



City of Petersburg Virginia

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City Council Work Session

March 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. **Public Comments**
 6. **Approval of Consent Agenda (to include minutes of previous meetings):**
 - a. Minutes of Previous Meetings: Pages 3-29
 - October 1, 2024 Work Session
 - February 4, 2025 Work Session
 - b. First Read & Schedule a Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the Amount of \$1,900,000 - Pages 30-33
 - c. First Read & Schedule a Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget - Pages 34-35
 - d. First Read & Schedule a Public Hearing to Approve a Request by Capital City Homes, LLC to Rezone with Proffers Property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce Street, Parcel IDs 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013, from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District - Pages 36-70
 - e. First Read & Schedule a Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute an Option Agreement and Convey Property Upon Satisfaction of Terms for 3501 Halifax Road - Pages 71-86
 7. **Special Reports**
 8. **Monthly Reports**
 9. **Finance and Budget Report**
 10. **Capital Projects Update**
 11. **Utilities**

a. Public Works Presentation - Pages 87-93

12. Streets

13. Facilities

14. Economic Development

15. City Manager's Agenda

16. Business or reports from the Clerk

17. Business or reports from the City Attorney

18. Adjournment



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 4, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH:

FROM:

RE: **Minutes of Previous Meetings:**
 - October 1, 2024 Work Session
 - February 4, 2025 Work Session

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. Petersburg_CC_2024.10.01_worksession minutes
2. Petersburg_CC_2025.02.04_worksession minutes

The work session meeting of the Petersburg City Council was held on Tuesday, October 1, 2024, at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/316493>.

1. **ROLL CALL:**

Present:

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

Absent: W. Howard Myers, Councilor– Ward 5

Present from City Council Administration:

City Manager John March Altman, Jr.
City Attorney Anthony C. Williams
City Clerk Tangi R. Hill

2. **PRAYER:**

Vice Mayor Hill led the Council meeting in prayer.

3. **PLEDGE OF ALLEGIANCE:**

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

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

A quorum was present.

5. **PUBLIC COMMENTS:**

Bruce Snow, 239 South Adams Street, stated that he and his wife, Laura Inouye, own two properties on Central Park, specifically 109 and 111 Central Park. He stated that they are here to alert Council to a serious danger in Poplar Lawn Park due to several diseased trees that threaten both property and human safety. He said that recently, part of a large tree fell across the sidewalk in front of their house at 109 Central Park, which is frequently used by postal workers and delivery people. Mr. Snow said he has repeatedly informed the City about these dangerous trees, with two already fallen and another about to fall. He said he is concerned about potential city liability and property damage, as well as the danger to human life, and requested prompt action to address and remove these hazardous trees.

Barb Rudolph, 1675 Mount Vernon Street, stated that she would revisit what she brought up at the last meeting and said there had been a misunderstanding about what she said. Ms. Rudolph said that 35 out of 38 cities in Virginia either voted for their city councils or mayors at large, stating that this was an either/or statement and clarified there were not 35 cities that elected Mayors at large. She said that Mr. Williams referenced a different number from the VML handbook, noting 22 cities elected Mayors at large, compared to the 21 she researched earlier. She said this difference did not change the fact that Petersburg is an outlier.

Ms. Rudolph said that the Mayor had raised the point that Petersburg has a ward system, which was implemented over 50 years ago when conditions were different. She said that in 1972, the ward system was introduced after Petersburg annexed parts of Prince George and Dinwiddie, increasing the white population by over 7,000 and the black population by over 200. Ms. Rudolph said that by 2010, the black population in Petersburg had increased by 5,472, while the white population had decreased by 18,845. She said this shift left over 25,000 black residents and fewer than 5,000 white residents.

She said that the current demographic of around 77-78% black residents suggests that a white-dominated City Council is no longer possible, and an at-large election would ensure that City Council remains representative of the community.

Cheryl Brown, 1860 Westover Avenue, thanked public works for the excellent job they did in making the entrance of Petersburg look beautiful. Ms. Brown said she had previously mentioned the issue and was thankful that the fire department acted promptly. She said she was grateful for the efforts of the Walnut Hill Fire Department in saving her grandchild's life. Ms. Brown said she wanted to formally request that residents of Petersburg be officially acknowledged as part of the City's governance. She said there should be a spot on the city's website for residents to submit and aggregate information.

She said she had spoken with Zeb Smith about potential funds coming into the City and suggested a participatory budget be implemented for transparency. Ms. Brown said she would like to see a portion of the budget, usually \$1 to \$5 million, designated for public voting. She said this would ensure more transparency and avoid political issues. She said there should also be a survey at ward meetings to assess and track the importance of various issues. Ms. Brown said this would help measure progress and resolve matters effectively. She said she believed this would not be difficult to implement with today's technology. She thanked Council for their service.

Otis Hill, 1025 Wythe Street, stated that the City needs safety equipment for the deaf for hurricane alerts. He said the deaf community has expressed a need for flashing alert boxes, similar to those used in Frankfort, Kentucky. He said these boxes cost about \$600 each, and there are approximately 600 boxes in Frankfort. He said they could potentially contact Frankfort to inquire about their supplier or for assistance. Mr. Hill said he has a picture of the alert boxes and would provide it to the deputy for review. He said this equipment would enhance safety, especially during the night when residents are unaware of approaching hurricanes.

Ms. Kira Stevens, 226 Rolfe Street, Pocahontas Island, stated that there have been several issues with recent flooding and drains not draining, with some of the main roads impassable during storms. Ms. Stevens said that the whole City is suffering from lack of road maintenance and insufficient infrastructure, and she did not want Petersburg to become like some of the towns in North Carolina, Florida, and Georgia where there is no access, no bridges, and no roads.

Ms. Amanda Green, 301 Rolfe Street, Pocahontas Island, said she would reiterate what her neighbor just said and thanked Council for approving the resolution at their last meeting. She said that Mr. Altman had indicated he was working with DCR to get some clarification on the floodplain where the road is currently proposed. She said that they have become somewhat desensitized to the flooding, and perhaps they did need the casino to help with funds for those improvements.

6. APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETINGS):

- a. Minutes:
 - July 30, 2024 Special Meeting
 - September 3, 2024 City Council Closed Session
 - September 17, 2024 City Council Closed Session

- b. First Reading and Schedule a Public Hearing to Consider an Ordinance to Amend and Readopt Article 25, Supplementary Height, Area, Bulk, and Design Regulations, and Article 28, Changes and Amendments, as Set Forth in the Zoning Ordinance of the City of Petersburg Pertaining to Administrative Clarifications on Development of Contiguous Nonconforming Lots Under Common Ownership and Requirements for Public Notice
- c. First Reading and Schedule a Public Hearing for Consideration of an Ordinance to Amend and Re-Adopt the FY25 Petersburg City Public Schools Budget to Allocate Additional Funds for Food Service Upgrades, to Include Capital & Operational Improvements
- d. First Reading and Schedule a Public Hearing for Consideration of an Ordinance to Utilize the Budget Stabilization Fund to Fund Emergency Repairs
- e. First Reading and Schedule a Public Hearing for Consideration of Acceptance & Appropriation of Funding from the Virginia Department of Elections for the 2024 Election Equipment Grant
- f. First Reading and Schedule a Public Hearing for Consideration of a Resolution Authorizing the Issuance & Sale of General Obligation and Refunding Bonds of the City of Petersburg
- g. First Reading and Schedule a Public Hearing for Council to Resolve to Reallocate \$279,552.95 of CDBG-CV Funds for Critical Home Repair
- h. First Reading and Schedule a Public Hearing on an Ordinance to Amend and Re-Adopt Section 21- 2 of the Petersburg City Code Pertaining to the Petersburg Arts Commission

Vice Mayor Hill made a motion to approve the Consent Agenda with Item b removed. Council Member Cuthbert seconded the motion.

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

On a roll call vote, voting yes: Cuthbert, Jones, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; Abstain: N/A. Absent: Myers.

7. **SPECIAL REPORTS**

- a. Update from Planning and Community Development Regarding Signs (Window, Poorly Maintained, Flashing Lights, and Sandwich Board), Housing Resources, and the Ice Machine at 1916 S Sycamore Street

Planning Director Naomi Siodmok said there were a few items from their September 3rd meeting that needed to be addressed, including sandwich board signs and a housing resource. She said at the end of 2023, staff discovered that the City's sign ordinance was inequitably enforced. Ms. Siodmok said under two sections of code, sandwich board signs were illegal. She said staff worked with the Planning Commission and legal departments to develop an ordinance allowing sandwich board signs with proper permits. Ms. Siodmok said this approach helps ensure the City's liability and safety.

Ms. Siodmok said staff and the Planning Commission preferred to keep sandwich board signs legal due to their benefits to local businesses. Ms. Siodmok said removing the language from the code would make them illegal again. She said most local businesses supported the regulations. Ms. Siodmok said these regulations ensured safety and esthetics, applying to the whole City. She said businesses were required to keep signs on their property.

Ms. Siodmok shared a video with news coverage regarding the signs. She said the matter was forwarded to Planning Commission for further action, stating that the current focus was on maintaining equitable sign enforcement and ensuring the safety and appearance of the City.

Council Member Cuthbert said he did not mean to indicate opposition to sandwich board signs. He said a restaurant business, which was not at the corner of activity but at a distance, wanted to place a sandwich board sign at a high foot traffic corner. He said the ordinance at the time required the sign to be in front of or beside the business it was promoting, which did not work for this owner. He said the owner wanted to place the sign at Old Street and North Sycamore, a more active corner. Council Member Cuthbert said he had no problem with the idea and believed it was great. He encouraged creative thinking to allow sandwich board signs to be placed somewhere other than in front of the business, addressing the visibility issue for the business owner.

Ms. Siodmok responded that businesses on those side streets used to assemble their sandwich board signs right at the end of Sycamore and Old Street, and if that was something Council would be open to, they could potentially just have an exception added to the code where businesses on Old Street are able to have signs at that location.

Council Member Cuthbert said another way to handle it is by allowing one sandwich board sign, which can be placed anywhere. He said he's not trying to tie anyone's hands, and he doesn't think the City wants to either. He suggested considering different options and requested that the Planning Commission bring back a recommendation as soon as possible, as it affects the lifeblood of businesses. He clarified that the motion by Council is no longer to rescind zoning regulations associated with sandwich board signs and asked Ms. Siodmok to bring back options so they could see exactly what was in front of them. He noted that this is a work session, and unless rules are suspended, they can't pass a motion.

Mayor Parham said the spirit of the motion was to amend the constraints to allow for some exceptions on the Old Street corridor. He said the aim was to support new restaurants that haven't yet attracted much traffic, and they needed a creative way to advertise for that slower end of the street to help those businesses stay in operation.

Vice Mayor Hill said his business is further up the street, but he would not want those signs in front of it. He said if there are any restrictions, they should pertain to the business in question, and the signs should be placed in front of the business they advertise and not elsewhere. He noted the potential future development at the bottom of Sycamore Street, suggesting that the placement of signs should consider possible future businesses or apartments. He emphasized the need for permits to avoid liability issues if someone were to trip over a sign. He said the signs should not obstruct pedestrian pathways, mentioning a particular establishment where customers must walk in the street to navigate around a sign. He stressed the importance of safety in sign placement.

He said while some businesses thrive, others struggle, and there is a competitive atmosphere where businesses seek any advantage to attract traffic. He said Council Member Cuthbert's suggestion to consider options and make a decision was prudent. He said the Council does not intend to eliminate the signs entirely but to ensure they do not pose safety hazards or interfere with other businesses or residences.

Ms. Siodmok said their current language requires sandwich board signs to be outside the establishment unless the business is in an alleyway, allowing it to be brought to the main road. She said they also require a 36-inch clearance for accessibility. Ms. Siodmok said sign maintenance was brought up at a Council meeting, and they found language in the zoning ordinance requiring all signs to be kept in good structural condition. She said they are

addressing this issue by sending letters to businesses with decaying signs. She said window signs and flashing signs are addressed by the ordinance, which excludes unilluminated signs inside buildings from being considered signs. Ms. Siodmok said this makes it difficult to enforce window sign regulations. She said flashing signs are strictly prohibited. Ms. Siodmok said the current sign ordinance does not comply with recent Supreme Court rulings due to content regulation. She said they are updating the zoning ordinance, including sign regulations, to address concerns about window signs and improve street character.

Ms. Siodmok said that the ice machine at 1916 South Sycamore was approved by the previous zoning administrator. She said it was considered allowable despite not meeting the 45-foot setback requirement from the centerline of Sycamore Street, south of Halifax Street. She said the approval was given in February 2023, and the investment had already been made.

Ms. Siodmok said that the housing resource guide had multiple contributors and includes information from the Community Development Block Grant administrator, the communications team, and feedback from several organizations like LISC and the Cameron Foundation. She said the guide provides resources from the tri-cities Habitat for Humanity, Virginia Credit Union, and Home of Virginia—including websites, hours, locations, and services they provide. She said there are additional resources aimed at helping homeowners and renters, offering information on grants, social services, and nonprofits addressing housing injustice.

Council Member Jones stated that the three options originally presented were not to do it at all, to proceed with the second option they had already approved, or to issue permits, which he had expressed support for. He said his concern regarded the rusty poles and the improvements needed along East Washington Street and Crater Road, and making these changes would significantly improve the appearance of both vacant and occupied properties. He asked about the 36-inch clearance, and the response was that it was for walkability and handicapped accessibility, ensuring someone in a wheelchair could navigate through. He said he was glad to hear this, but he also pointed out that sidewalks cluttered with living room furniture would violate this clearance, posing a danger. He emphasized that this issue needed to be addressed as well.

Ms. Siodmok said she would work with Mr. Altman on the issue, noting it was a right-of-way item.

Mr. Altman mentioned a previous community where she had implemented separate sidewalk display guidelines to ensure public safety while allowing sandwich boards and cafe seating. He emphasized the importance of maintaining public safety on the sidewalks while accommodating business displays. He stated that in some locations, businesses temporarily placed items on the sidewalk, such as during deliveries, which could complicate enforcement. He stated that he could bring back some options to address these concerns and suggested a fair permitting process that treated furniture and signs equally, as businesses could include sidewalk items in their permit applications.

Ms. Siodmok acknowledged the urgency of addressing the issue and mentioned that the upcoming zoning ordinance update would likely cover sidewalk right-of-way regulations. She suggested that waiting for the zoning update could be a viable option.

Vice Mayor Hill asked how they were dealing with the flag sign issues, as there are some that are worn out, but the poles are still in place.

Ms. Siodmok said staff has been notifying people to remove their flag signs, and there is a code section that staff is working to improve. She said for the most part, people have been receptive and have removed the flag signs without needing any further process or violation, but that has mostly been through conversations. She said there was an example of a vacant church next to

the Food Lion in the Walnut Hill community, which had many flag signs out front even though it wasn't operational. She said now that the flag signs are gone, it looks much cleaner and better, as they are not tangled up in front of the business. She said they have been working on enforcing this and want to ensure they have good standing as they move forward.

Council Member Cuthbert mentioned that his constituents did not want to wait for the new zoning ordinance to be presented for a solution to their request. He asked when a proposal with several options for sandwich board signs would be brought back to the Council. He suggested options like maintaining the current status, allowing signs anywhere in front of the business, and placing them on corners without detracting from adjacent businesses. He clarified that his constituents felt constrained by the prohibition of sandwich signs not placed directly in front of their businesses. He reiterated that he wanted options presented to eliminate this restriction.

Ms. Siodmok said she appreciated the clarification, because she was under the impression that the interest was removing zoning regulations. She thanked everyone for wanting to see more options and flexibility for sign locations and said she would see what could be done to start the conversation. Ms. Siodmok said that usually, the process involves a discussion with the Planning Commission on the topic, and staff presents the requests from the Council to the Planning Commission. Ms. Siodmok said that during the next meeting, if the Planning Commission is ready, they would draft the language for a hearing on it. She said it would then come to the Council the following month, and this process typically takes about three months before it reaches the Council.

Council Member Cuthbert suggested that they put things together for their November 6, 2024, agenda, which is a special joint meeting.

Mr. Altman stated that they could discuss it to make sure they are unified, but he would like to have a set of display guidelines as they do for sidewalks downtown; he said that the same was true for sidewalks, which are regulated by a second set of guidelines. He added that staff would discuss what they could do moving forward, noting that this doesn't necessarily have to go through the Planning Commission and could come directly to Council to expedite the process.

Mr. Altman said that even though Council requested that the ordinance be amended, staff hasn't gone through that process with them. He said that if the allowance of sandwich board signs in front of a business is currently allowed, it is still allowed because staff hasn't brought anything back to Council that would eliminate it otherwise. He added that they needed to have options to allow some flexibility.

8. MONTHLY REPORTS

There were no items under this portion of the agenda.

9. FINANCE AND BUDGET REPORT

a. Department of Finance Monthly Update

Budget Manager Garry Cozier reported that the finance team projected \$1.4 million in interest for FY25, based on \$30-35 million deposited into the LGIP at a 4% interest rate. He said that from the first 90 days, the return was about 5.5%. Mr. Cozier said that on September 18th, the Federal Reserve lowered interest rates by half a percentage point and that subject matter experts expect several reductions in the next 12 months. He said that on September 20th, a cash flow analysis revealed that an additional \$7 million could be deposited into the LGIP, which was completed. Mr. Cozier said the additional deposit should yield almost \$200,000 for the last nine months of the fiscal year at a 3.75% interest rate.

He said the Finance team aims to shield the City from significant revenue projection decreases by using an interest rate of 4% in the budget, despite a current return of 5.5%. Mr. Cozier said that finance and treasury negotiated an overnight sweep with the demand account, which was interest-bearing. He said the City received \$458,371 in interest from the LGIP and \$144,100 from the overnight sweep account to date. Mr. Cozier said projections for the next nine months are about \$1.1 million from the LGIP and \$370,483 from the interest-bearing account, totaling over \$2 million in interest, which is favorable compared to the budgeted \$1.4 million. He said most departments are tracking well, with no significant outliers, and expenditures are at 18% for the year. Mr. Cozier said a detailed report is available on the City's website. He noted that the Finance department received an award from the Government Finance Officers Association for their budget presentation, which had multiple criteria.

Council Member Jones thanked Mr. Cozier and recognized the hard work and accomplishments of the Finance team, adding that the award was significant to the community. He said it was important for department heads to communicate clearly with the community, and using acronyms such as LGIP without explanation could confuse the public. Council Member Jones said he wanted to ensure transparency about where the money was going and said the community needed to know the purpose and destination of these funds.

Mr. Cozier explained that LGIP stands for Local Government Investment Pool, with localities around the state putting their available monies into this pool to yield returns and make their money work for them. He noted that the interest rates fluctuate with government changes and said that by depositing available funds into this account, they maximize their budget.

Mr. Altman noted that the fund is managed by the Virginia Department of Treasury.

Mayor Parham congratulated the Finance team on the award.

10. CAPITAL PROJECTS UPDATE

There were no items under this portion of the agenda.

11. UTILITIES

There were no items under this portion of the agenda.

12. STREETS

Vice Mayor Hill said that a previous speaker from the public mentioned flooding, noting that the older infrastructure and Poor Creek would help address flooding on the southern end of the City. He said they were aware of areas like Bank Street that typically flood and understood the cause. He said it was important to maintain grass cutting and trash removal, as these factors contribute to flooding, particularly during heavy downpours.

