



City of Petersburg Virginia

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City Council Work Session

June 4, 2024
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

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: - Pages 3-17
 - Minutes of May 21, 2024 - City Council Closed Session
 - Minutes of May 21, 2024 - City Council Regular Meeting
 - Minutes of May 28, 2024 - City Council Special Meeting
 - b. An Ordinance to Approve the Rezoning of Property Located at 303, 309, 315, 323, 419, and 431 West Washington Street from R-3, Two-Family Residence District and B-2, General Commercial District to RB, Office-Apartment District - Pages 18 - 36
 - c. An Ordinance to Approve Amending and Readopting Article 25 Supplementary Height, Area and Bulk Regulations, as Set Forth in the Zoning Ordinance of the City of Petersburg, to Introduce Design Standards for New Construction - Pages 37 - 56
 - d. An Ordinance to Approve the Director of Public Works to Prohibit or Regulate the Stopping, Standing or Parking of Vehicles Upon Any Street or Alley, Not Expressly Regulated by an Ordinance of the City Council, by Causing Official Signs to be Erected Indicating the Restriction - Pages 57 - 59
 - e. An Ordinance to Approve the Director of Public Works, in lieu of not having a City Traffic engineer, is Hereby Authorized to Temporarily Designate Parking Areas in Hazardous or Congested Places and to Temporarily Remove Parking in Any Emergency Situation. Permanent Removal of Parking shall be Subject to the City Manager's Approval - Page 60
 - f. An Ordinance to Approve Community Development Block Grant (CDBG) Funding for Project Year 2024/ Fiscal Year 2025 - Pages 61 - 63
 - g. To Conduct a Public Hearing on June 18, 2024, for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and Nuwave Development Towards the Sale of City-Owned Property at 4 Ross Court (Parcel 031-040035), 6

Ross Court (Parcel 031-040036), 9 Ross Court (Parcel 031-040045) and 12 Ross Court (Parcel 031-040039) - Pages 64 - 119

- h. Request to Hold a Public Hearing for the Consideration of the City of Petersburg's FY2024-25 Proposed Revised Operating Budget - Pages 120 - 121

7. Special Reports

- a. Sycamore Street - Tree Recommendations and Concept Design for Petersburg - Pages 122 - 130
- b. Update on McKenney Building as an African American History and Cultural Center and Archive - Pages 131 - 153
- c. CDBG Advisory Board Presentation of Recommended PY24_FY25 Subrecipients and Updates - Pages 154 - 171

8. Monthly Reports

9. Finance and Budget Report

- a. Budget to Actuals Through May 31

10. Capital Projects Update

11. Utilities

- a. Public Works Monthly Presentation June 2024 - Pages 172 - 178

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: June 4, 2024

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Tangi Hill

RE: **Minutes: - Pages 3-17**
- Minutes of May 21, 2024 - City Council Closed Session
- Minutes of May 21, 2024 - City Council Regular Meeting
- Minutes of May 28, 2024 - City Council Special Meeting

PURPOSE: Minutes of Previous Meetings: May 21, 2023 Closed Session, May 21, 2023 Regular Meeting, and May 28, 2024 Special Meeting.

REASON:

RECOMMENDATION: Adoption with the Consent Agenda.

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 6/4/2024

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 05212024 Closed Session Minutes
2. May 21, 2024 Regular Meeting Minutes
3. May 28, 2024 Special Meeting Minutes

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, May 21, 2024, at the Petersburg Public Library. Mayor Parham called the Closed Session Meeting to order at 3:04 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/305923>.

1. **ROLL CALL**

Present:

Council Member Charles H. Cuthbert, Jr.
Council Member W. Howard Myers
Council Member Arnold Westbrook, Jr.
Vice Mayor Darrin Hill
Mayor Samuel Parham

Absent:

Council Member Marlow Jones (Late)
Council Member Annette Smith-Lee (Late)

Present from City Administration:

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

Mayor Parham requested to add a personnel matter to the Closed Session agenda.

2. **CLOSED SESSION**

The purpose of this meeting is to convene in the closed session pursuant §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Receiving Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney, Specifically Including but not Limited to Discussion of a Disputed Claim Concerning Stormwater Utility Payments; the Legal Requirements of 58.1-4109 and 2.2-4300 ET. SEQ. of the Code of Virginia; Virginia Attorney General Opinion 2010 VA. AG Lexis 35 as it Relates to Fees and Penalties; Title 58.1 Chapter 39 of the Code of Virginia as it Relates to Collection of Delinquent Real Property Taxes; §58.1-4109 of the Code of Virginia Regarding the Process for Selection of a Preferred Gaming Operator; and §2.2-4600 ET. SEQ. as it Pertains to the Requirements of the Virginia Public Procurement Act and Other Matters Requiring the Legal Advice of the City Attorney; and Pursuant to 2.2-3711(A)(3) of the Code of Virginia for the Purpose of Discussion or Consideration of the Acquisition of Real Property for a Public Purpose and the Disposition of Publicly Held Real Property Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, Specifically Including but not Limited to the Acquisition and Disposition of Real Property; Pursuant to 2.2-3711(A)(29) of the Code of Virginia for the Purpose of Discussion of the Award of a Public Contract Involving the Expenditure of Public Funds Including Interviews of Bidders or Offerors, and Discussion of the Terms or Scope of Such Contract, Where Discussion in an Open Session Would Adversely Affect the Bargaining Position or Negotiating Strategy of the City; and Pursuant to Va. Code §2.2-3711.(A)(1) of the Code of Virginia for the Purpose of Discussion of Appointment, Promotion, Performance, Demotion, Salaries, Discipline or

Resignation of Specific Public Officers, Appointees or Employees of Any Public Body, Where Such Evaluation will Necessarily Involve Discussion of the Performance of Specific Individual.

Vice Mayor Hill made a motion that the City Council go into closed session for the purposes noted. Council Member Westbrook seconded the motion.

On roll call vote, voting yes: Cuthbert, Myers, Westbrook, Hill, and Parham; Absent: Jones and Smith-Lee; Abstain: N/A.

Council entered into Closed Session at 3:12 p.m.

CERTIFICATION

Mr. Williams stated, "The Mayor would entertain a motion to conclude the closed session called today to certify in accordance with §2.2-3712 that the Code of Virginia that to the best of each members knowledge that only public business matter lawfully exempted from the opening meeting requirements were discussed and that only such public business matters were identified in the motion by which the closed meeting was convened, heard, discussed, or considered. If any member believes that there was a departure from the foregoing requirements should state prior to the vote indicating the substance for departure in which he believes has occurred. This requires a roll call vote Mr. Mayor."

Vice Mayor Hill made a motion to return the City Council to open session and certify the purposes of the closed session. Council Member Smith-Lee seconded the motion. There was no discussion on the motion.

The motion was approved on roll call vote.

On roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; Absent: N/A; Abstain: N/A

24-RES-25 A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF VIRGINIA, SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER'S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA LAW WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED.

City Council returned to open session at 5:53 p.m.

3. ADJOURNMENT:

City Council adjourned at 5:54 p.m.

The regular meeting of the Petersburg City Council was held on Tuesday, May 21, 2024, at the Petersburg Public Library. Mayor Parham called the meeting to order at 5:54 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/305980>.

1. ROLL CALL

Present:

Council Member Charles Cuthbert, Jr.
Council Member Marlow Jones
Council Member Howard Myers
Council Member Annette Smith-Lee
Council Member Arnold Westbrook, Jr.
Vice Mayor Darrin Hill
Mayor Samuel Parham

Absent:

Present from City Council Administration:

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

2. PRAYER

Vice Mayor Hill led the opening prayer.

3. PLEDGE OF ALLEGIANCE

Mayor Parham led the pledge of allegiance.

4. DETERMINATION OF THE PRESENCE OF A QUORUM

A quorum was determined with the presence of the City Council members.

5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS

a. Presentation of a proclamation recognizing 2024 National Mental Health Month.

Mayor Parham and the Council presented Supervisor of Community Juvenile Services Margo Hardy with a proclamation of recognition.

b. Presentation of a proclamation recognizing 2024 National Public Works Week.

Mayor Parham and the Council presented Public Works Assistant Director Randall Williams with a proclamation of recognition.

c. Presentation of a proclamation recognizing 2024 Armed Forces Day.

Mayor Parham and the Council presented Economic Development Director Brian Moore with a proclamation of recognition to be presented at a later date to the Honorable United States Second Lieutenant Madison Marsh, Miss. America 2024. United States Second Lieutenant Marsh was the keynote speaker for the first annual Armed Forces Day Celebration in Petersburg.

- d. Presentation of a proclamation recognizing 2024 International Economic Development Week.

Mayor Parham and the Council presented Economic Development Director Brian Moore and Economic Development Project Manager Shalonda Venable-Royster with a proclamation of recognition.

- e. Presentation of a proclamation recognizing 2024 Police Week and Peace Officers Memorial Day.

Mayor Parham and the Council presented Police Chief Travis Christian and officers with a proclamation of recognition

6. RESPONSES TO PREVIOUS PUBLIC INFORMATION PERIOD

Mayor Parham stated that responses are found under council communications.

7. APPROVAL OF CONSENT AGENDA (To Include Minutes of Previous Meeting/s)

- a. Minutes:

- May 7, 2024 – City Council Closed Session Meeting Minutes
- May 7, 2024 – City Council Work Session Meeting Minutes

- b. Consideration of Formal Adoption of Ordinances on Cases Previously Approved by City Council Between 2014-2020:

An Ordinance to Approve a Special Use Permit for a Wireless Communication Tower to be Constructed at 1243 Commerce Street (Parcel #024150021), in an M-1, Light Industrial District

An Ordinance to Approve a Special Use Permit for a Stand-Alone Used Vehicle Sales Business at 1614 East Washington Street, Parcel Number 004080003, Within a B-2 General Commercial District

An Ordinance to Approve a Special Use Permit for a Stand-Alone Used Vehicle Sales Business and Automotive Repair at 534 East Washington Street, Parcel Number 012280002, in a B-2 General Commercial District

An Ordinance to Approve a Rezoning from M-1, Light Industrial District, to R-3, Two Family Residence District, to Accommodate Residential Use of 557-559 Commerce Street Parcel Number 023030012

An Ordinance Approving a Rezoning from M-1, Light Industrial District to PUD, Planned Unit Development District, to Facilitate Construction of 40 Market Rate Rental Units at 123 Pine Street, Parcel Number 023300004

An Ordinance to Approve a Petition of Alwyn A. Vaughan for a Special Use Permit to Operate a Car Washing and Detailing Operation at 2199 County Drive, Parcel Number 035020002, in a B-2, General Commercial District with Conditions

An Ordinance to Approve a Special Use Permit for a Stand-Alone Vehicle Repair Business at 946 East Wythe Street, Parcel Number 012210800, in a B-2 General Commercial District

Ordinance Approving Community Development Block Grant (CDBG) Funding for Program Year FY 16-17

An Ordinance to Approve a Special Use Permit for a Stand-Alone Vehicle Repair Business at 3022-A South Crater Road, Parcel Number 81040807 in a B-2, General Commercial Zoning District

An Ordinance to Approve a Special Use Permit for a Childcare Center Operating at 2568 North Stedman Drive, Parcel Number 039010012, Within a R-1, Single Family Residence District

An Ordinance to Approve a Rezoning to Accommodate Residential Use at 217-221 North South Street, Parcel Number 023020800, from M-1, Light Industrial, to PUD, Planned Unit Development

An Ordinance to Approve a Special Use Permit for the Storage of More Than 200 Tires at 756 South West Street, Parcel Number 03008001, in a M-1, Light Industrial District

An Ordinance to Approve Modifying Proffers Related to 500 Old Wagner Road and 3601 Frontage Road at Parcel Numbers 083020001 and 086030009, Respectively, in an R-1, Single-Family Residential District

An Ordinance to Approve a Special Use Permit for a Used Vehicle Dealership at 2128 West Washington Street, Parcel Number 027040001, in a B-2, General Commercial District

An Ordinance to Approve a Special Use Permit for Property at 241 South Sycamore Street with Conditions 1-20 Attached to Agenda Item "10F" Provided that Conditions "8" End with the Words "Or Similar Activities" for Use as a Bed & Breakfast in an RB, Office-Apartment District (The correct ordinance was provided to Council on the dais.)

