department of Fire, Rescue and Emergency Services applies for grants to supplement budgetary funding as they are available.

**COST TO CITY:** \$19,220.80

**BUDGETED ITEM:** N/A (Grant)

**REVENUE TO CITY:** \$19,220.80

**CITY COUNCIL HEARING DATE:** February 4, 2025

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** None

**AFFECTED AGENCIES:** Department of Fire, Rescue and Emergency Services.

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** None.

**REQUIRED CHANGES TO WORK PROGRAMS:** None

**ATTACHMENTS:** Award Letter

**STAFF:** N/A



**AN ORDINANCE, AS AMENDED, SAID ORDINANCE  
MAKING APPROPRIATIONS FOR THE FISCAL YEAR  
COMMENCING JULY 1, 2024, AND ENDING JUNE 30, 2025  
FOR THE GRANTS FUND.**

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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, 2024, in the Grants Fund are made for the following resources and revenues of the city, for the fiscal year ending June 30, 2025.

<b>Previously adopted</b>	<b>\$0.00</b>
<b>ADD:</b> Virginia Office of EMS – Four-for-Life Fund (RSAF Grant) (3-200-024040-0615-0-210)	<b><u>\$38,441.61</u></b>
<b>Total Revenues</b>	<b><u>\$38,441.61</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, 2024 and ending June 30, 2025, the following sums for the purposes mentioned:

<b>Previously adopted</b>	<b>\$0.00</b>
<b>ADD:</b> Virginia Office of EMS – Rescue Squad Assistance Fund (RSAF Grant) (4-200-032104-3190-0-210)	<b><u>\$38,441.61</u></b>
<b>Total Expenses</b>	<b><u>\$38,441.61</u></b>



## COMMONWEALTH of VIRGINIA

Department of Health

PO BOX 2448  
RICHMOND, VA 23219

TTY 7-1-1 OR  
1-800-828-1126

January 01, 2025

John Michalek  
Petersburg Fire Department  
1151 Fort Cross Drive  
Petersburg, VA 23805

Dear Grant Administrator:

The Office of Emergency Medical Services (OEMS) is pleased to announce that your agency has been awarded funding from the Financial Assistance for Emergency Medical Services Grant Program, known as the Rescue Squad Assistance Fund (RSAF). The attached Award Page itemizes the actual dollar value, quantity, funding level and item(s) your agency has been awarded under this program. The following documents can be completed and submitted via E-Gift:

**Memorandum of Agreement:** Must be submitted by February 28, 2025.

**Instructions for Grant Reimbursement:** All items must be submitted in order to process your reimbursement.

**Equipment Status/Final Report Form:** This form must be submitted sixty (60) days after the grant cycle deadline.

If your agency has had special conditions placed on your grant award, any and all conditions must be met in order to receive reimbursement. Items awarded may be available by state contract, [www.eva.virginia.gov](http://www.eva.virginia.gov), OEMS recommends your agency purchase under state contract if applicable.

Any funding your agency receives through Return to Localities funding cannot be used as the matching share of Rescue Squad Assistance Fund grants or any grants offered using Four-For-Life funds. "Any funds received from Section 16.2-694 by a non-state agency cannot be used to match any other funds derived from Section 46.2-691 by that same non-state agency".

All items awarded funding must be ordered from the vendor by February 28, 2025 invoices for all items awarded funding must be submitted to OEMS by July 31, 2025. You must contact OEMS prior to the February 28, 2025 deadline if your agency has encountered difficulties in meeting these deadlines.

If you have any questions, please contact Michael Berg, OEMS Grant Program Manager at (804) 888-9106, [Michael.Berg@vdh.virginia.gov](mailto:Michael.Berg@vdh.virginia.gov) or Linwood P. Pulling, Grant Specialist at (804) 888-9105, [Linwood.Pulling@vdh.virginia.gov](mailto:Linwood.Pulling@vdh.virginia.gov) or 1-800-523-6019 for additional grant information.

Congratulations,

RACHEL STRADLING  
Interim EMS Director

**Office of Emergency Medical Services  
Consolidated Grant Program  
AWARD PAGE**

January 1, 2025 - December 31, 2025 Grant Period

**Agency Name: Petersburg Fire Department**

**Grant Number: CR-C03/12-24**

Item Type (Item)	Status	Quantity Funded	Funding % Level	Amount Funded
FDA and Board of Pharmacy Comp	FUNDED	1	50 / 50	\$10,000.00
<i>Conditions:</i>				
<i>13: Acknowledgment must be provided on any printed material, equipment or vehicle as follows: "Funding was made possible by a grant from the Virginia Department of Health, Office of Emergency Medical Services."</i>				
<i>28: Agencies must remain compliant with EMS data submissions (Code of Virginia Section 32.1-116.1). This includes documenting "No Runs to Submit" as applicable. The monthly Data Quality Report will be used to monitor compliance.</i>				
Stryker Performance Load Sys.	FUNDED	1	50 / 50	\$14,944.43
<i>Conditions:</i>				
<i>13: Acknowledgment must be provided on any printed material, equipment or vehicle as follows: "Funding was made possible by a grant from the Virginia Department of Health, Office of Emergency Medical Services."</i>				
<i>28: Agencies must remain compliant with EMS data submissions (Code of Virginia Section 32.1-116.1). This includes documenting "No Runs to Submit" as applicable. The monthly Data Quality Report will be used to monitor compliance.</i>				
Stryker Power-Pro XT Stretcher	FUNDED	1	50 / 50	\$13,497.18
<i>Conditions:</i>				
<i>13: Acknowledgment must be provided on any printed material, equipment or vehicle as follows: "Funding was made possible by a grant from the Virginia Department of Health, Office of Emergency Medical Services."</i>				
<i>28: Agencies must remain compliant with EMS data submissions (Code of Virginia Section 32.1-116.1). This includes documenting "No Runs to Submit" as applicable. The monthly Data Quality Report will be used to monitor compliance.</i>				
<b>Total:</b>				<b>\$38,441.61</b>



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** March Altman, Jr.

**RE:** **First Read and to Schedule a Public Hearing to be Held on February 25, 2025 of an Ordinance Amending the Zoning Ordinance of the City of Petersburg Pertaining to Creation and Regulation of a New Zoning District Entitled the ERC, Entertainment and Resort Casino District - Pages 201-209**

**PURPOSE:** To adopt a new zoning district to support the proposed casino development.

**REASON:** To provide a district that supports the casino and associated development.

**RECOMMENDATION:**

**BACKGROUND:** Council and Planning Commission will have a joint public hearing on this item on February 25th.

**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. ERC District - 1-23 Update

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, VIRGINIA, AS AMENDED, BY AMENDING ARTICLE 3 – DEFINITIONS, BY ADDING AND ENACTING ARTICLE 18.4, ENTERTAINMENT AND RESORT CASINO DISTRICT, OF THE ZONING ORDINANCE OF THE CITY OF PETERSBURG**

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**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PETERSBURG**, that Section 2, Definitions, of Article 3, Definitions, of the Zoning Ordinance of the City of Petersburg, Virginia, as amended, and hereby is, amended, by adding the following:

**ARTICLE 3. – DEFINITIONS**

**SECTION 2. – Definitions**

*Casino gaming/game.* Baccarat, blackjack, twenty-one, poker, craps, dice, slot machines, roulette wheels, Klondike tables, Mah Jongg, electronic table games, hybrid table games, punchboards, faro layouts, numbers tickets, push cards, jar tickets, or pull tabs, or any variation of the aforementioned games, and any other activity that is authorized by the Virginia Lottery Board as a wagering game or device under Chapter 41 of Code of Virginia Title 58.1 as amended. "Casino gaming" or "game" includes on-premises mobile casino gaming.

*Casino Gaming Establishment.* The premises, including, but not limited to, the entire property located at the address of the licensed casino, upon which lawful casino gaming is authorized and licensed under Virginia law. A casino gaming establishment does not include a riverboat or similar establishment.

**THEREFORE, BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF PETERSBURG**, that the Zoning Ordinance of the City of Petersburg, Virginia, as amended, and hereby is, amended, and enacted by adding the following:

**ARTICLE 18.4 - “ERC” ENTERTAINMENT AND RESORT CASINO DISTRICT**

**Section 1. - Purpose.**

The Entertainment and Resort Casino (ERC) District establishes standards and conditions for the development and operation of an entertainment and/or casino gaming establishment including accessory uses while promoting the public, health, safety, and general welfare to ensure development is compatible with existing and future land uses.

Because of the special characteristics of the uses permitted within the ERC District, in particular casino gaming establishments, the purpose of this district is to provide flexibility in parking, signage, exterior lighting, building heights, setbacks, and other standards not typically permitted elsewhere in the city.

The ERC District is subject to the entirety of Appendix B, unless otherwise stated in this article or in conflict. Where the standards governing the ERC District expressly conflict with any other provision of this Ordinance, the standards governing the ERC District shall control, unless expressly stated otherwise in the ERC District regulations. The regulations contained in this article are supplemented or modified by regulations contained in other articles of this ordinance. The following articles in their entirety do not apply to development within the ERC District: Article 22 and Article 20.

## **Section 2. - Use regulations.**

- The primary land use for this district shall be a casino gaming establishment. The following additional uses or uses identified as similar or accessory to shall be permissible:
  - (1) Casino gaming establishments, including accessory uses, buildings, and structures customarily subordinate, incidental, and on the premises of such casino gaming establishments
  - (2) Hotels and motels
  - (3) Entertainment, cultural and recreational uses (including theatres, art galleries, libraries, museums, entertainment venues, private clubs, lodges, amusement centers, and other recreational facilities)
  - (4) Retail sales establishments
  - (5) Personal services, including but not limited to beauty and barbershops, accountant and tax services, fitness centers, attorney offices and any other comparable services
  - (6) Pharmacies
  - (7) Business and professional offices, and office buildings and research laboratories
  - (8) Restaurants, including without limitation drive-in restaurants, mobile food units, carry-out establishments.
  - (9) Coffee shops
  - (10) Ice cream parlor
  - (11) Convention center
  - (12) Multiple-family dwelling
  - (13) Incidental uses in multi-family dwellings and office buildings for the convenience of the occupants thereof, including but not limited to restaurants, beauty parlors and barbershops
  - (14) Athletic and recreational facilities and fields to include golf courses
  - (15) Swimming pools, community buildings, and other similar related improvements
  - (16) Amusement places in an enclosed building, auditorium
  - (17) Outdoor advertising structures or signs as accessory to other permitted uses in the ERC District (excluding highway billboard signs)
  - (18) Bowling alleys and billiard parlors
  - (19) Printing, publishing, and engraving establishments
  - (20) Child-care centers

- (21) Micro-breweries, micro-distilleries, micro-wineries and/or micro-cideries
- (22) Distilleries (alcoholic), breweries, and alcoholic spirits (non-industrial)
- (23) Automobile service station or self-service station (excluding automobile repair)
- (24) Medical clinics
- (25) Live entertainment
- (26) Nightclubs as accessory to casino gaming establishment
- (27) Private clubs
- (28) Private plazas
- (29) Temporary buildings, including a temporary casino gaming establishment, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years from the time of erection of such temporary buildings, whichever is sooner
- (30) Community clubs and community-operated playgrounds, parks and nonprofit little theater operations, and similar recreational facilities
- (31) Public utilities, and poles, lines, distribution transformers, pipes, meters and other facilities necessary for the provision of maintenance of public utilities, as provided in Article 23
- (32) Off-street parking, including parking decks/garages
- (33) Nonprofit educational and philanthropic institutions
- (34) Studios for an artist, photographer, sculptor, or musician, including teaching of art, music, dancing, or other artistic instructions
- (35) Exposition buildings or centers
- (36) Colleges and schools, public or private, having a curriculum and conditions under which teaching is conducted equivalent to a public school and institutions of higher learning
- (37) Motion picture production
- (38) Theaters, including a drive-in or outdoor theater provided that drive-in or outdoor theaters shall not operate past 11:00 p.m.
- (39) Banking offices and financial institutions
- (40) Accessory buildings and uses
- (41) Grocery store
- (42) Helipad as accessory to other permitted uses in the ERC District

**Section 3. – District Requirements.**

- (1) The minimum ERC District size shall be 75 acres.
- (2) The ERC District is subject to substantial conformance with the master plan and associated renderings as submitted through the rezoning process.

**Section 4. – Height, area, and bulk regulations.**

- (1) The maximum density for multiple-family dwellings in an ERC District shall be 40 units per acre, which shall average over the entire developable acreage located within such ERC District. With respect to the total number of multiple-family dwelling units

permitted for an ERC District hereunder, there shall be no limitation as to how many of such units may be located on each parcel within the ERC District (regardless of any subsequent subdivision or lot consolidation), but the total number of units throughout the ERC District shall not exceed 2,500 units.