He said recent efforts to spray for weeds were commendable but insufficient if done too late in the season. Vice Mayor Hill said it was disheartening to see weeds growing through cracks all summer. He said there was a need to establish an effective plan to address grass cutting and trash removal early in the spring, continuing through summer and into fall, and asked staff what that was. He said the plan should ensure ongoing attention to these issues to prevent flooding and maintain the City's appearance.

Director of Public Works Jerry Byerly stated that he had a proposal to take to Mr. Altman for his review, and after any comments from Mr. Altman, staff would bring it to Council. He said there was a piece of equipment they had looked at that Colonial Heights had recently purchased, which essentially cleaned the grass on the top of the curb and down in the gutter. He said it was a street sweeper, but instead of

a bristle brush like the ones they had, it used a wire brush that cut the grass and made the curb look slick, just like when it was new. He said that this apparatus, sold by Atlantic Machinery, worked really well for localities such as Colonial Heights. He said that part of the proposal would go to Mr. Altman as far as spraying, and they had talked to Jamie at the golf course and would be working with him.

Vice Mayor Hill commented that he felt they needed to take a different approach with that.

Mr. Byerly said they also had a contractor lined up, and they hoped to start spraying pre-emergent in areas like Sycamore and the main sidewalks to kill weeds before they came up.

Vice Mayor Hill asked if, per the City's code, it was the residents' responsibility to take care of their sidewalks and curbs.

Mr. Byerly explained that where the curb comes up and goes over at the edge of the street, the back side of that curb, the utility strip, the sidewalk, the grass—that's the responsibility of the residents, and the curb to the center line of streets is the City's responsibility. Mr. Byerly also stated that he had worked with Ms. Siodmok and an arborist who had identified 34 trees in the Sycamore Street Park that need to be cut because of their condition. He said that he had also emailed Mr. Allen at Parks and Rec and would be working with him to get quotes for those trees and try to find the funding to get them taken down.

Mayor Parham discussed the sidewalk replacement project in the street operations division. He mentioned that Mr. Jack Crocker and his wife were hosting a National Garden Week event at their home on Brandon Avenue. With many guests expected for that, Mayor Parham inquired about resources to redo the fractured sidewalks before the event, emphasizing its national exposure. He said he had sent pictures to the City Manager and would provide the exact address, with the event taking place in spring of 2025.

Mr. Altman stated that he would make sure to get someone out there to take care of it.

Council Member Cuthbert thanked the team for the work done on Montebello, mentioning a large fallen tree that had added to the abandoned look of the neighborhood. He expressed concern about two parking lots, particularly one in front of the historic courthouse. He noted that despite requests for cleanup, weeds were still growing, and some concrete bumpers were askew and looked neglected.

Mr. Byerly responded that they had fixed those about a month ago, but if they're back out of maintenance again, staff will readdress them.

Council Member Cuthbert said that the other City parking lot of concern was the one closest to the Dixie Restaurant, and there were weeds there taller than he was as well as a considerable amount of trash at the Sycamore Street edge.

Mr. Byerly agreed to take a look at it.

Council member Jones praised the quick and effective response of the City departments involved in the old DMV building collapse and said he appreciated their hard work. He then addressed the issue of the sidewalk near Blandford sixth-grade school, emphasizing that it was a City issue and a potential lawsuit situation. He mentioned that on the first day of school, children and parents were tripping over it. Council Member Jones insisted that the repair needed to be done immediately.

Mr. Byerly responded that staff had already looked at it and obtained a quote for \$196,000 and were trying to find the money, noting that the City had already spent all but \$23K of its sidewalk money.

Mr. Altman stated that they were trying to find the money but only received \$500K in VDOT allocation for sidewalks, so they may need to turn to City money. He said they technically needed to go through a budget process, but if he couldn't find available funding, he would come back to Council with a request.

Council Member Jones recalled a previous statement about securing funds to tarp and board up Peabody School. He noted that the windows are still not boarded, despite the code requiring vacant buildings to be boarded up and painted black. Council Member Jones emphasized the importance of marking buildings with an "X" to indicate safety, a practice used in Colonial Heights. He stressed that Peabody, Titmus, and similar buildings are potential hazards if the fire and police departments may not be fully aware of their unsafe conditions. Council Member Jones urged action, questioning why only the annex building had been addressed, despite earlier assurances.

Mr. Altman acknowledged the need for funding to board the windows, stating that he was not entirely sure of the specific building requiring tarping but emphasized the importance of addressing that. Mr. Altman confirmed that a structural engineer had assessed the building and that a report was forthcoming. He assured Council that a presentation to them would occur soon. Mr. Altman stated that environmental issues, including asbestos, were under review. He promised to work with the fire chief to ensure proper boarding and marking of the building.

Council Member Jones proposed tagging and striping all dilapidated properties in the City for safety, whether privately or City-owned. He praised Colonial Heights for their effective measures and expressed concern for the need for immediate action at Peabody. He stated that the windows should already have been boarded up and painted black. Council Member Jones also emphasized the need for speed bumps on the main strip of Berkeley Manor.

Mr. Altman responded that the issue had been discussed earlier in the week and said the team is collaborating with the City Engineer and Dominion on the lights around the frontage road. He also noted that they plan to conduct a traffic study, particularly focusing on the speed humps in that area.

Council Member Jones stated that a few traffic studies have been done there, and they needed the speed humps immediately. He stated that the lights were definitely needed in the old part of Berkeley Manor, as the new subdivision is very dark—and they are about to increase traffic even more.

Mr. Altman indicated that a new section, as discussed with the Vice Mayor, had a proffer. He mentioned they were working with the developer to install the lights. He noted some sections of the subdivision were already developed, and they were releasing the bond for those because the lights were installed. Mr. Altman explained they were collaborating with Dominion to assess the space needed for more lights along the perimeter and frontage road from Normandy.

Council Member Jones explained that there had been a light where the doctor's office was, but when the pole was removed, the light was never replaced. He stressed that the issue was simply a matter of reinstating the light. He continued by addressing the flooding in Berkeley Manor, noting that the front part always floods. Council Member Jones praised the park project undertaken by Mr. Marquis Allen and Mr. Altman, which widened the driveway and added traction for better access. He acknowledged that during this project, they discovered and resolved a long-standing issue—finding a manhole cover that had been buried for over 20 years, causing persistent flooding. Council Member Jones expressed gratitude, highlighting that the inadvertent discovery during regular maintenance work had led to fixing a significant problem, resulting in smooth water flow even during heavy rains.

Mr. Altman noted that Scott Flaherty, who had recently retired, had been involved with that work.

Council Member Jones responded that he didn't recall Mr. Flaherty being there, but it was a big team effort that became somewhat of an archeological mission. He reiterated the importance of expediting these projects to address increased traffic.

Council Member Cuthbert asked what the City's policy is on installing speed bumps, as they seem to be a great idea in the appropriate locations, but he had never been able to get the City to install one.

Mr. Altman explained that staff had presented a process and a policy to the Council about a year ago, which the Council approved. He mentioned that if provided with the correct locations, he would coordinate with Mr. Byerly and staff to ensure they work through the process to get a recommendation back to the Council. Mr. Altman noted that if there is a recommendation from the Council or a vote to establish a speed bump, they would report back to authorize the installation. He recalled discussions about several locations and asked to be reminded so they could address them.

Mayor Parham Thanked the public works staff for keeping a lot of our main streets open during bad weather, working late nights and early hours.

13. FACILITIES

There were no items under this portion of the agenda.

14. ECONOMIC DEVELOPMENT

There were no items under this portion of the agenda.

15. CITY MANAGER'S AGENDA

There were no items under this portion of the agenda.

Mayor Parham reported that he had received a text from Nicole Loving stating that she had an excellent recovery event, and that Howard Myers had sung "Amazing Grace" for her.

16. BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk, said that she had no report this evening.

17. BUSINESS OR REPORTS FROM THE CITY ATTORNEY

Anthony Williams, City Attorney, said that he had no report this evening.

18. ADJOURNMENT

The City Council adjourned at 6:21 p.m.

The work session meeting of the Petersburg City Council was held on Tuesday, February 4, 2025, at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/333852>

1. ROLL CALL:

Present:

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

Absent:

Present from City Council Administration:

City Manager John March Altman, Jr.
City Attorney Anthony C. Williams
City Clerk Tangi R. Hill

2. PRAYER:

Vice Mayor Hill led the Council meeting in prayer.

3. PLEDGE OF ALLEGIANCE:

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

4. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was present.

5. PRESENTATIONS:

UVA Presentation – Phase 1: Assessment and Roadmap – Pages 4-18

Brian Moore, Director of Economic Development, introduced Brian David from the University of Virginia Weldon Cooper Center. He said that with over 30 years of experience, both as a planner and as a county administrator, Mr. David's expertise would greatly benefit their efforts as they continued to move the City forward.

Brian David said that Mr. Moore had contacted them several months ago about exploring how to effectively utilize the new economic development investments coming to the City. He explained that this process starts with developing a plan and understanding the benefits these investments would bring to the City in terms of economic activity, and structure them as such.

Mr. David said that he would be presenting a phase one project that would kick off with Mr. Moore, Mr. Altman, and other City department heads to create a plan to serve as the foundation for their strategy. He said that the Weldon Cooper Center's goal was to assess all the necessary inputs and pieces to

develop an economic strategy for the Poor Creek Sewer Service Area, including a roadmap for achieving that goal and gathering the necessary data and information. He said that next, they would put this plan into action to guide the process.

Mr. David said that predicting the exact outcome was challenging, but they would assemble thorough information that would enable City Council to make informed decisions on how to maximize the economic activity in the Poor Creek service area to the benefit of the community. He said that the initial part of their task, which was a comprehensive list, would not be part of phase one. However, these elements were identified as necessary to support the induction of additional lodging investment in the downtown area.

Mr. David said that they would also likely retain a third-party consultant, as he did not possess the necessary expertise in market assessments and positioning for future downtown hotel investment. The next part of this process involved gaining a thorough understanding of the impacts of the data center investments, pharma investments, the pharma cluster, healthcare, the hospital, and the casino.

Mr. David said that these were active economic engines, and their goal was to establish a baseline of current tax revenues, jobs, and capital investments, and then project these impacts forward using the in-plan model. By understanding these impacts and the revenue potential for the City's general fund, they could develop a strategy to create an investment fund, as they could reasonably estimate the current general fund revenues from the Poor Creek service area.

Mr. David said that their goal was to plan for future revenues from various economic activities, including the data centers, pharma cluster, hospital, and casino. He said that they wanted to invest those funds in the community, and this process would take place over a multi-year cycle. This concept was similar to a Capital Improvement Program (CIP), and a five-year period was a reasonable timeframe to start thinking about it.

Mr. David said that each year, this fund would support specific investments that generated returns to the City, such as job creation, educational attainment, and economic development. There were various metrics to measure success, including job creation, capital investment, and tax revenues. While there was an art to building a sustainable community, the science lay in the metrics.

Mr. David said that he believed that the economic activities currently underway and those on the horizon would create a sustainable fund that could be invested in. He said that some of the projects he had identified, with Mr. Moore's assistance, included infrastructure, education, economic workforce development, resiliency, and arts and culture initiatives. He said that these investments could generate returns to the community, and he proposed that they consider projects with potential for growth and positive impact.

Mr. David said that this fund would then support activities like this through a process of decision-making that involved community input, as well as other methods for gathering input and comments. He said that ultimately, the City Council would approve the funding on a year-to-year basis. He said in summary, they would conduct an assessment and create a roadmap, outlining what they needed to understand and how to prepare a detailed implementation plan for that.

Council Member Jones said that he was considering the possibility of putting a majority or entirety of funding into infrastructure, which would result in a significant amount of money being directed towards it, leading to faster recovery and repairs. He said that then, they could allocate funds to improve education. He said that he was suggesting that their current piecemeal approach may not be the most efficient way to achieve their goals. He said that instead, they could consider allocating their resources more effectively, either all into infrastructure or all into education, whichever was deemed most necessary.

Mr. David said that it was possible that as additional funds came in, the City could declare a year of investment for infrastructure and allocate those additional revenues to that area. He said that as the years progressed in the plan, it allowed flexibility to mix and match investments or strategically focus on one area. He said that by implementing targeted approaches, it was possible to leverage outside dollars, making this a fund to bring in additional revenue through grants or loans.

Mr. David said that given the conservative approach to predicting revenue streams, he thought it was essential for Council to structure the deliberation on individual areas of investment in a way that allowed for flexibility. He said that it was not necessary to allocate equal amounts to each project every year; rather, it was about finding the best approach to leverage the available resources.

Council Member Cuthbert asked if Mr. David could explain what deliverables Weldon Cooper would be providing, and an estimated timeline for when those deliverables could be expected.

Mr. David said that the deliverables would include a narrative document with visuals and an economic impact analysis, as well as a roadmap outlining future steps and phases. He said that in discussing this with Mr. Moore, they confirmed this was a startup project, and they were approaching it from the ground-up. He said that he did not want to commit to a specific timeline, but he believed that within the six-to-eight-month timeframe, all things being equal, they could complete this project. He said that they would likely solicit feedback from Council as they moved along so they could clarify and confirm their goals and ensure that they were on the right path. He said that while the future phases of this project would be a multi-year endeavor, this initial planning stage would be completed within the year.

Council Member Cuthbert said that he would like to mention a couple of things that he thought the Weldon Cooper group should consider. He said that one was the results of the parking study, which he believed was soon to be launched. He said that additionally, the downtown area of Petersburg was in need of parking garages, which he believed could be developed similarly to the Publix with attached parking garage on Ellwood Avenue and Cary Street in Richmond. Finally, he wanted them to consider maximizing the benefit of Southside Depot.

Mr. Altman said that they had completed the necessary tasks and had a few punch list items to finalize with the contractor. He said that they would be bringing in additional occupants in the springtime, specifically Ms. Williams and their tourism staff.

Council Member Westbrook said that he was curious to know how this project contributed to updating the comprehensive plan that was adopted last year. He asked if there were any plans to maximize the river's potential and collaborate with Friends of the Lower Appomattox River (FOLAR), as he believed this natural resource was a valuable asset for the City, similar to how Richmond and other cities had successfully leveraged their rivers.

Mr. David said that this project was a small area plan; it was a component of the comprehensive plan for the entire City, and its purpose was to be very supportive of economic development. He said that as such, its focus on land use was closely tied to transportation, water, sewer, and other elements that comprised a comprehensive plan. He said that their goal was to ensure that this small area plan complemented the economic development activities resulting from the investments being made, and to coordinate it with the overall goals of the comprehensive plan.

Mr. David said that regarding the river downtown, Council Member Cuthbert's interest in the area was likely to attract hotel investors, as it offered opportunities for amenities and storytelling about the City's efforts to create those amenities. He said that by capturing the current situation, including the parking issue, they aimed to create a format that could recruit interest from investors to develop a hotel or multiple hotels in the area. He said that he believed that as they progressed, they would discover additional elements that they would like to pursue, and he hoped that this plan would serve as a starting point for further planning and economic development.

B. PUBLIC COMMENTS

Dr. Robert Grossman, 1625 Kings Road, said that as a lifelong resident of Petersburg, having lived there for 80 years and Camelot for 50-plus years, he was concerned when he heard about the potential for another source of noise in his area. He said that the industrial park, which included the lead-out and steel yards, Infra-Metals, the high school, sports park, and now the new lay-down yard near Defense Road in Halifax, already posed a significant issue. He said that he was worried that the data center, with its possible hum, might further disrupt the pleasant atmosphere of Camelot, Ramblewood, and Overbrook.

Mr. Grossman said that they had already been impacted by the noise from these various sources, and while he was fortunate to be able to cope with it due to his hearing loss, he was glad to know that the area across from Ramblewood was not the primary site for the data center; it was not even in contention. He said that this was a welcome relief, as it was one of the few remaining areas for recreation and other activities.

Mr. Grossman said that he was also pleased to hear that the Watershed Conservancy would be revived, as it had been established in 1935 and 1940, and Wilcox Lake had deteriorated over the years since. He said that for environmental concerns and the quality of life of residents in Camelot, Ramblewood, and Overbrook, he requested that an alternative site be chosen for the data center. He said that it appeared that this decision had already been made, and it would not be located across the railroad tracks.

Celeste Revish, 219 E. Fillmore Street, said that although she had not been a resident of Petersburg for as long as the gentleman who preceded her, she had decided to make Petersburg her home and had purchased her first home here, a historic property over 100 years old, which she had lived in for 13 years. She said that her concern was that on the 300 block of Fillmore, there were exactly 16 homes, with only seven of them being homeowners.

Ms. Revish said that recently, she had noticed an influx of group homes moving into this beautiful historical block. She said that she was not sure what the City's policies and procedures were regarding group homes, but she had lost a few good neighbors who moved in about two or three years after she did. They said that they had decided to leave and move to Chesterfield, but two of their homes, which they had beautifully rehabbed, were now group homes.

Ms. Revish said that currently, two homes on the 300 block of East Fillmore were being rehabbed, and she feared they may follow the same fate. She said that she was concerned that the lack of home ownership and maintenance may lead to a decrease in the overall appearance of these homes. She said that properly rehabbed homes, like the two she mentioned, were no longer being kept up in the same manner, with the yard and home itself showing signs of neglect.

Ms. Revish said that she wanted to bring this to Council's attention, as she believed that home ownership was essential to bringing Petersburg back to its former glory. She said that homeownership brought responsibility and accountability, which was crucial for the City's revitalization and sustainability.

Bobby Beverly, 2305 Dunedin Drive, said that he was a concerned citizen who had noticed that when good people tried to help the City, their efforts were often overlooked. He said that conversely, when citizens disagreed, they were frequently discredited. He said that he was one of those citizens who simply wanted to support individuals struggling to provide for their families, particularly the children who faced difficulties concentrating in school due to personal challenges that may be unfamiliar to those who had never lived in underprivileged neighborhoods.

Mr. Beverly said that he must admit that over the past two weeks, he had witnessed some positive leadership. He said that he wanted to thank Vice Mayor Hill for his behind-the-scenes efforts. He said that he also wanted to express his gratitude to Corey Harris for his fair and balanced perspective during his situation. He said that if he could set aside his differences to help the City, it spoke volumes about his character. He said that this also highlighted the lack of integrity in those who had tried to discredit him behind his back. He said that if the goal of their leaders was to undermine and drive people away from the City, then they had succeeded in persuading one of their own to leave.

Mr. Beverly said that congratulations were in order on that mistake. He asked that Council please remember that he had agreed to pause his situation on the condition that it never happened to any citizen again. He said that if they were confident in the direction the City was heading, then why did they get upset when someone disagreed with them? He said that if they believed citizens were negative, how did they describe the lies and gossip some leaders spread about them? He said that he understood that Council's job was challenging, but he also believed they made it harder than it needed to be.

Barb Rudolph, 1675 Mount Vernon Street, said that she would like to revisit a point from their previous meeting to provide some clarity. During the public hearing on the field house at Petersburg High School, the Mayor made a remark. She said that for anyone to truly discuss why this is a priority, it was a priority for their children. She said that it was surprising that some individuals who had served on the School Board did not address this issue during the meeting, and it was unfortunate that they never created this opportunity for their children.

Ms. Rudolph said that Mayor Parham, in his attempt to criticize her as a former School Board member, because she had been discussing priorities, had overlooked the fact that there were nine people on the School Board during her time, and they did not deserve to be maligned. She said that those members including Dr. Paulette Walker-Johnson, a distinguished professor at VSU, who was inducted into the VSU Athletic Hall of Fame in 2023. Another VSU professor, Dr. Conrad Gilliam, was also inducted into the VSU Athletic Hall of Fame in the same year.