An Ordinance to Approve a Petition for Special Use Permit to Operate a Stand-Alone Vehicle and Truck Repair Shop at 107 North South Street, Parcel Number 023060013, in a B-2, General Commercial District

An Ordinance Approving a Special Use Permit for 323 West Washington Street, Tax Map Parcel, Number 023-120018, for a Professional Business Office in the R-3 (Two-Family Residence) District on the First Floor Subject to Certain Conditions

An Ordinance to Rezone 301-301A Wagner Road, Parcel Number 06402800, and 151 Rear Wagner Road, Parcel Number 082010001, from A, Agricultural, to B-2, General Commercial District

An Ordinance to Rezone 2045 Squirrel Level Road, Parcel Number 070500002, and a Portion of 2100 Defense Road, Parcel Number 070500001, from A, Agricultural, and R-1, Single Family Residential, Districts to the M-2, Heavy Industrial, District for Industrial Uses

An Ordinance to Approve a Special Use Permit for a Wireless Communication Tower to be Constructed at 1 Four Square Industrial Drive, Parcel Number 071070010, in a M-1, Light Industrial District

An Ordinance to Approve Rezoning 607 High Street, Parcel Number 01070017, from R-3, Two-Family Residence, District to PUD, Planned Unit Development District

An Ordinance to Approve a Rezoning at 601 and 550 Rives Road, Parcel Numbers 10204001 and 102050001, Respectively from B-2, General Commercial District to M-1, Light Industrial District for the Purpose of Securing Industrial uses Involved in Distribution and Warehouse Services

An Ordinance to Approve the Rezoning of the Properties at 235, 243, and 247 Hinton Street from R-3, Two-Family Residence District to PUD, Planned Unit Development District

- c. A Request to Schedule a Public Hearing on June 18, 2024, for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and J.C. Bynum Construction, LLC Towards the Sale of City-Owned Property at 741 Blick Street, Parcel ID 031-240016
- d. A Request to Schedule a Public Hearing on the Consideration of Appropriation for the Fiscal Year Commencing July 1, 2024, and Ending on June 30, 2025, for the Grant ID-NG911-080-B (NG 911 Funding)
- e. A Request to Schedule a Public Hearing on the Consideration of Appropriation for the Fiscal Year Commencing July 1, 2024, and Ending on June 30, 2025, for Grant Number CR-C01/06-23 (Emergency Medical Dispatch)

Vice Mayor Hill made a motion to approve the consent agenda as read. Council Member Cuthbert noted a substitution of pages 58, 59, and 60 given to Council setting forth the correct version of the ordinance dealing with the Special Use Permit for property at 241 South Sycamore Street. Council Member Cuthbert added that with the understanding explicitly that Council is approving the Special Use Permit for property at 241 South Sycamore is the ordinance that Council has before them hand numbered as pages 58, 59, and 60, he seconded the motion. Vice Mayor Hill accepted the friendly amendment to his motion. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: N/A.

8. FINANCE AND BUDGET REPORT

- a. Presentation on ACFR FY2023 Overview and Acceptance

City Manager Altman introduced Mr. David Foley, the City's Auditor, of Robinson, Farmer, and Cox Associates. Mr. Foley is the Partner in charge and Audit Manager for the City's FY2023 audit. City Manager Altman noted that Item B of the agenda, under the Finance and Budget Report, is being removed from the agenda.

Mr. Foley presented the City's FY2023 Annual Financial Comprehensive Financial Report. A copy of the report was presented to Council. Mr. Foley noted that there are three different reports that communicate the results of the audit.

The Financial Section is the independent auditor's report. In this report, it is restated that Robinson, Farmer, Cox Associates performed an audit of the City's financial statements. An unmodified opinion is issued on the City's financial statements, which is a clean opinion on the set of financial statements. He noted that this means basically an unmodified opinion means that the City's financial statements have been prepared in accordance with generally accepted, accounting principles.

The Compliance Section is over the City's Internal Control over its financial reporting. In this report, ten material weaknesses in the City's internal controls over its financial reporting were noted. Mr. Foley stated that these findings are similar to the findings that were reported in the past audits for the City. These findings and recommendations are reconciliations and

developing monthly procedures, and reconciliations on a monthly basis so that the City can ensure the accuracy of its financial reporting.

Mr. Foley reported that the third and final report is over the City's compliance with major federal grant programs in accordance with the uniform guidance. He stated that this report was clean. There were no significant deficiencies or material weaknesses in the City's compliance with major federal grant programs. He also noted no items of noncompliance with the City's compliance with its federal grant programs.

Mr. Foley reviewed the City's balance sheet. He noted that the City's general fund, which is the main operating fund of the City, the City ended the year with a total fund balance of \$47.5 million. This means that the City's assets exceeded its liabilities by \$47.5 million by the end of the year. The City had an unassigned fund balance of \$42.5 million. He noted that this is over a \$3 million increase from the previous fiscal year and the non-spendable portion of the fund balance decreased by about a million.

Mr. Foley provided an overview of the City's statement of revenues, expenditures, and changes in the fund balance for the City's governmental funds. He noted that the general fund increased its fund balance by a little over \$2 million during the fiscal year.

Council Member Cuthbert posed questions regarding the City investing in the Local Government Investment Pool and the amount of money the City has available to invest. He asked if Davenport will be making a presentation to Council and the public on their conclusion and recommendation.

Council Member City Manager Altman stated that Davenport will be attending a meeting in June to present to Council regarding the Local Government Investment Pool and the amount that the City can invest. City Manager Altman will ask if available for the June City Council Work Session, if not then they will report at the June City Council Regular Meeting.

City Treasurer Paul Mullins reported to Council that he has met with the City's CFO, Mr. Leon Glaster, to go over some numbers. At this time, that is being considered, is about \$35 million to invest in the Local Government Pool.

Council Member Cuthbert asked regarding the deadline to file the ACFR and if the City will be able to complete it on time this year.

City Manager Altman stated that the deadline for the ACFR is December 31st. Based upon his conversations with the CFO and Treasurer, he is confident that the ACFR will be completed on time this year. Council Member Cuthbert requested that the Clerk notes this in the minutes.

Additional questions and comments from Council were made.

- b. Transition of Pre-Audit 7 Reconciliation Services & Fund Balance Adjustments Based on ACFR - This item was removed from the agenda.

Mayor Parham noted that Item 14a under New Business, the Partnership for Petersburg, is being moved up to replace Item 8b that was removed.

City Manager Altman introduced Mr. Kevin Foster of the John Randolph Foundation. The fund is being established to allow entities to make 501(c) tax deductible donations to the fund. The fund will be used to assist with projects in the community. He added that there has been discussion of establish a fund committee to review the requests. City Manager Altman asked Council to consider making a nominal donation of \$5,000 to begin the fund, which the City has available.

Council Member Jones made a motion to approve the City entering into an agreement with the John Randolph Foundation to establish the Partnership for Petersburg Fund, with a \$5,000 contribution. Vice Mayor Hill seconded the motion. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: N/A.

Mayor Parham recognized Council Member Jones.

Council Member Jones recognized the Burg Boys.

The players introduced themselves and requested support for the purchase of equipment.

9. OFFICIAL PUBLIC HEARINGS

- a. 2024-CPA-01: A Public Hearing and Consideration in Accordance with Section 15.2.2225 of the Code of Virginia to Repeal the City of Petersburg Comprehensive Plan 2040 and Adopt a New Comprehensive Plan Titled PetersburgNEXT, which Includes Updates to Demographics, Transportation Improvements, Land Use, and Other Relevant Information. The draft plan can be viewed online at <https://petersburgvanext.com>

Naomi Siodmok, Director of Planning and Community Development, introduced Caroline Vanderhoff, Senior Planner, of the Berkeley Group provided a brief overview of the comprehensive plan.

Mayor Parham opened public hearing.

Barb Rudolph, 1675 Mt. Vernon Street, spoke of regarding the environmental stewardship section of the plan, specifically as it relates to impermeable surfaces. She was opposed to these requirements.

Hearing no one else, Mayor Parham closed public hearing.

Vice Mayor Hill made a motion to approve in accordance with Section 15.2.2225 of the Code of Virginia to Repeal the City of Petersburg Comprehensive Plan 2040 and Adopt a New Comprehensive Plan Titled PetersburgNEXT, which Includes Updates to Demographics, Transportation Improvements, Land Use, and Other Relevant Information. Council Member Smith-Lee seconded the motion.

The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: N/A

- b. A Public Hearing for the Consideration of the City of Petersburg's FY2024-25 Proposed Operating Budget

Budget Manager Garry Cozier presented the City of Petersburg's FY2024-25 Proposed Operating Budget.

Mayor Parham opened the public hearing.

Barb Rudolph, 1675 Mt. Vernon Street, spoke in opposition of Council adopting the FY2024-25 Proposed Operating Budget. She noted the absence of the personnel summary. She asked that Council table their action on this item. She mentioned having a meeting scheduled with Mr. Glaster and Mr. Cozier to discuss her concerns.

Hearing no one, Mayor Parham closed the public hearing.

Council Member Myers made a motion to table the adoption of the FY2024-2025 proposed operating budget for the purpose of reallocating funds that will support public safety retention and negotiable recruitment of qualified police officers, fire, sheriff, and administrative training with a compensation credentialed step program; also the Council directs the City Manager to include in the revised proposed operating budget the amount of revenue reasonably anticipated to be earned by funds invested in the LGIP, and the savings reasonably anticipated to result from job positions likely to go unfilled. Council Member Westbrook seconded the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A Abstain: N/A.

Council Member Cuthbert requested a tag along motion to schedule a Public Hearing for June 18. The amended motion was accepted by Council Member Myers to schedule a Public Hearing for the FY2024-2025 proposed operating budget. Seconded by Council Member Westbrook. On a roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A Abstain: N/A.

- c. A Public Hearing and Consideration for the Acceptance of the Virginia Office of Emergency Medical Services – Four the Life Grant

Mayor Parham opened the public hearing.

Hearing no one, Mayor Parham closed the public hearing.

Vice Mayor Hill made a motion to accept the Virginia Office of Emergency Medical Services – Four the Life Grant. Council Member Smith-Lee seconded the motion. The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A Abstain: N/A.

- d. A Public Hearing for the Consideration to Approve and Appropriate the Budget for Petersburg Public Schools for FY2024-25

Mayor Parham opened the public hearing.

Hearing no one, Mayor Parham closed the public hearing.

Vice Mayor Hill made a motion to approve and appropriate the budget for Petersburg Public Schools for FY2024-25. Council Member Myers seconded the motion.

The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: N/A.

- e. A Public Hearing for the Acceptance of the 525776-FY4-Community Corrections & Pretrial Services One-Time Funding in the Amount of \$22,793

Mayor Parham opened the public hearing.

Hearing no one, Mayor Parham closed the public hearing.

Council Member Myers a motion to accept the 525776-FY4-Community Corrections & Pretrial Service One-Time Funding Grant in the amount of \$22,793. Council Member Myers seconded the motion.

The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: N/A.

- f. A Public Hearing for the Consideration of an Ordinance to Authorize David Breidenbach; G. Grattan, LLC and Hereinafter "Virginia Green" to Donate and Provide Maintenance Services to the Property at the Intersection of Woodland Road and Oakridge Road

Mayor Parham opened the public hearing.

Hearing no one, Mayor Parham closed the public hearing.

Council Member Jones made a motion to approve the ordinance of a memorandum of understanding to Authorize David Breidenbach; G. Grattan, LLC and Hereinafter "Virginia Green" to Donate and Provide Maintenance Services to the Property at the Intersection of Woodland Road and Oakridge Road. Vice Mayor Hill seconded the motion.

The motion was approved on roll call vote. On roll call vote, voting yes: Cuthbert, Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: N/A.

- g. A Public Hearing for the Consideration of an Ordinance to Adopt the Tourism Development Plan Developed in Conjunction with the Commonwealth of Virginia's Tourism Development Financing Program, to Endorse a Proposed Tourism Project, and to Authorize Other Actions Consistent with the State Tourism Gap Financing

Economic Development Director Brian Moore introduced Mr. Jeff Seller, a consultant for Hotel Petersburg. Mr. Seller provided a brief overview of the Tourism Development Plan and the State Tourism Gap Financing.

Mayor Parham opened the public hearing.

Barb Rudolph, 1675 Mt. Vernon Street, addressed the Council regarding the financing and the amount being financed.

Hearing no one else, Mayor Parham closed the public hearing.

Mr. Seller stated the amount being financed is \$2.2 million amortized over 20 years. However, the specific loan for is 10 years. He noted that at the end of that, half of it is still due and at that point is not part of the City's and is capped at 1% of the total taxable revenues from the hotel operations, it is not just the lodging taxes.

Questions from Council were addressed.

Vice Mayor Hill made a motion to approve the tourism development plan and strike the words expressed subject to the requirements of code section from Section 1, entitled "Terms of the Agreement" found on lines 7 from Section 1, entitled terms of the agreement found on lines 7 and 8 of the section as the existing language describes a section of the code which is not pertinent to this project. Council Member Jones seconded the motion.

The motion was approved on roll call vote. On roll call vote, voting yes: Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: Cuthbert.

- h. A Public Hearing for the Consideration of an Ordinance to Adopt the Tourism Development Plan

Economic Development Director Moore provided an overview.

Mayor Parham opened the public hearing.

Freda Graham, 1814 Veranda Avenue, stated that she was confused as to what was being considered.

Hearing no one else, Mayor Parham closed the public hearing.

Questions from Council were addressed by the consultant.

Vice Mayor Hill made a motion to approve the development conjunction with the Commonwealth of Virginia Tourism Development Financing Program endorse and propose tourism project and authorize other actions consistent with the State Tourism GAP financing. Council Member Smith-Lee seconded the motion.

The motion was approved on roll call vote. On roll call vote, voting yes: Jones, Myers, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: Cuthbert.