(2) Building height shall not exceed 6 (six) stories, except for: (a) hotels and motels which are permitted up to twenty (20) stories, and (b) multiple-family dwelling uses, which are permitted up to fifteen (15) stories. Buildings taller than six stories must incorporate design elements that enhance the pedestrian experience at the ground level. These include:

- (a) A clearly defined, human-scaled base using materials or architectural details distinct from upper stories;
- (b) Integration of architectural elements such as awnings, canopies, or arcades to provide shelter and visual interest.
- (c) Setbacks or step-backs for any portion of the building above the sixth story, starting at a minimum of 10 feet from the base to reduce visual bulk; and
- (d) Building entrances that are prominent, well-lit, and oriented toward the pedestrian right-of-way.

(3) Maximum building height: 280 feet.

(4) Minimum yard requirements:

- (a) Front/Side Yard: None.
- (b) Rear Yard abutting property located within an ERC District: None.
- (c) Rear Yard abutting property not located within an ERC District: 25 feet.

(5) There shall be no minimum lot area, lot width, lot coverage, or public road frontage requirements in an ERC District provided vehicular or pedestrian access for each lot is provided through a perpetual unobstructed easement. Additionally, more than one main building may be located on each lot regardless of the use(s) of such building(s).

(6) This Section is supplemented by the exceptions granted by [Article 25. Section 2.](#)

(7) Modifications of up to twenty-five percent (25%) to the height, density, buffering, landscaping, yard, or other requirements of the ERC District may be administratively approved by the Zoning Administrator if the Administrator finds in writing that the authorization of the modification will not be of substantial detriment to adjacent property and the character of the zoning district will not be changed by the granting of the modification.

- (a) Prior to the granting of a modification, the Zoning Administrator shall give all adjoining property owners written notice of the request and an opportunity to respond to the request within twenty-one (21) days of the date of the notice. If any adjoining property owner objects to said request in writing within the time specified above, the request shall be transferred to the Board of Zoning Appeals for decision.

- (b) Modifications to ERC District requirements exceeding twenty-five percent (25%) may be requested through the special use permit process.

**Section 5. – Parking.**

- (1) This Article is not subject to the standards of [Article 19, Off-Street Parking Regulations](#), with the exception of the following Sections, which apply:
  - (a) All off-street parking shall be concrete, asphalt, pavers, brick, or porous pavement approved for use by the Department of Planning and Community Development.
  - (b) [Section 4. – General \(1\) and \(2\)](#)
  - (c) [Section 8. – Buffers required](#)
- (2) Structured Parking: Street-facing facades (with the exception of facades facing Interstate 95) shall (a) be designed to be compatible with the principal building in terms of architectural style, texture, and quality, and (b) be screened at ground level by architectural and/or landscape screening. All non-street facing sides of parking structures, when not built to a zero set back on the property line, shall have a continuous minimum ten (10) feet wide landscaped strip between the structure and said property line, except at vehicular and pedestrian access openings.
- (3) Off-street, surface parking lots shall have a minimum landscaped area equal to at least ten (10) percent of the paved area of the lot. No more than fifteen (15) consecutive parking spaces may be provided without a landscape interior island. A landscape median island must be provided for every six (6) rows of single parking spaces. Median islands must be at least six (6) feet wide. Within median islands, walkways a minimum width of four (4) feet wide must be provided to connect such parking to sidewalks/walkways and to building entrances.

**Section 6. – Exterior Lighting.**

- (1) Development in an ERC District, in particular casino gaming establishments, has unique needs for exterior lighting that require flexibility and would not typically be permitted in other areas of the city.
- (2) Exterior lighting must comply with state and federal regulations and must not interfere with any public roadways.
- (3) Exterior lighting must comply with Code of Virginia Ch. 12, Title 33.2.
- (4) Notwithstanding any provision of the City Code to the contrary:
  - (a) Upwardly directed lighting may be used to illuminate buildings, structures, and landscaping in the ERC District, provided the lighting does not spillover onto adjacent residential uses.

- (b) Awnings or canopies used for building accents over doors, windows, etc., may be internally illuminated (i.e. from underneath or behind the awning) in the ERC District.
- (5) Searchlights operated within the ERC District must comply with the following regulations:
  - (a) Searchlights must not be operated so as to constitute a traffic hazard or a nuisance.
  - (b) Searchlights must be so operated so as to avoid directing the beam at any building.
  - (c) Searchlights must be so operated as to avoid directing the beam onto any adjacent property.
  - (d) Searchlight beams must not be displayed at an angle greater than 45 degrees from the perpendicular.
  - (e) Searchlights must not operate between 12:00 a.m. midnight and 5:00 p.m.

### **Section 7. – Signs.**

- (1) Development in the ERC District, in particular casino gaming establishments, will have unique needs for signage that require flexibility and would not typically be permitted in other areas of the city.
- (2) Notwithstanding Article 21 of this Ordinance, a Comprehensive Sign Plan shall guide signage in the ERC District for (a) casino gaming establishments, and (b) uses (including, without limitation hotel(s), entertainment venues, commercial retail establishments, offices, restaurants, exhibition centers and convention centers) under common ownership or control (including affiliated entities) with a casino gaming establishment. The Director of Planning and Community Development has the authority to administratively approve and amend a Comprehensive Sign Plan identifying general regulations for the volume, size, and type of signs.
- (3) All other uses in the ERC District shall be subject to the signage regulations set forth in Article 21 of this Ordinance.
- (4) All signage in the ERC District shall comply with applicable state and federal regulations, and the signs prohibited in Code of Virginia Sec. 33.2-1216 are prohibited in the ERC District.

### **Section 8. – Noise.**

- (1) In lieu of any other noise regulations contained in the City Code (including, without limitation, those set forth under Chapter 50, Article II), the following noise regulations shall apply to all activities, operations, or sources within the ERC District:
  - (a) The exterior noise limits for any source of noise in any ERC District cannot exceed 70 dBA between 9:00 a.m. and 12:00 a.m. midnight, when measured at the property line of a residential use.

- (b) The exterior noise limits for any source of noise in any ERC District must be reduced between 12:00 a.m. midnight and 9:00 a.m. so that when measured at the property line of a residential use the noise does not exceed 65 dBA.

**Section 9. – Buffer regulations.**

- (1) A landscape buffer must be provided along any property line abutting property not located within an ERC District. A minimum of 15 feet is required for buffers utilizing natural vegetation and topography. When natural vegetation cannot be utilized, a 30-foot buffer of live grass, shrubs, hedges, trees and other landscaping materials, as approved by the Director of Planning and Community Development, is permissible. Driveways, utility easements, signage, and sidewalks are allowed to encroach into the landscaped buffer.

**Section 10. – Public open space regulations.**

- (1) Open/amenity space shall be provided in the form of a variety of usable, active spaces to include but not limited to plazas, green spaces, green roofs, water amenities, or other similar features. There shall be no minimum open/amenity space requirement for the development of individual parcels within the ERC District (regardless of any subsequent subdivision or lot consolidation), but, at all times, five (5) percent of the total development area must consist of open/amenity space for public use, though under private ownership. Above ground stormwater drainage and/or retention facilities as well as streets and required buffers (as outlined in Section 8), are not to be considered in the calculation of open/amenity space. Active, usable pedestrian walkways, pedestrian facilities, and landscaping that exceed the requirements of this Article, may be included in the calculation of open/amenity space. Plans for this space shall be submitted with the site plan for review by the Department of Planning and Community Development.

**Section 11. – Street regulations.**

- (1) Streets onto which buildings front and streets that serve as the primary corridors into the community shall provide sidewalks at least eight (8) feet in width, pedestrian scale lighting, native trees, and amenities such as seating, trashcans, and bicycle racks. Street sections must be submitted with the site plan to ensure compliance with this code.
- (2) A fifteen-foot-wide (15') area must be provided along each public roadway within an ERC District, which will accommodate landscaping and pedestrian walkways and will be developed concurrently with the adjacent roadway.
- (3) Blocks shall not exceed 2,400 linear feet. Enhanced pedestrian pathways can be utilized to break down blocks such as a wide promenade with art, landscaping, seating, and lighting.

**Section 12. – Additional Requirements.**

- (1) All building exteriors must be clad in durable materials, to include, but not limited to, architectural block, brick, natural stone, fiber cement/concrete, stucco, and architectural metal cladding. Vinyl siding/cladding is prohibited as an exterior building material.
- (2) All dumpsters that are visible from a public road must be fully screened. The screening structure must consist of a masonry unit design enclosure and/or materials to match the adjacent building and a metal gate(s) that screens the view of the dumpster.
- (3) Sound barriers: Any sound barriers developed within this district shall be enhanced with architectural treatment, murals, or other treatment approved by the Director of Planning and Community Development in a manner which shall be architectural to provide interest and approximate human scale.
- (4) The temporary casino structure and parking lot shall include temporary site improvements to enhance aesthetics and guest experience. These improvements shall include, but are not limited to, planters with greenery around the tent and within the parking lots, temporary art installations, string lighting, and other decorative elements as approved by the Department of Planning and Community Development. All temporary improvements shall be maintained in good condition for the duration of the casino's operation and removed upon cessation of activities.

**Section 13. – Special uses enumerated.**

The following special uses may be approved by the Council, as provided in this article:

- (1) Any use not listed as a “permitted use”, above, yet are listed within Appendix B as permitted uses or special uses.

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This ordinance shall become effective upon the date of its adoption by the City Council. In all other respects said zoning ordinance shall remain unchanged and be in full force and effect.



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** March Altman, Jr.

**RE:** **First Read and to Schedule a Public Hearing to be Held on February 25, 2025 of an Ordinance Approving a Request by PPE Casino Resorts Petersburg, LLC on Behalf of Roslyn Farm Corporation to Rezone Property at 2949 South Crater Road and 155, 161, and 301 Wagner Road, Parcel IDs 064020003, 064020800, 082010001, 082010802 from the PUD, Planned Unit Development and B-2, General Commercial Districts to the ERC, Entertainment and Resort Casino District - Pages 210-219**

**PURPOSE:** To Rezone Property at 2949 South Crater Road and 155, 161, and 301 Wagner Road, Parcel IDs 064020003, 064020800, 082010001, 082010802 from the PUD, Planned Unit Development and B-2, General Commercial Districts to the ERC, Entertainment and Resort Casino District.

**REASON:** To rezone property for a proposed casino to a new district that supports such development.

**RECOMMENDATION:**

**BACKGROUND:** PPE Casino Resorts Petersburg, LLC on Behalf of Roslyn Farm Corporation is requesting to rezone property to accommodate a casino. This item is scheduled to be heard at the joint Planning Commission and City Council meeting on February 25th.

**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. Brasfield Casino Rezoning Petition - signed 12.12.24
2. Petersburg Petition



## City of Petersburg

### Department of Planning and Community Development

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#### PROCEDURES FOR PETITION FOR REZONINGS

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1. Applicant files petition with the Petersburg Department of Planning and Community Development, City Hall, 135 N Union Street, Petersburg, Virginia 23803.
2. **The Filing fee for Petitions for Rezoning is \$1,500.** A Check or Money Order *made payable to the City of Petersburg* is to accompany the application.
3. A Plat of the property must also accompany the petition.
4. The Department of Planning and Community Development Staff will refer the petition to the Planning Commission to hold a public hearing and consideration the petition. Department of Planning and Community Development staff shall advertise the public hearing twice during a fourteen-day period, and the Planning Commission will hold a public hearing, and make a recommendation to the City Council regarding the petition.
5. The City Council schedules then advertises a public hearing regarding the petition.
6. The City Council holds a public hearing then considers the petition with the Planning Commission recommendation and renders a final decision to approve or disapprove the petition.

*PLEASE NOTE: The rezoning process may take up to three months.*

**PETITION FOR REZONING**

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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: \_\_\_\_\_  
APPLICANT: PPE Casino Resorts Petersburg, LLC  
ADDRESS: 601 E. Pratt Street, 6th Floor, Baltimore, MD 21202

I, PPE Casino Resorts Petersburg, LLC hereby petition to rezone the following described properties  
from zoning district PUD, B-2, B-2(C) to zoning district Resort Casino Entertainment (RCE-1)

**A. DESCRIPTION OF PROPOSED USE: (INCLUDE ANY PROFFERED CONDITIONS)**

The Applicant proposes to develop a casino gaming establishment, together with additional  
entertainment, commercial, restaurant, and multi-family residential uses

**B. PROPERTY INFORMATION**

1. Tax Parcel Identification Number(s):  
064020002; 064020800; 08201001; and 082010802
2. Current Street Address(es) if assigned:  
2949 Crater Rd. S.; 161 Wagner Rd.; 301 Wagner Rd.; and 155 Wagner Rd.
3. Approximate Area:  
4,029,300 sq. ft. 92.5 acres
4. Public Street Frontage:  
Frontage on Interstate 95, Wagner Road, and Brasfield Pkwy          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 known.
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).**

The proposed re-zoning will consolidate the applicable parcels into a single zoning classification that would accommodate a mix of entertainment, commercial and residential uses at an appropriate location along Interstate 95 and Wagner Road.