Ms. Rudolph said that additionally, School Board members included Wirt Smith, a member of the Petersburg Athletic Hall of Fame, Marie Manigault, a well-respected teacher and Petersburg High School alum, Mike Ross, who worked with some of them as a member of City Council and Vice Mayor, and Dr. Vivian Williamson, a well-known volunteer and distinguished educator.

Ms. Rudolph said that Fred Wilson and Vanessa Crawford, prior to her serving as Sheriff, were instrumental in establishing the Booster Club and running bingo games to raise funds for Petersburg school athletics. In the 1990s, they faced challenges in purchasing bleachers due to their high cost. The school did not have a football field at that time. This was the situation in the 1990s. She said that they were attempting to acquire bleachers, and they were leasing them instead. She wanted to provide some context to Council so that there would be no confusion about what occurred and why.

Gary Talley, 2323 Fort Rice Street, said that Vice Mayor Hill had mentioned follow-up, and he had noticed that the City had not been very good at that, so he had some questions. He said that specifically, he would like to know why the Jewish Chapel at Blanford Cemetery had not been repaired yet, despite the accident occurring nearly two years ago. He said that he was concerned about the retaining wall between City Council and the Hotel Petersburg, which had been discussed two months ago in terms of who had responsibility, was not fully answered. He said that it was mentioned that the City had a \$6 million fund for emergency repairs.

Mr. Talley said that he would like to know why this money could not be used for the Oak Hill Bridge, and possibly the Lafayette Street Bridge. He said that he was also curious about the status of the development at 20 West Bank Street, which had been inactive for months. He said that he would like to

know when they could expect to see some real progress at Sycamore Grove, a project that had been discussed extensively but remained largely empty.

Norman Vaughan, 325 University Boulevard, said that he had a question regarding a piece of property. He said that he owned two properties located on University Boulevard, and he was experiencing issues with parking. He said that his tenant was also facing parking problems. He said that the owner of the adjacent lot had informed them that they could not park there without authorization, and he had attempted to contact the property owner.

Mr. Vaughan said that unfortunately, he had not received a response. He said that given that the street on University Boulevard extended to his property, and there was no parking available on that street, he was unsure of what steps to take. He said that he had reached out to Ms. Hill and contacted traffic officers to explore possible solutions. He said that no one had given him a good answer, so he was seeking Council's assistance in remedying this parking issue.

David Betts, 1127 High Pearl Street, said that he would like to make a statement regarding the City's history with the casino. He said that years ago, the City had taken 10% of their earnings. He said that now that the casino was coming, he wondered if they would make a way to return that 10% to them. He said that he believed they should also offer a 10% interest rate on that amount.

Mr. Betts said that he was concerned about the disparity in pay between long-time employees and new hires. He said that for example, a man who had been working for 45 years was making less than someone who joined six months ago. He said that he had been working there for 27 years, and he had seen the same issue. He said that it was unfair. He said that investing in their people was crucial. These were the individuals who had weathered the storm with the City. He said that the same was true for their citizens. He said that as they prepared to bring the casino to their City, he urged them to consider the impact on local businesses.

Mr. Betts said that every location, including Colonial Heights, Hopewell, and Petersburg, was seeking a share of the revenue. He said that he was asking the City to invest in the people who had voted for the casino, rather than just the big corporations. He said that he was concerned that they were missing an opportunity to invest in their community. He said that he was not sure if the City would receive its money back. He said that it did not make sense that people, including those who had lived there their entire lives, could not afford to live there now.

Mr. Betts said that the prices were out of reach, as evidenced by the fact that a three-bedroom home cost \$1,200, which was more than his entire paycheck in two weeks. He said that it was astonishing. He said that he was urging the City to take concrete steps to help the residents who had requested to vote the casino in. He said that this was all the people were asking for. He said that some were afraid to say what they thought, but he would say what he meant, regardless of what would happen.

V. 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 Nine 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 (VDOP) 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

Vice Mayor Hill made a motion to approve the Consent Agenda as presented. Council Member Myers seconded the motion.

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

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

8. SPECIAL REPORTS

There were no items under this portion of the agenda.

9. MONTHLY REPORTS

There were no items under this portion of the agenda.

10. FINANCE AND BUDGET REPORT

There were no items under this portion of the agenda.

11. CAPITAL PROJECTS UPDATE

There were no items under this portion of the agenda.

12. UTILITIES

There were no items under this portion of the agenda.

13. STREETS

There were no items under this portion of the agenda.

14. FACILITIES

Jerry Byerly, Director of Public Works, said that the presentation he had on the screen was included in the packet that the Mayor had received. He said that he was happy to walk Council through it or answer any questions they may have regarding its contents.

Mr. Altman asked if Mr. Byerly could provide an overview of the water line issues that had occurred, which many community members were not aware of.

Mr. Byerly said that between Thursday night and Monday, they experienced approximately 10 leaks. He said that they utilized contractors for a few of them, but the majority were repaired by city staff. He said that while their neighbor was experiencing issues, they worked around the clock to monitor tanks, swap valves, and redirect water.

Mr. Byerly said that at the same time, they also addressed a leak in their main transmission line coming from Locks, which was successfully fixed. He said that as a result, they did not reach a crisis point,

unlike some other facilities. He said that the state had praised their handling of the situation, commending him and his staff for their efforts in managing the leaks, relocating tanks, and maintaining water distribution throughout the City.

Council Member Cuthbert asked Mr. Altman what Council could do to prevent the recurrent waterline breaks. He said that they would all like to find a way to prevent these issues, and he believed it was a matter of finding a solution rather than relying on guesswork.

Mr. Byerly said that about two years ago, they experienced three leaks and three main breaks in the main line coming from the Locks. They were currently working on replacing that part of the pipe. He stated that anything they could do to make that line the most stable line in their inventory would be beneficial to everyone, because if that line were to break, it would impact everyone.

Mr. Altman said that they must develop a systematic approach to replacing their infrastructure, starting with the main transmission line, which served their entire system. By replacing this line and maintaining it, they could ensure a healthier system for the long term. They would then focus on replacing transmission lines with their tanks, rehabilitating their tanks, and eventually working on other components.

Mr. Altman said that it would be a long-term process, but they were committed to it and had started developing a plan. They were currently working on bringing this plan back to the Council because it was, if known, critically vital to a community. It was essential that people understood the importance of this plan, as Richmond had experienced the consequences of not having it.

Mr. Altman said that they were committed to bringing this plan back. To answer the question, they were working on an overall plan because they needed a comprehensive approach to understand the implications and the necessary amount of resources required. Specifically, they were focusing on the main water tanks, the transmission lines that fed into them, and then the service lines, which they could address as they moved forward.

Council Member Jones expressed concern about the amount of studies the City had undertaken without following up with the identified solutions. He emphasized that they needed to take action and determine at what point they must replace things instead of repairing them. He said this was why he emphasized the need for infrastructure improvements and funding; by investing in their infrastructure now, they could avoid the need for future repairs and studies. He said he was saying this because he may not be here for the next term, and there may be an entirely new Council who then continued to only study the problems rather than fixing them.

Mr. Altman clarified that part of the studies included developing a financial plan outlining how to allocate funds to complete the work. He said that they were aware of the issues with the existing infrastructure. He said that the challenge lay in determining how to pay for the replacement and projects, which was why they were creating a financial plan to address this.

Council Member Jones expressed concern about drainage issues in Normandy. As he mentioned earlier, the issue was prevalent when approaching Berkley Manor from Old Wagner Road. He asked that this be fully addressed so that residents would not face worse flooding when the casino was built in that area. He said that also, he was wondering about the status and progress of the leaking roof at Southside Depot.

Mr. Byerly said that he needed to verify the information to provide the correct answer. He said that as he understood it, the roof was completed in two parts: one part of the building's roof was done, while another part was not completed for an unknown reason. He said that the scope of the project was assembled before he arrived, and contractor B completed his part of the roof, which did not tie into contractor A's work. He said that unfortunately, this resulted in a leak between the two areas.

Mr. Altman explained that the west wing was connected to the building. He said that this was not part of the original scope of services for the roof on the main part of the building, but they had a leak, so they were trying to prevent further damage to the timbers and trusses in the wing.

Council Member Jones expressed concern that they had recently interviewed a candidate for the permanent floodplain administrator position, but that candidate had declined their offer. He said that unfortunately, no new qualified candidates had applied. He said that he wanted to ensure that they were doing everything possible to find the right person for this position.

Mr. Byerly said that they did not offer the highest salary in the range; with someone who was qualified but had no prior knowledge of the City's system, they offered 75% of the range.

Mr. Altman said that it was essential for them to re-evaluate the position in relation to the market and determine the salary based on their current situation.

Council Member Jones said that his suggestion was that when hiring for any position, they should clearly state the true job salary, rather than just providing a range. He said that qualified individuals coming to this facility wanted to know exactly what they were being hired for, and were expecting top dollar for the right opportunity. He said that he believed that transparency in job titles would help attract the best candidates and ensure they were fairly compensated for their work.

15. ECONOMIC DEVELOPMENT

There were no items under this portion of the agenda.

1B. CITY MANAGER'S AGENDA

Data Center Zoning Amendment – Discussion – Pages 234-239

Mr. Altman said that at the last meeting, Council had approved the Zoning Ordinance Amendment related to data centers, and this evening staff had a report on the comments that were provided for Council guidance. He said that there would be no action taken tonight, but staff was seeking guidance from Council on how they would like to proceed.

Naomi Siodmok, Planning Director, said that she would share some feedback they received regarding data centers after the action taken in the last meeting. On January 21, Council expressed interest in providing suggestions for changes to the code adopted.

Ms. Siodmok said that staff had taken those considerations into account and were presenting them to Council today for further recommendation on how to move forward. She said that one suggestion was that all data centers require a special use permit. Currently, their code allowed data centers to operate by right if they met specific requirements, including a noise study, buffer requirements, and setbacks.

Ms. Siodmok said that however, if those requirements could not be met, data centers would need to apply for a special use permit. This would apply to all data centers, regardless of location. She said that another request was that no noise from a data center should reach residential areas or public parks, except during power outages or periodic testing of backup generators.

Ms. Siodmok said that currently, their code required a noise study that required the noise to meet industrial standards, typically around 70 decibel range at the property line. This would further restrict noise from data centers to residential and public park areas. Additionally, there was a request to amend the definition of a data center in their code.

Ms. Siodmok said that currently, they had a description of what a data center was, but it was suggested that they clarify it to say an establishment whose primary user is a data center. The purpose was to clarify that a facility with a secondary purpose of managing data was not classified as a data center. In addition, they received other suggestions regarding the bridge over the train tracks for the potential data center at the Ramblewood site.

Ms. Siodmok said that staff was considering including this requirement in a purchase agreement or as a proffer when the property was rezoned. However, the property was not currently zoned for a data center, and it would need to be rezoned into an industrial zoning district. This would be the time to include a requirement that the City build the bridge for access.

Ms. Siodmok said that they heard concerns at the recent ward meeting about data centers, specifically regarding the 100-foot setback requirement. She said that some localities had proposed a 200-foot setback, and it was suggested to visualize this by comparing it to a football field, which was 300 feet. She said that there were concerns about noise from generator testing and usage.

Ms. Siodmok said that they reviewed other codes and found that Loudoun County had language that limited generator testing hours, except for emergency use. She said that they would like to hear Council's feedback and thoughts on the information provided. She asked if they were interested in a special use permit for data centers, if they were interested in changing the language to limit noise beyond the property line at residential or park properties, and if they should adjust the setbacks for buildings. With that direction, staff could make those edits and return to the Planning Commission.

Council Member Cuthbert asked for Ms. Siodmok's opinion on requiring a special use permit.

Ms. Siodmok said that for their special use permit, which would provide additional discretion, they could consider the unique characteristics of each property. She said that this meant taking into account factors such as the proximity of an industrial property to a residence and potentially adding conditions that addressed those specific concerns.

Ms. Siodmok said that they had already worked to integrate regulations into the existing district, including noise measurements and buffers. She said that if Council felt that these measures did not adequately address their concerns, they could explore the possibility of adding conditions through a special use permit on a case-by-case basis. She said that this was definitely an option they could consider.

Council Member Cuthbert said that the primary concern he had heard from constituents was regarding the noise from data centers. He asked how they would explore the possibility of eliminating noise from data centers that could reach residential areas or public parks, as mentioned in item 2 before Council.

Anthony Williams, City Attorney, said that he believed that particular item would be the most problematic, as it could lead to several issues. He said that if they tried to regulate noise based on its source, they encountered numerous potential problems. He said that the law did not differentiate between noise from a lawnmower or a data center; it simply determined whether the noise exceeded the threshold of being disturbing to citizens. He said that when attempting to regulate based on the source of the noise, numerous issues arose. He said that it could be argued that the noise was not coming from a data center, but rather from another source.

Council Member Cuthbert said he was unclear as to what the potential legal ramifications and consequences would be if the Council were to adopt Item 2.

Mr. Williams said that they would have to argue that the decision to single out noise from a data center over other sources was not arbitrary and capricious. He said that it seemed arbitrary to suggest that noise from a data center was more disturbing to a citizen than noise from a lawnmower. He said that he

could not justify the arbitrary distinction between noise from a data center and noise from a lawnmower or passing car.

Council Member Cuthbert emphasized that unlike temporary, project-related noises like lawnmowers or jackhammers, data centers emitted noise constantly every day.

Ms. Siodmok said that currently, all industrial uses were exempt from their existing noise ordinance. She said that this exemption specifically pertained to the noise from data centers rather than addressing noise in all industrial zones.

Council Member Cuthbert said that he was very supportive of data centers as an industry; however, he was concerned about potential impacts the use may have on residents. He said that if they were to implement such a provision as Item 2, a data center that could not meet these noise requirements could still seek a special use permit from City Council.

Mayor Parham said that the issue of the noise ordinance for data centers would be best addressed after all Council Members were familiarized with existing data centers in northern Virginia and had time to learn more about all their aspects. He said that it seemed premature to determine noise levels for them at this juncture. He emphasized that he did not believe data centers should be located anywhere near residential areas in general; they were best suited for agricultural or industrial areas.

Council Member Cuthbert asked if this topic could be added to the business agenda for the February 18 meeting.

Mayor Parham said that he would rather wait to bring it up again in March, after the rest of Council visited the data centers in northern Virginia to get a better sense of the existing noise levels of the operations.

Vice Mayor Hill said that he did not want to prematurely dismiss data centers as a potential industry for Petersburg; however, they were not at a point where they could make informed decisions on how to move forward. There were benefits and drawbacks to the industry that they should seriously consider and refrain from making any hasty decisions. He said that it may take longer than a month for all the Council Members to visit other data centers and gain the necessary information before moving in a specific direction. He agreed that they should not place data centers near residential areas, and he did not think that was something Council would pursue.

Mayor Parham asked if staff could explore the area beside Camelot, which was never completed, and consider options for preserving it as either a residential, a park, or green space to maintain a quiet atmosphere.

Zoning And Subdivision Ordinance Rewrite – Transitioning to Form-Based Code – Pages 240-250

Ms. Siodmok said staff was seeking the Council's willingness and readiness to support efforts to align the zoning map with the future land use map, as outlined in the comprehensive plan. Currently, they have 20 existing zoning districts. While they had a good foundation, having too many districts could lead to redundant regulations, spot zoning, and inconsistent enforcement.

Ms. Siodmok said that for a locality of their size, it was typical to have 8 to 15 districts. Their current approach was to update all 20 zoning districts to include new descriptions, and they would also establish a separate chapter in their zoning ordinance to emphasize design requirements for each district. The zoning of parcels would not change, so properties currently zoned residential but envisioned as industrial in the comprehensive plan would remain residential.

Ms. Siodmok said that staff wanted to determine Council's willingness to reduce the number of zoning districts and align them with the comprehensive plan. To achieve this, they would need to reduce the number of districts, rename them, and integrate design and form into each district. As part of this process, they would conduct a citywide rezoning to adopt a new zoning map and districts that aligned with the future land use map in the comprehensive plan.

Ms. Siodmok said they would take feedback from the community and direction from Council to determine which districts should remain, particularly those with existing entitlements, such as planned unit developments with proffers in place and development plans. They would work to continue these, but ultimately, they aimed to match the comprehensive plan's vision for the community.

Ms. Siodmok said that Charlottesville had successfully implemented this approach. She said that Charlottesville amended their zoning districts, emphasizing form and design, and created a zoning map that mirrored their future land use map. This approach had resulted in a more cohesive and corridor-focused plan.

Ms. Siodmok said that if they move forward with this process, they must rezone the entire City to make it consistent. If they go through this process and do not have the necessary support, they will have spent \$200,000 to update the zoning ordinance and zoning districts without being able to adopt and implement it. If Council was not open to changing the entire map, the new ordinance would look very similar to the current one. If they wanted to move forward, they would need additional community engagement.

Ms. Siodmok said the cost would increase by \$25,000 to \$40,000 to increase engagement and to work with consultants to rezone properties, rename districts, and make the necessary changes. They were currently on hold with their zoning process until they received direction from Council. She said that staff hoped to move forward with this approach, which would enhance the product they brought to the community. She said that they could also consider a middle ground, such as maintaining existing district names while identifying zoning districts that could be phased out over time.

Council Member Myers noted that they had a joint meeting scheduled with the Planning Commission, and he would prefer to wait until after the meeting before making a decision.

Council Member Jones said he agreed with Council Member Myers. Renaming and reducing them to be more like Charlottesville or other cities may not be the best approach. He noted that ten years from now, they may need to restore the districts they had removed. He said that they wanted to maintain their unique character, which was attracting people to their city. He believed they should focus on preserving historic districts and areas that were currently thriving.

Ms. Siodmok said that currently, their code exhibited redundancy. She said that this was what they were trying to address, and their goal was to eliminate redundancy. She said that given the future land use map and comprehensive plan, which aimed to promote a more diverse range of housing options while respecting the context of each development, they did not necessarily need to have separate districts for duplexes and triplexes. She said they were seeking to align the zoning with the comprehensive plan, the historic community designation, and the neighborhood designation they had established.

Vice Mayor Hill said that he agreed with Council Member Jones regarding maintaining the unique character of the City. He said that they should address this matter at the joint meeting with the Planning Commission.

Ms. Siodmok asked what information staff should present at the joint meeting to clarify any points.

Mayor Parham said that typically, the Planning Commission often provided insight on how to address zoning issues, such as the differing densities and lot sizes across the wards. He said Petersburg was a diverse city, and he had never seen a place like it. He said that it was essential to provide a clear explanation of how to maintain the fabric of Petersburg without altering its character. He said that Petersburg's unique neighborhoods and mix of residential and commercial areas made it challenging to create zoning regulations that made sense. He said that at this time, he believed they needed guidance from the Planning Commission to break down the many variables involved and to fully consider the future best use of the land.

Vice Mayor Hill said he believed that they needed to examine areas where they still had available space and consider how to develop or zone that land. He said that it was possible that the area was already zoned for the right use, but they should still review those options.

Mr. Altman said that he believed they had received direction from Council, which would be added to the agenda for the joint work session. He said that they would bring back some examples for consideration.

Sycamore Street Trees

Ms. Siodmok said that at the last Council meeting, there was a request for an update on Sycamore Street between Washington Street and Wythe Street. She said that she wanted to bring some attention to this corridor. She said the initial concept presented by the Green Infrastructure Center was developed early on when the trees were removed from Sycamore Street. She said that this concept included bike lanes, stormwater management areas, and pushing the trees out to increase visibility for businesses.