10. PUBLIC INFORMATION PERIOD: A public information period, limited in time to 30 minutes, shall be part of an Order of Business at each regular council meeting. Each speaker shall be a resident or business owner of the City and shall be limited to three minutes. No speaker will be permitted to speak on any item scheduled for consideration on the regular docket of the meeting at which the speaker is to speak. The order of speakers, limited by the 30-minute time period, shall be determined as follows:

- a) First, in chronological order of the notice, persons who have notified the Clerk no later than 12:00 noon of the day of the meeting,
- b) Second, in chronological order of their sign up, persons who have signed a sign-up sheet placed by the Clerk in the rear of the meeting room prior to the meeting.

Amanda Green, 301 Roth Street, requested an update of the requests she presented at the last meeting, specifically the bridge and VDOT study. She noted an upcoming meeting with Council Member Cuthbert and City Manager Altman. She asked for abatement of the Roper, grass cutting at 343 Magazine Road, and zoning compliance notice at 323 Ralph Street.

Barb Rudolph, 1675 Mt. Vernon Street, spoke regarding the RFP process for the casino.

11. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL

Council Member Cuthbert provided the Council with photos of the property at 521 South Sycamore Street. He noted that the City is very slow taking properties to tax sale. He added that there is a failure to collect passed real estate taxes and code enforcement to abate the deterioration of the property. He noted that 521 South Sycamore Street owed a little over \$7,000 in back taxes and has been eligible for tax sale since 2017. Council Member Cuthbert stated that City Manager Altman informed Council that the City is owed about \$5 million in past due real estate taxes. He announced an online auction on starting on May 28th. He requested a draft protocol to collect unpaid property taxes and utility bill. Draft will be available at the June 4th work session and the final at the June 18th regular meeting.

Council Member Westbrook asked City Manager Altman if Ms. Mabel Blackwell, 431 Parkview Avenue, was resolved. City Manager Altman responded that he was. He reported that he attended the SOVA Chamber Gala, along with other City representatives. He noted that it was good seeing the police and fire departments honored. He mentioned those who received awards at the event. He congratulated all of the graduates. Council Member Westbrook did a great job speaking at the Richard Bland graduation. He thanked the Main Street Petersburg for their cleanup of downtown. He thanked the Wilcox Lake Watershed and Doctor Kenneth Lewis, along with Virginia State students, with cleaning up the park and trails. Council Member Westbrook encouraged the public to use the mile loop trail and the other trails available.

Council Member Smith-Lee congratulated the young men of the Burg Boys that spoke in reference to what they need. She noted that we should support them and ensure they get what they need. She also thanked the Police Department for taking a group of girls to Ashville, North Carolina to give them exposure and team building.

Vice Mayor Hill announced that the Relay for Life will be held on May 31st at 4pm at the Good Shephard Church. He asked City Manager Altman to address asap the weeds growing in the medium and curbs on Crater Road. He asked that the City's commercials be shown when Council is not in open session. He mentioned that the newsletter came out and looked great. He also stated that Mayor Parham gave an excellent commencement address at the Richard Bland graduation.

Mayor Parham announced that at his advisory board meeting they praised the Ms. Mary Howard, City of Petersburg Housing Authority Chair. He stated that they had an issue and she called right back. He added that she was exceptional as to what she is doing to help the people in that area. Mayor Parham deferred the remaining of his time to her. He added that not only is she the Chair, but she's been planning a Juneteenth celebration.

Ms. Howard shared her plans for the upcoming having a Juneteenth celebration on June 15 from 3pm to 7pm at the Sports Complex. She noted that the trolleys will be available to transport people to and the bus station to the Sports Complex. She reported that there will be bands, vendors, a comedian, fashion show, youth dancers, and a kid zone. She invited everyone to bring their lawn chair and its all free. She thanked the City of Petersburg for their support.

12. ITEMS REMOVED FROM CONSENT AGENDA

*There are no items for this portion of the agenda.

13. UNFINISHED BUSINESS:

There are no items for this portion of the agenda.

14. NEW BUSINESS:

- a. Partnership for Petersburg Fund Agreement – This item was introduced earlier on the agenda under Item 8. Finance and Budget Reports.

15. CITY MANAGER'S REPORT AND SPECIAL REPORTS

No report was provided.

16. BUSINESS OR REPORTS FROM THE CLERK:

No report was provided.

17. BUSINESS OR REPORTS FROM CITY ATTORNEY:

No report was provided.

18. ADJOURNMENT:

The City Council adjourned at 8:30 p.m.

The special meeting of the Petersburg City Council was held on Tuesday, May 28, 2024, at the Petersburg Public Library. Mayor Parham called the meeting to order at 1:00 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/306370>.

1. ROLL CALL:

Present:

Council Member Charles Cuthbert, Jr.
Council Member Annette Smith-Lee
Council Member Arnold Westbrook, Jr.
Vice Mayor Darrin Hill
Mayor Samuel Parham

Absent:

Council Member W. Howard Myers

Present from City Council Administration:

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

A quorum was determined with the presence of the City Council members.

2. NEW BUSINESS:

- a. A Resolution to Ratify the City's Selection of PPE Casino Resorts Petersburg, LLC- A Subsidiary of Cordish Companies as its Preferred Casino Gaming Operator and Direct the City Manager and City Attorney to Take All Necessary Action to Execute the Development Agreement and Submit the Required Information to the Virginia Lottery Board in Accordance with §58.1-4107(F) of the Code of Virginia

Mayor Parham recognized City Attorney Anthony Williams, who introduced the agenda item.

Mayor Parham opened the floor for public comments. Hearing none, Mayor Parham closed the floor for public comments.

Vice Mayor Hill made a motion to adopt the Resolution to Ratify the City's Selection of PPE Casino Resorts Petersburg, LLC- A Subsidiary of Cordish Companies as its Preferred Casino Gaming Operator and Direct the City Manager and City Attorney to Take All Necessary Action to Execute the Development Agreement and Submit the Required Information to the Virginia Lottery Board in Accordance with §58.1-4107(F) of the Code of Virginia. Council Member Myers seconded the motion. The motion was approved on roll call. On roll call vote, voting yes: Cuthbert, Smith-Lee, Westbrook, Hill, and Parham; No: N/A; Abstain: N/A.

18. ADJOURNMENT:

The City Council adjourned at 1:03 p.m.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: June 4, 2024

TO: The Honorable Mayor and Members of City Council

THROUGH: Naomi Siodmok, Director of Planning and Community Development

FROM: March Altman, Jr.

RE: **An Ordinance to Approve the Rezoning of Property Located at 303, 309, 315, 323, 419, and 431 West Washington Street from R-3, Two-Family Residence District and B-2, General Commercial District to RB, Office-Apartment District - Pages 18 - 36**

PURPOSE:

REASON: In January 2024, City Council requested that Planning Commission consider and make a recommendation on the potential rezoning of six parcels on the north side West Washington Street between Davis Street and the western boundary of 431 West Washington Street to the RB, Office-Apartment District.

RECOMMENDATION: Planning Commission recommends denial due to a lack of continuity in the rezoning (only touches a block in an expanse of R-3 and B-2).

BACKGROUND: City Council has requested the Planning Commission consider and make a recommendation on the potential rezoning of six parcels on the north side of West Washington Street between Davis Street and the western boundary of 431 West Washington Street to the RB, Office-Apartment District. Three of the properties are currently in the R-3, Two-Family Residence District (323, 419, and 431 West Washington) and three of the properties are within the B-2, General Commercial District (303, 309, 315 West Washington). Uses within the subject area appear to be residential except the Second Presbyterian Church at 419 West Washington Street.

1. January 16, 2024 – City Council voted to have staff bring the subject request to the Planning Commission for study and recommendation.
2. February 1, 2024 – The request was presented for introduction to the Planning Commission.
3. March 7, 2024 – A public comment period for the request was held at the regular Planning Commission meeting.
4. April 4, 2024 - A Public Hearing was held, but the decision was deferred.
5. May 2, 2024 - Planning Commission recommended denial.

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. 24-REZ-01 Memo
2. R-3 vs RB vs B-2 Table
3. 24-REZ-01
4. Ordinance 24-REZ-01



City of Petersburg

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

MEMORANDUM

DATE: June 2024

TO: City Council

FROM: Planning Commission

RE: 2024-REZ-01: A public hearing and consideration to rezone properties at 303, 309, 315, 323, 419, and 431 West Washington Street (Parcel IDs 023120015, 023120016, 023120017, 023120018, 023120019, and 023110010) from the R-3, Two-Family Residence and B-2, General Commercial Districts to the RB, Office-Apartment District.

EXECUTIVE SUMMARY

City Council has requested the Planning Commission consider and make a recommendation on the potential rezoning of six parcels on the north side West Washington Street between Davis Street and the western boundary of 431 West Washington Street to the RB, Office-Apartment District. Three of the properties are currently in the R-3, Two-Family Residence District (323, 419, and 431 West Washington) and three of the properties are within the B-2, General Commercial District (303, 309, 315 West Washington). Uses within the subject area appear to be residential with the exception of the Second Presbyterian Church at 419 West Washington Street.

CHRONOLOGY OF EVENTS:

1. January 16, 2024 – City Council voted to have staff bring the subject request to the Planning Commission for study and recommendation
2. February 1, 2024 – the request was presented for introduction to the Planning Commission
3. March 7, 2024 – A public comment period for the request was held at the regular Planning Commission meeting.
4. April 4, 2024 - A Public Hearing was held, but the decision was deferred.

5. May 2, 2024 - Planning Commission recommended denial.

BACKGROUND: At the January 16, 2024 City Council meeting, Council directed Planning staff to initiate a public hearing process for a proposed rezoning of six properties at 303, 309, 315, 323, 419, and 431 West Washington Street, to the RB, Office-Apartment District. The request was made to the Planning Commission as an introduction at the regular February meeting and the Commission asked for additional context on the reasoning for the rezoning. Staff reached out for additional clarification and was informed the rezoning may be appropriate based on 1) the existence of apartments in some of the structures currently and 2) the size of the structures in the subject area, which could accommodate both apartment and low-intensity office uses. A public comment period was held for the request at the March 7th Planning Commission meeting. The owner of the property at 315 West Washington Street spoke against the rezoning, stating there was no reason for the proposed rezoning, which would result in a loss of value to the subject properties.

Presently, three of the subject properties are within the R-3, Two-Family Residence District, which allows uses such as one and two-family dwellings and religious and institutional buildings. Child-care centers and bed and breakfast inns are allowed with special use permits. The other three properties are in the B-2, General Commercial District, which allows for retail, service, and office uses as well as light industrial uses, entertainment facilities, hotels, various educational and care facilities, and adult entertainment uses subject to certain restrictions. Nightclubs, boarding houses, vehicle repair, and multi-family uses are allowed with a special use permit. Multi-family uses were permitted by-right in the B-2 district until 2023.

The RB District allows single, two, and multi-family dwellings as well as institutional and professional office uses, laboratories, clinics. For non-residential uses, parking is not permitted in front of a building, no storefronts or merchandise display is allowed, and advertising for a business is limited to no more than two square feet. Child-care facilities and bed and breakfast inns are permitted with an approved special use permit. There are also several uses that can be granted with a special use permit in any district.

Height, area, and bulk standards for residential uses within the three districts are largely comparable among the three districts except structures can be 10 feet and a half-story taller than the RB and B-2 districts. The major difference amongst the districts would be for commercial uses, which have no minimum setback requirements in the B-2 district unless the use is bordering a residential property. Alternatively, commercial uses in the RB district adhere to the same height, area, and bulk standards as residential uses.

With that, the effect of the rezoning would differ depending on which zoning district a property is currently in:

- For those lots currently within the R-3 district, additional uses would be permitted, including multi-family residential units and light non-residential uses such as offices, clinics, and studios. The rezoning would also allow for slightly taller structures.
- For those lots currently within the B-2 district, several currently permitted uses would be prohibited, including retail, restaurant, and entertainment uses. The non-residential uses still permitted would also be subject to increased bulk requirements.

A table summarizing the differences in use and height, area, and bulk standards among the R-3, RB, and B-2 Districts is included as an attachment to this report.

ADJACENT ZONING/USES:

The zoning of properties adjacent to the subject properties is largely a continuation of the current zoning of the subject properties; the properties to the north, west, and south of those currently zoned R-3 are also R-3 and those south and east of those zoned B-2 are also B-2.

Adjoining uses are largely residential, with a mix of single, two-family, and multi-family homes, some of which would be non-conforming uses. Additionally, there is a Church to the east and an auto-repair shop and retail store (Family Dollar) to the southeast.

COMPREHENSIVE PLAN CONSIDERATIONS:

The subject properties are identified as lying within a Historic Core Neighborhood in the ADOPTED PetersburgNEXT Comprehensive Plan. According to the plan, these neighborhoods include small blocks with a mix of residential uses and architectural styles. Future goals identified for these areas include protecting and enhancing existing structures, encouraging adaptive reuse, and ensuring appropriate infill development. Appropriate uses identified for the district are single-family (detached and attached) and multi-family residential as well as senior housing, schools and daycares, places of worship, and parks and recreational facilities.

It should be noted that the plan places a strong emphasis on residential, institutional, and low-intensity care facility uses. Office uses, clinics, and studios, which are components of the RB district, but would not be appropriate for the area per the draft comprehensive plan.