- 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).**

The proposed uses are compatible with surrounding properties, as the site borders Interstate 95, a significant commercial corridor along S. Crater Road and Wagner Road, and will be well buffered from the nearest residential uses.

- 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 proposed re-zoning will facilitate the development of a significant mixed use project that will include additional entertainment and commercial amenities for the public, and will provide additional housing options within the City.

- 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).**

The property is currently split-zoned PUD, B-2, and B-2(C), which classifications would not permit the type of mixed use development that is currently proposed.

**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:



(LANDOWNER)

Mailing Address:

P.O. BOX 727

COLLMAL HEIGHTS, VA 23034

Phone Number:

804.526.0820

Email Address:

NWALKER@ROSLYNFARMCORP.COM

**APPROVED**

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

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

**ACTION RECORD**

Date Filed (with Planning Department): \_\_\_\_\_

Date of Planning Commission Public Hearing: \_\_\_\_\_

Planning Commission Action(s): \_\_\_\_\_

Date of City Council Hearing: \_\_\_\_\_

City Council Action(s): \_\_\_\_\_



## City of Petersburg

### Department of Planning and Community Development

#### **PROCEDURES FOR PETITION FOR REZONINGS**

---

1. Applicant files petition with the Petersburg Department of Planning and Community Development, City Hall, 135 N Union Street, Petersburg, Virginia 23803.
2. **The Filing fee for Petitions for Rezoning is \$1,500.** A Check or Money Order *made payable to the City of Petersburg* is to accompany the application.
3. A Plat of the property must also accompany the petition.
4. The Department of Planning and Community Development Staff will refer the petition to the Planning Commission to hold a public hearing and consider the petition. Department of Planning and Community Development staff shall advertise the public hearing twice during a fourteen-day period, and the Planning Commission will hold a public hearing, and make a recommendation to the City Council regarding the petition.
5. The City Council schedules then advertises a public hearing regarding the petition.
6. The City Council holds a public hearing then considers the petition with the Planning Commission recommendation and renders a final decision to approve or disapprove the petition.

***PLEASE NOTE: The rezoning process may take up to three months.***

**PETITION FOR REZONING**

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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: \_\_\_\_\_  
APPLICANT: PPE Casino Resorts Petersburg, LLC  
ADDRESS: 601 E. Pratt Street, 6th Floor, Baltimore, MD 21202

---

I, PPE Casino Resorts Petersburg, LLC hereby petition to rezone the following described properties  
from zoning district PUD, B-2, B-2(C) to zoning district Resort Casino Entertainment (RCE-1)

**A. DESCRIPTION OF PROPOSED USE: (INCLUDE ANY PROFFERED CONDITIONS)**

The Applicant proposes to develop a casino gaming establishment, together with additional  
entertainment, commercial, restaurant, and multi-family residential uses

---

**B. PROPERTY INFORMATION**

1. Tax Parcel Identification Number(s):  
064020002; 064020800; 08201001; and 082010802

---

2. Current Street Address(es) if assigned:  
2949 Crater Rd. S.; 161 Wagner Rd.; 301 Wagner Rd.; and 155 Wagner Rd.

---

3. Approximate Area:  
4,029,300 sq. ft.                      92.5 acres

4. Public Street Frontage:  
Frontage on Interstate 85, Wagner Road, and Brasfield Pkwy + 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 known.

---

---

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).**

The proposed re-zoning will consolidate the applicable parcels into a single zoning classification that would accommodate a mix of entertainment, commercial and residential uses at an appropriate location along Interstate 95 and Wagner Road.

- 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).**

The proposed uses are compatible with surrounding properties, as the site borders Interstate 95, a significant commercial corridor along S. Crater Road and Wagner Road, and will be well buffered from the nearest residential uses.

- 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 proposed re-zoning will facilitate the development of a significant mixed use project that will include additional entertainment and commercial amenities for the public, and will provide additional housing options within the City.

- 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).**

The property is currently split-zoned PUD, B-2, and B-2(C), which classifications would not permit the type of mixed use development that is currently proposed.

**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:

*M. Stewart*

Mailing Address:

601 E. Pratt St. 6 Floor

Baltimore, MD 21202

Phone Number:

410-752-5444

Email Address:

m.stewart@cordish.com

**APPROVED**

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

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

**ACTION RECORD**

Date Filed (with Planning Department):

\_\_\_\_\_

Date of Planning Commission Public Hearing:

\_\_\_\_\_

Planning Commission Action(s):

\_\_\_\_\_

Date of City Council Hearing:

\_\_\_\_\_

City Council Action(s):

\_\_\_\_\_



# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** March Altman, Jr.

**RE:** **First Read and to Schedule a Public Hearing to be Held on February 25, 2025 of an Ordinance Approving a Request by Woda Cooper Development Inc., on Behalf of 3030 Pinetree, LLC and Chanmeet Singh, LLC, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 3030, 3060, and 3090 Pinetree Drive, Parcel IDs 059010806, 059010807, 059010808 in the B-2 General Commercial District - Pages 220-229**

**PURPOSE:** To request a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 3030, 3060, and 3090 Pinetree Drive, Parcel IDs 059010806, 059010807, 059010808 in the B-2 General Commercial District.

**REASON:** To request a special use permit for multi-family housing development.

**RECOMMENDATION:**

**BACKGROUND:** The applicant is requesting a special use permit for a three story building with 50 apartment units. This item is scheduled to be heard at the joint Planning Commission and City Council meeting on February 25th.

**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. Application
2. Concept Plan
3. Plat

# PETITION FOR 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: \_\_\_\_\_

APPLICANT: Woda Cooper Development, Inc.

ADDRESS: 500 S Front St, 10th floor, Columbus, Ohio 43215

I, Woda Cooper Development, Inc. hereby petition for a special use permit for Multiple-Family Dwellings  
at the following described properties:

**A. DESCRIPTION OF PROPOSED USE: (INCLUDE ANY PROPOSED CONDITIONS)**

Three story building with an elevator and 50 apartment units.

**B. PROPERTY INFORMATION**

1. **Tax Parcel Identification Number(s):**

059010806, 059010807, and part of 059010808

2. **Current Street Address(es) if assigned):**

3090 Pinetree Dr, Petersburg, VA 23803, 3060 Pinetree Dr, Petersburg, VA 23803, and 3030 Pinetree Dr, Petersburg, VA 23803

3. **Approximate Area:**

100,188 sq. ft.                      2.3 acres

4. **Public Street Frontage:**

669 ft.

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

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

7. **Brief:**

Said deed restrictions will expire on: \_\_\_\_\_

**C. JUSTIFICATION FOR SPECIAL USE PERMIT**

**1. The proposed use is in the interest of the public health, safety, morals and general welfare of the community because: (Provide a detailed statement of reasons why the proposed use should be granted).**

Currently, the site is underutilized and has remained vacant for many years. Due to the location and parcel size, it is highly unlikely that commercial or retail development will be built. Obtaining a SUP will enable

---

the development of high-quality multi-family housing which is the highest and best use of the site. Providing high-quality workforce and affordable housing is crucial to supporting and spurring continued economic growth within the city, such as the proposed casino project.

---

The development will be EnergyStar Certified and include an additional "green" certification which reduces utility consumption and is environmentally friendly. Providing affordable housing will enable

---

members of the community at different income levels a high-quality place to call home. The development is adjacent to a bus stop and will include several on-site amenities and referrals to local service providers, if needed. Additionally, the development will

---

include universal design elements and ADA units which will allow persons with mobility disabilities easy access throughout the building and site amenities.

**2. The material impact of the proposed use 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 and/or present ways the impact may be mitigated).**

We do not anticipate any negative impacts on the community. The only nearby uses are two existing

---

apartment communities. One of which is a development named Liberty Pointe which is owned by our company.

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We have not had issues with traffic or noise impacting our neighbors at Liberty Pointe, and do not anticipate any future issues with the

---

development of this site. Currently, the site is underutilized and has remained vacant for many years. Due to the location and parcel size,

---

it is highly unlikely that commercial or retail development will be built. Therefore, multi-family is the highest and best use for the land.

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

We are proposing an affordable housing development that will provide housing to the persons of the community with incomes between 30% to

---

80% of the Area Median Income. Thus, the development will provide high-quality affordable housing to individuals and families at

---

different incomes up to \$102,400. The site is located on an existing bus line and in an area with other apartment developments,

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making it ideally located for multi-family apartments.

**4. Describe your experience with developing and maintaining the use in question (Provide references and/or examples).**

We have developed more than 400 properties and 16,000 units throughout 17 states in our 34-year history. We are a vertically integrated company which includes

---

development, construction, and property management. We have a reputation for building high-quality affordable housing communities and are long-term property owners.

---

In Petersburg, we have built Liberty Pointe, which is located across the street. We plan to break ground on Malone Place which is located at

---

230 Medical Park Blvd. in 2025. Additional properties in our VA portfolio are located in the Richmond MSA and Tidewater MSA.

**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 SPECIAL USE PERMIT, 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:

~~500 South Front St., 10th Floor, Columbus, OH 43215~~

Phone Number:

614-396-3222

Email Address:

gmustric@wodagroup.com

**APPROVED**

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

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

**ACTION RECORD**

Date Filed (with Planning Department):

\_\_\_\_\_

Date of Planning Commission Public Hearing:

\_\_\_\_\_

Planning Commission Action(s):

\_\_\_\_\_

Date of City Council Hearing:

\_\_\_\_\_

City Council Action(s):