Ms. Siodmok said that they were also working on a multimodal plan with the Crater Planning District. She said that as part of this plan, they were identifying key corridors, including Sycamore Street, which they had identified as a multimodal tree-lined street. She said staff planned to present a draft concept that would be available in a couple of months. The draft would include cost estimates and would create an opportunity for grant funding. She said that typically, this was one of the biggest barriers to submitting a grant application, as it required a concept and cost estimate. She said that the proposed concept would extend from Old Street to Crater Road.

Ms. Siodmok said that she wanted to get some information from the Green Infrastructure Center regarding either planting trees now or a more comprehensive solution. She said that there would be an additional cost if they wanted to work with the Green Infrastructure Center on tree plantings. She said that as of now, funding had not been identified. She said that they had identified a couple of firms that they could work with, including the Meridian Civil Survey and Green Blue Urban, who specialized in this type of work.

Ms. Siodmok said that the Green Infrastructure Center would assist them with engagement and renderings for the portion of Sycamore Street between Washington and Wythe, which was estimated to cost around \$20,000. She said that if they were to simply plant trees in the area with existing tree wells, there were 11 tree wells, and the cost was \$4,800 per tree. She said that their goal was to create a management system for tree growth, repair sidewalks, and identify the right trees for the right locations. She said that staff was seeking direction from Council as to whether they should move forward with tree plantings or pursue more comprehensive improvements for Sycamore Street.

Council Member Cuthbert asked if reducing the number of lanes on Sycamore Street to accommodate the bike lanes and setbacks would cause traffic problems.

Ms. Siodmok said that considering the corridor as a whole from a multimodal perspective might be beneficial. She said that by taking a corridor-wide perspective, they could look beyond the block between Washington and Wythe.

Council Member Cuthbert asked if there was a way to preserve the four lanes of traffic and install street trees.

Ms. Siodmok said that the Green Infrastructure Center submitted a proposal to conduct engagement renderings and collaborate with either Meridian Civil Survey or Green Blue Urban to plant trees in the existing wells. She said that the cost was approximately \$4,800 per tree, as it not only created a tree box but also provided stormwater management, repaired the sidewalk, and prevented the tree from growing roots in unwanted areas.

Council Member Cuthbert asked staff to make a diagram depicting the four lanes of traffic with new street trees. He said staff should include information as to what the cost per tree would be, where the tree wells would be located, and the type of trees to be planted. He asked if Council supported this request.

Council Member Myers said that it was his understanding from the business owners in that block that they were glad the trees were removed, as it resolved issues with their doorways and signs. He said those business owners did not want the trees replaced.

Vice Mayor Hill said that he had been discussing with Mr. Altman some time ago the possibility of using planters instead of trees for beautification purposes. He said that he thought this could be a more practical solution, as trees could cause sidewalks to buckle and other issues. He said that in contrast, planters could provide a similar aesthetic benefit without the potential drawbacks. He suggested that they could transplant existing trees from wooded areas in the City to the tree wells on Sycamore Street. He said that this could reduce costs.

Ms. Siodmok explained that the cost per tree well was more than just the price of the tree planting. It included excavation, sidewalk repair, and stormwater management.

Mayor Parham asked if they had any community feedback on the tree plantings.

Ms. Siodmok said that staff was seeking clarity before moving forward whether to look at planting trees in the existing wells or consider comprehensive corridor improvements.

Mayor Parham said that they should consider the entire corridor.

Council Member Jones said that he supported new street trees, but he shared Council Member Cuthbert's concerns regarding the number of traffic lanes and what impact reducing the lanes would have. He noted that Sycamore Street had a lot of traffic.

Mr. Altman said that there was the study to make Washington and Wythe two ways again. However, if they were to reduce the number of lanes on Sycamore, it would significantly impact how that intersection functioned. He said that they could gather suggestions and ideas from the community before returning to Council, and it would be beneficial to focus on the corridor. He said that the only way to preserve the four lanes would be to use the existing tree wells, which would require discussions with the existing businesses that had complaints about the trees affecting operations.

Mr. Altman said that he had a couple of follow-up items to discuss. He said that at the retreat, they had previously discussed having specially designated conservators of the peace who were unarmed. He said that there was an ordinance resolution on the consent agenda that aimed to discuss and approve this at the next meeting. He said that he would send out an updated list for Council to review.

Mr. Altman said that they had a discussion about Logan Street, and he believed they were currently at a point where they expected the file to be ready by the end of the week. He said that Mr. Williams was

reviewing the file, and they could move the property forward once it was complete. He said that the final item was the implementation of the look-ahead calendar for follow-up inspections.

Council Member Cuthbert asked for an update on contracting more than one demolition company to establish a rotation.

Mr. Altman said that they were currently working with purchasing. He needed to obtain one piece of information regarding the current contract. He said that he believed they would be able to add additional contractors.

Council Member Cuthbert asked for an update on the process at the February 18 meeting.

1V. 6 BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk, said that she had no report this evening.

18. 6 BUSINESS OR REPORTS FROM THE CITY ATTORNEY

Anthony Williams, City Attorney, said that he had no report this evening.

19. ADJOURNMENT

Mayor Parham stated Vice Mayor Hill would like to give a statement.

Vice Mayor Hill stated that he would like to address a few points. He said that he would like to thank one of his constituents, Corey Harris, who was mentioned earlier in the public comment period, for his efforts behind the scenes. He said that he had asked both chiefs to review his email, and he believed that he had been trying to increase camera surveillance through his nonprofit. He said that Mr. Harris had reached out to the City regarding potential donations to the fire and police departments. He said that he would also like to thank Bobby Beverly for resolving conflicts with council members.

Vice Mayor Hill stated that regarding their recent retreat, he believed it was productive and beneficial for them to have the opportunity to meet and discuss the City's vision and goals. He said that as council members, they often had limited opportunities to meet in groups, and it was essential for them to come together to share ideas and set priorities. This was a common practice among localities, and in the past, they had even skipped their retreats due to their financial situation.

Vice Mayor Hill stated that he found it puzzling how the retreat was reported in the newspaper. It was a common practice for localities to hold retreats, both locally and away, to facilitate planning and discussion. He said that he wanted to emphasize that none of them had taken any money from the City in a way that would be detrimental to the City. He spoke in support of the casino development. He thanked the Clerk for organizing the retreat and maintaining the agenda.

Mayor Parham made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 7:46 p.m.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 4, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Petersburg City Public Schools

RE: **First Read & Schedule a Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the Amount of \$1,900,000**

PURPOSE: To Schedule a Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the amount of \$1,900,000

REASON: To Schedule a Public Hearing for Consideration of an Amendment to the FY25 Petersburg City Public Schools Budget, in the amount of \$1,900,000

RECOMMENDATION: Approve Amendment

BACKGROUND: Petersburg City Public Schools ia making a request for additional funding from the unspent funds allocated to them in previous fiscal years.

COST TO CITY: \$1,900,000

BUDGETED ITEM: Amendment

REVENUE TO CITY: 1,900,000

CITY COUNCIL HEARING DATE: 3/18/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: Petersburg City Public Schools

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Funds Request Letter
2. Ordinance - PCPS Allocation Request 2



PETERSBURG CITY PUBLIC SCHOOLS

Administrative Offices
255 South Boulevard, East
Petersburg, Virginia 23805-2700
(804) 255-9770
FAX: (804) 862-7120

October 21, 2024

Petersburg City Council
The Honorable Samuel Parham, Mayor
135 North Union Street
Petersburg, Virginia 23803

Dear Mayor Parham,

We hope this letter finds you well. The Petersburg School Board is writing to formally request an allocation of \$1.9 million to address essential needs within our school division. This request is in addition to the \$1.5 million requested in September for nutrition and operational support. It comes after conversations as a School Board and a review of the State of the Division conducted by the Acting Superintendent and Senior Cabinet members. This initial review included critical areas of concern and resulted in recommendations to the Acting Superintendent. Based on this review, we have committed to addressing three crucial areas that require immediate attention: 1) Capital Improvements, 2) Division-wide Cultural and Climate Change Initiatives, and 3) Instructional Enhancements. These recommendations reflect the strategic priorities the School Board, the Acting Superintendent, and the PCPS Senior Cabinet identified.

1. Capital Improvements:

A significant portion of the requested funding will be allocated to vital FY 2025 upgrades in our school facilities. Our PCPS 2024-2029 Capital Improvement Plan includes these capital projects. The four key capital projects we aim to address include:

- **HVAC System Upgrades:** To ensure consistent air quality and temperature control in our classrooms, we will modernize aging HVAC systems across all nine schools, including the administrative offices.
- **Restroom Renovations:** We plan to upgrade restrooms in all nine schools to improve accessibility, sanitation, and overall usability.
- **Exhaust System Improvements:** We are upgrading exhaust systems in key areas, such as kitchens, in all of our school buildings, which will enhance safety and air circulation.
- **Interior Painting:** We are refreshing the interior paint in classrooms and common areas in all nine of our school buildings to create a more welcoming and conducive learning environment. Please note that the last school partially painted was Petersburg High School in 2020.

-An Equal Opportunity Employer-

2. Culture Climate Change Initiatives:

The cabinet's findings underscored the need for a more robust, inclusive school culture to support student success. To promote this, we plan to implement the following initiatives:

- **Gallup Strengths Finder:** Approximately 50 school and division leaders will participate in the StrengthsFinder assessment, training, and coaching, which is designed to help leaders identify and harness their strengths for more effective leadership and teamwork to assist in building the organization's success.
- **Division-wide Customer Service Training:** This training will focus on enhancing communication and service at all levels of interaction, helping staff improve their engagement with students, parents, and the broader community, and fostering a more supportive and responsive school and division culture.

3. Instructional Enhancements:

To improve the educational experience for our students, the remaining funds will be directed toward critical instructional tools and resources:

- **Tableau Data Reporting Software Platform:** We will invest in Tableau software to empower educators with advanced data analysis tools. This will allow teachers and administrators to better track student performance, identify trends, and make informed decisions to personalize learning and provide targeted interventions where needed. Additionally, it will give the parents critical performance data on their student(s) so that they can be a pivotal part of their student's academic growth.
- **Staff Professional Development and Teaching Resources:** Additional funds will be allocated for ongoing teacher and staff professional development and updated instructional materials aligned to the Virginia Standards of Learning (SOL), ensuring our educators have access to the resources and training they need to improve teaching and learning.

The proposed \$1.9 million investment will directly address the areas highlighted and drive meaningful improvements that will significantly benefit our students, staff, and the broader Petersburg community. Your support in this endeavor will make a profound difference in the lives of our students.

We sincerely appreciate the continued support of the City Council, and we are deeply grateful for the collaborative efforts that have led to the progress we have made so far. We look forward to continuing this partnership to implement these critical enhancements to our schools.

Sincerely,



Mr. Kenneth Pritchett
School Board Chair
Petersburg City Public Schools Board

cc: Petersburg City Council, Petersburg City School Board

For Information: March Altman, Yolonda C. Brown

AN ORDINANCE TO ALLOCATE ADDITIONAL FUNDS TO PETERSBURG CITY PUBLIC SCHOOLS (PCPS) FOR FOOD SERVICE UPGRADES TO INCLUDE CAPITAL & OPERATIONAL IMPROVEMENTS

WHEREAS, the FY25 budget for Petersburg City Public Schools was adopted on May 21, 2024; and

WHEREAS, per Code of Virginia 15.2-507, a budget amendment is required when altering the appropriated amounts of the adopted budget; and

WHEREAS, a budget amendment is necessary to increase the funding level to Petersburg City Public Schools; and

WHEREAS, Section 22.1-100 of the Code of Virginia requires that funds which have been appropriated by the locality to the Public Schools which remain unexpended by the end of the fiscal year must be returned to the City's General Funds; and

WHEREAS, the City may elect to reappropriate unexpended funds to the Public Schools based upon request; and

WHEREAS, the PCPS School Board has made a formal request for an additional allocation of funds, in the amount of \$1,900,000; and

WHEREAS, these funds are designated to address capital improvements, culture climate change initiatives, and instructional enhancements; and

WHEREAS, the funds are essential to support both capital improvements and operational upgrades for the schools.

NOW THEREFORE BE IT ORDAINED that City Council does hereby amend and re-adopt the PCPS FY25 budget and allocate an additional \$1,900,000 to be used for improvements & upgrades.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 4, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: Garry Cozier - Budget Manager

FROM: March Altman, Jr.

RE: **First Read & Schedule a Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget**

PURPOSE: To Schedule a Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget

REASON: To Schedule a Public Hearing for Consideration of an Amendment to the FY25 General Fund Operating Budget

RECOMMENDATION: Approve Amendment

BACKGROUND: The City of Petersburg has received additional revenue & requesting it be added to the FY25 Operating Budget.

COST TO CITY: \$2,193,168

BUDGETED ITEM: Amendment

REVENUE TO CITY: \$2,193,168

CITY COUNCIL HEARING DATE: 3/18/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Ordinance - FY25 Amendment

AN ORDINANCE, AS AMENDED, SAID ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2024, AND ENDING JUNE 30, 2025, FOR THE GENERAL 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 Revenues	\$94,384,922
ADD:	
Permits, Fees & Licenses	\$590,255
Fines & Forfeitures	\$140,000
Charges for Services	\$592,913
Expenditure Refunds	\$70,000
Use of Money/Property	\$800,000
Total Revenue	\$96,578,090

- 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	\$94,384,922
ADD:	
Public Works & Utilities	\$1,577,844
General Government	\$315,324
Non-Departmental	\$300,000
Total Expense	\$96,578,090



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 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 & Schedule a Public Hearing to Approve a Request by Capital City Homes, LLC to Rezone with Proffers Property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce Street, Parcel IDs 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013, from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District**

PURPOSE: The City has received a request to rezone ten parcels at the intersection of North Dunlop Street and Commerce Street to the R-2, Single-Family Residence District to accommodate the construction of eight single-family, detached homes. Three proffers were included with the application for the City’s consideration. Planning Commission recommended approval with proffers with a 6 – 0 vote.

REASON: The property comprises ten undeveloped lots and totals 0.96 acres. It is located on the north side of Commerce Street at the intersection with North Dunlop Street. The applicant is requesting to rezone the property to the R-2, Single-Family Residence District and construct eight single-family detached homes.

RECOMMENDATION: Planning Commission recommended approval with proffers with a 6 – 0 vote.

BACKGROUND: The applicant previously petitioned to rezone the subject property to the B-2, General Business District in late 2023. That request did not include proffers, but the applicant indicated the property would be used for residential development despite the proposed commercial zoning. Planning Commission recommended approval of the request based on the proposed residential use, but City Council ultimately denied the request. The current petition more clearly limits the property to residential development with the more restrictive R-2 zoning classification and the proffered conditions.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 3/18/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 1. 25-REZ-02 Memo
2. 2. 25-REZ-02
3. 4. Application
4. 5. Proffer Statement
5. 6. Plat with house footprint etc..
6. 7. COMMERCE ST. PLAT 10-17-23
7. 8. COMMERCE ST. REZONING PLAT 10-18-23
8. 9. Elevations
9. Ordinance 25-REZ-02



City of Petersburg

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

MEMORANDUM

DATE: March 2025

TO: City Council

FROM: Planning and Community Development

RE: 2025-REZ-02: Ordinance to approve a request by Capital City Homes, LLC to rezone with proffers property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street, Parcel IDs 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013, from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District

EXECUTIVE SUMMARY:

The City has received a request to rezone ten parcels at the intersection of North Dunlop Street and Commerce Street to the R-2, Single-Family Residence District to accommodate the construction of eight single-family, detached homes. One parcel is currently in the B-2, General Commercial District (901 Commerce Street) and the other parcels are in the M-1, Light Industrial District. Three proffers were included with the application for the City's consideration. The property is designated as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan and staff is recommending approval of the request with the proffers as submitted. Planning Commission recommended approval with proffers with a 6 – 0 vote.

CHRONOLOGY OF EVENTS:

1. December 7, 2023 – Petition to rezone property to B-2 heard by Planning Commission; Commission unanimously recommended approval
2. November 21, 2024 – Petition heard by City Council (Council denied the request)
3. January 14, 2025 – Staff received new petition
4. February 6, 2025 – Planning Commission recommended approval with proffers (6-0)

BACKGROUND:

The property comprises ten undeveloped lots and totals 0.96 acres. It is located on the north side of Commerce Street at the intersection with North Dunlop Street. The applicant is requesting to rezone the property to the R-2, Single-Family Residence District and construct eight single-family detached homes. Article 7 of the Zoning Ordinance lists the permitted uses in the R-2 District, which are primarily low-density residential, but also include institutional uses such as schools, libraries, and religious centers. If the rezoning is approved, the property will re-subdivided to create eight lots conforming to the minimum dimensional standards for the R-2 District.

The application included a preliminary plat showing the proposed layout of the lots as well as architectural elevations of the dwellings. The proposed homes are two stories with 760-square-foot footprints (20-feet-wide by 38-feet-deep). The renderings show three distinct models for the dwellings.

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

- 1) No more than eight single-family detached houses will be constructed on the property.
- 2) The houses will be comparable in architectural design to the architectural plans submitted with the application.
- 3) No adjacent houses will have the same façade.

The applicant previously petitioned to rezone the subject property to the B-2, General Business District in late 2023. That request did not include proffers, but the applicant indicated the property would be used for residential development despite the proposed commercial zoning. Planning Commission recommended approval of the request based on the proposed residential use, but City Council ultimately denied the request. The current petition more clearly limits the property to residential development with the more restrictive R-2 zoning classification and the proffered conditions.

ADJACENT ZONING/USES:

Property directly to the north of the subject property is zoned PUD, Planned Unit Development. Property to the west is zoned M-1, Light Industrial and property to the west is zoned B-2 General Commercial and M-1 Light Industrial. Property to the south has a mix of R-3, Two-Family Residence and B-2, General Commercial zoning. There are a mix of surrounding uses including multi-family dwellings to the north, single-family dwellings and a church to the south, a restaurant to the east and vacant industrial to the west.

COMPREHENSIVE PLAN CONSIDERATIONS:

The property is designated as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Historic Core Neighborhoods consist of relatively short blocks, small lots, and a variety of residential uses in moderate density. Development in historic

core neighborhoods should be complementary to existing development and should include compact lots fronting on the street. Primary land uses include a variety of residential uses including single-family detached, row-houses, and attached dwellings like duplexes or townhomes as well as institutional uses like schools and parks.

Development principles for Historic Core Neighborhoods state that new and infill development should fit the scale, size, and character of existing development in the neighborhood and should include a variety of housing types. Pedestrian and bicycle enhancements are encouraged where possible along with preservation of existing greenspace and new plantings.

One major objective of the Comprehensive Plan is to facilitate a diverse and attainable housing stock in the City. The plan encourages identification of key opportunity areas for infill development that's compatible with its surroundings.

The rezoning request appears to be supported by the Comprehensive Plan. The proposed residential units are in keeping with the primary land uses and principles of a Historic Core Neighborhood. There is existing sidewalk along the street frontage of the property which would be improved and brought up to current standards during construction meaning improvement to the neighborhood pedestrian system. The additional units would also serve to increase the City's existing housing stock in a compatible area with existing residential and adaptive reuse.

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: Staff recommends approval of the rezoning with the proffers submitted. Planning Commission recommended approval with proffers in a 6-0 vote.