RECOMMENDATION: Planning Commission recommended denial of the rezoning on May 2nd due to a lack of continuity in the rezoning (only touches a block in an expanse of R-3 and B-2).

District	District Purpose	Maximum Height Feet/Stories		Minimum Depth Front Yard In Feet	Minimum Width Side Yards In Feet	Minimum Aggregate Width of Side Yards In Feet	Minimum Depth of Rear Yard In Feet	Minimum Lot Area Per Dwelling Unit Square Feet	Minimum Lot Area Square Feet	Minimum Width of Lot In Feet	By-Right Uses	Special Uses	****Permitted with SUP in all districts: Airports, Circus or Carnival grounds, Drive-in theaters, Fairgrounds, Public or Government buildings, Hospitals, Cemetary, Sports arena, Race Track, Radio tower; and
"R-3", Two-Family Residence	Maintain a generally spacious residential environment, but at the same time permit a variety of housing types. Population density and height of buildings are low enough to be compatible with neighboring single-family development. Permitted community facilities are the same as for the one-family districts.	35	2½	35	5	12	25	1 family: 5,000 2 family: 3,000	5,000 6,000	50 60	Any use permitted in the "R-1A" Single-Family Residence District including: Farm, truck garden, orchard, or nurseries; Single-family dwellings; Churches ; Colleges and schools; Home occupations; Nonprofit libraries or museums and art galleries; Public parks;(8)Railroad rights-of-way; Temporary buildings;Accessory building and uses; and Institutions of a religious nature; and Two-family dwellings	Child Care Centers, Bed and Breakfast	
"RB", Office-Apartment District	Encourage office development of high character, in attractive surroundings, with types of uses and exterior indication of these uses so controlled as to be generally compatible with single-family or multiple-family dwellings, conveniently located within or adjacent to the district.	45	3	35	5	12	25	Residential: Number of Rooms 1-250 2-500 3-750 4 plus-1000	5,000	50	Any use listed above, institutions of a religious nature, Multiple-family dwellings, Private clubs, fraternities, sororities, and lodges, Parking areas (Ground level), Nonprofit religious, educational and philanthropic institutions, Business and professional offices, and office buildings and research laboratories,Clinics, including a pharmacist's shop for dispensing of drugs and medical supplies, Studio for an artist, photographer, sculptor, or musician, including teaching of art, music, dancing, or other artistic instructions, Accessory buildings and uses	Child Care Centers, Bed and Breakfast	
"B-2", General Commercial District	Provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities, particularly along certain existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor and noise associated with manufacturing.	45	3	None	Residential: 5; Commercial:0 except 5 when bordering residential	12 (residential)	Residential: 25; Commercial: 0 except 10 when bordering residential	Residential: Number of Rooms 1-250 2-500 3-750 4 plus-1000;	5,000	50	Any use listed in "R-3"; and Retail ordinarily accepted as shopping center use; and Mirco-breweries; and Amusement in an enclosed building, Athletic Field, General service and repair, Bowling alleys and Billiard halls, Food storage lockers, Hotel/Motels, Outdoor advertising, Bus terminals, Printing, Stone yard within 300 feet of cemetary, Accessory buildings, Family day care home, Child care center, Private nursery school.	Nightclubs, Boarding houses, Nursing homes, Adult entertainment, Stand-alone used vehicle sales and repair, Small engine repair shop, Tractor-trailer service station, Automobile service station. Boat semitrailer or recreational vehicle dealership, Mini-storage facilities, Private jails and prisons, Hotels and Motels (fewer than 45 rooms)	

CITY COUNCIL
MEETING

JUNE 18, 2024



2024-REZ-01:

A public hearing and consideration of an ordinance to approve rezoning property located at 303, 309, 315, 323, 419, and 431 West Washington Street from B-2, General Commercial, and R-3, Two-Family Residence, to the RB, Office-Apartment District.

Request

- Rezoning to RB, Office-Apartment District
- 303, 309, and 315 West Washington currently zoned B-2, General Business
- 323, 419, and 431 West Washington currently zoned R-3, Two-Family Residence

Background

In January 2024, Council asked Planning Commission to consider the potential rezoning of subject properties based on current uses and size of buildings.

The request was discussed at the February 1st Planning Commission meeting; with a public hearing held at the April 4th Planning Commission Meeting; and action taken at the May 2nd meeting.

Subject Properties



Subject Properties



Petersburg
VIRGINIA

Zoning



Effect of Rezoning

R-3 Properties: additional uses would be permitted, including multi-family residential units and light non-residential uses such as offices, clinics, and studios. Structures could be 10 feet and one half-story taller

B-2 Properties: Several commercial uses would now be prohibited, including retail, restaurant, and entertainment; numerous special uses also eliminated. Non-residential uses in the district would be subject to stricter setbacks and additional advertising and parking limits

Comparison of Uses

R-3	RB	B-2
Single and Two-family residences, farm/garden, religious/educational, public and private schools, institutional uses	R-3 uses plus, multi-family residential, professional office uses, clinics/pharmaceutical, and studios for artists	R-3 uses plus retail and services, breweries, entertainment, lodging, light industrial, care centers, adult uses

Comprehensive Plan

The 2040 Comprehensive Plan (former plan) recommends:

- *Promote redevelopment of gateway corridors to have a vibrant mixed-use component serving residents as well as visitors to Petersburg's Old Town, tourist attractions, and Ft. Lee.*

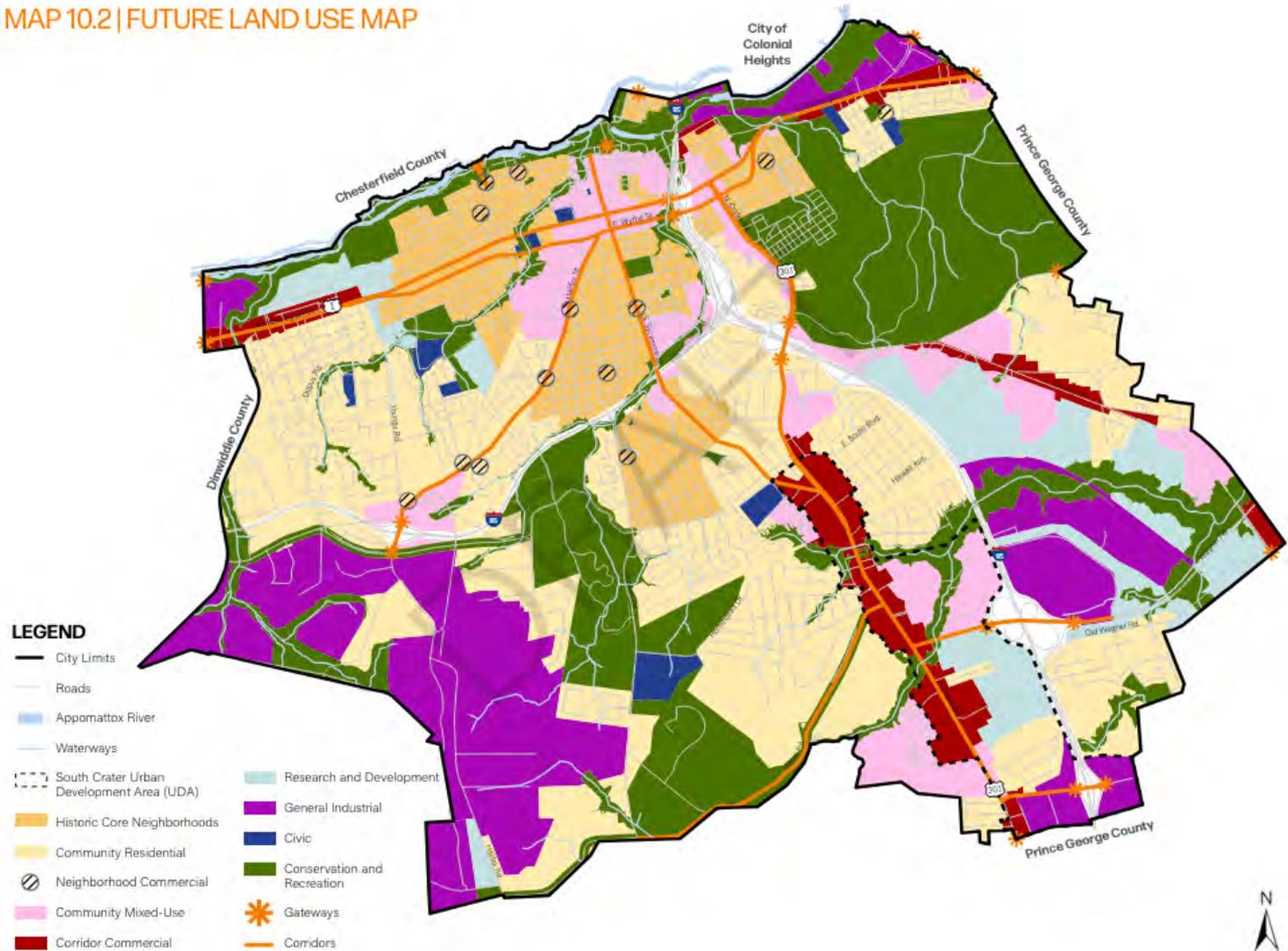
The plan suggests implementation via creating an overlay district. No overlay was created. Guidelines for the future development are minimal except for the above excerpt.

The ADOPTED Comprehensive Plan recommends the area as Historic Core Neighborhoods in the Future Land Use Map with the following primary land uses:

- Accessory Dwelling Units – Adaptive Reuse into Triplexes and Fourplexes – Infill Development – Multi-family – Parks and Open Space – Places of Worship – Schools and Daycares – Senior Housing – Single-family Attached and Detached

Future Land Use Considerations

MAP 10.2 | FUTURE LAND USE MAP



Future Land Use Considerations



Recommendation

Planning Commission recommended denial of the rezoning on May 2nd due to a lack of continuity in the rezoning (only touches a block in an expanse of R-3 and B-2).

AN ORDINANCE TO APPROVE REZONING OF PROPERTY LOCATED AT 303, 309, 315, 323, 419, AND 431 WEST WASHINGTON STREET FROM R-3, TWO-FAMILY RESIDENCE DISTRICT AND B-2, GENERAL COMMERCIAL DISTRICT TO RB, OFFICE-APARTMENT DISTRICT

WHEREAS, the City of Petersburg Department of Planning and Community Development were directed by City Council to initiate a rezoning of property at 303, 309, 315, 323, 419, and 431 West Washington Street, PINs: 023120015, 023120016, 023120017, 023120018, 023120019, and 023110010, from R-3, Two-Family Residence District and B-2, General Commercial District to RB, Office-Apartment District; and

WHEREAS, the current Comprehensive Plan Future Land Use Map identifies the properties as lying within the Historic Core Neighborhoods and recommends land uses such as Accessory Dwelling Units, Adaptive Reuse into Triplexes and Fourplexes, Infill Development, Multi-family, Parks and Open Space, Places of Worship, Schools and Daycares, Senior Housing, Single-family Attached and Detached, which are predominantly residential in nature; and

WHEREAS, Planning Commission, as an advisory body, recommended denial of the rezoning on May 2nd due to a lack of continuity in the rezoning (only touches a block in an expanse of R-3 and B-2); and

WHEREAS, Council saw fit the RB district with the character of the existing structures and with the Comprehensive Plan; and

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

NOW THEREFORE BE IT RESOLVED that City Council does hereby recommend approval of an ordinance rezoning the property located at 303, 309, 315, 323, 419, and 431 West Washington Street from R-3, Two-Family Residence District and B-2, General Commercial District to RB, Office-Apartment District.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: June 4, 2024

TO: The Honorable Mayor and Members of City Council

THROUGH: Naomi Siodmok, Director of Planning and Community Development

FROM: March Altman, Jr.

RE: **An Ordinance to Approve Amending and Readopting Article 25 Supplementary Height, Area and Bulk Regulations, as Set Forth in the Zoning Ordinance of the City of Petersburg, to Introduce Design Standards for New Construction - Pages 37 - 56**

PURPOSE: The goal of the amendment is to encourage attractive and architecturally cohesive structures within the city by introducing “architectural treatment” standards for new construction. This proposed text amendment would require projects to define an architectural theme, obscure junction and accessory boxes, obscure mechanical equipment, and establish minimum standards for exterior materials.

REASON: City Code currently has limited language regulating the design of new construction. This text amendment seeks to add design evaluations into the site plan, special use permit, and building permit review processes. Also included in the text amendment would be the obscuring of junction boxes, accessory boxes, and mechanical equipment from view of the public right-of-way.

RECOMMENDATION: Planning Commission recommended approval on May 2, 2024.

BACKGROUND: Staff was asked by the City Manager present a potential code amendment for the Planning Commission’s consideration. April 4, 2024, the proposed language was brought forward by staff for consideration and the Commission voted to hold a Public Hearing on potential ordinance requirements for architectural treatment of new construction. On May 2, 2024, the Planning Commission recommended approval of the code amendment.

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. 24-ZTA-04 Staff Report
2. 2024-ZTA-04
3. Ordinance 24-ZTA-04



City of Petersburg

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

MEMORANDUM

DATE: June 2024

TO: Mayor and City Council

FROM: Planning Commission

RE: 2024-ZTA-04: A public hearing and consideration of an ordinance to amend and readopt Article 25, Supplementary Height, Area, and Bulk Regulations as set forth in the Zoning Ordinance of the City of Petersburg pertaining to design regulations.