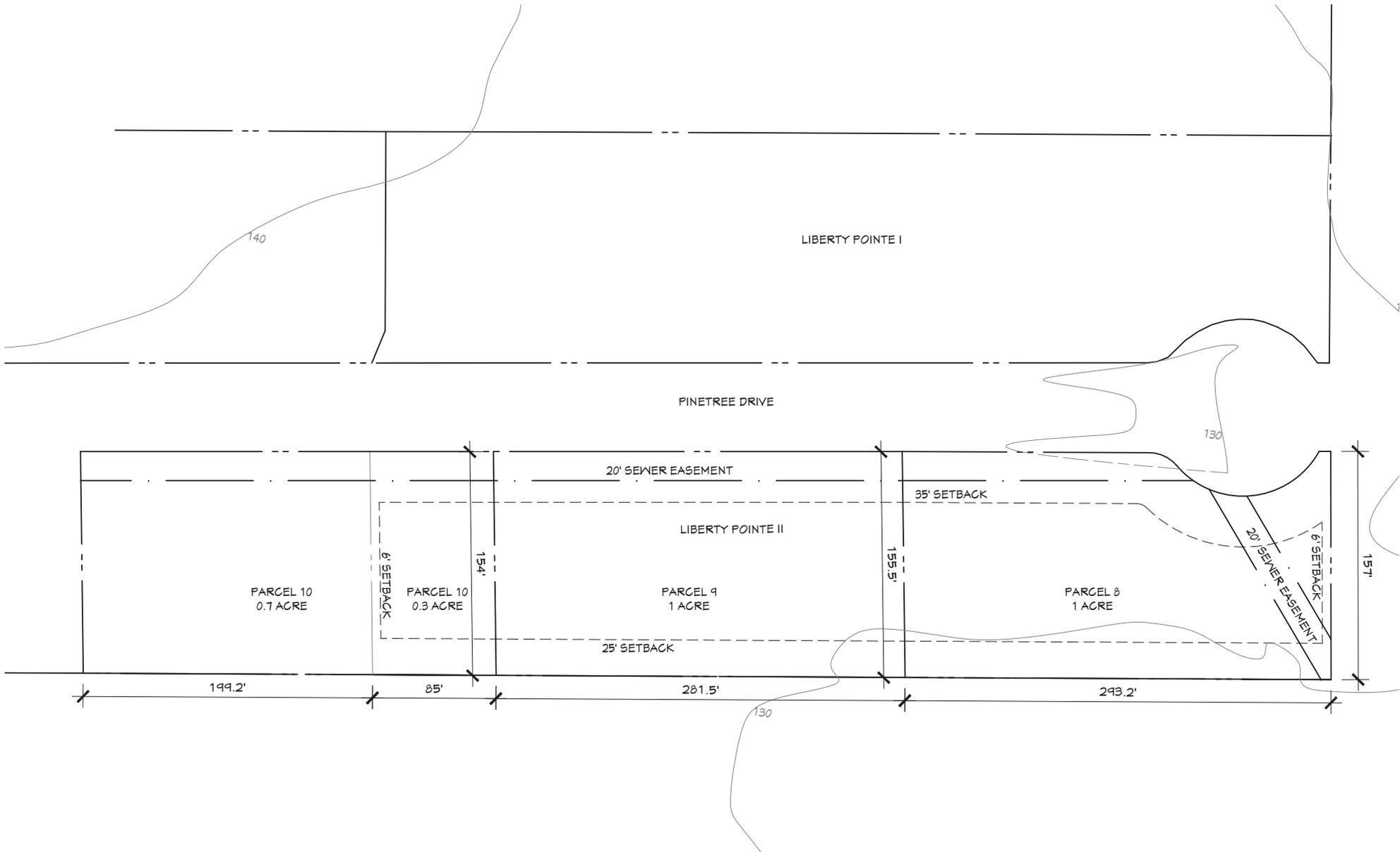
\_\_\_\_\_

**Attachment to the Special Use Permit petition**

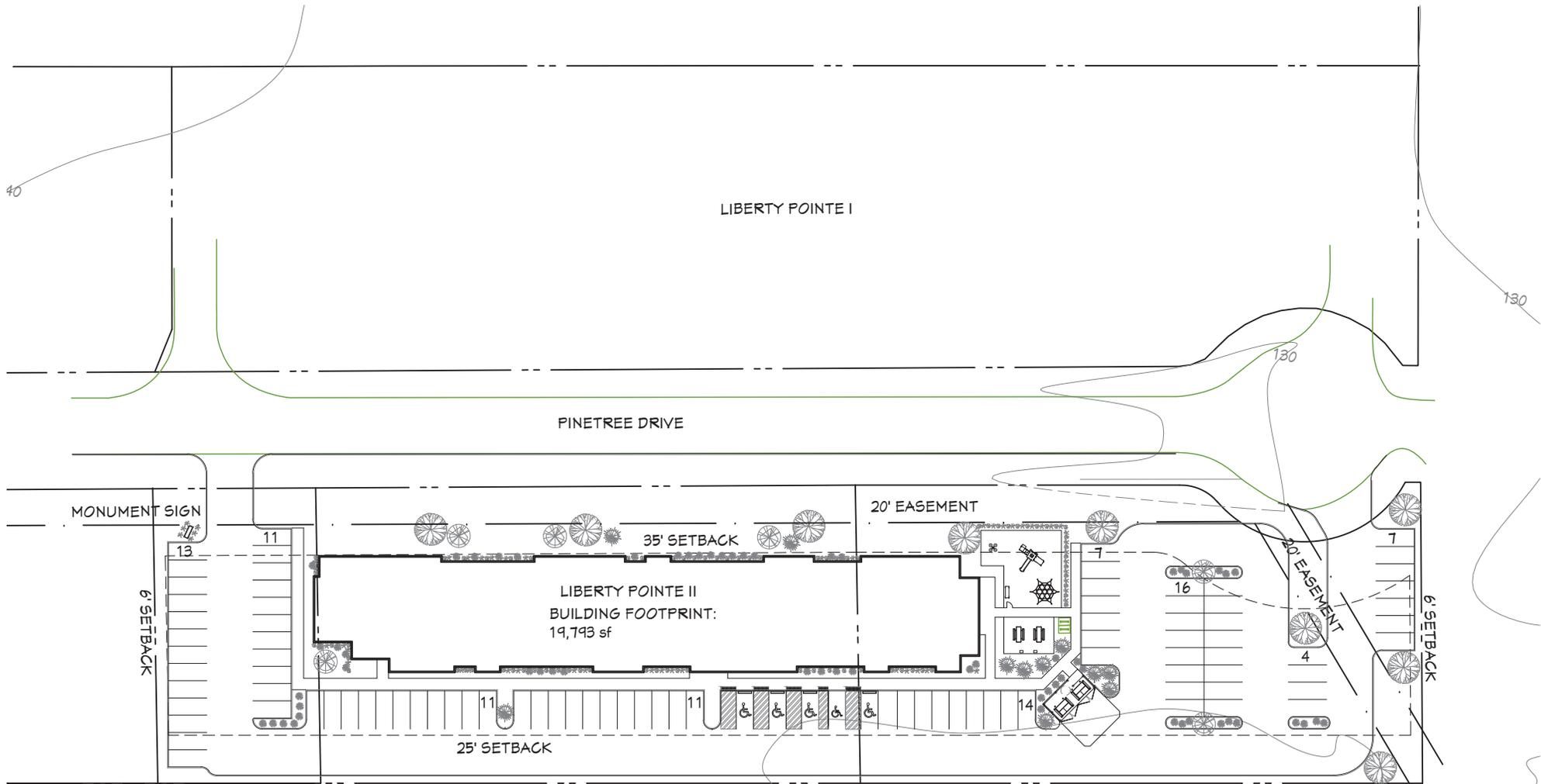
**JUSTIFICATION FOR SPECIAL USE PERMIT**

- 1. The proposed use is in the interest of the public health, safety, morals and general welfare of the community because: (Provide a detailed statement of reasons why the proposed use should be granted).**
  - a. Currently, the site is underutilized and has remained vacant for many years. Due to the location and parcel size, it is highly unlikely that commercial or retail development will be built. Obtaining a SUP will enable the development of high-quality multi-family housing which is the highest and best use of the site. Providing high-quality workforce and affordable housing is crucial to supporting and spurring continued economic growth within the city, such as the proposed casino project. The development will be EnergyStar Certified and include an additional "green" certification which reduces utility consumption and is environmentally friendly. Providing affordable housing will enable members of the community at different income levels a high-quality place to call home. The development is adjacent to a bus stop and will include several on-site amenities and referrals to local service providers, if needed. Additionally, the development will include universal design elements and ADA units which will allow persons with mobility disabilities easy access throughout the building and site amenities.
- 2. The material impact of the proposed use 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 and/or present ways the impact may be mitigated).**
  - a. We do not anticipate any negative impacts on the community. The only nearby uses are two existing apartment communities. One of which is a development named Liberty Pointe which is owned by our company. We have not had issues with traffic or noise impacting our neighbors at Liberty Pointe, and do not anticipate any future issues with the development of this site. Currently, the site is underutilized and has remained vacant for many years. Due to the location and parcel size, it is highly unlikely that commercial or retail development will be built. Therefore, multi-family is the highest and best use for the land.
- 3. The proposed use will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).**
  - a. We are proposing an affordable housing development that will provide housing to the persons of the community with incomes between 30% to 80% of the Area Median Income. Thus, the development will provide high-quality affordable housing to individuals and families at different incomes up to \$102,400. The site is located on an existing bus line and in an area with other apartment developments, making it ideally located for multi-family apartments.
- 4. Describe your experience with developing and maintaining the use in question (Provide references and/or examples).**
  - a. We have developed more than 400 properties and 16,000 units throughout 17 states in our 34-year history. We are a vertically integrated company which includes development, construction, and property management. We have a reputation for building high-quality affordable housing communities and are long-term property

owners. In Petersburg, we have built Liberty Pointe, which is located across the street. We plan to break ground on Malone Place which is located at 230 Medical Park Blvd. in 2025. Additional properties in our VA portfolio are located in the Richmond MSA and Tidewater MSA.



<p>ARCHITECT OF RECORD:  <b>PCI DESIGN GROUP, INC.</b>          500 SOUTH FRONT STREET SUITE 975          COLUMBUS, OHIO 43215</p>		<p>PROJECT TYPE:  <b>MULTI-FAMILY          OCCUPANCY          HOUSING</b></p>	<p>SHEET TITLE:  <b>EXISTING SITE PLAN</b></p>	<p>DATE:  <b>1/7/2025</b></p> <p>DRAWN BY:</p>	<p>PROJECT TITLE:  <b>3090 PINETREE DRIVE          PETERSBURG, VA 23803</b></p>	<p>SERIES:</p>	<p>SHEET:  <b>S-1</b></p>
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TOTAL AREA: 2.3 ACRES  
 TOTAL UNITS: 50  
 REQUIRED PARKING: 94  
 PROVIDED PARKING: 94

<p> <small>ARCHITECT OF RECORD:</small>  <b>PCI DESIGN GROUP, INC.</b>  <small>500 SOUTH FRONT STREET SUITE 975          COLUMBUS, OHIO 43215</small>  <small>Copyright 2024 PCI Design Group, Inc. All Rights Reserved</small> </p>		<p> <small>PROJECT TYPE:</small>  <b>MULTI-FAMILY          OCCUPANCY          HOUSING</b> </p>	<p> <small>SHEET TITLE:</small>  <b>SITE PLAN</b> </p>	<p> <small>DATE:</small>  <b>1/7/2025</b>  <small>DRAWN BY:</small> </p>	<p> <small>PROJECT TITLE:</small>  <b>3090 PINETREE DRIVE          PETERSBURG, VA 23803</b> </p>	<p> <small>SERIES:</small> </p>	<p> <small>SHEET:</small>  <b>S-1</b> </p>
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Page 281 PLAT BOOK 5

**SUBDIVISION CERTIFICATE**  
THE SUBDIVISION OF LAND HEREBY DESIGNATED AS:

WM#05-003431

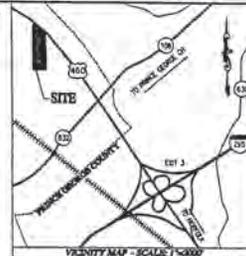
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Henrico } TO WIT:

**RESUBDIVISION OF LOTS 1 & 2 OF  
"PINE TREE" SUBDIVISION**

IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERGROUND OWNERS AND TRUSTEES, THERE IS A MORTGAGE ON THIS PROPERTY. ALL PROPOSED EASEMENTS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE APPROPRIATE AUTHORITIES FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF EASEMENTS TO THE CITY OF PETERSBURG AND APPROPRIATE AUTHORITIES GRANTING THE RIGHT TO MAKE REASONABLE USE OF THE ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN HEREON. ALL EASEMENTS ARE FOR USE AS SPECIFIED ON THE SUBDIVISION PLAT.

Arthur G. Gentry, A NOTARY PUBLIC IN AND FOR THE County of Henrico, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT Beecher Thomas Watson WHOSE NAMES ARE SIGNED TO THE SUBDIVISION CERTIFICATE HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY Presence AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF July, 2005.  
Arthur G. Gentry NOTARY PUBLIC May 21, 2002 BY COMMISSION EXPIRES

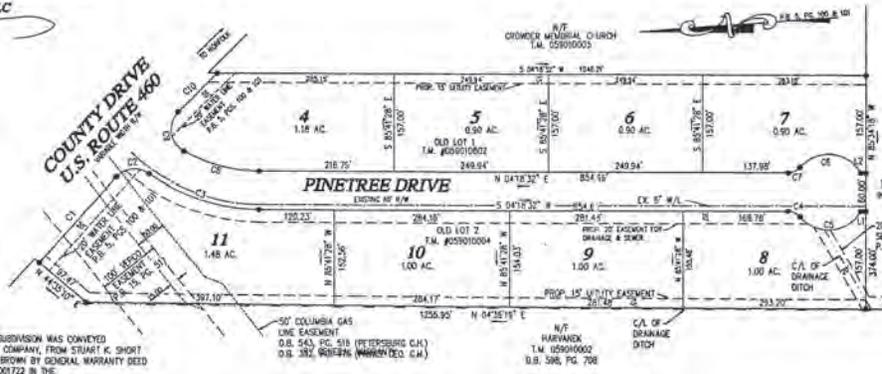
\* PINE TREE DRIVE EXISTS AS AN ASPHALT PAVED ROAD WITH ROADSIDE DITCHES IN PLACE AND WATER LINE WITH FIVE HYDRANTS IN PLACE. DETAILS OF ROAD IMPROVEMENTS AND DRAINAGE IMPROVEMENTS TO BE SHOWN ON DEVELOPMENT PLANS (SITE PLAN)



GIVEN UNDER OUR HANDS AND SEALS THIS 15 DAY OF July, 2005.