CITY COUNCIL
MEETING

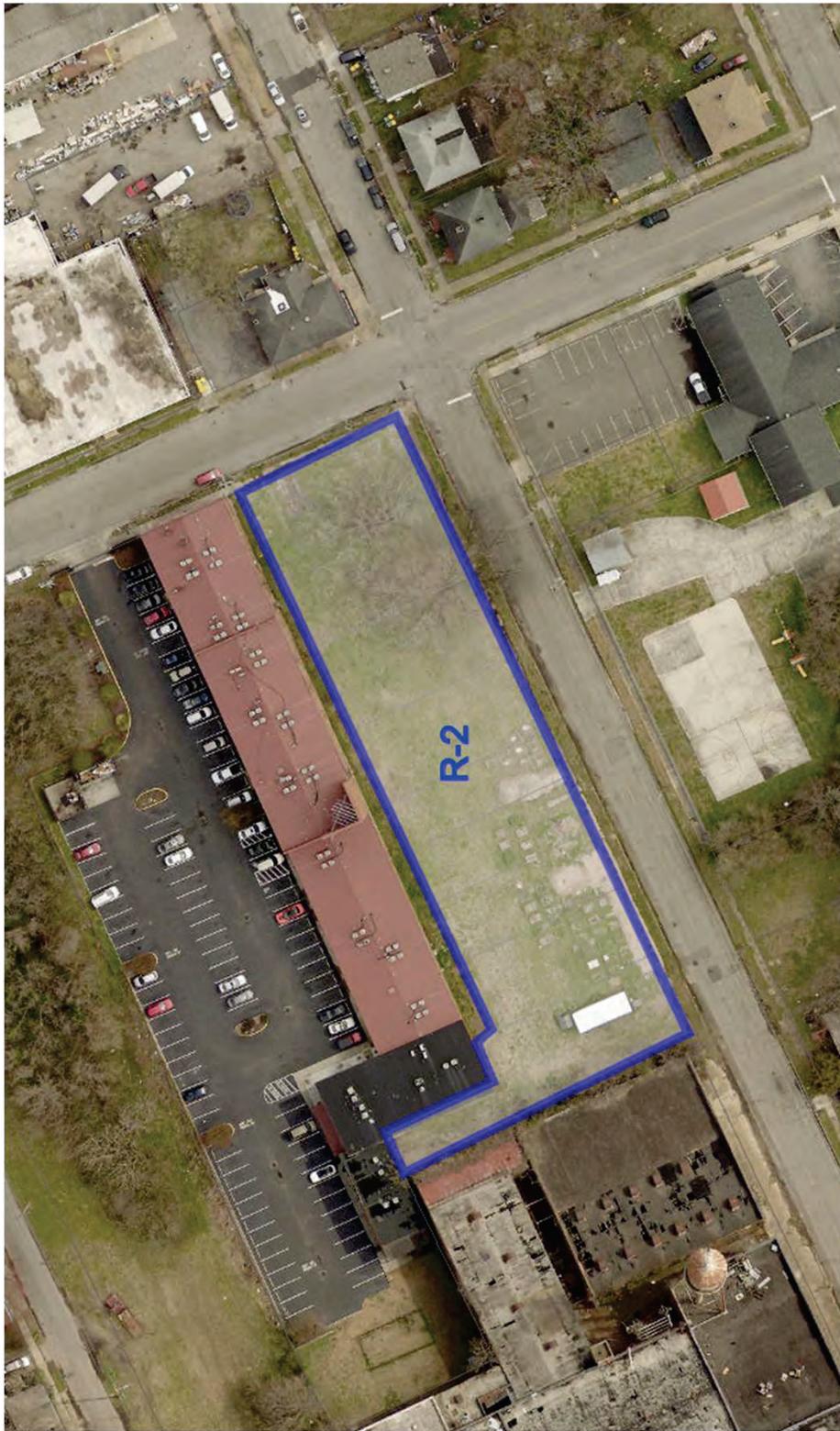
MARCH 2025



2025-REZ-02:

2025-REZ-02: An ordinance to approve a request by Capital City Homes, LLC to rezone with proffers property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District

Subject Properties



Request Overview

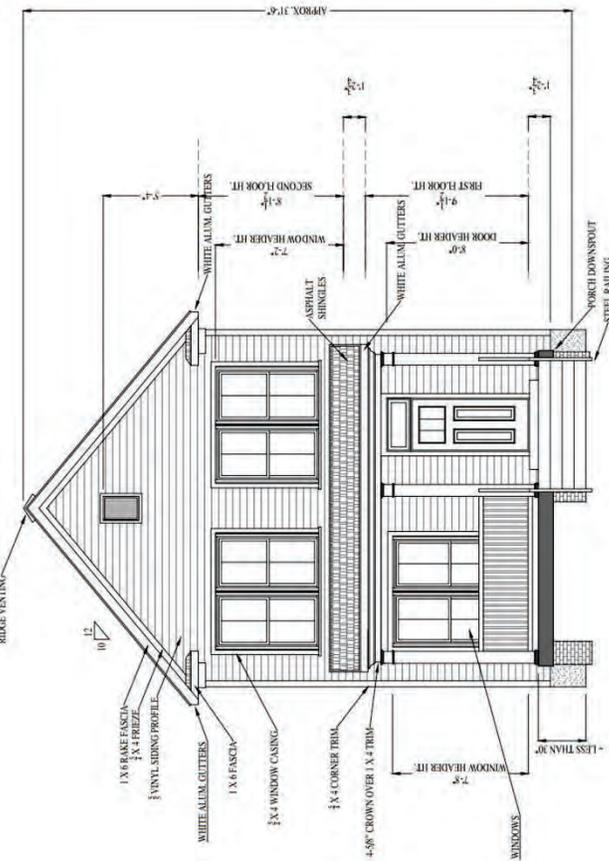
- Rezone to R-2, Single-Family Residence District to construct 8 detached dwellings
- 901 Commerce Street zoned B-2, General Commercial, remaining parcels zoned M-1 Light Industrial
- Three proffers included for consideration
- Previous request for property heard in 2023/2024



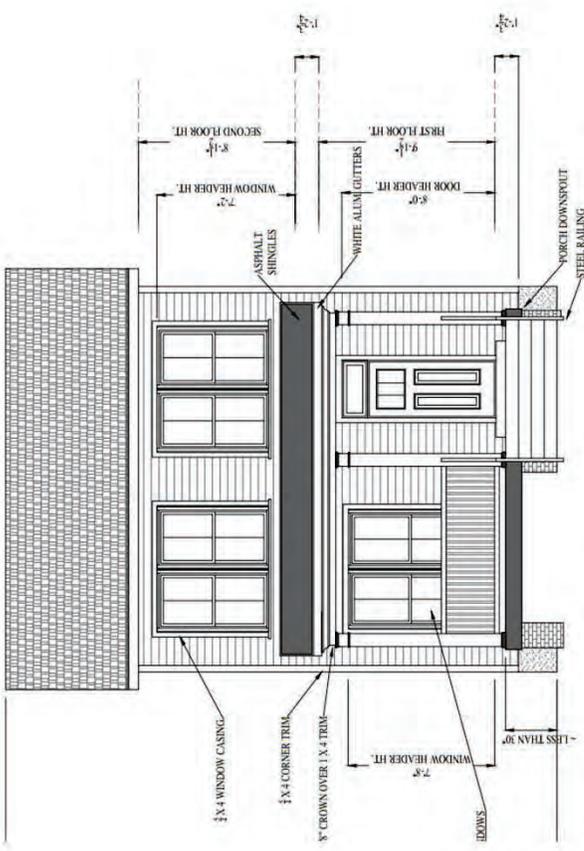
Existing Conditions

Proposed Use

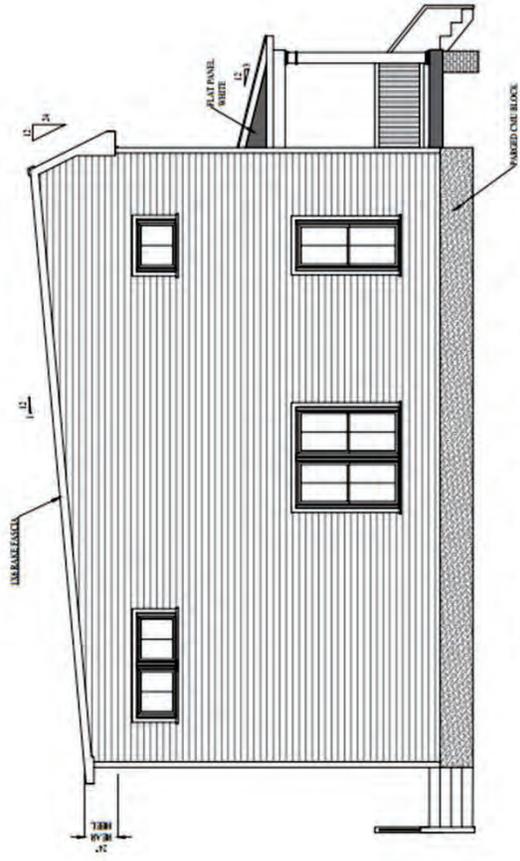
- Construct 8 single-family detached homes
- Site to be re-subdivided into 8 lots meeting R-2 standards
- Three designs for two-story homes approximately 1,500 square feet, on-site paved parking
- Use to be limited through proffer statement and design plans



FRONT ELEVATION "A"



FRONT ELEVATION "B"

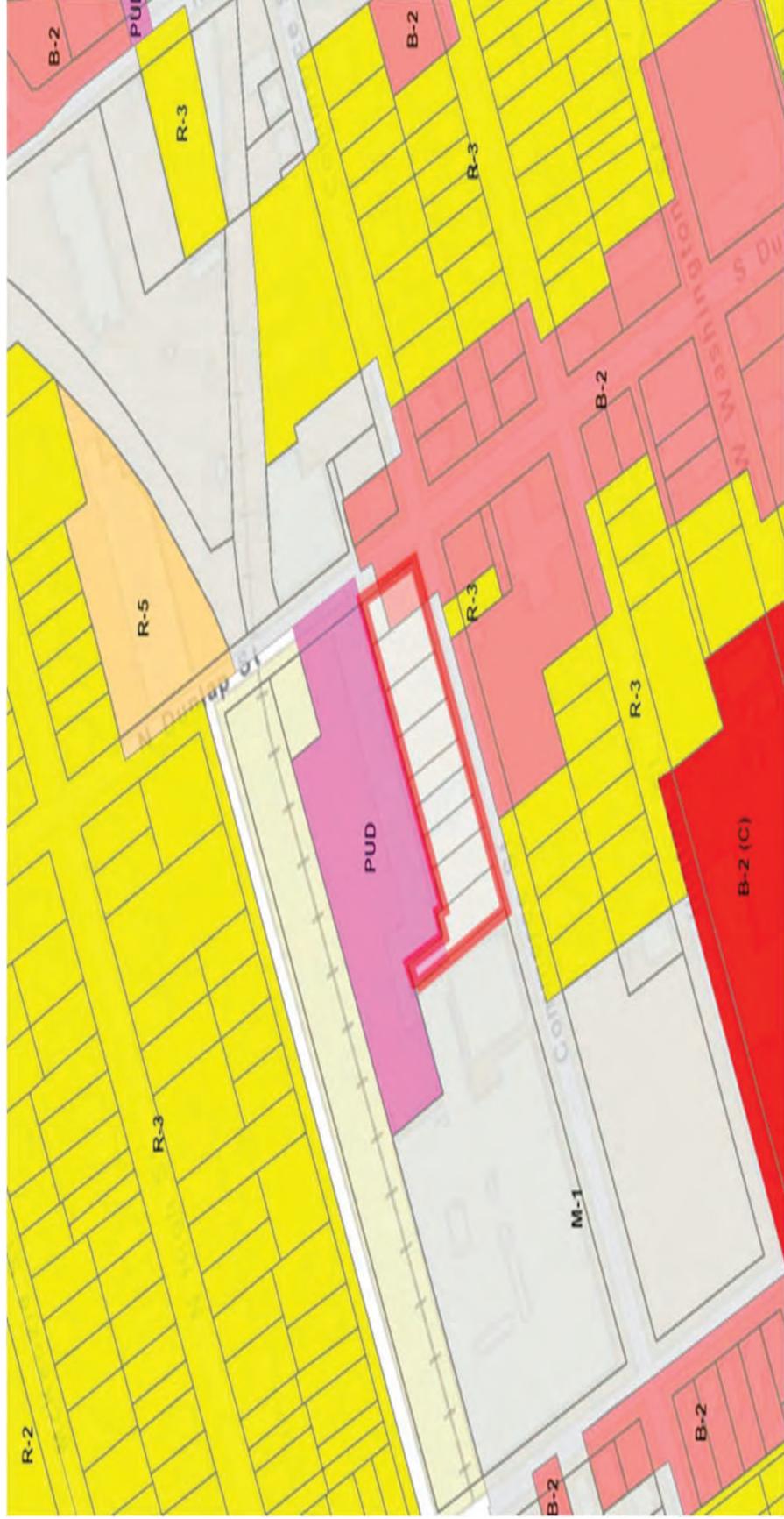


LEFT ELEVATION

Proffers

- No more than 8 single family detached houses will be constructed on the property.
- The houses will be comparable in architectural design to the architectural plans submitted
- No adjacent houses will have the same façade.

Adjoining Zoning



Comprehensive Plan Considerations

- Historic Core Neighborhood on Future Land Use Map:
 - Short blocks, small lots, variety of residential uses at moderate density
 - Primary land uses include single-family detached, single-family attached, multi-family residential as well as neighborhood institutions
 - New and infill development should fit scale, size, and character of existing neighborhood
- Objective: “Facilitate a diverse and attainable housing stock in the City.”
 - City should identify key opportunity areas for infill development compatible with surroundings

Planning Commission Recommendation

- Planning Commission recommended approval with proffered conditions in a 6-0 vote.
- Staff recommended approval with proffered conditions.

Planning Commission Recommendation

- Planning Commission recommended approval with proffered conditions in a 6-0 vote.
- Staff recommended approval with proffered conditions.

Sample Motion

I move that we **APPROVE/DENY/AMEND** an ordinance to approve a request by Capital City Homes, LLC to rezone **WITH PROFFERS** property at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from the B-2 General Commercial and M-1 Light Industrial Districts to the R-2 Single-Family Residence District.

IF DENIED: state the reason why.

IF AMENDED: with the following amendment...

PETITION FOR REZONING OR SPECIAL USE PERMIT

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

CASE NUMBER: _____

APPLICANT: Barry Jones (Capital City Homes)

ADDRESS: 788 Cedar Run Trail
Manakin-Sabot VA 23103

I, Barry Jones (Capital City Homes) hereby petition to rezone the following described properties
from zoning district M-1 to zoning district R-2

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

Bejld 8 single family homes

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

024140003, 024140005, 024140006, 024140007, 024140008, 024140009
024140010, 024140011, 024140012, 024140013

2. Current Street Address(es) if assigned:

901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce St.
208 N. Dunlap St

3. Approximate Area:

40,000 sq. ft. .92 app. acres

4. Public Street Frontage:

app. 400 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:

7. Brief:

Said deed restrictions will expire on: _____

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).

Property is currently vacant and is in an area that is mainly residential. Changing it from M-1 to R-2 will fit the area + also provide needed housing.

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 rezoning will not be detrimental to the community. Adding much needed single family houses in an already largely residential neighborhood should not negatively impact adjacent property owners.

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 rezoning will take a vacant lot + turn it into housing. Additional housing will bring in new tax revenue.

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

We currently own the property that is being proposed for rezoning. We believe that changing it to R-2 will be the best use for the property instead of it just sitting vacant.

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:

Beyler

Mailing Address:

788 Cedar Run Trail
Manakin Sabet VA 23103

Phone Number:

804 283-1725

Email Address:

Capitalcityhomes22@gmail.com

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

1/14/2025

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

MT Calvary Church

110 N. Dunlap st
Petersburg VA 23803

Crissy Royall

908 Commerce st
Petersburg VA 23803
Mailing Address
P.O. Box 37388
N. Chesterfield VA 23234

Vega Darbin + Daniel Giton

934 Commerce st
Petersburg VA 23803
mailing address
4044 Dorette Dr.
N. Chesterfield VA 23237

House of Restoration

930 Commerce st
Petersburg VA 23803
Mailing address
P.O. Box 2489
Petersburg VA 23804

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

JL Empire Homes LLC

944 Commerce St

Petersburg VA 23803

mailing address

7109 Dexter Rd

Richmond VA 23226

Gilliam Odell

940 Commerce St

Petersburg VA 23803

Petersburg Lofts Richmond Dunlap Street LLC

214 N. Dunlap St

Petersburg VA 23803

mailing address

P.O. Box 92129

Southlake TX 76092

PROFFER STATEMENT FOR 2025-REZ-02

A Petition to rezone the property located at 208 Dunlop st N; 901, 905, 909, 915, 919, 921, 925, 929, 933 Commerce from M-1, Light Industrial Zoning District to R2 Residential

Date of Proffer: 1/15/2025

Project Name: Commerce/Dunlop Development

Owner: Capital City Homes

Existing Zoning: M1

Zoning Requested: R2

Acreage of Parcel(s): 1

Voting District(s): 5

Tax Map #(s): 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, 024140013

Exhibit(s)/Reference(s): Lot 1-7 Commerce St A1.1, Lot 1-7 Commerce St A2.1, Lot 1-7 Commerce St A2.2, Lot 1-7 Commerce St A2.3

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by Capital City Homes LLC, provided that the City of Petersburg City Council accepts these proffers and approves the rezoning of the land to the R2 district.