EXECUTIVE SUMMARY:

Staff was asked to present a potential code amendment for the Planning Commission's consideration. The goal of the amendment is to encourage attractive and architecturally cohesive structures within the city by introducing "architectural treatment" standards for new construction. This proposed text amendment would require projects to define an architectural theme, obscure junction and accessory boxes, obscure mechanical equipment, and establish minimum standards for exterior materials.

CHRONOLOGY OF EVENTS:

1. April 4, 2024 – the proposed language was brought forward by staff for consideration and the Commission voted to hold a Public Hearing on potential ordinance requirements for architectural treatment of new construction.
2. May 2, 2024 – Planning Commission recommended approval of the code amendment.

BACKGROUND:

City Code currently has limited language regulating the design of new construction. This text amendment seeks to add design evaluations into the site plan, special use permit, and building permit review processes. The language will require documents to be presented defining the architectural theme of any project requiring a site plan or special use permit as well as any new dwelling. The architectural theme is a written and/or graphic description of the planned

architectural treatment of all buildings within a project. Exterior materials would also need approval. The text amendment would prohibit the use of inferior materials, such as cinderblock or corrugated sheet metal, on sides of buildings which face adjoining property with the goal of avoiding inconsistency of material quality that might adversely impact existing or future development resulting in the depreciation of property values. Also included in the text amendment would be the obscuring of junction boxes, accessory boxes, and mechanical equipment from view of the public right-of-way.

The proposed amendment would comprise the following changes:

- 1) Article 25 would be amended to “Supplementary Height, Area, Bulk, and Design Regulations”
- 2) Applicants to establish an architectural theme.
 - a. Before approving any site plan, special use permit, or building permit for a project, the applicant shall submit documents defining the project's architectural theme.
- 3) Sites to Obscure Junction and Accessories Boxes
 - a. All junction and accessory boxes shall be minimized from view of public rights-of-way and adjacent property at the street level by landscaping or architectural treatment integrated with the building served. This does not apply to properties in industrial districts or on streets not designed to accommodate through traffic.
- 4) Sites to Obscure of Mechanical Equipment
 - a. Mechanical equipment, whether ground-level or rooftop, shall be screened from view of public rights-of-way and adjacent property at the street level and designed to be perceived as an integral part of the building. This does not apply to properties in industrial districts or on streets not designed to accommodate through traffic.
- 5) Projects to meet minimum standards for exterior materials.
 - a. No building exterior (whether front, side or rear) shall consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different exteriors that are representative of good architectural design but rather, shall preclude the use of inferior materials on sides which face adjoining property and thus, might adversely impact existing or future development resulting in the depreciation of property values.
 - b. New or remodeled buildings shall be consistent with the overall cohesive character of the area in which they are situated as reflected in existing structures.

COMPREHENSIVE PLAN CONSIDERATIONS:

Architectural context and the compatibility of new construction with existing structures in the city are important themes in both the current Comprehensive Plan and the draft Comprehensive Plan currently under consideration by City Council.

The recently adopted Comprehensive Plan notes the architectural heritage of Petersburg as being an important aspect of the city. The plan emphasizes preserving both neighborhood and architectural character through several of the major objectives for the City.

RECOMMENDATION: Planning Commission recommended approval of the text amendment on May 2, 2024.

CITY COUNCIL
MEETING

JUNE 2024



2024-ZTA-04:

A public hearing and consideration of an ordinance to approve amendment and readoption of Article 25, Supplementary Height, Area and Bulk Regulations as set forth in the Zoning Ordinance of the City of Petersburg pertaining to standards for architectural treatment of new construction within the City.

Background

- Staff was asked to present a potential code amendment for the Planning Commission's consideration and the Planning Commission supported moving forward with public hearing.
- The goal of the amendment is to encourage attractive and architecturally cohesive structures within the City by introducing “architectural treatment” standards for new construction.

Overview

Components of the proposed amendment:

- A. Projects to Establish an Architectural Theme
- B. Sites to Obscure Junction and Accessories Boxes
- C. Sites to Obscure of Mechanical Equipment
- D. Projects to meet minimum standards for exterior materials

Architectural Theme

Applicants to establish an architectural theme.

- Before approving any site plan, special use permit for a project or a building permit for a new dwelling, the applicant shall submit documents defining the project's architectural theme.
- The architectural theme is a written and/or graphic description of the planned architectural treatment of all buildings within a project.

Obscuring of Junction and Accessory Boxes

Sites to Obscure Junction and Accessories Boxes

- All junction and associated infrastructure shall be minimized from view of public rights-of-way and adjacent property at the street level by landscaping or architectural treatment integrated with the building served.
- This does not apply to properties in industrial districts or on streets not designed to accommodate through traffic.

Obscuring of Mechanical Equipment

Sites to Obscure of Mechanical Equipment

- Mechanical equipment, whether ground-level or rooftop, shall be screened from view of public rights-of-way and adjacent property at the street level and designed to be perceived as an integral part of the building.
- This does not apply to properties in industrial districts or on streets not designed to accommodate through traffic.

Architectural Material Standards

Projects to meet minimum standards for exterior materials.

- No building exterior (whether front, side or rear) shall consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building.
- Nothing in this section shall preclude the use of different materials on different exteriors that are representative of good architectural design but rather, shall preclude the use of inferior materials on sides which face adjoining property.
- Exposed cinderblock and corrugated sheet metal are prohibited. Architectural metal panels may be accepted, subject to consultation with and a determination by the Planning Director.
- New or remodeled buildings shall be consistent with the overall cohesive character of the area in which they are situated as reflected in existing structures.

Comprehensive Plan Considerations

- Existing architecture one of City's greatest strengths, new development should fit architectural character of surrounding area

Recommendation

- On May 2nd, Planning Commission recommended approval of the proposed amendment and readoption of Article 25, Supplementary Height, Area and Bulk Regulations as set forth in the Zoning Ordinance of the City of Petersburg pertaining to standards for architectural treatment of new construction within the City.

AN ORDINANCE TO APPROVE AMENDING AND READOPTING ARTICLE 25 SUPPLEMENTARY HEIGHT, AREA AND BULK REGULATIONS, AS SET FORTH IN THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, TO INTRODUCE DESIGN STANDARDS FOR NEW CONSTRUCTION

WHEREAS, the City of Petersburg Zoning Ordinance includes Article 25. – Supplementary Height, Area and Bulk Regulations; and

WHEREAS, the purpose of this section is to supplement district regulations appearing elsewhere in the Zoning Ordinance; and

WHEREAS, The City wishes to encourage attractive and architecturally cohesive development; and

WHEREAS, the City seeks to introduce supplementary design standards for new construction projects, including establishment of an architectural theme, obscuring of junction boxes and mechanical equipment, and usage of appropriate exterior materials; and

WHEREAS, these standards will apply to any project requiring a site plan or special use permit as well as the construction of a new dwelling; and

WHEREAS, Article 25 will be retitled as “Supplementary Height, Area, Bulk, and Design Standards”; 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 an ordinance to amend and readopt Article 25. –Supplementary Height, Area and Bulk Regulations as outline below:

ARTICLE 25. SUPPLEMENTARY HEIGHT, AREA, AND BULK, AND DESIGN REGULATIONS

Section 1. [Purpose.]

The regulations set forth in this section [article] qualify or supplement the district regulations appearing elsewhere in this ordinance.

Section 2. Modification of height regulations.

(1) The height regulations as prescribed in this ordinance shall not apply to:

- Belfries;
- Chimneys;
- Church spires;
- Conveyors;
- Cooling towers;
- Elevator bulkheads;
- Fire towers;
- Flagpoles;
- Monuments;

Ornamental towers and spires;

Smokestacks;

Stage towers or scenery lofts;

Water towers;

Tanks.

- (2) Public, semipublic, or public service buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding sixty (60) feet, and churches and temples may be erected to a height not exceeding seventy-five (75) feet, when the required side and rear yards are each increased by at least one foot for each one foot of additional building height above the height regulation for the district in which the building is located.
- (3) Manufacturing buildings located in the "M-2" Heavy Industrial district, on land parcels at or exceeding one hundred fifty (150) acres and used for gravity assisted processing, may erect to a height not exceeding one hundred seventy-five (175) feet, when such buildings are set back from any other contiguous zoning district by at least one foot for each one foot of additional building height above the height regulations for the "M-2" Industrial District.

Section 3. Modification of area regulations.

3.1. Yards generally.

- (1) Whenever a lot abuts upon a public alley, one-half of the alley width may be considered as a portion of the required yard only.
- (2) Every part of a required yard shall be open to the sky, except as authorized by this article; and ordinary projections of sills, belt courses, window air conditioning units, chimneys, cornices and ornamental features, which may project to a distance not to exceed twenty-four (24) inches into a required yard.
- (3) Within a residence or office-apartment district, the least dimension of a yard upon which the principal entrances or exists of a multiple dwelling face shall be twenty (20) feet.
- (4) Where a lot is used for a commercial or industrial purpose more than one main building may be located on the lot, but only when such buildings conform to all open space requirements around the lot for the district in which the lot is located.
- (5) A bathroom not exceeding fifty (50) square feet in area may be constructed on the rear of an existing dwelling which does not have these sanitary facilities, provided the addition is at least ten (10) feet from the rear lot line and conforms to the side line requirements.
- (6) On residential lots having a width of less than fifty (50) feet and on record prior to November 20, 1947, there shall be a side yard on each side of a building having a width of not less than ten (10) percent of the average width of the lot; provided, however, that such side yard shall not be less than three (3) feet.
- (7) For housing projects involving the construction of several multiple-group dwellings on the same lot or parcel of land, in order to permit a more flexible placing of the buildings on the land and more desirable grouping of open spaces and such accessory facilities as recreation and parking areas, the following yard requirements shall apply:
 - (a) Front, side and rear yard requirements along the boundaries of the lot shall be in accordance with requirements previously established;
 - (b) Within the lot, minimum distances between main buildings, except Residential Town House Districts, shall be as follows:
 1. When buildings are front to front, not less than fifty (50) feet.

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2. When buildings are front to rear, not less than sixty (60) feet.
 3. When buildings are front to side, not less than fifty (50) feet.
 4. When buildings are side to side, rear to side, or rear to rear, not less than twenty (20) feet for one story buildings and not less than thirty (30) feet when one or both of the buildings are more than one story.

3.2. *Accessory buildings and structures.*

- (1) Except as herein provided, no accessory building shall project beyond a required yard line along any street.
- (2) Filling station pumps and pump islands may occupy the required yards; provided, however, that they are not less than fifteen (15) feet from the street lines.
- (3) One directional or name sign or sign advertising products sold on the premises may occupy required yards in a district where such sign is permitted by the use regulations of this ordinance; provided such sign is of not more than thirty (30) square feet in area, does not contain flashing, moving, or intermittent illumination; and provided the requirements of other city ordinances are complied with.
- (4) An ornamental fence or wall not more than three and one-half (3½) feet in height may project into or enclose any required front or side yard to a depth from the street line equal to the required depth of the front yard. Ornamental fences or walls may project into or enclose other required yards, provided such fences and walls do not exceed a height of seven (7) feet.
- (5) Accessory, open and uncovered swimming pools and home barbecue grills may occupy a required rear yard, provided they are not located closer than five (5) feet to the rear lot line not closer than three (3) feet to a side lot line.
- (6) Accessory buildings which are not a part of the main building, although connected by an open breezeway, may be constructed in a rear yard; provided, such accessory building does not occupy more than twenty-five (25) percent of the area of the required rear yard; and provided, it is not located closer than eight (8) feet to the rear lot line nor closer than three (3) feet to a side lot line.

3.3. *Front yards.*

- (1) Where an official line has been established by the adopted major arterial plan, for the future widening or opening of a street upon which a lot abuts, then the depth of a front or side yard shall be measured from such official line to the nearest line of the building.
- (2) On through lots, the required front yard shall be provided on each street.
- (3) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard of fifteen (15) feet on the side street; provided, however, that the buildable width of a lot of record at the time of passage of this ordinance shall not be reduced to less than thirty-two (32) feet.
- (4) Open unenclosed porches, platforms or paved terraces, open or covered by a roof or canopy, and which do not extend above the level of the first floor of the building, may extend or project into the front yard not more than six (6) feet.
- (5) Where twenty-five (25) percent or more of the street frontage, or where twenty-five (25) percent or more of the street frontage within four hundred (400) feet, of the property in question is improved with buildings that have a front yard (with variation of six (6) feet or less) that is greater or less than the required front yard in the district, no building shall project beyond the average front yard so established; provided, however, that a depth of front yard of more than fifty (50) percent in excess of the depth of the required front yard in the district in which the lot is located shall not be required. Where forty (40) percent or more of the street frontage is improved with buildings that have no front yard, no front yard shall be required for the remainder of the street frontage.