**WATSON & WATSON, LLC**

WATSON & WATSON, LLC



**NOTES**

1. USE: COMMERCIAL
2. WATER: PUBLIC SYSTEM
3. SEWER: PUBLIC SYSTEM
4. NUMBER OF LOTS: 8
5. ACREAGE: AREA IN LOTS: 8.36 AC. AREA IN R/W: N/A
6. ZONING: B-2
7. REFERENCE PLAT BY GEORGE WHITMAN, JR. DATED FEB. 8, 1994 AND RECORDED AT P.B. 3, PGS. 100 & 101
8. COMMON ENTRANCES BETWEEN LOTS 1 & 2, LOTS 3 & 4, LOTS 5 & 6 AND LOTS 7 & 8 AND CROSS EASEMENTS SHALL BE ACKNOWLEDGED UPON AS CONDITION OF SALE.
9. ADDITIONAL HYDRAULIC PUNCH SHALL BE OBTAINED A COMMON SINK/POD ON SITE.
10. THIS PROPERTY IS NOT IN A HUD DEFINED FLOOD HAZARD AREA. ZONE "X"
11. UTILITY EASEMENTS TO BE FOR UNDERGROUND UTILITIES.
12. NO WETLANDS HAVE BEEN DELINEATED ON THIS SITE.

**SOURCE OF TITLE**

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS RESUBDIVISION WAS CONVEYED TO WATSON & WATSON, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, FROM STUART K. SHORT FORMERLY KNOWN AS JUDITH K. FLORES, AND LINDA K. BROWN BY GENERAL WARRANTY DEED DATED APRIL 11, 2005 RECORDED AS INSTRUMENT 05-001722 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF PETERSBURG, VIRGINIA.  
Michael E. Bristow  
MICHAEL E. BRISTOW, C.L.S. #1305

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING SUBDIVISION PLATS FOR RECORDATION IN THE CITY OF PETERSBURG HAVE BEEN COMPLIED WITH.  
Michael E. Bristow  
MICHAEL E. BRISTOW, C.L.S. #1305

**APPROVED BY THE CITY OF PETERSBURG**

DATE: July 15, 2005 Michael E. Bristow DIRECTOR OF PUBLIC WORKS  
DATE: July 19, 2005 Samuel R. Miller DIRECTOR OF PLANNING  
DATE: 7/19/05 Heather Braxton CHAIRMAN OF PLANNING COMMISSION

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	184.10	5687.00	184.09	N 45° 27' 54" W	92.06
C2	37.40	40.00	32.66	N 01° 32' 14" W	34.28
C3	187.80	307.56	184.90	S 21° 58' 24" E	36.23
C4	21.68	25.00	21.00	N 29° 08' 54" E	11.57
C5	114.86	60.00	98.11	S 00° 50' 02" E	85.16
C6	114.85	60.00	98.10	N 89° 28' 11" E	85.16
C7	73.68	25.00	71.00	S 20° 54' 42" E	11.57
C8	126.31	247.58	124.94	S 18° 52' 27" W	64.56
C9	73.21	40.00	63.41	S 60° 56' 30" E	52.00
C10	86.01	5687.00	88.01	N 41° 08' 56" W	44.01

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.88	S 34° 16' 32" W
L2	8.10	N 04° 18' 52" E

RESUBDIVISION OF  
**LOTS 1 & 2**  
**"PINE TREE" SUBDIVISION**  
CITY OF PETERSBURG, VIRGINIA

**HARVEY L. PARKS, INC.**  
4508 W. HUNDRED ROAD  
CHESTER, VA.  
748-8641 748-0515  
DATE: JULY 12, 2005 SCALE: 1"=100'  
DRAWN BY: L.S.P.  
CHECKED BY: W.E.B.  
DATE: 05





# City of Petersburg

## Ordinance, Resolution, and Agenda Request

**DATE:** February 4, 2025

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

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

**FROM:** Jim Reid, Director of Code Enforcement

**RE:** **First Read and to Schedule a Public Hearing of an Ordinance to Amend and Re-Adopt Section 22-2 of the Code of Virginia to Include Subsection (F) Authorizing the Appointment of Unarmed Special Conservators of the Peace - Pages 230-233**

**PURPOSE:** Unarmed Special Conservators of the Peace authority will allow Code Enforcement staff the ability to execute criminal summons for violations of Building and Property Maintenance Code and other ordinances Code Enforcement is responsible to enforce.

**REASON:** Code Enforcement has called Police to execute criminal summons which is ties up Police assets for excessive amounts of time.

**RECOMMENDATION:** Adoption of this ordinance to allow Code Enforcement to operate more efficiently.

**BACKGROUND:** Code Enforcement obtain criminal summons from the Magistrate but has to call Police and arrange a time to execute criminal summons with the property owner, this has been difficult with high calls for service with the Police Department. With UNARMED SPECIAL CONSERVATORS OF THE PEACE powers, staff will only call Police to stand by for safety reasons and not to execute the summons.

**COST TO CITY:** Cost for UNARMED SPECIAL CONSERVATORS OF THE PEACE training at a Department of Criminal Justice approved training site (approximately two weeks).

**BUDGETED ITEM:** Training will be paid out of the existing budget.

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** 2/4/2025

**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. Sec.\_22\_2.\_\_\_\_Violations\_of\_chapter. (2)

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**AN ORDINANCE TO AMEND AND RE-ADOPT SECTION 22-2 OF THE CODE OF VIRGINIA TO INCLUDE SUBSECTION (F) AUTHORIZING THE APPOINTMENT OF UNARMED SPECIAL CONSERVATORS OF THE PEACE**

WHEREAS, the §19.2-13 of the Code of Virginia authorizes the appointment of Special Conservators of the Peace; and

WHEREAS, Section 22-2 of the Petersburg City Code authorizes Code Enforcement Officers to obtain criminal summonses for violations of the Building Code and other violations of the City Code; and

WHEREAS, it is believed that amending Section 22-2 to authorize the Manager to designate specific Code Enforcement Officers to qualify as unarmed Conservators of the Peace for the limited purpose of serving such summonses would be beneficial to Building Code Enforcement efforts.

NOW therefore be it ORDAINED that Section 22-2 is hereby amended and re-adopted to include subsection (f) as follows:

**Sec. 22-2. Violations of chapter.**

- (a) Except as otherwise specifically provided, a violation of any provision of this chapter, including any portion of the building code adopted by section 22-31 below, shall constitute a misdemeanor. Any owner or any other person, firm or corporation convicted of such a violation shall be punished by a fine of not more than \$2,500.00. In addition, each day the violation continues after conviction or the court ordered abatement period has expired shall constitute a separate offense. If the violation remains uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation. Except as otherwise provided by the court for good cause shown, any such violator shall abate or remedy the violation within six months of the date of conviction. Each day during which the violation continues after the court ordered abatement period has ended shall constitute a separate offense. Any person convicted of a second offense committed within less than five years after a first offense under this chapter shall be punished by a fine of not less than \$1,000.00 nor more than \$2,500.00. Any person convicted of a second offense committed within a period of five to ten years of a first offense under this chapter shall be punished by a fine of not less than \$500.00 nor more than \$2,500.00. Any person convicted of a third or subsequent offense involving the same property committed within ten years of an offense under this chapter, after having been at least twice previously convicted, shall be punished by confinement in jail for not more than ten days and a fine of not less than \$2,500.00 nor more than \$5,000.00, either or both. No portion of the fine imposed for such third or subsequent offense committed within ten years of an offense under this chapter shall be suspended.
- (b) The imposition of a penalty for a violation of this chapter or any lawful order issued hereunder shall not preclude the city attorney from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation or prevent illegal occupancy of a building, structure or premises, or stop an illegal act, conduct, business or use of a building or structure in or about any premises.
- (c) Any owner or any other person, firm or corporation, or agent who shall retaliate against a tenant by increasing rent or decreasing services or by terminating a rental agreement because the tenant reported a

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violation of the provisions of this chapter to either the building code official or the building maintenance code official or because the tenant cooperated with either the building code official or the building maintenance code official in an investigation shall be guilty of a violation of this chapter and shall be punished as provided in this chapter.

- (d) In lieu of any criminal penalty otherwise chargeable under the Virginia Uniform Statewide Building Code or by Section 36-106 of the Code of Virginia, 1950 as amended, and pursuant to Section 15.2-2209 and section 22-2(a) of this chapter, civil penalties may be levied for certain violations of the Virginia Uniform Statewide Building Code in accordance with this section.
  - (1) Violations subject to civil penalty. Every violation of Part III of the Virginia Uniform Statewide Building Code, known as the Virginia Maintenance Code, shall be subject to civil penalty in accordance with this section, however, that any violation of Section 105 of the Virginia Maintenance Code relating to unfit structures or structures unfit for human habitation shall be prosecuted as a misdemeanor offense as is otherwise provided by this Code.
- (e) Any person who, having been served with a notice of violation to abate or remedy a violation of a kind provided in subparagraph (d) of this section, shall fail to comply with such order within ten days after such service or shall continue the violation with respect to the violation named in such notice shall be subject to a civil penalty of \$100.00 for the initial summons or violation, and \$150.00 for each additional summons or violation. Each day during which the violation is found to have existed shall constitute a separate offense. Specified violations arising from the same operative set of facts shall not be charged more frequently than once in any ten-day period, and a series of specified violations arising from the same operative set of facts shall not result in civil penalties which exceed a total of \$3,000.00. Utilization of the civil penalty provided by this subsection shall preclude criminal sanctions for the same offense.

(f) The City Manager may designate persons within the Building Code Enforcement Department who may, with the concurrence of the Chief of Police after having performed a background investigation as required by the Code of Virginia, be certified as unarmed Special Conservators of the Peace for the limited purpose of serving criminal summonses obtained against violators pursuant to this Section.

(Ord. No. 07-53, 6-19-2007; Ord. No. 19-56, 12-10-2019)

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# DATA CENTER ZONING TEXT AMENDMENT - DISCUSSION



City Council

February 2025

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# REQUEST

At the January 21<sup>st</sup> Council Meeting, Council noted interested members would send suggestions for amendments to the City Manager for consideration. The following are those suggestions. We ask Council to direct staff if they would like us to work with Planning Commission to amend the ordinance.

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# COUNCIL SUGGESTIONS

1. Require a special use permit for all data centers.
  - a. The current language allows data centers by right if they meet specific requirements related to a noise study, buffers, and setbacks. If those items cannot be met, then a data center developer can request a special use permit.
2. No noise from data centers shall reach residential areas or public parks other than during power outages and periodic testing of back-up generators.
3. Amend the definition to say, “An establishment whose primary purpose is to engage in ....”

---

# COUNCIL SUGGESTIONS (CONTINUED)

1. Bridge over the train tracks – This requirements would be best in the purchase agreement or as a proffer when the property is rezoned for industrial use.

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# COMMUNITY FEEDBACK FROM WARD

## MEETING

1. Heard concerns that the 100' setback for buildings is not large enough:
  - a. Fairfax, Louisa, Loudoun – 200'
2. Heard some concerns about noise regarding generator testing and usage. Loudoun does the following:
  - a. Generator testing, exclusive of commissioning activities, is limited to weekdays between 8:00 a.m. and 5:00 p.m.
  - b. Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.

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# NEXT STEPS

Provide feedback to staff on amendments Council is interested in seeing and take action to send the data center language back to Planning Commission for recommendation.

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# ZONING ORDINANCE UPDATE – REALIZING THE COMPREHENSIVE PLAN



City Council

February 2025

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# REQUEST

To get direction from Council on their willingness and readiness to support staff efforts to make the zoning map (regulations) match the future land use map (vision).

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# CURRENT ZONING

There are **20 existing zoning districts**, with a new district currently being developed by City Staff as an entertainment district.

- For small-medium sized cities, **8-15 districts** tend to be sufficient.
- Too many districts can facilitate redundant regulations, spot-zoning, and inconsistent enforcement.