1. No more than 8 single family detached houses will be constructed on the property.
2. The houses will be comparable in architectural design to the above referenced plans that were submitted with my rezoning permit
3. No adjacent houses will have the same façade.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

Owner; **Barry Jones Capital City Homes LLC**

Barry Jones
Signature

1/15/2025
Date

Agreed and Accepted: The City of Petersburg, Virginia City Council

By _____, Mayor

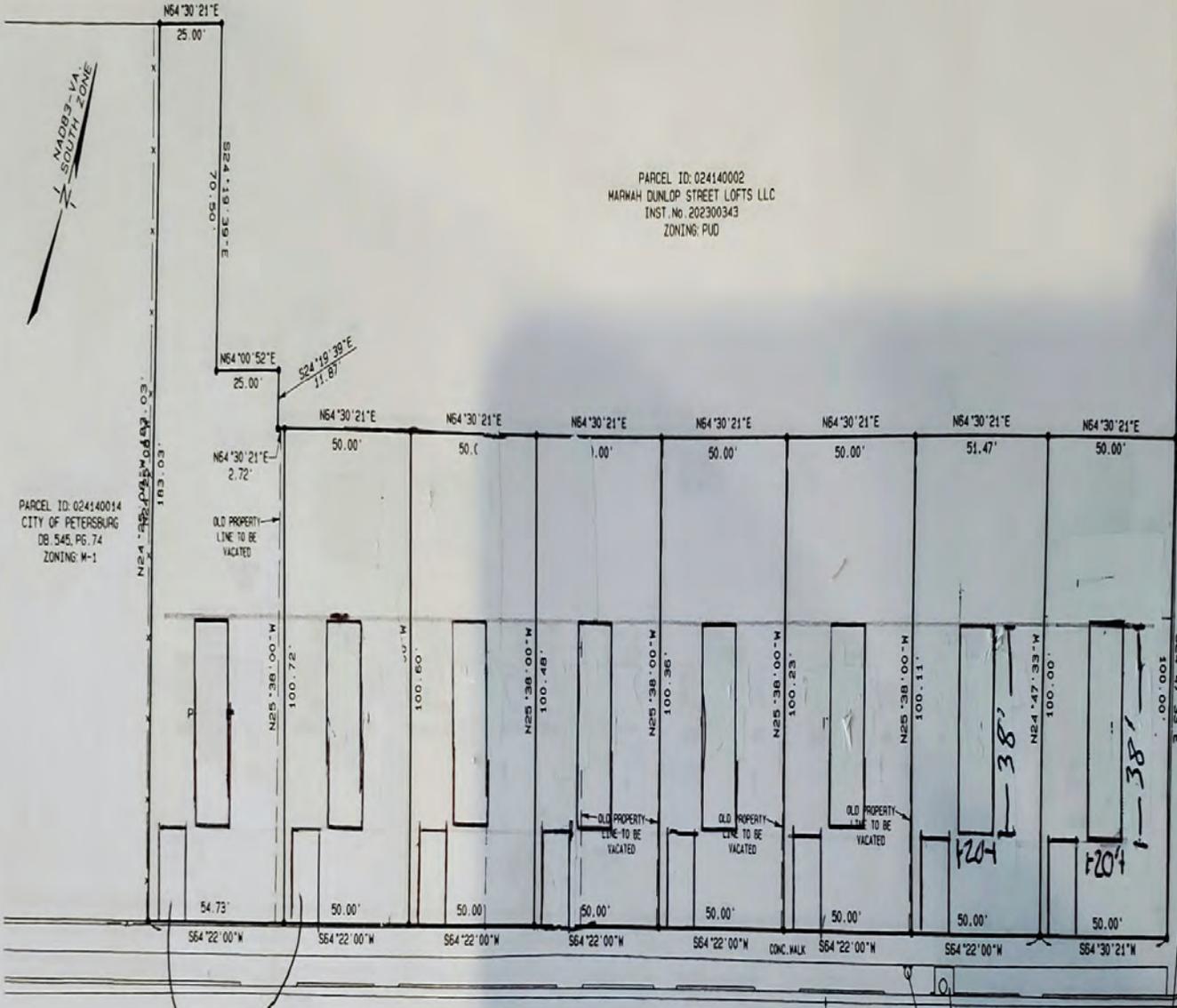
Signature

Date

MADIB-VA
SOUTH ZONE

PARCEL ID: 024140002
MARWAH DUNLOP STREET LOFTS LLC
INST. No. 202300343
ZONING: PUD

PARCEL ID: 024140014
CITY OF PETERSBURG
DB 545, PG. 74
ZONING: M-1



N. DUNLOP STREET
60' R/W (PB. 1-PLAT 63)

COMMERCE STREET
60' R/W (PB. 1-PLAT 61)

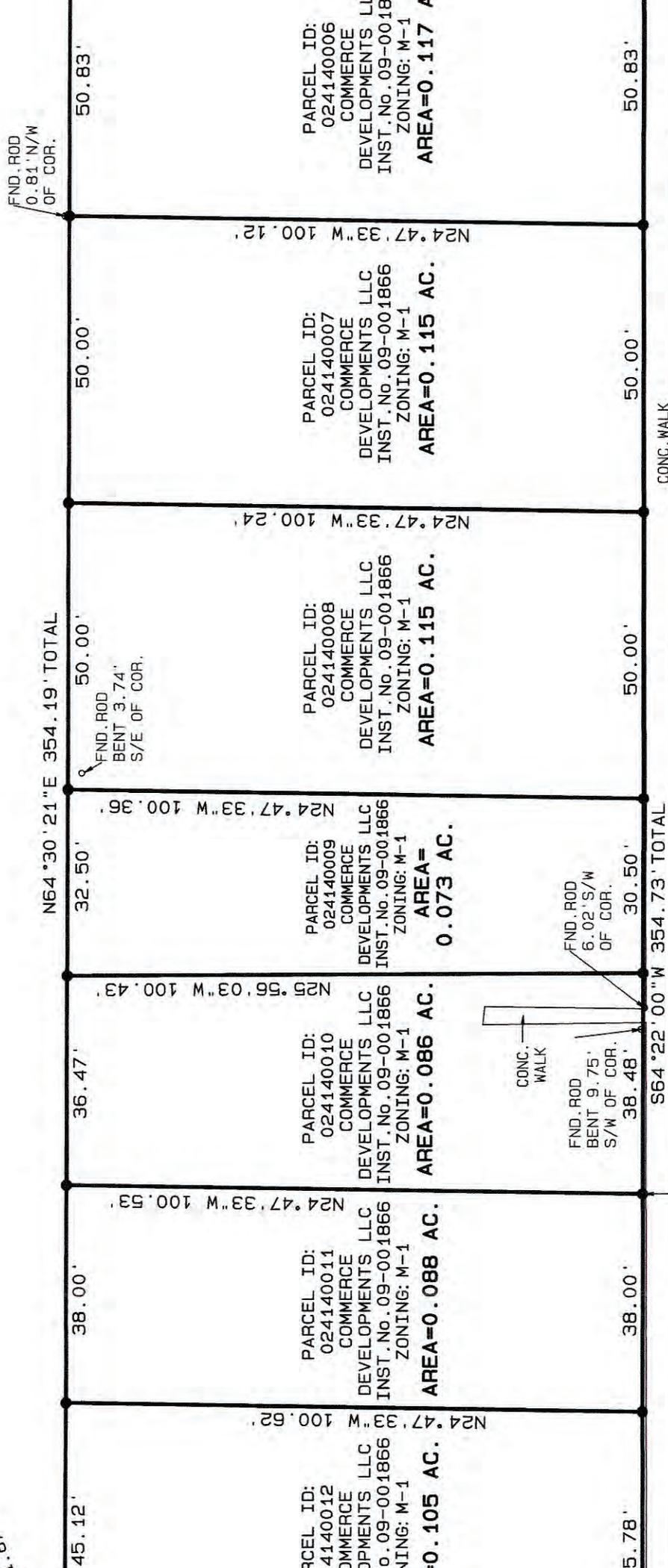
Paved Parking

REZONING PLAT

PLAT OF PROPERTIES SITUATED ON THE NORTHERN
LINE OF COMMERCE STREET AND THE WESTERN LINE
OF N. DUNLOP STREET
CITY OF PETERSBURG, VIRGINIA

PARCEL ID: 024140002
 MARWAH DUNLOP STREET LOFTS LLC
 INST. No. 202300343
 ZONING: PUD

9.39"E
 55.87'



COMMERCE STREET
 60' R/W (PB. 1-PLAT 61)

PARCEL ID: 024140012
 COMMERCER
 DEVELOPMENTS LLC
 INST. No. 09-001866
 ZONING: M-1
 AREA=0.105 AC.

PARCEL ID: 024140011
 COMMERCER
 DEVELOPMENTS LLC
 INST. No. 09-001866
 ZONING: M-1
 AREA=0.088 AC.

PARCEL ID: 024140010
 COMMERCER
 DEVELOPMENTS LLC
 INST. No. 09-001866
 ZONING: M-1
 AREA=0.086 AC.

PARCEL ID: 024140009
 COMMERCER
 DEVELOPMENTS LLC
 INST. No. 09-001866
 ZONING: M-1
 AREA=0.073 AC.

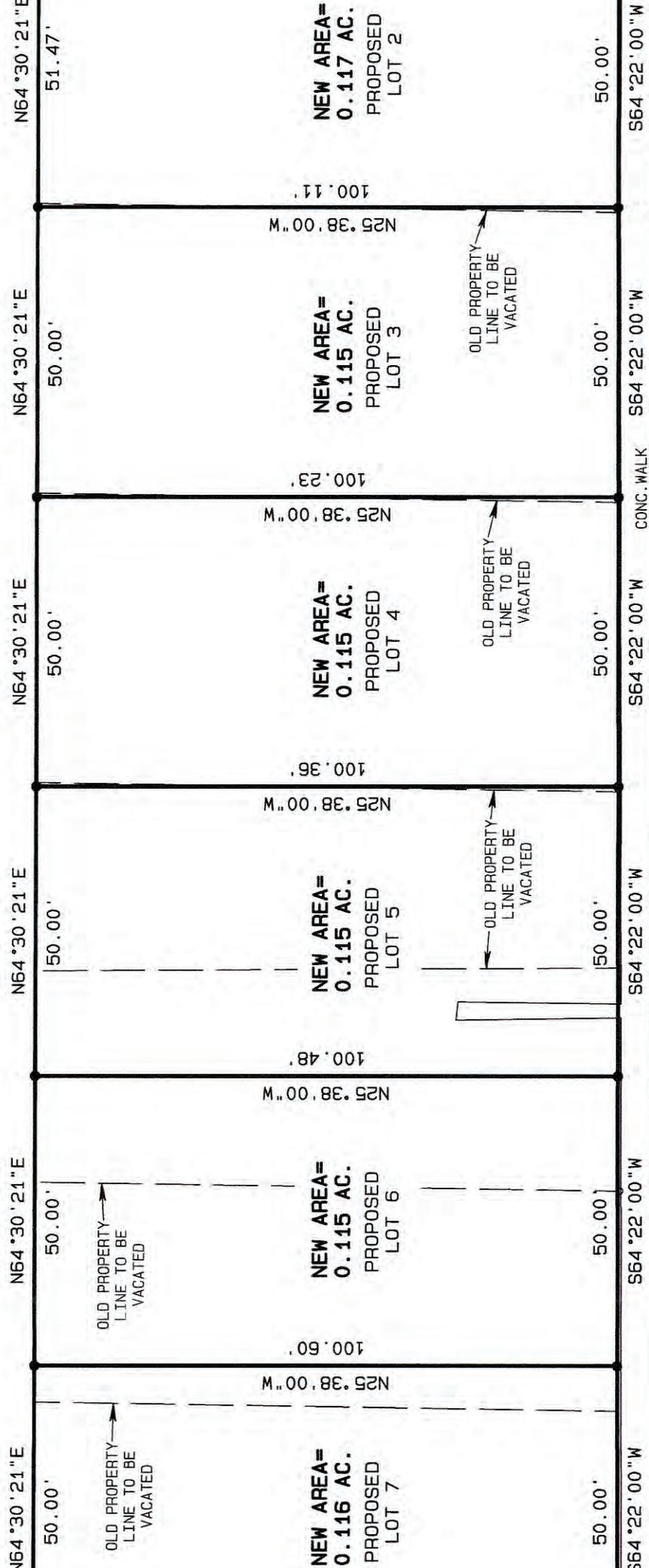
PARCEL ID: 024140008
 COMMERCER
 DEVELOPMENTS LLC
 INST. No. 09-001866
 ZONING: M-1
 AREA=0.115 AC.

PARCEL ID: 024140007
 COMMERCER
 DEVELOPMENTS LLC
 INST. No. 09-001866
 ZONING: M-1
 AREA=0.115 AC.

PARCEL ID: 024140006
 COMMERCER
 DEVELOPMENTS LLC
 INST. No. 09-001866
 ZONING: M-1
 AREA=0.117 AC.

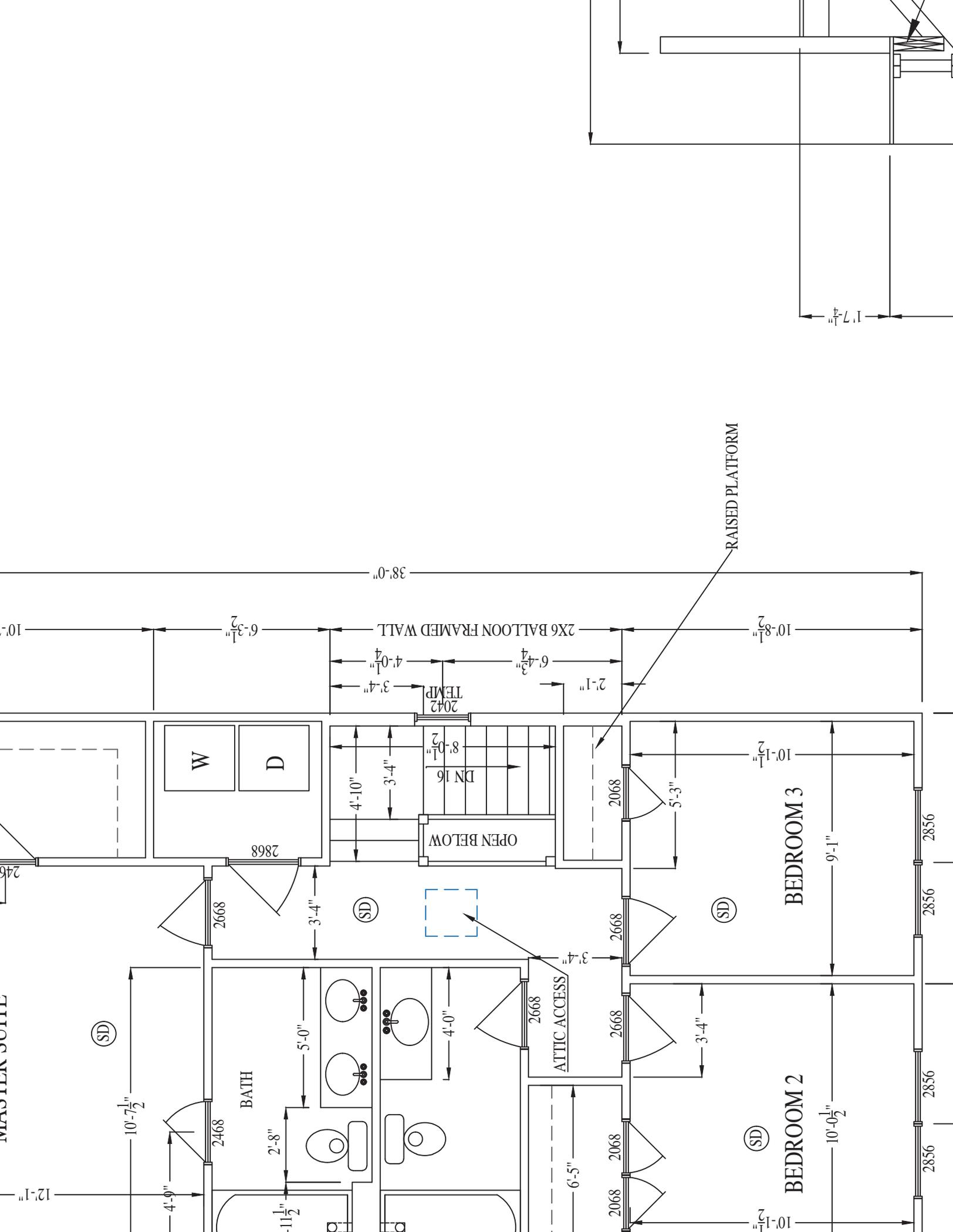
PARCEL ID: 024140002
 MARWAH DUNLOP STREET LOFTS LLC
 INST. No. 202300343
 ZONING: PUD

9.39"E
 87'



COMMERCE STREET

60' R/W (PB. 1-PLAT 61)



MASJID SUKSES

(SD)

12'-1"

10'-7 1/2"

4'-9"

2468

BATH

2'-8"

11 1/2"

5'-0"

4'-0"

(SD)

3'-4"

2868

W

D

4'-10"

3'-4"

OPEN BELOW

8'-0 1/2"

2042

TEMP

3'-4"

4'-0 1/4"

2X6 BALLOON FRAMED WALL

6'-4 3/4"

2'-1"

2068

2068

2668

2668

2068

3'-4"

3'-4"

5'-3"

(SD)

10'-1 1/2"

BEDROOM 2

10'-0 1/2"

9'-1"

BEDROOM 3

10'-1 1/2"

(SD)

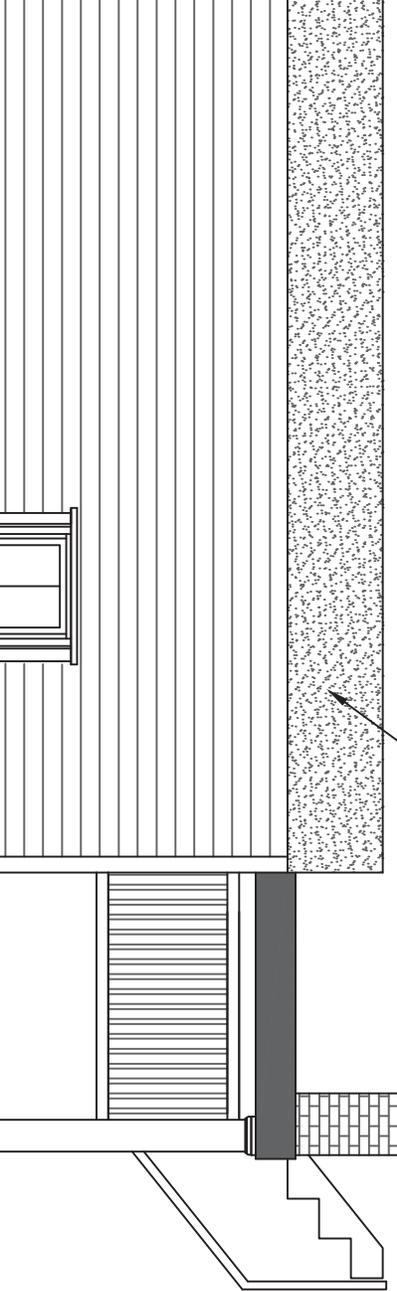
RAISED PLATFORM

38'-0"

6'-3 1/2"

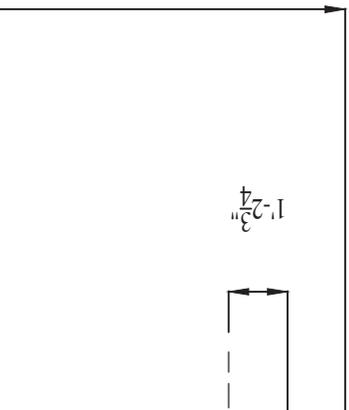
10'-8 1/2"

1'-7 1/4"