(6) All buildings hereinafter erected, or structurally altered so as to change the character of use of such building, shall observe the following setback requirements or the setbacks or front yard requirements set forth elsewhere in this ordinance, whichever is greater:

(a) Except as otherwise provided below, on Washington Street, the minimum setback shall be forty (40) feet, and on Sycamore Street south of Halifax Street, the minimum setback shall be forty-five (45) feet. (On Crater Road, between Graham Road and South Boulevard, the minimum setback on the west side shall be forty (40) feet and on the east side shall be ninety (90) feet for dwellings and sixty (60) feet for all other buildings.) On all other streets thirty (30) feet in width and less than sixty (60) feet in width the minimum setback shall be thirty (30) feet. The term "center line of the street" as used below, shall mean the center line which existed November 20, 1947.

(a-1) The minimum setback along U.S. Route 301 (South Crater Road) from the Norfolk and Western Railway underpass south of Morton Avenue and to the Prince George County Line shall be one hundred (100) feet. The minimum setback along U.S. Route 460 (County Drive) from the Norfolk and Western Railway overpass, at the old corporate limits, to the Prince George County Line shall be one hundred (100) feet. The minimum setback along State Route 604 (Halifax Road) from its intersection with Boydton Plank Road south to the overpass over Interstate 85 shall be one hundred (100) feet; along the west side of Halifax Road from Interstate 85 south to Vaughan Road the minimum setback shall be one hundred forty-five (145) feet; along Halifax Road from Vaughan Road south to the Dinwiddie County Line the minimum setback shall be one hundred (100) feet. The minimum setback along State Route 142 (Boydton Plank Road) from its intersection with Halifax Road west to the Dinwiddie County Line shall be one hundred (100) feet. The minimum setback along State Route 632 (Wagner Road) from U.S. Route 301 east to U.S. Route 460 shall be one hundred (100) feet. The minimum setback along State Route 608 (Johnson Road) from the Norfolk and Western Railway overpass, at the old corporate limits, south to the Dinwiddie County Line south of Flank Road shall be one hundred (100) feet. The minimum setback along State Route 109 (Hickory Hill Road) from U.S. 460 east to Fort Lee shall be one hundred (100) feet.

The minimum setback along State Route 629 (Rives Road) from U.S. Route 301 east to the Prince George County Line shall be one hundred (100) feet. The minimum setback along State Route 613 (Squirrel Level Road) from Boydton Plank Road southwest to the Dinwiddie County Line shall be one hundred (100) feet. The minimum setback along Dupuy Road from Spring Street Southwest to Boydton Plank Road shall be eighty (80) feet. The minimum setback along State Route 613 (young's Road) from Brick House Run south to Boydton Plank Road shall be eighty (80) feet. The minimum setback along Flank Road from U.S. Route 301 west to State Route 604 (Halifax Road) shall be one hundred fifty (150) feet. The minimum setback along Defense Road from Banister Road west to State Route 142 (Boydton Plank Road) shall be one hundred fifty (150) feet. The term "center line of the street," as used below in subsection (b), when referring to this paragraph shall mean the center line which existed January 1, 1972. Where there are two (2) center lines on a road, the center line referred to is a line running half way between and parallel to the two (2) existing center lines.

(b) The minimum setback required herein shall be the minimum horizontal distance from the center line of the street to the main building, or any projection thereof. Where an existing building has less setback than provided herein, any building hereafter erected or structurally altered within twenty (20) feet of said existing building may observe the setback line established by the existing building provided that provision be made in the structure for the removal of that portion which extends beyond the setback line established herein, without damage to the balance of the structure, and that the owner of the building to be erected or structurally altered enter into agreement with the City of Petersburg, relieving the city of damage for the removal of that portion of the structure extending beyond the required setback line, when at such time the city acquires title to this portion of the property for street widening.

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- (c) No setback of any building shall be required on the south side of East Tabb Street, between North Sycamore Street and Monroe Street.
 - (d) Where the minimum setback required herein would require a front yard, the depth of which is greater than ten (10) percent of the average depth of a lot of record prior to November 20, 1947, or require a front yard on the side having the greater, and the front yard is not required by the district regulations, an application for a building permit, conforming to the provisions herein, shall be denied by the building inspector for a period of sixty (60) days. The building inspector shall immediately notify the council of such application for a permit, and unless the building inspector be notified by the clerk of the council within sixty (60) days of date of the application for permit, of the city's intention to purchase the land occupied by the setback required herein, the building inspector shall grant the permit.

3.4. *Side yards.*

- (1) Where dwelling units are erected above business and industrial structures in business and industrial districts, no side yards are required, except such side yard as may be required in the district regulations for a business or industrial building on the side of a lot adjoining a dwelling district.
- (2) For the purpose of the side yard regulations, a two-family dwelling or a multiple dwelling shall be considered as one building occupying one lot.
- (3) The minimum width of side yards for schools, libraries, churches, community houses and other public and semipublic buildings in residence districts shall be twenty-five (25) feet, except where a side yard is adjacent to a business, commercial or industrial district, in which case the width of that yard shall be as required in the chart of article 22, for the district in which the building is located.

3.5. *Rear yards.* Open or lattice-enclosed fire escapes, outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues, may project into the required rear yard for a distance of not more than five (5) feet, but only where the same are so placed as not to obstruct light and ventilation.

3.6. *Lot area.* Lot area. Where an unimproved lot in a zoning district that allows residential use was of record prior to the application of zoning regulations and restrictions to the premises, and if such lot does not conform to the requirements of such regulations and restrictions as to the width of lots or lot area per family, the provisions of such lot area per family and lot width regulations and restrictions shall not prevent the owner of such lot from erecting a one-family dwelling or making other accessory improvements on the lot; provided such improvements conform in all other respects to the applicable zoning regulations and restrictions. However, this section will not apply if the lot or lots in question were contiguous to another lot or lots of record owned by the same person at the time the more restrictive regulations became in force.

Section 4. Architectural Treatment for New Construction.

4.1 *Architectural Theme.* Prior to the approval of any site plan or special use permit for a project or building permit for a new dwelling, the applicant shall submit for approval documents that define the overall architectural theme of the project. The architectural theme is a written and/or graphic description of the planned architectural treatment of all buildings within a project. The theme shall describe how exterior materials, colors, architectural style and building scale shall be employed to establish a consistent architectural treatment for the project. Architectural treatment of buildings, including materials, color and style, shall be consistent throughout the project and compatible with other buildings located within the same project. Consistency and compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

4.2 *Junction and Accessory Boxes.* All junction and associated infrastructure except those in industrial districts and those not visible outside the property shall be minimized from view of public rights-of-way and adjacent property at the street level by landscaping or architectural treatment integrated with the building served. In industrial districts, junction and associated infrastructure ~~accessory boxes~~ need not be minimized from view

of adjacent property within the industrial district or from any public right-of-way which does not accommodate or is not intended to accommodate through traffic movements.

4.3 *Mechanical Equipment.* Mechanical equipment, whether ground-level or rooftop, shall be screened from view of public rights-of-way and adjacent property at the street level and designed to be perceived as an integral part of the building, except as stated herein. In industrial districts, mechanical equipment need not be screened from view of adjacent property within the industrial district or from any public right-of-way which does not accommodate or is not intended to accommodate through traffic movements.

4.4 *Exterior Building Materials.*

- 1) No building exterior (whether front, side or rear) shall consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different exteriors that are representative of good architectural design but rather, shall preclude the use of inferior materials on sides which face adjoining property and thus, might adversely impact existing or future development resulting in the depreciation of property values.
- 2) No portion of a building constructed of cinder block that is not completely covered with a façade that meets the standards of this section shall be visible from any adjoining residential, commercial, mixed-use, or planned unit development district or any public right-of-way. Corrugated sheet metal panels used as a finish material are prohibited. Architectural metal panels may be accepted, subject to consultation with and a determination by the Director of Planning and Community Development that the treatment meets the intent of this section.
- 3) Buildings shall be designed with harmonious proportions and shall not have monotonous facades or large bulky masses. Buildings shall possess architectural variety but shall be compatible with existing structures, especially nearby structures of historic interest.
- 4) New or remodeled buildings shall be consistent with the overall cohesive character of the area in which they are situated as reflected in existing structures. This character shall be achieved through the use of design elements, including, but not limited to, materials, balconies and/or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures and/or landscaping, all as may be more particularly described in any applicable adopted plans and guidelines.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: June 4, 2024

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Randall Williams

RE: **An Ordinance to Approve the Director of Public Works to Prohibit or Regulate the Stopping, Standing or Parking of Vehicles Upon Any Street or Alley, Not Expressly Regulated by an Ordinance of the City Council, by Causing Official Signs to be Erected Indicating the Restriction - Pages 57 - 59**

PURPOSE: To modify Sec. 110-252 of the Code of the City of Petersburg related to stopping, standing, and parking of vehicles on any street or alley

REASON: The current Code of the City of Petersburg designates the "Traffic and Transportation Safety Commission" to prohibit or regulate the stopping, standing or parking of vehicles on any street or alley not expressly regulated by an ordinance of the city council. There currently is no active "Traffic and Transportation Safety Commission" in the City of Petersburg as referred to by the current Code. As a result, this ordinance substitutes the Director of Public Works in the place of the "Traffic and Transportation Safety Commission" to ensure that someone is designated to prohibit or regulate the stopping, standing or parking of vehicles on any street or alley not expressly regulated by an ordinance of the city council.

RECOMMENDATION: The Department of Public Works & Utilities recommends that City Council approve the ordinance substituting the Director of Public Works & Utilities as the person that prohibits or regulates the stopping, standing or parking of vehicles on any street or alley not expressly regulated by an ordinance of the city council as a result of the "Traffic and Transportation Safety Commission" no longer being a viable body in the City of Petersburg at the time of this ordinance.

BACKGROUND: Sec. 110-252 of the Code of the City of Petersburg states that the "Traffic and Transportation Safety Commission" may prohibit or regulate the stopping, standing or parking of vehicles on any street or alley not expressly regulated by an ordinance of the city council. The "Traffic and Transportation Safety Commission" has not been an active body for several years.

COST TO CITY: \$0

BUDGETED ITEM: NO

REVENUE TO CITY: \$0

CITY COUNCIL HEARING DATE: 6/4/2024

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES: Department of Public Works

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Modifies Sec. 110-252 of the Code of the City of Petersburg

REQUIRED CHANGES TO WORK PROGRAMS: NA

ATTACHMENTS:

1. Ordinance Sec. 110-252 Authority of the Director of Public Works & Utilities w respect to parking

**RESOLUTION TO AMEND AND RE-ADOPT THE ARTICLE VII, SEC. 110-252
ORDINANCE OF THE CITY OF PETERSBURG, VA MUNICIPAL CODE**

WHEREAS, Sec. 110-252 of the Municipal Code of the City of Petersburg, reads:

- **Sec. 110-252. - Authority of traffic and transportation safety commission.**

The traffic and transportation safety commission may prohibit or regulate the stopping, standing or parking of vehicles upon any street or alley, not expressly regulated by an ordinance of the city council, by causing to be erected official signs indicating the restrictions.

(Code 1981, § 18-133)

WHEREAS, the Code was last amended in 1981: and

WHEREAS, the Council finds it is in the best interests of the City to amend and re-adopt the ordinance included in Sec. 110-252.

NOW, THEREFORE, BE IT RESOLVED that the City of Petersburg, VA City Council hereby amends and re-adopts the City of Petersburg's code for the Section 110-252 ordinance to read as follows:

- **Sec. 110-252. - Authority of the Director of Public Works & Utilities**

The Director of Public Works & Utilities may prohibit or regulate the stopping, standing or parking of vehicles upon any street or alley, not expressly regulated by an ordinance of the city council, by causing to be erected official signs indicating the restrictions.

I, Tangi Hill, do hereby certify that the foregoing writing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Petersburg, VA by a vote of _ to _ , as recorded below, at a meeting held on April 2, 2024.

Clerk, City of Petersburg, VA

**ORDINANCE TO AMEND AND RE-ADOPT THE ARTICLE VII, SEC. 110-253
ORDINANCE OF THE CITY OF PETERSBURG, VA MUNICIPAL CODE**

WHEREAS, Sec. 110-253 of the Municipal Code of the City of Petersburg, reads:

- **Sec. 110-253. - Authority of traffic engineer to designate temporary no parking areas.**

The city traffic engineer is hereby authorized to temporarily designate no parking areas in hazardous or congested places and to temporarily remove parking in any emergency situation. Permanent removal of parking shall be subject to traffic and transportation safety commission approval.

(Code 1981, § 18-134)

WHEREAS, the Code was last amended in 1981: and

WHEREAS, the Council finds it is in the best interests of the City to amend and re-adopt the ordinance included in Sec. 110-253.

NOW, THEREFORE, BE IT RESOLVED that the City of Petersburg, VA City Council hereby amends and re-adopts the City of Petersburg's code for the Section 110-253 ordinance to read as follows:

- **Sec. 110-253. - Authority of the Director of Public Works & Utilities to designate temporary no parking areas.**

The Director of Public Works & Utilities is hereby authorized to temporarily designate no parking areas in hazardous or congested places and to temporarily remove parking in any emergency situation. Permanent removal of parking shall be subject to City Manager approval.

I, Tangi Hill, do hereby certify that the foregoing writing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Petersburg, VA by a vote of _ to _ , as recorded below, at a meeting held on June 4, 2024.