Table 4-1. Primary Zoning Districts

	DISTRICT NAME
A	Agricultural
R-1A	Single-Family Residence
R-1	Single-Family Residence
R-2	Single-Family Residence
R-3	Two-Family Residence
R-4	Multiple Dwelling
R-5	Multiple Dwelling
R-6	High Rise
RTH	Residential Townhouse
RMH	Residential Mobile Home
RB	Office-Apartment
MXD-1	Mixed Use
MXD-2	Mixed Use
MXD-3	Mixed Use
B-1	Shopping Center
B-2	General Commercial
B-3	Central Commercial
TBD	[Placeholder for Casino District]
M-1	Light Industrial
M-2	Heavy Industrial
PUD	Planned Unit Development

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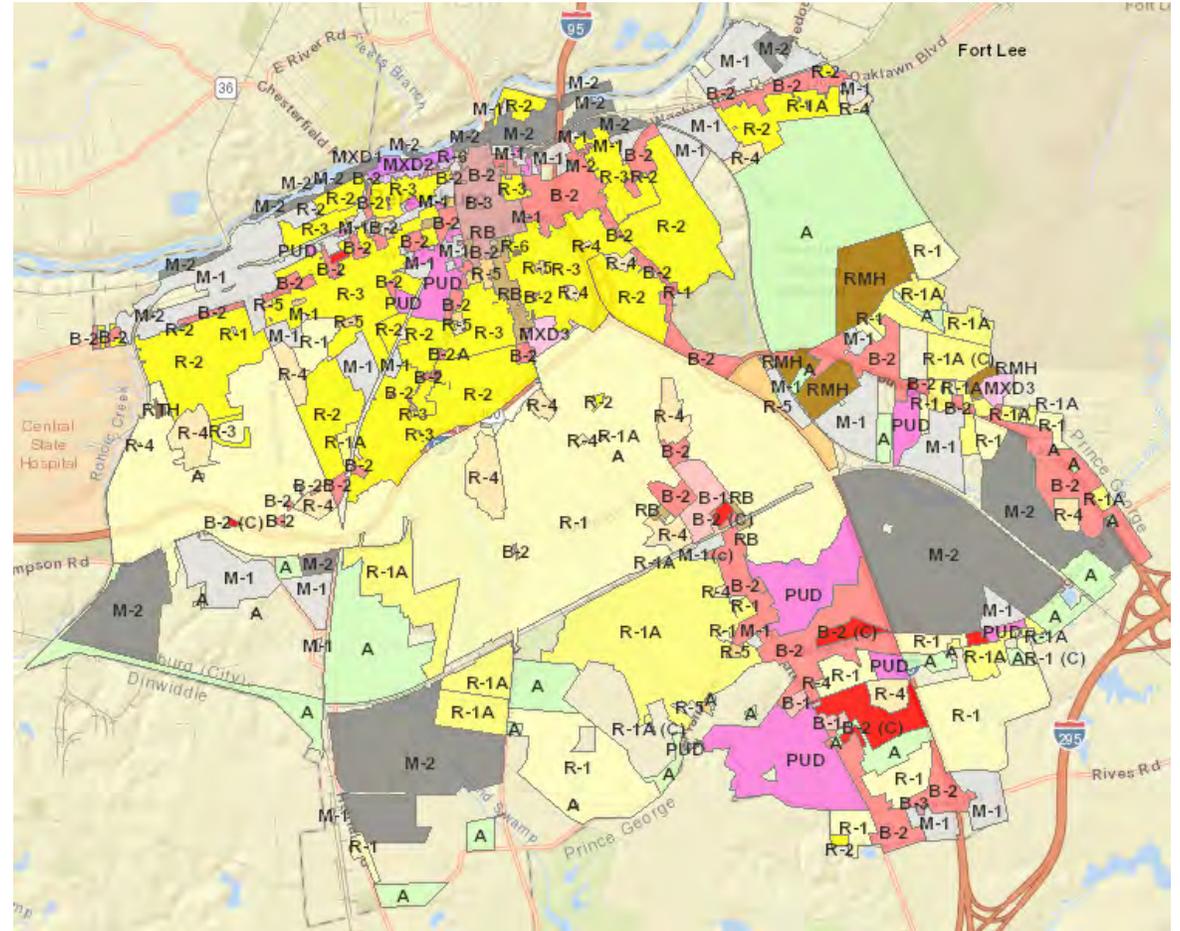
# CURRENT APPROACH

- 1) Update the 20 zoning districts to have new descriptions
- 2) Create a separate chapter for design of those districts.

The zoning of parcels would not change; for example, properties that are currently in a residential zoning district, but were envisioned by Council as industrial in the Comprehensive Plan, would remain residential and inconsistent with the community vision.

# CURRENT APPROACH CONTINUED

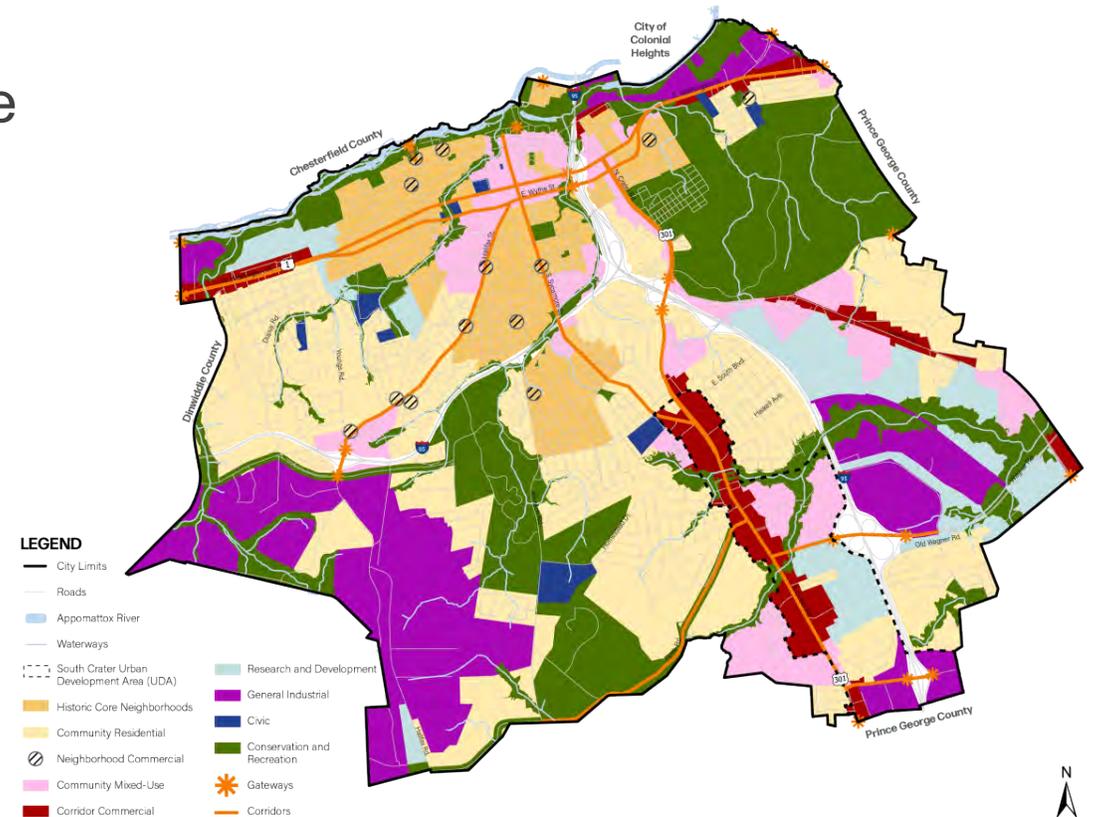
The zoning map would still look a lot like this (current map), but with new descriptions and a design requirement chapter.



# PROPOSED ZONING APPROACH

- 1) Reduce the number of zoning districts.
- 2) Align the districts with the Comprehensive Plan (rename them).
- 3) Integrate design/form with use in each district.
- 4) Conduct a citywide rezoning to adopt a new zoning map and districts.\*

\*Would preserve recent entitlements like Planned Unit Developments or Proffers.



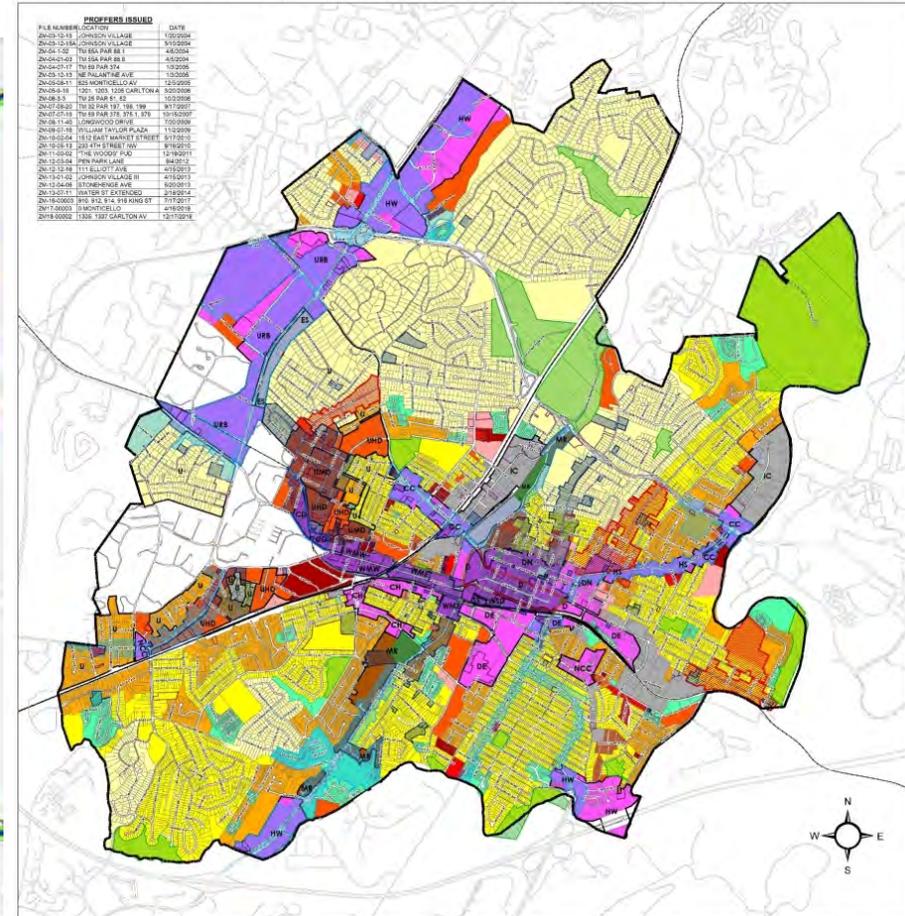
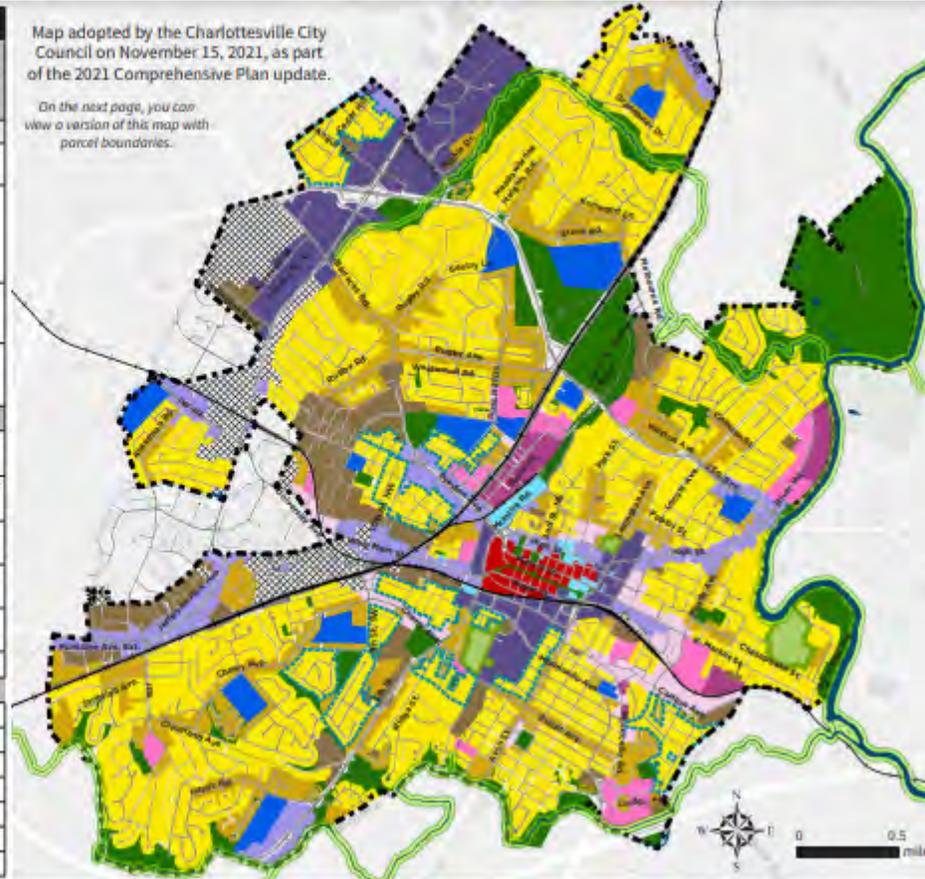
# EXAMPLE - CHARLOTTESVILLE

## CITY OF CHARLOTTESVILLE ZONING DISTRICT MAP

City of Charlottesville Future Land Use Map	
<b>RESIDENTIAL</b>	
Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all categories and will consider demolition disincentives, as feasible.	
Description	
<b>General Residential:</b> Allow for additional housing choice within existing residential neighborhoods throughout the city.	
<b>General Residential (Sensitive Community Areas):</b> Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures. (Note: The boundaries for these areas should evolve during the zoning update process, as described on page 25 of the Comprehensive Plan.)	
<b>Medium Intensity Residential:</b> Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.	
<b>Higher-Intensity Residential:</b> Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.	
<b>MIXED USE NODES AND CORRIDORS</b>	
<b>Neighborhood Mixed Use Corridor:</b> Neighborhood scaled mixed use areas arranged along corridors that support existing residential districts.	
<b>Neighborhood Mixed Use Node:</b> Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.	
<b>Business and Technology Mixed Use:</b> Light industrial and production uses, with other commercial and residential uses (where appropriate).	
<b>Urban Mixed Use Corridor:</b> Higher intensity mixed use development arranged along corridors between employment, commercial, and civic nodes of the city.	
<b>Urban Mixed Use Node:</b> Urban mixed use districts that support community housing, employment, and commercial development.	
<b>Downtown Core:</b> A primary, central mixed use activity hub for the city.	
<b>OTHER CATEGORIES</b>	
<b>Open Spaces and Parks:</b> Includes both public and private spaces.	
<b>Cemetery:</b> Includes both public and private cemeteries.	
<b>Civic:</b> Includes governmental buildings.	
<b>Education:</b> Charlottesville City Schools and Non-City Schools.	
<b>UVA:</b> Properties owned by the University of Virginia.	
<b>Stream Buffer:</b> 100' buffer.	
<b>City of Charlottesville Boundary and Urban Development Area</b>	

Map adopted by the Charlottesville City Council on November 15, 2021, as part of the 2021 Comprehensive Plan update.

