

Petersburg Planning Commission Meeting Minutes

Regular Meeting

Wednesday, March 4, 2020

City of Petersburg Public Library

201 West Washington Street

Petersburg, VA 23803

6:00 pm

I. CALL TO ORDER

Chairman Tammy Alexander called to order the regular scheduled meeting of the City of Petersburg Planning Commission on Wednesday, March 4, 2020, at 6:06 p.m. in the City of Petersburg Public Library.

II. ATTENDANCE

The following members responded to Roll Call:

Fenton Bland, Jr.	Absent
William Irvin	Present
Patricia Miller	Absent
Elizabeth McCormack	Present
Conrad Gilliam	Present
Vice-Chairman Brenda Henderson	Present
Chairman Tammy Alexander	Present

The following staff was also present: Michelle B. Peters, Director of Planning/Community Development, Sandra Robinson, Zoning Administrator and Deborah Porter, Planning/Zoning Technician.

A quorum was established.

III. ADOPTION OF THE AGENDA

Chairman Alexander, stated that we've come to the adoption of the agenda and ask if there were any changes at this time? Commissioner Irvin moved to adopt the agenda, and Vice-Chair Henderson seconded

the motion. The agenda was properly moved and seconded. Chair said all in favor of the motion say aye, and the agenda was adopted by unanimous decision.

**IV. ADOPTION OF THE MINUTES**

Chairman Alexander moved to the adoption of the minutes. Mrs. Peters advised Chair Alexander that the Planning staff is trying to get better and crank them out faster, but the Commission should be able to approve the minutes from September and October 2019 meetings. Hold off on the January 8<sup>th</sup>, 2020 and February Work Session meeting stating that we will move the minutes to the next meeting. Mrs. Peters stated that she did not expect the Commission to approve something that they have not read. So, if they just hold the January 8<sup>th</sup>, ones, the Commission can read them and be prepared to adopt unless there are any changes to the September or October 2019 minutes. Mr. Gilliam moved to accept the minutes and the motion was seconded by Commissioner Irvin. Chair properly, moved and seconded by saying all those in favor say Aye, Unanimous decision to pass the minutes.

**V. PUBLIC INFORMATION PERIOD**

Chairman Alexander opened the Public Comment Period to anyone who wished to speak on item not on the agenda. With no one present to speak this evening the Chair moved on and the Public Comment Period was closed.

**VI. PUBLIC HEARING(S):**

Chair Tammy Alexander read the notice of public hearing as follows:  
20-REZ-01: Request of Nick Walker of Roslyn Farm Corporation to rezone 2045 Squirrel Level Road, T.P. 070-050002 and a portion (16.67 acres) of 2100 Defense Road, T.P. 070-050001, from the A (Agricultural) and R-1 (Single Family Residence) districts to the M-2 (Heavy Industrial) district to attract an industrial user.

Michelle B. Peters, Planning Director for the City of Petersburg greeted the Planning Commissioners and stated that it was nice to see everyone

present, the case under consideration is for rezoning two parcels of land its actually when you look at the map you're looking at all of the parcel that is associated with this. Its more than two parcels is all we are talking about today which is 28.51 total acres bounded by Defense & Squirrel Level Roads and so the parcels are currently split zoned. One is Agricultural and the other is R-1, Single Family Residence. The proposal for your consideration this evening is to rezone both of those parcels into an M-2, Heavy Industrial District for the attraction of an industrial user and so Roslyn Farms Corporation owned the property currently and as far as we have been in discussion with him, had a meeting with him, as he at the time wasn't at liberty to disclose the user and the Economic Development Director was a part of the meeting having discussions about who the end users would be however he wasn't in a position to disclose details of who the end users are regardless of whether or what they currently working on is successful or not they've evaluated the property and have decided it would be best served the property as well as their inventory of property if it is zoned so that an industrial user could utilize the land. The City of Petersburg has some Agricultural zoning, we are as a city moving from Agricultural zoning because of the exemptions. The City does not collect a lot of taxes on it. The only way the City will be able to collect taxes is when it's not being used for farming. So, if the people are using the property for farming purposes very minimal amount of money is coming back into the City. As a project for the City of Petersburg we, Rosalyn Farms Corp are looking at our map to rezone all parcels zoned Agricultural and not currently farm land and will and being used as farm land to another zoning district that will be compatible so that persons could develop the property and the City of Petersburg could collect taxes on the property and attract a user to the site which is not going to build single family dwellings. A lot of the property/parcel has already been rezoned in the general vicinity of the east, west, south and north not talking about general radius but the general vicinity. It was rezoned M-1© Light Industrial District with conditions and in those rezoning cases they were performed for a specific users needs and conditions were attached and for a specific product made or delivered to the property at that address or location. There is a lot of green land/space, some may wish to use as parks or some other purpose but at this time staff is not sure if the user will need any special requirements to move forward.