Clerk, City of Petersburg, VA



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: June 4, 2024

TO: The Honorable Mayor and Members of City Council

THROUGH: Jennifer Murphy-James, CDBG Administrator

FROM: March Altman, Jr.

RE: **An Ordinance to Approve Community Development Block Grant (CDBG) Funding for Project Year 2024/ Fiscal Year 2025 - Pages 61 - 63**

PURPOSE: To schedule a hearing for Council to approve the recommended subrecipients of Community Development Block Grant funding for Program Year 24/Fiscal Year 25.

REASON: Petersburg has been allocated \$582,410 to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The Community Development Advisory Board has made recommendations as to how those funds should be allocated and is asking for Council's approval.

RECOMMENDATION: Approval

BACKGROUND: The Community Development Block Grant Advisory Board has worked diligently to collect applicants and make recommendations for funding, since the end of 2023. Public meetings, hearings, and presentations were held prior to making these recommendations that are presented for consideration by the Council.

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. FY25 Draft Subrecipient Recommendations Ordinance

ORDINANCE APPROVING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR PROGRAM YEAR 24/FISCAL YEAR 25

WHEREAS, the City of Petersburg receives funding through the U.S. Department of Housing and Community Development (HUD) Community Development Block Grant (CDBG) Program; and

WHEREAS, the City distributes the funding to address housing and community development needs; and

WHEREAS, up to 15% of CDBG funding can be allocated to public service activities, 20% of CDBG funding can be allocated to administration, and the remainder to housing and community development projects; and

WHEREAS, the following are projects for funding requested for approval:

Alamo Addiction Recovery Center, Inc. - \$31,500

Petersburg Area Art League (PAAL) - \$18,500

City of Petersburg Parks, Recreation, Special Events and Volunteerism - \$214,069

Project Homes - \$113,931

Downtown Churches United - \$14,560

River Street Market - \$14,560

Lending Helping Hands - \$14,560

The Department of Healthy Families - \$14,560

YMCA - \$14,560

Pretty Purpose - \$14,560

CDBG Administration - \$116,482

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg adopts this ordinance and approves the proposed subrecipients of CDBG funding for Program Year 24/Fiscal Year 25.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: June 4, 2024

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Brian Moore

RE: **To Conduct a Public Hearing on June 18, 2024, for the Consideration of an Ordinance Authorizing the City Manager to Execute a Purchase Agreement Between the City of Petersburg and Nuwave Development Towards the Sale of City-Owned Property at 4 Ross Court (Parcel 031-040035), 6 Ross Court (Parcel 031-040036), 9 Ross Court (Parcel 031-040045) and 12 Ross Court (Parcel 031-040039) - Pages 64 - 119**

PURPOSE: To conduct a public hearing on June 18, 2024, for the consideration of an Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Nuwave Development towards the sale of City-owned property at 4 Ross Court (parcel 031-040035), 6 Ross Court (parcel 031-040036), 9 Ross Court (parcel 031-040045) and 12 Ross Court (parcel 031-040039).

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

RECOMMENDATION: The Department of Economic Development recommends council approve the ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Nuwave Development towards the sale of City-owned property located at 4 Ross Court (parcel 031-040035), 6 Ross Court (parcel 031-040036), 9 Ross Court (parcel 031-040045) and 12 Ross Court (parcel 031-040039).

BACKGROUND: The Department of Economic Development received a proposal from Nuwave Development to purchase City-owned property located at 4 Ross Court (parcel 031-040035), 6 Ross Court (parcel 031-040036), 9 Ross Court (parcel 031-040045) and 12 Ross Court (parcel 031-040039). The proposed purchase price for the parcels is \$11,700, which is 50% of the assessed value, \$23,400. The purchaser will also pay all applicable closing costs. Nuwave Development will provide financial documentation supporting their ability to purchase the property.

Property Information

The zoning of the parcel at

- 4 Ross Court (parcel 031-040035)
- 6 Ross Court (parcel 031-040036)
- 9 Ross Court (parcel 031-040045)
- 12 Ross Court (parcel 031-040039).

Addresses: 4, 6, 9, and 12 Ross Court
Zoning: R-3

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: 6/18/2024

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Manager, Economic Development

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 1 - Nuwave Development ppt
2. 2 - Nuwave Letters of Intent, Site Plan, Business Plan, and Financial
3. 4 - Nuwave Ordinance
4. 5 - 4 Ross Court Property Sheet
5. 6 - 6 Ross Court Property Sheet
6. 7 - 9 Ross Court Property Sheet
7. 8 - 12 Ross Court Property Sheet

Sale of Properties on Ross Court (4, 6, 9, and 12)

June 4, 2024

Department of Economic Development



Sale of Properties on Ross Court (4, 6, 9, and 12)



Nuwave Development desires to purchase the City property identified as 4, 6, 9, and 12 Ross Court for the development of Single-Family Homes.

The proposal specifications are:

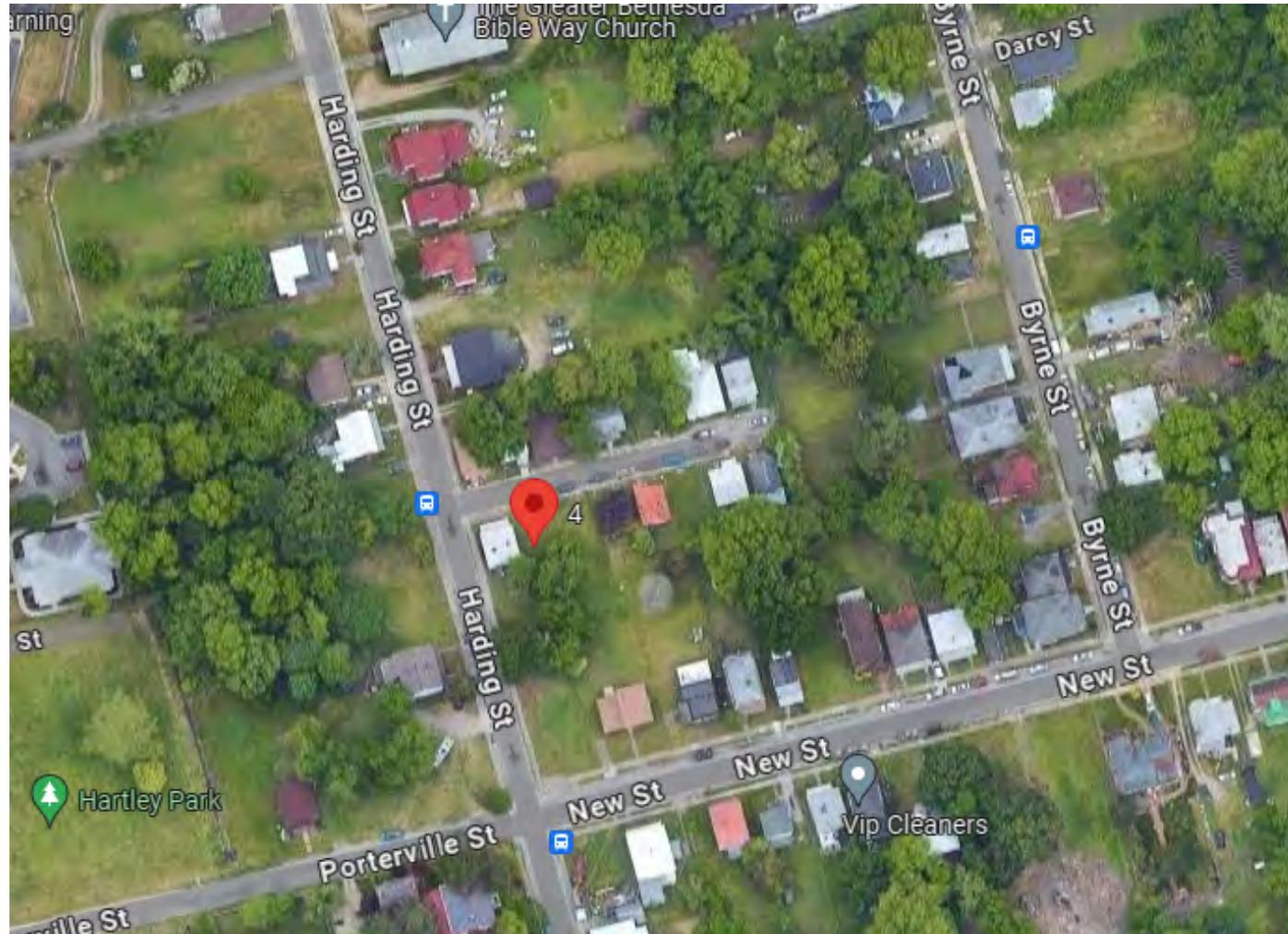
- **Purchase Price offered:**
 - \$ 11,700.00 (total for all properties; meets the 50% threshold)
- **Deposit:**
 - \$ 0 (to be paid in full upon approval)
- **Size of project:**
 - 1-story each w/ an average of 2,326.50 sq. ft each
- **Anticipated Cost:**
 - \$573,300
- **Time to Completion:**
 - 12 – 18 Months Total for All Properties Completed
- **Real estate tax:**
 - \$ To Be Determined Upon Property Sale
- **Job created:**
 - 15 – 20 (May vary depending on construction needs)



Sale of Properties on Ross Court (4, 6, 9, and 12)



Sale of Properties on Ross Court (4, 6, 9, and 12)



Sale of Properties on Ross Court (4, 6, 9, and 12)



**Approve by ordinance the sale
of 4, 6, 9, 12 Ross Court,
Petersburg, VA**





Nuwave Development

INNOVATE. DESIGN. TRANSFORM.

Proposal to Purchase City-Owned Property



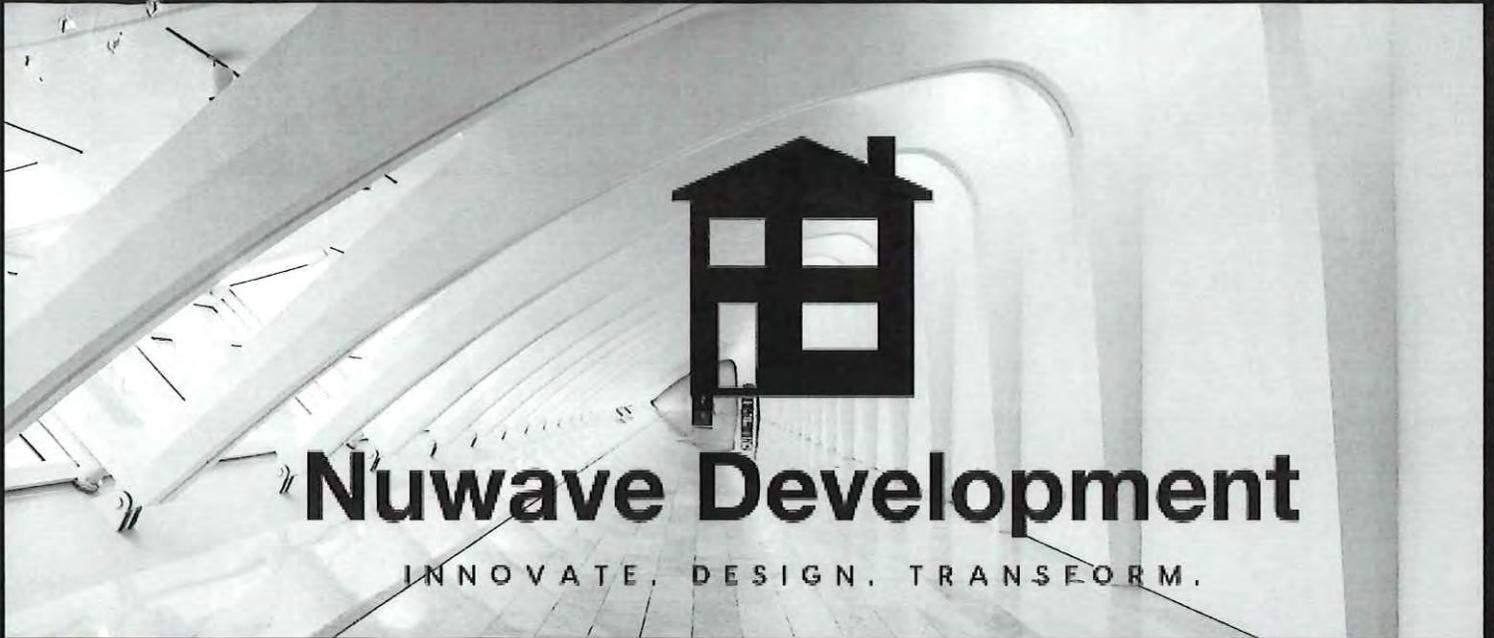
Purchaser	
Project Name	4 Ross Ct.
Property Address	4 Ross Ct. Petersburg, VA 23803
Parcel Number	031-040035
Year Constructed	N/A
Project Developer	Nuwave Development LLC
Contact Name	Will Zimmer
Address	6 West Cary St., Richmond, VA 23220
Email	wzimmerrealestate@gmail.com
Experience/Qualifications	The 2 partners have over 25 years combined in the real estate and construction industries.
Development Description	3 bed, 2 bath, 1000-1200 sq ft single family home (new construction)
Offered Purchase Price	\$1800
	Construction Costs \$ \$140,400.00 -
	Total Investment \$142,200
Description of Financing (%)	Cash, Private Lender
Community Benefit	Revitalization, affordable housing, community growth
Due Diligence Period (months)	1.5 months
Construction Start Date	As soon as permits are approved
	Completion Date 4-6 months from start date
Number of Projected Jobs	Temp/Const. Jobs N/A
	Permanent Jobs
Average Wage	N/A
Contingencies	Planning and zoning approval

City Assessment

Outstanding Obligations		
Proposed Land Use		Yes No
Comp Plan Land Use	Conformance	YES
Zoning	Conformance	YES
Enterprise Zone		
Rehab/Abatement		
New Construction		
Historic District		
Assessed Value	Appraised Value \$	- Date

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ -	\$ -	\$ -
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ -	\$ -	\$ -
Waivers & Other Costs to the City	\$ -	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -

Staff Recommendation	
Last Use Public	Comm. Review Date
Council Decision	Council Review Date
Disposition Ord #	Ord Date



April 2024

NUWAVE DEVELOPMENT LLC
6 WEST CARY ST.
RICHMOND VA 23220
WZIMMERREALESTATE@GMAIL.COM
804-690-1536

4 ROSS CT.

Project Summary:

Nuwave Development LLC proposes the construction of a single-family home at 4 Ross Ct. in Petersburg.

