



Public Notice

City of Petersburg

Planning Commission

Petersburg Public Library

201 W Washington Street

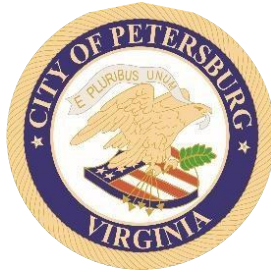
Petersburg, VA 23803

Thursday, September 1, 2022

6:30 p.m.

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

Should you have questions or concerns, please contact the Department of Planning and Community Development at (804) 733-2308, or via email at pcd@petersburg-va.org.



City of Petersburg
Planning Commission Meeting Agenda
Thursday, September 1, 2022
6:30 p.m.

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Adoption of the Minutes
 - a. July 7, 2022, and August 2, 2022, Planning Commission Meetings
5. Public Information Period (3-minute maximum comment period for each speaker)
6. Public Hearings
 - a. 22-REZ-04: (Continued from the July 7, 2022, meeting). A petition submitted by Dean E. Hawkins, Agent for Zahid Rashad, Manager of Real Simple Healthcare, LLC & Polyclinic Park, to amend the previously approved list of proposed uses to the existing B-2(c) General Commercial District with conditions, adopted by City Council on October 28, 2008, 08-ORD-88. The owner would like to add the following permitted uses: Bank, Credit Union, and ATM; Personal service establishments to include Barber Shop and Beauty Salon; Pharmacy; Printing, Publishing and Engraving, and Restaurant (sit down/drive-thru). Current permitted uses are as follows: Churches; Business and Professional offices; Medical offices; Child/family care centers; Schools such as, but not limited to, nursery, training, etc., and Studio for artist, photographer and musicians which include teaching of art, music, dancing, and other artistic instructions. The proposed locations are 601 Old Wagner Road, Tax Parcel ID: 083010806, 607 Old Wagner Road, Tax Parcel ID: 083010807, 613 Old Wagner Road, Tax Parcel ID: 083010808, 619 Old Wagner Road, Tax Parcel ID: 083010809, and 627 Old Wagner Road, Tax Parcel ID: 083010005. The subject properties total 7.32 acres. The B-2 (c) zoning was previously approved under case REZ 2008-02.

- b. 22-REZ-08: A petition submitted by Solar Star Petersburg 1, LLC to rezone the property addressed as 970 Winfield Rd. Petersburg, VA 23803, Tax Parcel ID: 034020003, from R-5, Multiple Dwelling District to M-1, Light Industrial District. The purpose of the rezoning is to permit the use for a proposed project which is a 5MWac (Mega Watts of Alternating Current) solar electric generating facility, which will apply to be considered for the Virginia Community Solar program, increasing the renewable energy generation portfolio, and replacing fossil fuel resources.
- c. 22-SUP-01: A petition submitted by Solar Star Petersburg 1, LLC to obtain a Special Use Permit to operate a Solar Farm on the property addressed as 970 Winfield Rd. Petersburg, VA 23803, Tax Parcel ID: 034020003. The purpose of the Special Use Permit is to permit the use for a proposed project which is a 5MWac solar electric generating facility, which will apply to be considered for the Virginia Community Solar program, increasing the renewable energy generation portfolio, and replacing fossil fuel resources.
- d. 22-SUP-02: A petition submitted by Chris Farag, to obtain a Special Use Permit to establish and operate a stand-alone vehicle repair, to include general automobile repair shops, truck repair shops, transmission repair shops, engine repair shops, car washes or car washing and detailing operations, and similar facilities, such to be permitted within the B-2 and M-1 zoning districts only, under Article 23 of the Zoning Ordinance, Section 4. Special Uses Enumerated, (23). The applicant would also like to be permitted to sell tires and perform alignments and general auto repair services on the subject site. The proposed location is 944 E Wythe Street, Tax Parcel ID: 012210002. The subject property is zoned B-2, General Commercial District.
- e. 22-SUP-03: A petition submitted by John R. Sindlya, Esq. Agent for City Switch II, LLC to obtain a Special Use Permit to construct a telecommunication, monopole tower on the property located at 2320 W Washington Street, Tax Parcel ID: 027060801, within a 20' x 50' fenced compound. The tower will be 205' in height. The tower is to be utilized by CSX Railroad and AT&T for improvement of Communications systems. The subject property is currently zoned M-1, Light Industrial District.

7. Old Business

- Comprehensive Plan Update

8. New Business

9. Announcements

- New Director, Department of Economic Development, Planning and Community Development, Mr. Brian Moore
- New City Manager, Mr. John “March” Altman

10. Adjournment