Mrs. Peters stated that the Commission could place conditions since they are unsure of the proposed usage would be nor did she know what the water consumption would be to/at the proposed site. She mentioned the memo and comments from Mr. Andrew Barnes, Department of Public Utilities Dr. Gilliam asked what section of the map is R-1, Single

Family Residential District. Mrs. Peters directed the Commission to the designated area. Mrs. Peters provided further clarification that the developer could possibly take advantage of Tax Credits and that to date there were other potential users, but none have followed through. Traffic potential currently is just vehicular and the property is in close proximity to I-85. International Paper, Four Mile (New Millennium Studios) just to name a few are located along Squirrel Level Road.

The applicant, Nick Walker came up to answer questions and give clarity regarding the request to rezone the subject property. Mr. Walker stated that he had spoken with Mr. Barnes with the Department of Public Works regarding the water connections and possible usage from whomever the user will be on the site. All off-site improvements will be handled by the developer and water usage should be minimal. At the time that the site has a user they will address capacity issues.

Mrs. Peters stated that she believed that there were a few people in attendance who are opposed to the rezoning request. Chairwoman Alexander gave the instruction for those persons in attendance who wished to speak to state their name and address for the record.

Mr. James Beck of 1977 Versonder Road, Petersburg, VA 23805 stated that he is opposed to the request for rezoning because the applicant has no specific user and the M-2, Heavy Industrial District allows many types of uses. Commission should not blindly approve any request as its so open-ended. Mr. Beck asked, "Where is the representation from the National Park Service and were they contacted?" There are several users currently in the area. He further stated that the rezoning reclassification would change property values.

Commissioner Irvin asked Mr. Beck how far his property is located from the proposed site? Mr. Beck stated he lived in Ramblewood Subdivision just down the road. Mr. Irvin asked for clarification of the locations of the Steel Plant, meat packaging facility, Petersburg Industrial Park.

Mr. Beck, proceeded to say that the use/improvement should be something that benefits the City as the idea is that the City is not in the real estate business. Mr. Beck stated that since there is no specific use noted how will the City, if possible, control the obnoxious odors/smells (bleach/chemicals), noises from trucks and distilleries. At one time there was going to be an onion dry facility, then a group home and in 2008 Luvs Stuck Stop and it was rejected. Mr. Beck stated that odors from baked bread is pleasant, loves the smell, him, however it could possibly be offensive to others. Surprised that no representative from the

National Park Service was present and concerned regarding the litter at the entrance ramps along Squirrel Level Road I-95 is piled up every day. Truckers turn off I-85 and unaware of where they are going so street is used as a turn-around which is dangerous. He asked that the Planning Commission postpone taking action on the request until checking with the Nation Park Services. How can you approve something with no idea at all of what will be built there? You cannot say Yes to something you are uncertain about.

The applicant, Nick Walker stated that the Department of Historic Landmarks/National Battlefield has stated to him that they have no purview on the matter. The users will not be accessing from the point in question but would be accessing from Squirrel Level Road not Defense Road. The type of water usage will be low intensity activity to cover things such as janitorial services and the washing of in-house trucks, currently there is a non-disclosure clause confidentiality agreement to the developer, some machinery will be used.

Mrs. Peters presented the staff recommendation to approve the request with conditions to the types of usage which would be permitted on the property under a M-2 © conditional rezoning status... i.e. extension, turn lane, screening and landscaping etc.