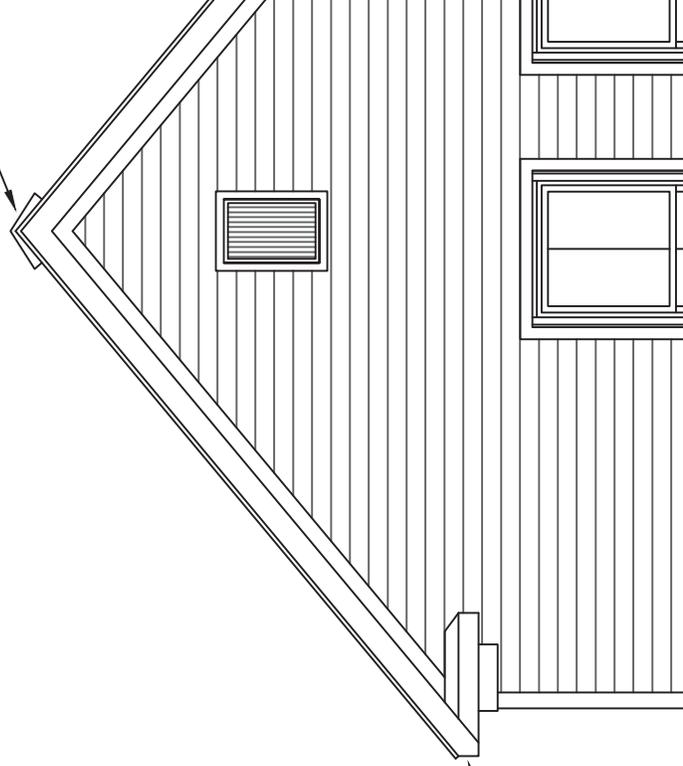


RIGHT EL

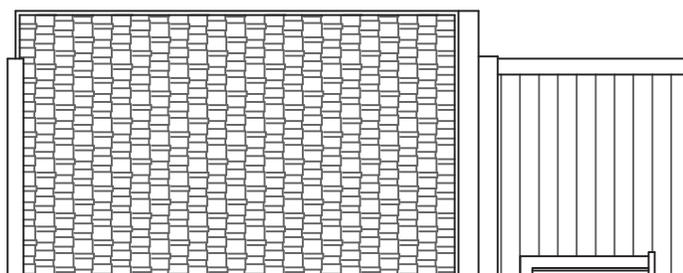
PARGED CMU BLOCK

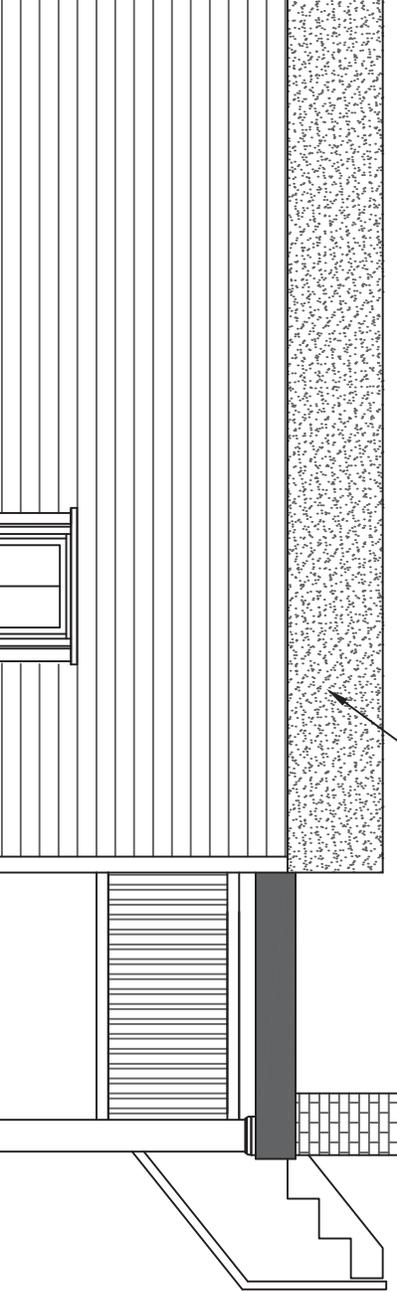


RIDGE



WHITE ALUM. GUTTERS

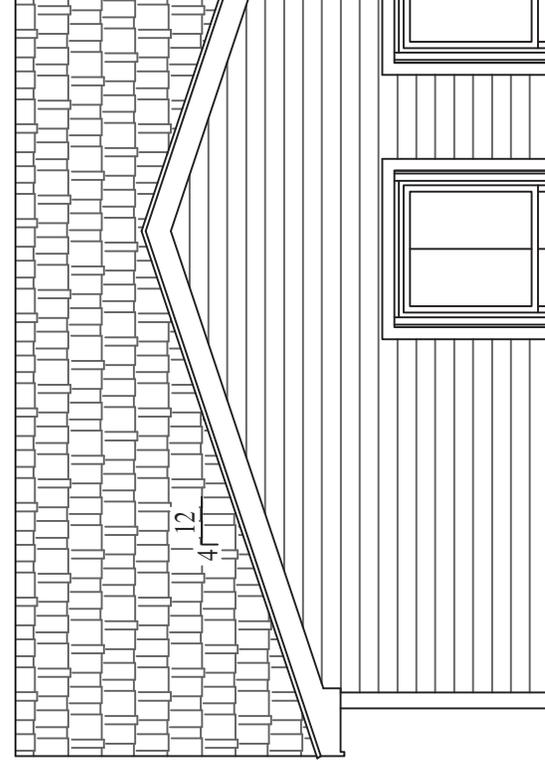




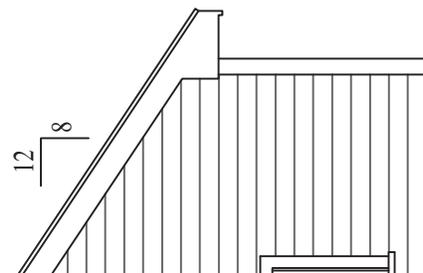
RIGHT EL

PARGED CMU BLOCK

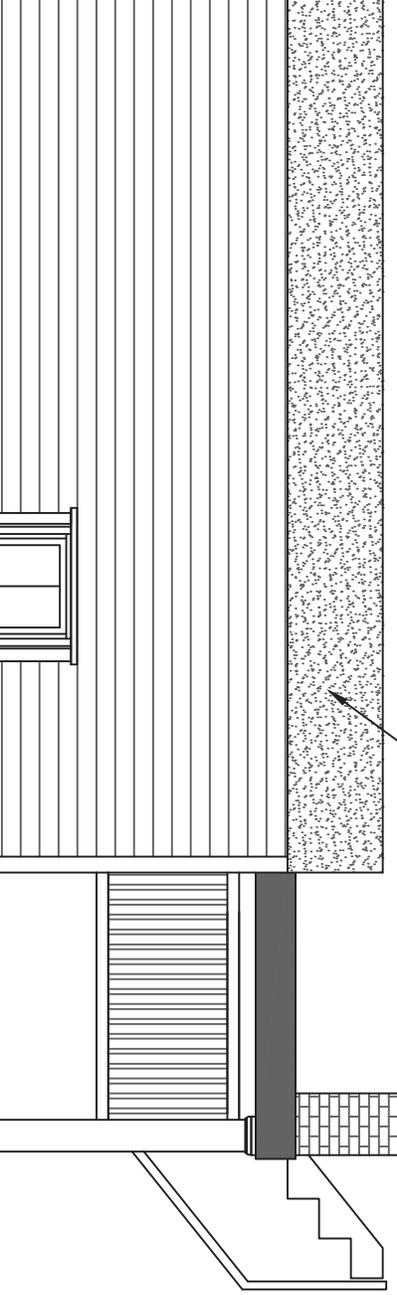
1'-2³/₄"



12 8



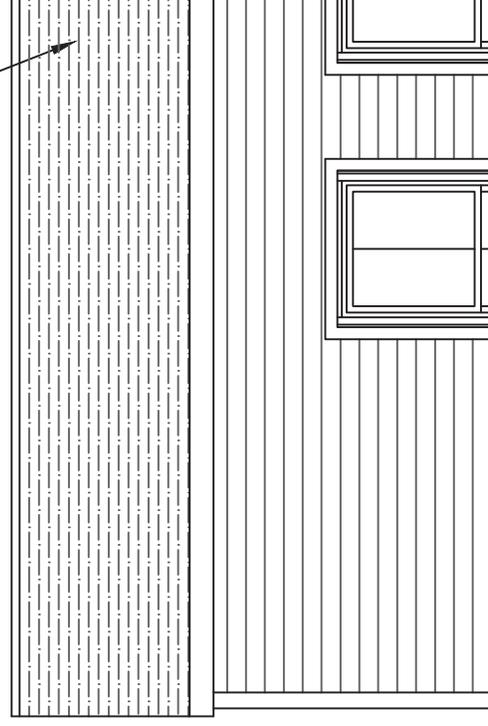
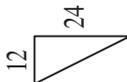
1'-2 3/4"



PERFORATED CMU BLOCK

RIGHT ELEVATION

TPO MEMBRANE ROOFING
60 MIL. THICKNESS MIN.
(WHITE)







AN ORDINANCE APROVING A PETITION TO REZONE PROPERTY LOCATED AT 208 NORTH DUNLOP AND 901, 905, 909, 915, 919, 921, 925, 929, AND 933 COMMERCE STREET, PARCEL IDENTIFICATION NUMBERS 024140003, 024140005, 024140006, 024140007, 024140008, 024140009, 024140010, 024140011, 024140012, AND 024140013 FROM B-2, GENERAL COMMERCIAL DISTRICT AND M-1, LIGHT INDUSTRIAL DISTRICT TO R-2, SINGLE-FAMILY RESIDENCE DISTRICT WITH PROFFERS

WHEREAS, the City of Petersburg received a petition from Capital City Homes, LLC to rezone the property located at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from B-2, General Commercial and M-1 Light Industrial to R-2, Single-Family Residence District in order to construct eight single family dwellings on the property; and

WHEREAS, a conceptual layout showing the re-subdivision of the property into eight lots and architectural designs for the proposed dwellings were provided; and

WHEREAS, Capital City Homes, LLC proffered three conditions for the City's consideration including a limit of no more than eight detached dwelling units to be constructed on the property, the construction of the dwellings in accordance with the aforementioned architectural design plans, and a provision that adjacent houses will feature distinct facades; and

WHEREAS, the property is designated as a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan, a designation that calls for small lots with a mix of residential uses at a moderate density; and

WHEREAS, the Petersburg NEXT Comprehensive Plan calls for facilitating a diverse and attainable housing stock through infill development in key opportunity areas compatible with existing neighborhoods; 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 the petition to rezone the property located at 208 North Dunlop Street and 901, 905, 909, 915, 919, 921, 925, 929, and 933 Commerce Street from B-2, General Commercial and M-1 Light Industrial to R-2, Single-Family Residence District with the three proffers as presented in Exhibit A.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: March 4, 2025

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: March Altman, Jr.

RE: **First Read & Schedule a Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute an Option Agreement and Convey Property Upon Satisfaction of Terms for 3501 Halifax Road**

PURPOSE:

REASON: The City desires to offer an option to purchase the property at 3501 Halifax Street for the purpose of constructing a high efficiency, stacked data center or a commercially similar or better development.

RECOMMENDATION: Council schedule a Public Hearing to be held on March 18, 2025 for the Consideration of an Ordinance to Authorize the City Manager to Execute an Option Agreement and Convey Property Upon Satisfaction of Terms for 3501 Halifax Street.

BACKGROUND: This option to purchase is for 94.131 acres of land at 3501 Halifax Road, Parcel ID 092010001, for the purpose of constructing a high efficiency, stacked data center or commercially similar or better development.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 3/18/2025

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 3501 Halifax Road Ordinance
2. Option Agreement - 3501 Halifax Road

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN OPTION AGREEMENT AND CONVEY PROPERTY UPON SATISFACTION OF TERMS

WHEREAS, the City is the fee simple owner of approximately 94 acres of land and improvements upon the property known as 3501 Halifax Road, Petersburg VA – Parcel ID No.: 092010001; and

WHEREAS, TWG Petersburg, LLC has expressed an interest in obtaining an Option to Purchase said property from the City for the purpose of constructing a high efficiency, stacked data center or commercially similar or better development; and

WHEREAS, TWG has proposed the terms for such acquisition in the attached draft Purchase Option Agreement (**Exhibit A**) which includes terms stating that as a condition precedent to any closing pursuant to the agreement, the purchaser must first draft and obtain formal approval of Council of a Development Agreement for the data center addressing key concerns to the satisfaction and at the sole discretion of City Council which include but are not limited to noise emissions; adequate buffer zones; and water usage; and

WHEREAS, §15.2-1800 of the Code of Virginia requires that in order for the City to convey an interest property owned by the locality, it must adopt an Ordinance after first holding an duly noticed public hearing; and

WHEREAS, prior to adoption of this Ordinance, Council complied with §15.2-1800 of the Code of Virginia after publishing proper Notice in accordance with the requirements of the Code of Virginia; and

WHEREAS, City Council believes that authorizing the City Manager and City Attorney to execute the Purchase Option Agreement on behalf of the City and effectuate the sale of the property upon TWG's election to exercise the option after first satisfying all requirements of the Purchase Option Agreement is in the best interests of the City of Petersburg.

NO therefore be it ORDAINED that Council does hereby authorize the City Manager and City Attorney to execute the Purchase Option Agreement on behalf of the City and effectuate the sale of the property upon TWG's election to exercise the option after TWG has satisfied all requirements of the Purchase Option Agreement including but not limited to obtaining formal approval by Council of a Development Agreement meeting all requirements described in the Purchase Option Agreement.

PURCHASE OPTION AGREEMENT

This PURCHASE OPTION AGREEMENT (“**Option Agreement**”) is made as of ~~December~~ __, 202~~5~~⁴ (“**Option Effective Date**”) by and between **CITY OF PETERSBURG, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (“**Seller**”), and **TWG PETERSBURG LLC**, a Virginia limited liability company, or assigns (“**Buyer**”).

RECITALS

A. Seller is the fee simple owner approximately ~~179-94.131~~ acres of land and any improvements commonly known as ~~2233-3501~~ Halifax Road, Petersburg, VA, Parcel Identification Number ~~076030800092010001~~, a description of which is attached hereto as **Exhibit A** and which shall be updated upon to include the legal description in accordance with the Title Commitment (as defined below) (collectively, the “**Property**”).

B. Seller desires to grant Buyer the option to buy, and the Buyer desires to secure such option to buy, the Property, for the purposes of constructing a high efficiency, stacked data center or commercially similar or better development, on the terms and conditions set forth herein (the “**Option to Purchase**”).

NOW, THEREFORE, for good and valuable consideration paid to the Seller as described herein, the receipt and sufficiency of which are hereby acknowledged, Seller hereby grants to Buyer an exclusive option to purchase the Property. The parties hereto hereby agree as follows:

1. OPTION TERM AND PRICE. The Option to Purchase period commences as of the date of this Option Agreement and expires six (6) months following the Option Effective Date, provided that by notices delivered to Seller in advance of expiration, Buyer may extend the term for up to one (1) additional period of six (6) months ~~each~~. If Buyer exercises its Option to Purchase, the purchase price to be paid by Buyer at closing is ~~Eight-One Hundred SixtyEighty- Three-Eight Thousand – Four-Six Hundred and 00/100Dollars (\$863188,400600.00)~~ (“**Purchase Price**”). Notwithstanding the term of this Option Agreement, Buyer and Seller agree that this Option Agreement shall not merge, terminate, or otherwise expire in connection with exercise of the Option, but upon such exercise, this Option Agreement shall remain in effect through closing on the sale of the Property, unless earlier terminated.

2. NOTICE TO EXERCISE OPTION. To exercise the Option to Purchase, prior to expiration of this Option Agreement, Buyer must deliver written notice of exercise to Seller. Such notice shall specify (a) the closing date, and (b) any title objections.

OPTION CONDITION: As a condition precedent to any closing pursuant to the exercise of any option contemplated under this Agreement, Buyer must present and receive formal approval of City Council of a Development Agreement for the Data Center which addresses to the sole discretion of Council concerns including, but not limited to: noise emissions; adequate buffer zones, and water usage.

3. OPTION CONSIDERATION. As consideration for this Option to Purchase, the Buyer shall pay the Seller five thousand dollars (\$5,000.00) (“**Option Payment**”) within twenty (20) business days following Option Effective Date. Thereafter, any extension, as authorized pursuant to this Option Agreement, that the Buyer may choose to exercise, shall require an additional \$5,000.00 Option Payment to the Seller. The Option Payment(s) shall be nonrefundable (except as set forth in this paragraph below) and shall be credited to the purchase price at closing if the Buyer timely exercises the Option to Purchase. Notwithstanding the foregoing, if this Option Agreement terminates as a result of Seller’s default, the Option Payment shall be returned to Buyer with statutory interest applied.

4. RIGHT OF ENTRY. Commencing on the Option Effective Date and continuing until the earlier of (i) execution of the Contract, or (ii) termination of the Option Agreement, Buyer and its contractors, representatives, investors, employees, consultants, vendors, auditors and agents shall have the non-exclusive right and license to enter the Property to conduct inspection, due diligence reviews, and activities related thereto, provided that Buyer shall indemnify and hold harmless Seller from and against damages resulting from such access and inspection by Buyer. Promptly Following the Option Effective Date, Buyer may obtain a title commitment for the Property (“**Title Commitment**”) from a title company selected by Buyer (“**Title Company**”).

5. CLOSING. Closing shall occur on the date specified in Buyer’s exercise notice and shall be facilitated by the Title Company. On the closing date, Buyer shall deliver the Purchase Price (less the amount of the Option Payment) and the closing statement to the Title Company. On the closing date, Seller shall deliver to the Title Company a general warranty deed for recording in each Property jurisdiction, owner’s affidavit, certificate of non-foreign status, and any additional documents requested by the Title Company or reasonably necessary to consummate the transaction. At closing, Seller shall pay all “grantor’s taxes” in connection with the transfer of the Property and recordation of the deed, and Buyer shall pay all recordation and transfer taxes other than the “grantor’s taxes”.

6. CONDITIONS TO CLOSING. After exercising its Option to Purchase, Buyer’s obligation to close on this transaction is conditioned upon (a) there having been no damage to the Property or condemnation proceeding brought or threatened, and no condition, event or circumstance has occurred since the Option Effective Date not caused by Buyer that materially adversely affects the condition or value of the Property, (b) Seller has performed all of its obligations under this Option Agreement and all Seller representations remain true and correct (c) the Title Company is irrevocably committed to issuing title policy insuring marketable title to the Property with no monetary liens or monetary encumbrances thereon and (d) the Property has been rezoned from Agricultural (A) to M1.

7. REPRESENTATIONS. Each party represents and warrants to the other party that: (i) this Option Agreement has been duly executed and delivered by such party, and constitutes the valid and binding obligation of such party, enforceable against it in accordance with the terms hereof; and (ii) the execution, delivery and performance of this Option Agreement does not violate or breach the terms of any agreement to which it is a party or by which it or its property may be bound.

(a) Seller represents that it is the fee simple owner of the entirety of the Property, and Seller has the legal power and authority to enter into and perform this Option Agreement.

(b) Seller further represents and warrants to Buyer that there are no recorded or unrecorded leases, purchase contracts, options, service contracts, or any other contracts pertaining to or affecting the Property, or any part thereof, including without limitation, those affecting ownership, operation, maintenance, repair, or development of the Property, and there is no party other than Seller in possession, or with a claim of possession or use, of the Property or any part thereof.

(c) Seller further represents and warrants that: (i) to Seller's actual knowledge, the Property is not in default under, or not in compliance with, any laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property; and (ii) no substances designated as, or containing components designated as, hazardous, dangerous, toxic or harmful, and/or subject to regulation under any federal, state or local law, regulations or ordinance, are stored on the Property or have been release at the Property by or for Seller, and to Seller's knowledge, no such storage or release has previously occurred at the Property.

(d) Seller represents and warrants that the Property is not subject to any pending litigation or, to Seller's knowledge, threatened litigation and that there are no special assessments or other impositions which are pending with respect to the Property or any portion thereof.

(e) Seller represents and warrants that to Seller's knowledge there are no recorded or unrecorded covenants, conditions, or use restrictions pertaining to or affecting the Property, or any part thereof.

(f) So long as this Option Agreement remains in effect, Seller shall not do any of the following, without the prior written consent of Buyer:

(i) Sell, grant, convey, lease or dispose of, or negotiate or contract to sell, grant, convey, lease or dispose of, the Property or any part thereof;

(ii) Grant or record any easement, license or right-of-way in, to or through the Property or any part thereof;

(iii) Create, record, nor allow to be created or recorded, any restriction or covenant of any kind, character, or nature whatsoever with respect to the Property or any part thereof; or

(iv) Cause, or allow, any material physical modifications to the Property.