On the next page, you can view a version of this map with parcel boundaries.



FILE NUMBER	LOCATION	DATE
2003-12-13	JONKSON VILLAGE	12/03/04
2003-12-14	JONKSON VILLAGE	12/03/04
2004-1-27	THE USA PARK BL	4/20/04
2004-2-27	THE USA PARK BL	4/20/04
2004-5-17	THE USA PARK BL	12/22/05
2005-12-13	THE PALATKAH AVE	12/22/05
2005-6-11	1205, 1206, 1208 CARLTON A	12/22/05
2006-5-1	THE USA PARK BL	12/22/05
2007-08-22	THE USA PARK BL	12/22/05
2007-11-14	LONGWOOD DRIVE	12/22/05
2008-11-18	WILLOW PARK PLAZA	12/22/05
2008-10-24	1512 EAST MARKET STREET	4/15/06
2008-10-13	204 PINE STREET TOW	8/4/06
2008-11-04	THE WOODY ROAD	12/16/07
2008-10-24	NEW PARK AVE	8/4/06
2008-12-18	111 ELLIOTT AVE	4/15/07
2009-10-12	JONKSON VILLAGE III	4/15/07
2010-04-06	ETIMONDENE AVE	8/20/07
2010-02-11	WALTERS OF ETIMONDENE	24/08/04
2010-06-03	316, 314, 312 KING ST	3/15/07
2011-06-03	BRIMFIELD	4/16/08
2018-0002	1335, 1337 CARLTON AV	12/17/2018

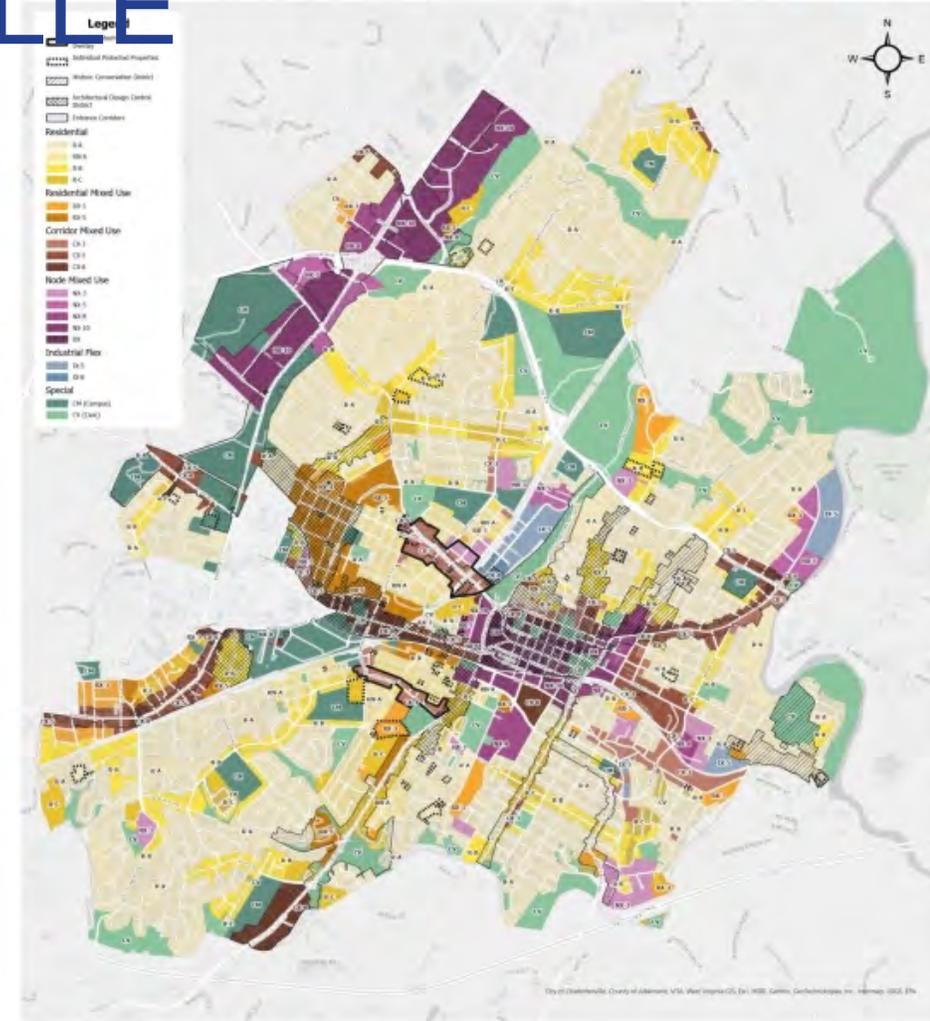
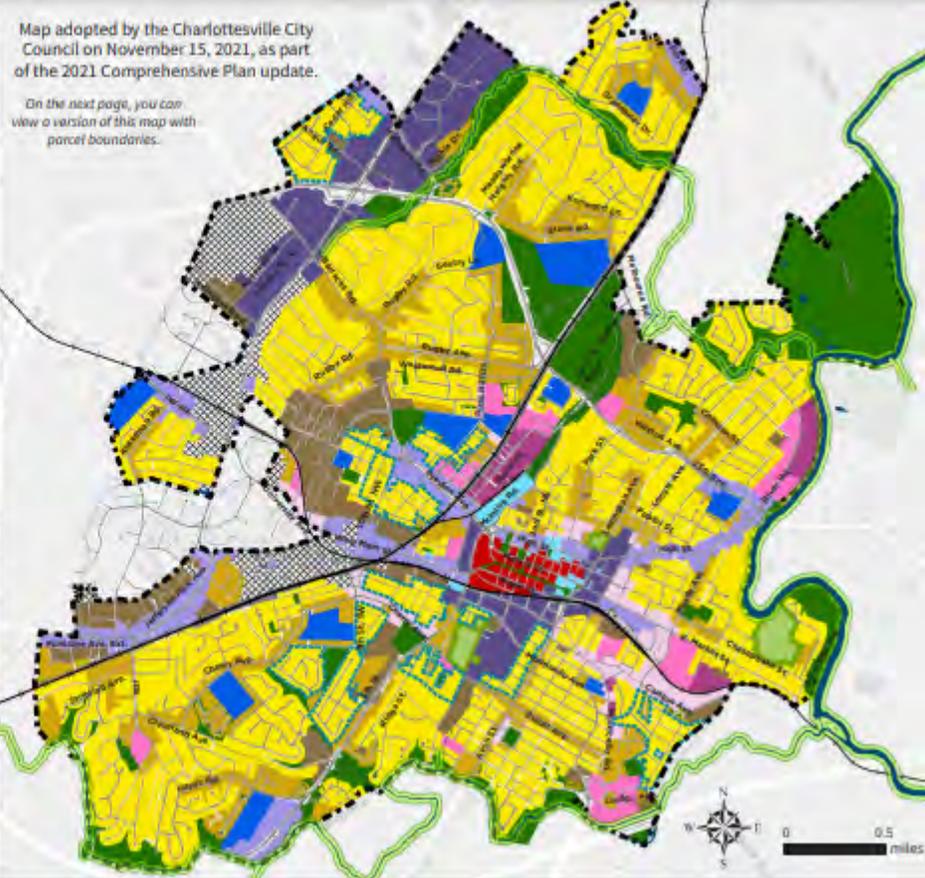
RESIDENTIAL	COMMERCIAL	MIXED USE	INDUSTRIAL
R-1	C-1	South Street District Corridor	M-1
R-1.5	C-2	Downtown Corridor	M-1
R-2	C-3	Downtown Extended Corridor	M-1
R-2.5	C-4	Downtown North Corridor	M-1
R-3	C-5	West Main East Corridor	M-1
R-3.5	C-6	West Main West Corridor	M-1
R-4	C-7	Central City Corridor	M-1
R-4.5	C-8	Alban Corridor	M-1
R-5	C-9	High Street Corridor	M-1
R-5.5	C-10	Highway Corridor	M-1
R-6	C-11	Neighborhood Commercial Corridor	M-1
R-6.5	C-12	Cherry Avenue Corridor	M-1
R-7	C-13	Public Park Protection	M-1
R-7.5	C-14	Neighborhood Design Control Districts and Individually Protected Properties	M-1
R-8	C-15	Historic Conservation District	M-1
R-8.5	C-16	Historic Conservation District	M-1
R-9	C-17	Historic Conservation District	M-1
R-9.5	C-18	Historic Conservation District	M-1
R-10	C-19	Historic Conservation District	M-1
R-10.5	C-20	Historic Conservation District	M-1
R-11	C-21	Historic Conservation District	M-1
R-11.5	C-22	Historic Conservation District	M-1
R-12	C-23	Historic Conservation District	M-1
R-12.5	C-24	Historic Conservation District	M-1
R-13	C-25	Historic Conservation District	M-1
R-13.5	C-26	Historic Conservation District	M-1
R-14	C-27	Historic Conservation District	M-1
R-14.5	C-28	Historic Conservation District	M-1
R-15	C-29	Historic Conservation District	M-1
R-15.5	C-30	Historic Conservation District	M-1
R-16	C-31	Historic Conservation District	M-1
R-16.5	C-32	Historic Conservation District	M-1
R-17	C-33	Historic Conservation District	M-1
R-17.5	C-34	Historic Conservation District	M-1
R-18	C-35	Historic Conservation District	M-1
R-18.5	C-36	Historic Conservation District	M-1
R-19	C-37	Historic Conservation District	M-1
R-19.5	C-38	Historic Conservation District	M-1
R-20	C-39	Historic Conservation District	M-1
R-20.5	C-40	Historic Conservation District	M-1
R-21	C-41	Historic Conservation District	M-1
R-21.5	C-42	Historic Conservation District	M-1
R-22	C-43	Historic Conservation District	M-1
R-22.5	C-44	Historic Conservation District	M-1
R-23	C-45	Historic Conservation District	M-1
R-23.5	C-46	Historic Conservation District	M-1
R-24	C-47	Historic Conservation District	M-1
R-24.5	C-48	Historic Conservation District	M-1
R-25	C-49	Historic Conservation District	M-1
R-25.5	C-50	Historic Conservation District	M-1
R-26	C-51	Historic Conservation District	M-1
R-26.5	C-52	Historic Conservation District	M-1
R-27	C-53	Historic Conservation District	M-1
R-27.5	C-54	Historic Conservation District	M-1
R-28	C-55	Historic Conservation District	M-1
R-28.5	C-56	Historic Conservation District	M-1
R-29	C-57	Historic Conservation District	M-1
R-29.5	C-58	Historic Conservation District	M-1
R-30	C-59	Historic Conservation District	M-1
R-30.5	C-60	Historic Conservation District	M-1
R-31	C-61	Historic Conservation District	M-1
R-31.5	C-62	Historic Conservation District	M-1
R-32	C-63	Historic Conservation District	M-1
R-32.5	C-64	Historic Conservation District	M-1
R-33	C-65	Historic Conservation District	M-1
R-33.5	C-66	Historic Conservation District	M-1
R-34	C-67	Historic Conservation District	M-1
R-34.5	C-68	Historic Conservation District	M-1
R-35	C-69	Historic Conservation District	M-1
R-35.5	C-70	Historic Conservation District	M-1
R-36	C-71	Historic Conservation District	M-1
R-36.5	C-72	Historic Conservation District	M-1
R-37	C-73	Historic Conservation District	M-1
R-37.5	C-74	Historic Conservation District	M-1
R-38	C-75	Historic Conservation District	M-1
R-38.5	C-76	Historic Conservation District	M-1
R-39	C-77	Historic Conservation District	M-1
R-39.5	C-78	Historic Conservation District	M-1
R-40	C-79	Historic Conservation District	M-1
R-40.5	C-80	Historic Conservation District	M-1
R-41	C-81	Historic Conservation District	M-1
R-41.5	C-82	Historic Conservation District	M-1
R-42	C-83	Historic Conservation District	M-1
R-42.5	C-84	Historic Conservation District	M-1
R-43	C-85	Historic Conservation District	M-1
R-43.5	C-86	Historic Conservation District	M-1
R-44	C-87	Historic Conservation District	M-1
R-44.5	C-88	Historic Conservation District	M-1
R-45	C-89	Historic Conservation District	M-1
R-45.5	C-90	Historic Conservation District	M-1
R-46	C-91	Historic Conservation District	M-1
R-46.5	C-92	Historic Conservation District	M-1
R-47	C-93	Historic Conservation District	M-1
R-47.5	C-94	Historic Conservation District	M-1
R-48	C-95	Historic Conservation District	M-1
R-48.5	C-96	Historic Conservation District	M-1
R-49	C-97	Historic Conservation District	M-1
R-49.5	C-98	Historic Conservation District	M-1
R-50	C-99	Historic Conservation District	M-1
R-50.5	C-100	Historic Conservation District	M-1