Commissioner Irvin asked a question under staff's recommendation, to the M-2 recommendation, page 2 of 3, the last paragraph. Can the applicant come back? Mrs. Peters indicated No, that the Planning Commission will be very clear/clean and the applicant will not need to come back to the Commission. Mr. Irvin honors the opinion of the Planning Staff, the Commission, Mr. Beck and the applicant, Nick Walker. The key phrase heard is that he would like to believe Petersburg is open for business and all the commissioners would take heed to those uses deemed to be objectionable in the ordinance. If the Ordinance permits the use then the applicant does not have to come back to the Commission for us to recommend the M-2 zoning classification.

Vice-Chair Henderson was wondering why the user does not want to disclose who they are but understood if there are competitive advantages. She stated that the M-2, Heavy Industrial Classification is such an intense use group and it would be helpful to come up with other ways to keep this from setting a precedent for others... the Commission can not make these changes now in rendering a decision. Do not want to say No, to the request but come back to the table and mitigate all concerns. Suggest for now, since its not a hardship case, the Commission

postpone action tonight and revisit at the next regular scheduled meeting once concerns can be answered.

Mrs. Peters stated that this property will be rezoned, you have M-2zoned properties all around it. She recommended that the Planning Commission continue the case and it would give the Planning Commission 60 days to review the conditions or request an emergency meeting.

Commissioner Irvin asked if there was any further discussion for M-1, Light Industrial District zoning classification instead of M-2, Heavy Industrial District? Mrs. Peters said No, the M-2, classification allows for distribution. Not providing a blank check or ticket in favor of request.

Commissioner Gilliam stated that he was concerned about the loss of residential properties and favors residential development. He does not want to run the residents out of Petersburg and if they work in the City they will need somewhere to live. Concern number two is giving a "Blanket Approval to the Request". Would like to know what in fact he is potentially agreeing to. More information is needed in order to make a conscientious decision.

Mrs. Peters reiterated the charge of the Planning Commissioners and the preparation of the Comprehensive Plan being underway.

Commissioner Gilliam made a motion to continue the case. The motion was seconded by Vice-Chair Henderson. Chair Alexander requested a Vote:

Fenton Bland	- Absent
Patricia Miler	- Absent
William Irvin	- Abstained
Elizabeth McCormick	- Aye
Conrad Gilliam	- Aye
Vice Chair Brenda Henderson	- Aye
Chair Tammy Alexander	- Aye

Motion carried.

The public hearing was closed at 6:43 pm

The next item on the agenda was the Comprehensive Plan 2025 Bike/Walk Transportation Section. Mrs. Peters gave an overview to the Plan and the Commissioners reviewed it as Mrs. Peters talked about the

Cameron Foundations input/role there would be two grant cycles, open grant and Sports Backers adoption of the plan/grant. The plan showed a Bicycle Network Chart which showed the recommended facility type (Buffered Bike Lane, Bike Walk Street, Standard Bike Lane) Endpoints, (South Sycamore Street/Halifax Rd, Johnson Road to Bannister Rd), Miles ( 1.34, .52, 5) Implementation (short, medium or long term) The Plan included Pedestrian and Bikeway Networks, Funding and Maintenance, Regional Trail Efforts and Policy Recommendations. Bike Talk & Walk was held at the Trapezium.

Folar, Sports Backers, Planning and Health Department were active participants in development of the plan. There needs to be focus given on How individuals can use the Networks. Johnson Road is a long-term project forecast so it maybe it should be with the Health Department. Mrs. McCormack asked if one area receives more money than another? Startup funds need to address short-term needs. Mrs. Peters explained the process and also stated that CDBG funds can be used to fund private organization which address Health care needs.

Ms. Henderson and Alexander liked the placement in Transportation instead of Health as people were concerned about grocery stores (2<sup>nd</sup> and 3<sup>rd</sup> generation). Mrs. McCormack inquired as to what other areas and who is in receipt of funds? Will the Health Department be making grants? The response was that three (3) grants have been issued; Policy & Procedures are underway. Council to grant money to projects lined up with goals and the impact it will have on the budget for a program year.

Mrs. Peters asked if there were any recommendations. Mrs. McCormack stated needs some type of dividers delineating protected area and protect the children. Mrs. Peters asked what is the pleasure of the Planning Commission?

Commissioner Gilliam made a motion send the plan to Council and Vice-Chair Henderson properly seconded the motion. Unanimous decision.

Motion to Adjourn the meeting was made by Commissioner Irvin and properly seconded by Mrs. Alexander. Unanimous decision. The meeting was adjourned at 8:00pm