8. REMEDIES UPON DEFAULT. If Buyer defaults under this Option Agreement, then in addition to any other remedies available to Seller at law or in equity, Seller may terminate this Option Agreement by giving written notice of the termination. If terminated as a result of Buyer's default, the Buyer shall lose entitlement to any refund of the Option Payment. If Seller defaults under this Option Agreement, then in addition to any other remedies available to Buyer at law or in equity or pursuant to this Agreement, Buyer may seek specific performance or terminate this Option Agreement by giving written notice to Seller and collect out of pocket costs and the Option Payment from Seller.

9. RECORDING OF AGREEMENT. A memorandum of this Agreement may be recorded against the Property by Buyer in the form attached hereto as **Exhibit B** (the “**Memorandum**”). Seller shall execute and deliver the Memorandum with original notarized signatures along with its execution and delivery of this Agreement. All costs and recordation taxes incurred in connection with recording the Memorandum shall be paid by Seller.

10. ACKNOWLEDGMENTS. The parties are executing this Option Agreement voluntarily and without any duress or undue influence. The parties have carefully read this Option Agreement and have asked any questions needed to understand its terms, consequences, and binding effect and fully understand them and have been given an executed copy. The parties have sought the advice of an attorney of their respective choice if so desired prior to signing this Option Agreement. This Option Agreement may be executed in any number of counterparts and may be delivered electronically, including by pdf, email, DocuSign, or similar method, each of which shall be deemed to be an original and all of which together shall comprise but a single instrument.

11. TIMING. Time is of the essence in this Option Agreement.

12. GOVERNING LAW AND VENUE. This Option Agreement shall be governed, construed and interpreted by, through and under the Laws of the Commonwealth of Virginia. The parties further agree that the venue for any and all disputes related to this Option Agreement shall be litigated exclusively in the Courts of the City of Petersburg, Virginia.

13. NOTICES. All notices required or permitted hereunder shall be in writing and shall be deemed made when delivered in person or by delivery service (such as FedEx), transmitted by electronic mail or when mailed by certified mail, postage prepaid, return receipt requested, addressed as follows:

IF TO THE BUYER:

TWG Petersburg LLC
14 Ridge Square, NW, Suite 315
Washington, DC 20016
Attention: Warren C. Williams
Email: wwiliams@warrentongroup.com

with a copy to:

Williams Mullen
200 S. 10th Street, Suite 1600
Richmond, Virginia 23219
Attn: Alexander C. Graham, Jr.
Phone: (804) 420-6458
Email: sgraham@willamsmullen.com

IF TO THE SELLER:

City of Petersburg
135 N. Union Street
Petersburg, Virginia 23803
Attn: John M. Altman, Jr., City Manager
Email: maltman@petersburg-va.org

with a copy to:

City Attorney
City of Petersburg
135 N. Union Street
Petersburg, Virginia 23803
Attn: Anthony Williams
Email: awilliams@petersburg-va.org

14. ENTIRE AGREEMENT; MODIFICATION. This document sets forth the entire agreement and understanding between the parties relating to the subject matter herein and supersedes all prior discussions between the parties. No modification of or amendment to this Option Agreement, nor any waiver of any rights under this Option Agreement, will be effective unless in writing signed by the party to be charged.

15. EXCLUSIVITY. Seller understands and acknowledges that Buyer shall incur significant expenses in connection with its investigation of the Property. Following the execution of this Option Agreement and at any time prior to the earlier of (a) the closing date and (b) the termination of this Option Agreement in accordance with the terms hereof, Seller shall not: (a) negotiate, discuss or otherwise communicate with any other parties with respect to the sale or other transfer of the Property, (b) initiate any discussions, solicit or encourage submission of any proposal or offer to acquire the Property, (c) furnish or provide to any person or entity, other than Buyer, any information regarding the Property. If Seller receives any unsolicited offer or proposal to acquire, lease or otherwise transfer the Property, Seller shall promptly notify Buyer and provide Buyer with a copy of any written material received by the Seller related to said offer or proposal.

16. FURTHER ASSURANCES. Buyer and Seller hereby covenant unto each other to execute and deliver any additional documents, materials, confirmations, certificates, or other assurances that may be required or reasonably necessary to effectuate the transaction contemplated hereby. Buyer shall have the right to assign its interest under this Option Agreement at any time by notice to Seller.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have caused this Option Agreement to be executed as of the day and year first above written.

SELLER:

CITY OF PETERSBURG, VIRGINIA

By: _____ (SEAL)

Name: John M. Altman, Jr.

Title: City Manager

COMMONWEALTH OF VIRGINIA

CITY OF PETERSBURG:

The foregoing instrument was acknowledged before me this _____ day of ~~December~~ 202~~5~~4, by John M. Altman, Jr., City Manager of the CITY OF PETERSBURG, VIRGINIA.

Notary Public

My commission expires: _____.

[SIGNATURES CONTINUE ON NEXT PAGE]

BUYER:

TWG PETERSBURG LLC

By: _____ (SEAL)

Name: Warren C. Williams

Title: President

COUNTY OF MONTGOMERY):

STATE OF MARYLAND):

The foregoing instrument was acknowledged before me this _____ day of ~~December~~
20242025, by Warren C. Williams, President, TWG Petersburg LLC.

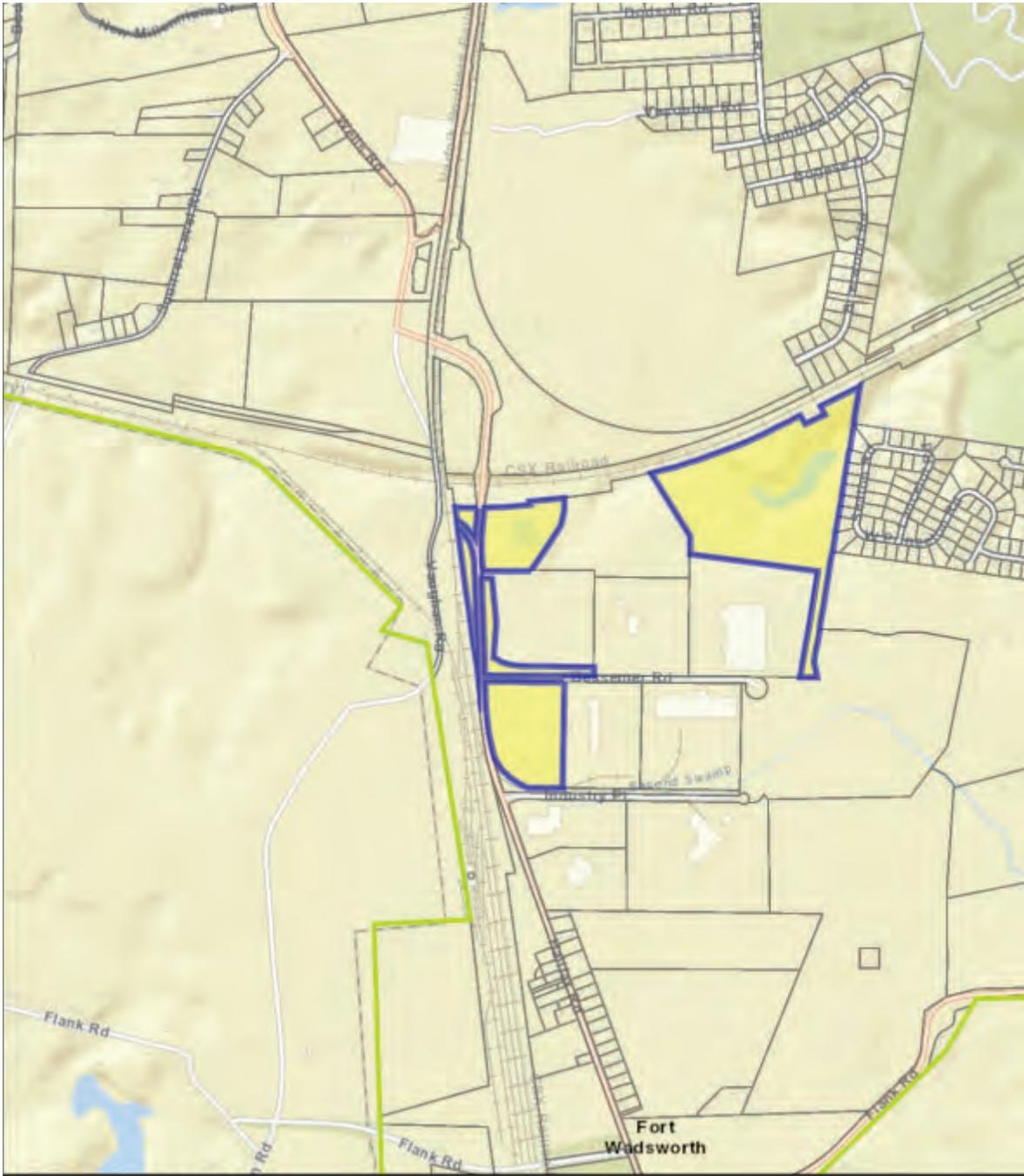
Notary Public

My commission expires: _____.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The following real property located in the City of Petersburg, Virginia, consisting of approximately 179-94.131 acres, and identified for property tax purposes as Parcel Identification Number 076030800092010001, and shown as follows:



Parcel #: 092010001

EXHIBIT B
FORM OF MEMORANDUM

This instrument was prepared
Outside the Commonwealth of
Virginia by, and please return to:

Tax Parcel No(s): _____
Consideration: ~~\$60,000.00~~
Total Actual Value: _____

Grantee's Address: _____

Property Address: _____

Title Ins. File No: _____

MEMORANDUM OF
OPTION AGREEMENT

THIS MEMORANDUM OF OPTION AGREEMENT (this "Memorandum") is made and entered into as of _____, ~~2024-2025~~ ("Effective Date") by and between **CITY OF PETERSBURG, VIRGINIA**, a political subdivision of the Commonwealth of Virginia ("Seller" or "Grantor") with an address of 135 N. Union Street, Petersburg, VA., and **TWG PETERSBURG LLC**, a Virginia limited liability company, or assigns ("Buyer" or "Grantee") with an address of 14 Ridge Square, Suite 300, NW, Washington, DC 20016.

1. **Option.** Pursuant to that certain Option Agreement dated _____, 2024 (the "Agreement"), Owner granted to Buyer and Buyer acquired from Owner the option ("Option") to purchase certain real property located in the City of Petersburg, Virginia and Prince George County, Virginia, as more particularly described on **Exhibit A** (the "Property") upon the terms, covenants and conditions set forth in the Agreement, which provisions are incorporated into this Memorandum by reference.

2. **Term.** The initial Term of the Option commenced on _____, ~~2024-2025~~ and expires six (6) months thereafter, subject to Buyer's right to extend such Term for up to ~~six~~ one

(61) additional extension period of ~~thirty-six~~ (30) ~~days each~~ months, unless sooner terminated pursuant to the Agreement.

3. **Price.** The price for the Term of the Option is \$_____.

4. **Interpretation.** This Memorandum is not a complete summary of the Agreement. Provisions in this Memorandum shall not be used in interpreting the Agreement provisions. In the event of conflict between the Memorandum and the Agreement, the Agreement shall control.

5. **Counterparts.** This Memorandum may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but a single instrument.

6. **Successors.** The Memorandum the Option referenced herein shall run with the land and inure to the benefit of and be binding upon Seller and Buyer and their respective heirs, representatives, successors and assigns.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Seller and Buyer have executed this Memorandum as of the day and year set forth above.

SELLER:

CITY OF PETERSBURG, VIRGINIA

By: _____ (SEAL)

Name: John M. Altman, Jr.

Title: City Manager

COMMONWEALTH OF VIRGINIA

CITY OF PETERSBURG:

The foregoing instrument was acknowledged before me this _____ day of ~~December~~ 2023, by John M. Altman, Jr., City Manager of the CITY OF PETERSBURG, VIRGINIA.

Notary Public

My commission expires: _____.

[SIGNATURES CONTINUE ON NEXT PAGE]

BUYER:

TWG PETERSBURG LLC

By: _____ (SEAL)

Name: Warren C. Williams

Title: President

COUNTY OF MONTGOMERY):

STATE OF MARYLAND):

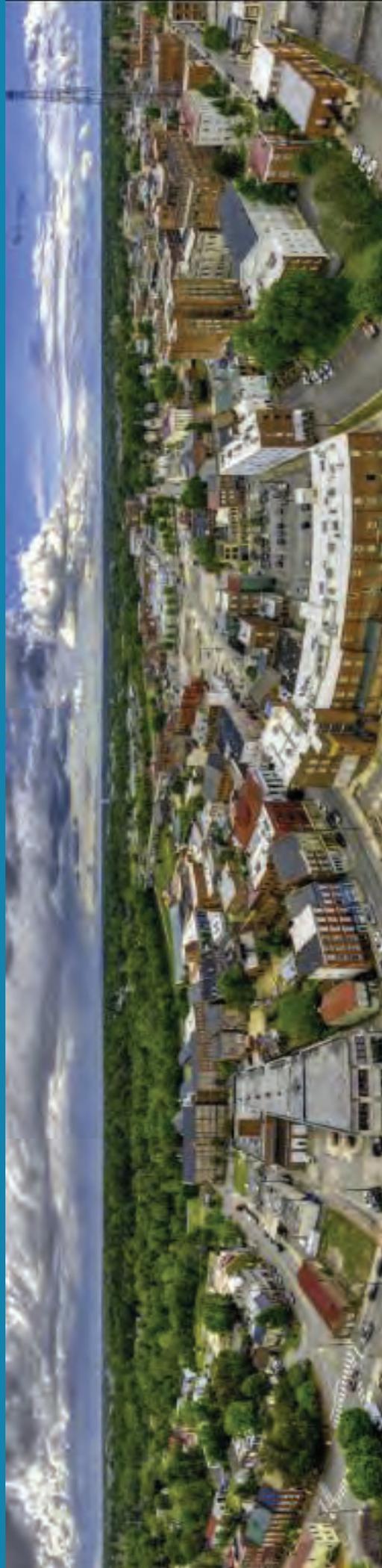
The foregoing instrument was acknowledged before me this _____ day of ~~December~~
2024~~202~~, by Warren C. Williams, President, TWG Petersburg LLC.

Notary Public

My commission expires: _____.

EXHIBIT A- Legal Description

City of Petersburg, Virginia



Department of Public Works & Utilities

Presenter: Mr. Jerry Byerly, DPW&U Director

Utilities Division



Status Update

I. Water Utilities Work Orders	17
II. Wastewater Work Orders	18
III. Water Meter Work Orders	54
IV. Utility Billing	177
I. Terminations	63
II. New Services	114

Street Operations Division



Monthly Update

Winter Storm Events: During February 2025, the City experienced several days and evenings with high winds, snow, freezing rain and ice events. The Street Operations Division implemented their *Snow Response Team Plan* prior to and during each event to ensure that the primary and secondary roadways were properly addressed to ensure that the City's roadways were kept operational.

Total cost for the month of February:

• Labor Costs	\$ 7,821.97 [333.5 hrs.]
• Material Costs	\$26,000.00
• Contractor Cost	\$50,587.50
• Total Expense	\$84,409.47

Petersburg Annual Leaf Collection: Due to the winter weather emergencies the Street Operations Division has extended the annual leaf collection program until March 7, 2025.

Drainage Improvements: During FY 25, the Street Operations Division has been performing upgrades to the stormwater drainage system to improve drainage and reduce flooding. The upgrades consist of installing new stormwater drain inlets and drainage pipes. The following intersections are to be completed by June 2025:

- Varina Avenue and Bermuda Avenue
- Johnson Avenue and Chuckatuck Avenue
- Berkley Avenue and W. Tuckahoe Street
- Church Street and Summit Street
- Chuckatuck Avenue and South Boulevard

Street Operations Division



Traffic Signal Upgrades and Improvements: During FY 25, the Street Operations Division has been implementing improvements to traffic control signals and devices at various intersections around the City. These upgrades consist of installing high visibility traffic signal heads, video detection, new traffic signal controllers, conflict monitors, control cabinets and battery back units. The following intersections will be completed by June 2025:

- **E. Washington Street and Slagle Avenue**
- **E. Washington Street and Jefferson Street**
- **Crater Road and Graham Road**
- **Crater Road and Myrick Avenue/Toll Gate Road**
- **Crater Road and Windham Street**
- **Johnson Road and Defense Road**

Facilities and Grounds Highlights



Facilities & Ground Division Highlights:

- SPORTS COMPLEX (frozen busted pipes) - Colonial plumbing installed a new water main inside the locker room building, then repaired all busted pipes.
- FISCAL MANAGEMENT - Contractor McCray Electric installed electrical wiring/conduit and receptacles, in closet that was remodeled into an office.
- MAGISTRATE'S OFFICE - Check restrooms for water pressure. Flushed supply lines and reconnect faucet. Issue resolved.
- FIRE STATION 4 - Advised Contractor McCray Electric to install our light pack in front of building; replace new wiring and install a Photo-eye sensor on both fixtures (we do not have this part). They had to replace the wiring in the ceiling due to old aluminum wiring. All completed
- FIRE STATION 5 - Repaired Kitchen sink drain that was leaking
- POLICE DEPT - Install another TWIST LOCKING RECEPTACLE for server room. NEMA L5-20R, 20-amp 125 volt; Contractor McCray Electrical Completed this job 2/4/25
- JDR COURT - Replace ceiling tracks, tiles, judge's desk and vacuumed carpet when done.
- SEIGE MUSEUM
 - Check roof rain gutter in rear; use water hose to clear drain for downspout - COMPLETED/drain is clear
 - Use plywood to board up old opening in basement – COMPLETED
- CIRCUIT COURT II - Roofing contractor to assess roof leak in judge's chambers
- LEGENDS PARK - Roped off area near signage, with broken post. Contractor pulled sign down and removed bad telephone post. We took signs to FMD Warehouse for storage, until contractor is ready to re-mount to new poles
- **SNOW DETAIL FOR PUBLIC WORKS STAFF - February 11th, 19th, and 20th CITY CLOSED DUE TO INCLEMENT WEATHER -**
- FMD/GROUNDS working with STREETS, as per assigned duties.
- LIBRARY - Drinking fountain leaking from reservoir inside fixture. Need replacement quote from Plumbing Contractor and discussed with Mr. Crocker.
- SOUTH-SIDE DEPOT - Back-up batteries installed in electrical room
- HUSTINGS COURT - Replace white gate that was blown down from windstorm
- CITY HALL – Contractor replaced circulating pump on boiler.
- FARMERS ST FIRE STATION - Replace HVAC air filters as per request (20” x 20” size)

Stormwater Division



Positives:

- Construction Phase On Multiple Projects
- Fleets Branch Stream Restoration Project (Pre-Construction & NTP Completed: Construction Activity Underway)

Negatives:

- Floodplain Administrator Position Vacant; No New Qualified Candidates Have Applied

Statistics:

- 95%+ Of All Stormwater Reviews and Inspections Accomplished Within Timeframes Established by VESMA Regulations
- 4 Stormwater Site Plan Review Were Completed
- 9 Stormwater/Soil Erosion Building Permit Reviews Were Completed

City of Petersburg, Virginia



Thank you

Mr. Jerry Byerly

jbyerly@petersburg-va.org

<https://petersburgva.gov/147/Public-Works>