# EXAMPLE - CHARLOTTESVILLE

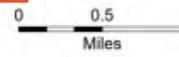


City of Charlottesville Zoning Map

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<b>Stream Buffer:</b> 100' buffer.	
<b>City of Charlottesville Boundary and Urban Development Area</b>	



Approved December 18, 2023



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# CONSIDERATIONS

If Council is interested in updating the entire zoning map to match the future land use plan and Comprehensive Plan, we will need committed support from Council and the Community.

If Council and the community are not open to changing the entire map (with some exceptions), the new ordinance that would result would not function or be adoptable (district names and standards would not match current districts).

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# CONSIDERATIONS CONTINUED

- Additional community engagement and notifications will occur.
- The budget will increase only by \$25,000 - \$40,000 to see the zoning ordinance match the future land use plan.
- Council needs to be ready to support staff through the implementation of the community vision.

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# COUNCIL ASK

Provide direction to staff:

- 1) Continue the current route (zoning map will not change, but design standards will be created, and district standards will be modified).
- 2) Update zoning map to match the future land use. Rename and reduce the number of existing districts. Integrate design within each district. **Staff Choice if Council and Community Support**
- 3) Somewhere in the middle. Keep the same district names but identify what we can phase out over time. Do smaller rezoning efforts (more time consuming to match the future land use map)

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# SYCAMORE STREET - TREES



City Council

February 2025

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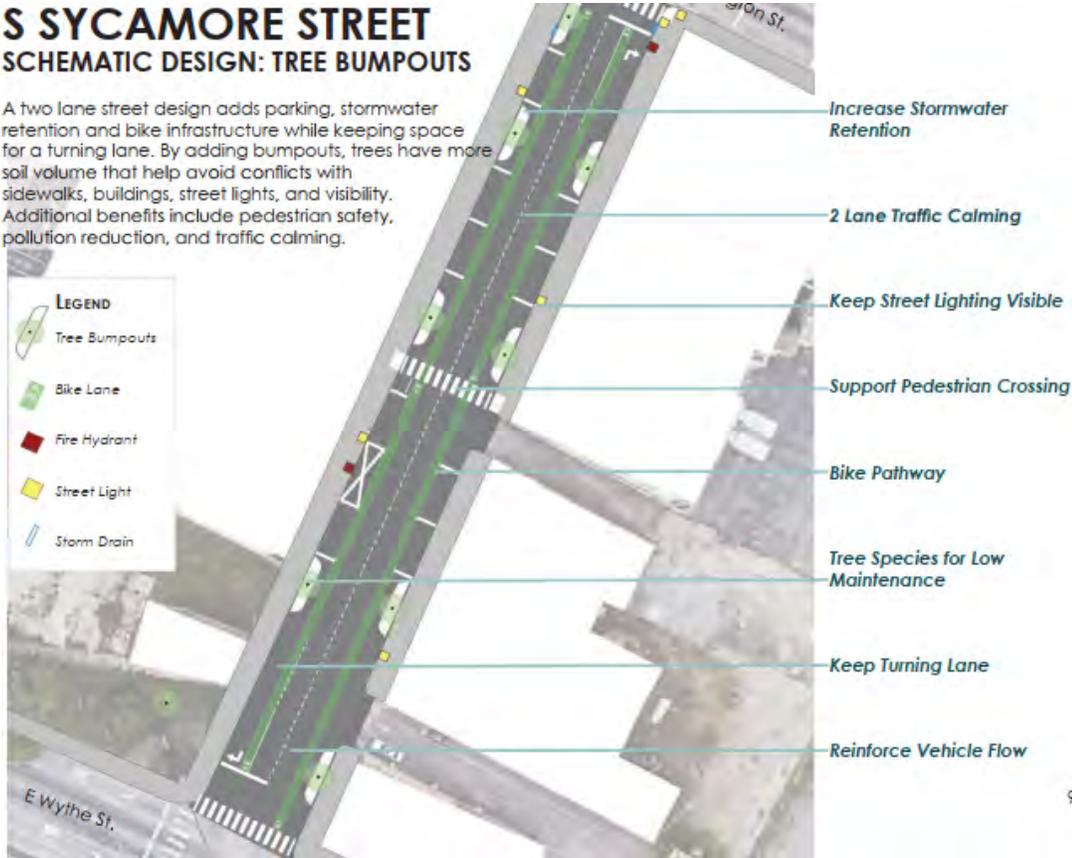
# REQUEST

In January, Council requested an update on getting trees planted on Sycamore Street between Washington Street and Wythe Street.

# GREEN INFRASTRUCTURE CENTER

## S SYCAMORE STREET SCHEMATIC DESIGN: TREE BUMPOUTS

A two lane street design adds parking, stormwater retention and bike infrastructure while keeping space for a turning lane. By adding bumpouts, trees have more soil volume that help avoid conflicts with sidewalks, buildings, street lights, and visibility. Additional benefits include pedestrian safety, pollution reduction, and traffic calming.



## S SYCAMORE STREET SCHEMATIC DESIGN: TREE BUMPOUTS

If the tree bumpouts are sunken grade with larger well-drained soil capacity, they have the potential to act as bioswales and help increase stormwater retention. Two examples have been provided of tree bumpouts at grade and with a sunken grade as a bioswale. This concept would need additional site analysis to develop on S Sycamore Street.

Other options for tree design include siliva (trade name) or other soil cells and suspended pavement, however they may be more expensive.



National Association of City Transportation Officials

EXAMPLES:



Tree Bumpout in Lancaster, VA.



Tree Bumpout as a Bioswale in Philadelphia, PA.



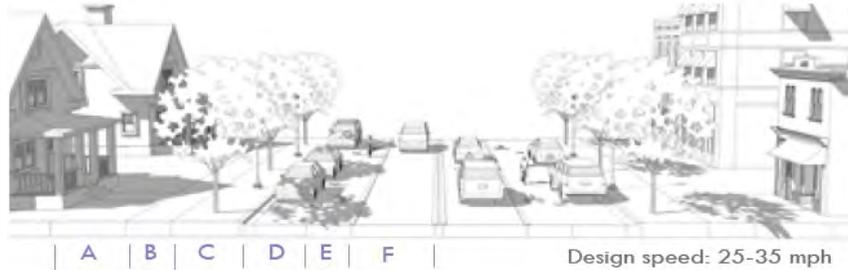
Tree Bumpout as a Bioswale in Portland, OR.

# MULTIMODAL PLAN

Regional plan to be drafted in the next two months. Will have a concept design and cost estimate for Sycamore from Old Street to Crater Road.

T2

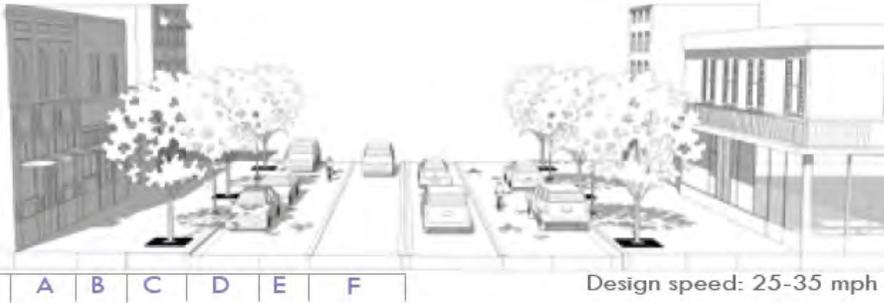
Building Frontage	A	12'
Sidewalk Through	B	6'
Amenity	C	9'
Curbside Activity	D	8'
Bicycle	E	6'
Travel Lane	F	12'
Median	G	18''*



Design speed: 25-35 mph

T3

Building Frontage	A	7'
Sidewalk Through	B	6'
Amenity	C	7'
Curbside Activity	D	8'
Bicycle	E	6'
Travel Lane	F	12'
Median	G	18''*



Design speed: 25-35 mph



# GREEN INFRASTRUCTURE CENTER - NEW

## PROPOSAL

If we want trees now in with the street in its current state, we can work with a couple of firms like Meridian Civil Survey and Green Blue Urban.

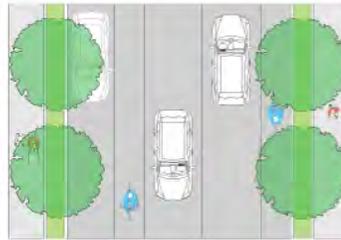
Estimate:

- \$20,000 for engagement and renderings.
- \$4,800 per tree well for implementation (includes stormwater piping, excavation, sidewalk replacement...)

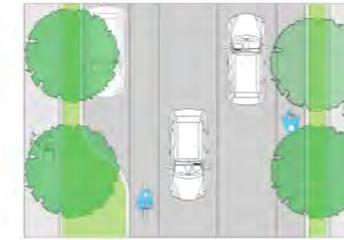
### IV. Neighborhood

#### Green Links Treatment Options

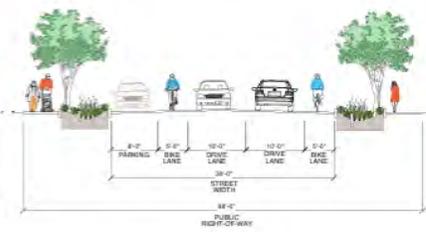
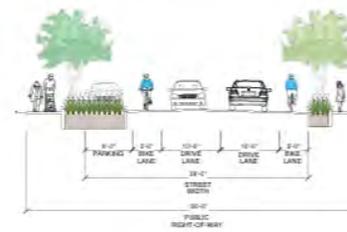
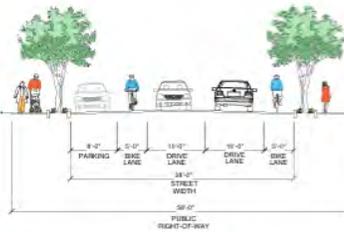
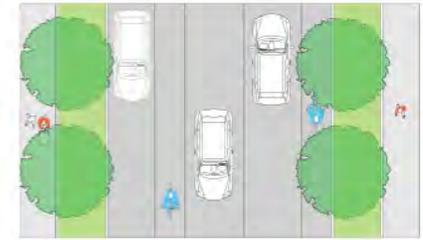
Option A: On-Street ROW



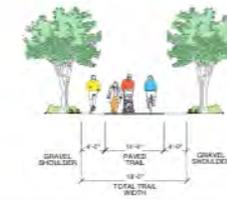
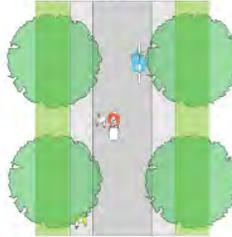
Option B: Curb Cuts and Planting



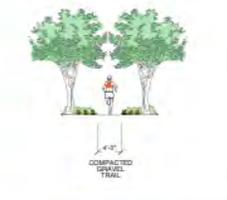
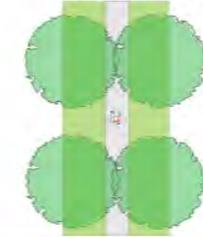
Option C: Complete Street



Option D: Greenway



Option E: Trail / Footpath



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# NEXT STEPS AND COUNCIL FEEDBACK

Currently no funding has been identified for this.

Is the interest in trees in the ground now or trees in the ground as part of a bigger streetscape improvement plan along Sycamore Street?