Offer Price - \$1800

Lot Dimensions - 31 x 63 (2,178 Sq Ft. or .05 acres)

Although this lot does not fulfill the standard area requirements, the provision of single-family homes is permitted as an exception under Article 25, Section 3.6. This flexibility facilitates the utilization of the property within the prescribed regulatory framework.

Regarding the front yard dimensions, Article 25, Section 3.3(5) of the Zoning Ordinance stipulates that for adjacent lots with front yards smaller than the mandated size, the aggregate front yard dimension may serve as the permissible standard.

Project Details:

Address: 4 Ross Ct., Petersburg, VA 23803

Zoning: Residential R-3

Home Specifications: The home will feature 3 bedrooms and 2 bathrooms, with sizes ranging from 1000 to 1200 square feet.

Construction Timeline: Approximately 4-6 months

Project Phases:

Permitting and Compliance: Application and approval of building permits and any other applicable permitting.

Site Preparation:

Site clearing, setup, and foundation work.

Construction: Main construction phase, including framing, roofing, and exterior finishes.

Interior Finishing: Installation of internal fixtures, utilities, and finishes.

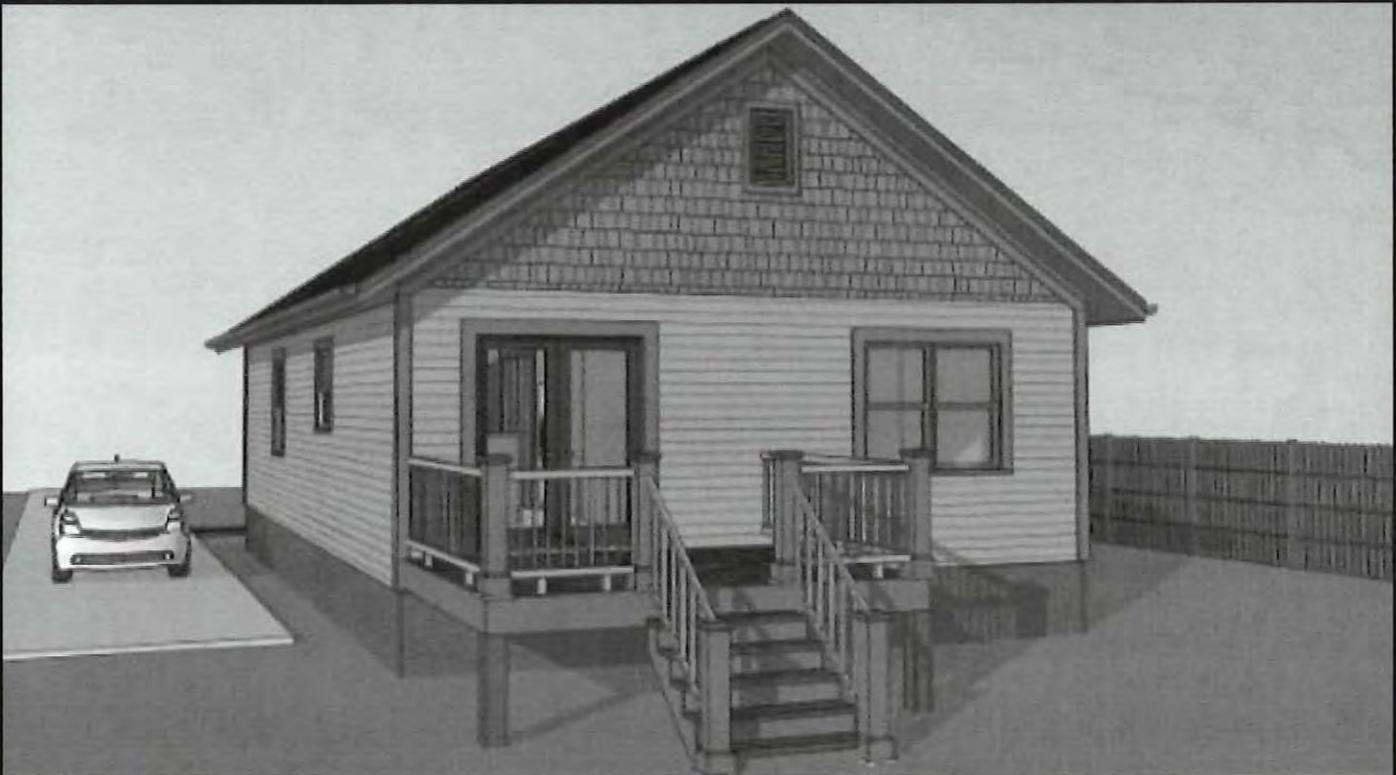
Finalization and Marketing: Final inspections, staging for sales, and open houses.

Sales - Pricing will be between \$210,000 and \$225,000 depending on market conditions.

4 ROSS CT.



4 ROSS CT. PROPOSED ARCHITECTURAL RENDERINGS



**1080 sq ft, 3 bed, 2 bath, 1 floor
24' Width 48' Depth**



Nuwave Development

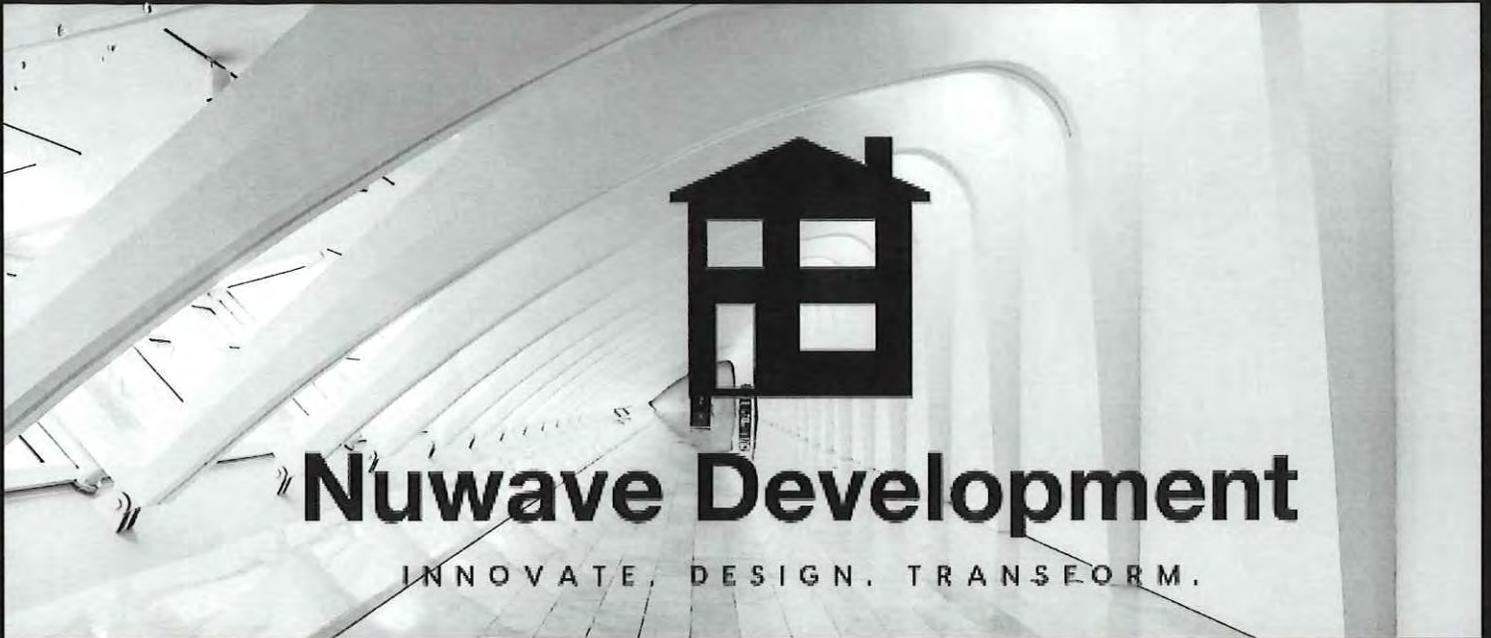
INNOVATE. DESIGN. TRANSFORM.

Proposal to Purchase City-Owned Property



Purchaser	
Project Name	6 Ross Ct.
Property Address	6 Ross Ct. Petersburg, VA 23803
Parcel Number	031-040036
Year Constructed	N/A
Project Developer	Nuwave Development LLC
Contact Name	Will Zimmer
Address	6 West Cary St., Richmond, VA 23220
Email	wzimmerrealestate@gmail.com
Experience/Qualifications	The 2 partners have over 25 years combined in the real estate and construction industries.
Development Description	3 bed, 2 bath, 1000-1200 sq ft single family home (new construction)
Offered Purchase Price	\$1800
	Construction Costs \$ \$140,400.00 -
	Total Investment \$142,200
Description of Financing (%)	Cash, Private Lender
Community Benefit	Revitalization, affordable housing, community growth
Due Diligence Period (months)	1.5 months
Construction Start Date	As soon as permits are approved
	Completion Date 4-6 months from start date
Number of Projected Jobs	Temp/Const. Jobs N/A
	Permanent Jobs
Average Wage	N/A
Contingencies	Planning and zoning approval

City Assessment	
Outstanding Obligations	
Proposed Land Use	
Comp Plan Land Use	
Zoning	
Enterprise Zone	
Rehab/Abatement	
New Construction	
Historic District	
Assessed Value	Appraised Value \$ - Date
City Revenue from Sale	\$ -
Projected Tax Revenue	Abatement Year 1 Year 5 Year 20
Real Estate Tax	\$ - \$ - \$ - \$ -
Personal Property Tax	\$ - \$ - \$ - \$ -
Machinery and Tools Tax	\$ - \$ - \$ - \$ -
Sales and Use Tax	\$ - \$ - \$ - \$ -
Business License Fee	\$ - \$ - \$ - \$ -
Lodging Tax	\$ - \$ - \$ - \$ -
Meals Tax	\$ - \$ - \$ - \$ -
Other Taxes or Fees	\$ - \$ - \$ - \$ -
Total	\$ - \$ - \$ - \$ -
Total Tax Revenue	\$ - \$ - \$ - \$ -
Waivers & Other Costs to the City	\$ - \$ - \$ - \$ -
City ROI (Revenue - Cost)	\$ - \$ - \$ - \$ -
Staff Recommendation	
Last Use Public	Comm. Review Date
Council Decision	Council Review Date
Disposition Ord #	Ord Date



April 2024

NUWAVE DEVELOPMENT LLC
6 WEST CARY ST.
RICHMOND VA 23220
WZIMMERREALESTATE@GMAIL.COM
804-690-1536

6 ROSS CT.

Project Summary:

Nuwave Development LLC proposes the construction of a single-family home at 6 Ross Ct. in Petersburg.

Offer Price - \$1800

Lot Dimensions - 31 x 63 (2,178 Sq Ft. or .05 acres)

Although this lot does not fulfill the standard area requirements, the provision of single-family homes is permitted as an exception under Article 25, Section 3.6. This flexibility facilitates the utilization of the property within the prescribed regulatory framework.

Regarding the front yard dimensions, Article 25, Section 3.3(5) of the Zoning Ordinance stipulates that for adjacent lots with front yards smaller than the mandated size, the aggregate front yard dimension may serve as the permissible standard.

Project Details:

Address: 6 Ross Ct., Petersburg, VA 23803

Zoning: Residential R-3

Home Specifications: The home will feature 3 bedrooms and 2 bathrooms, with sizes ranging from 1000 to 1200 square feet.

Construction Timeline: Approximately 4-6 months

Project Phases:

Permitting and Compliance: Application and approval of building permits and any other applicable permitting.

Site Preparation:

Site clearing, setup, and foundation work.

Construction: Main construction phase, including framing, roofing, and exterior finishes.

Interior Finishing: Installation of internal fixtures, utilities, and finishes.

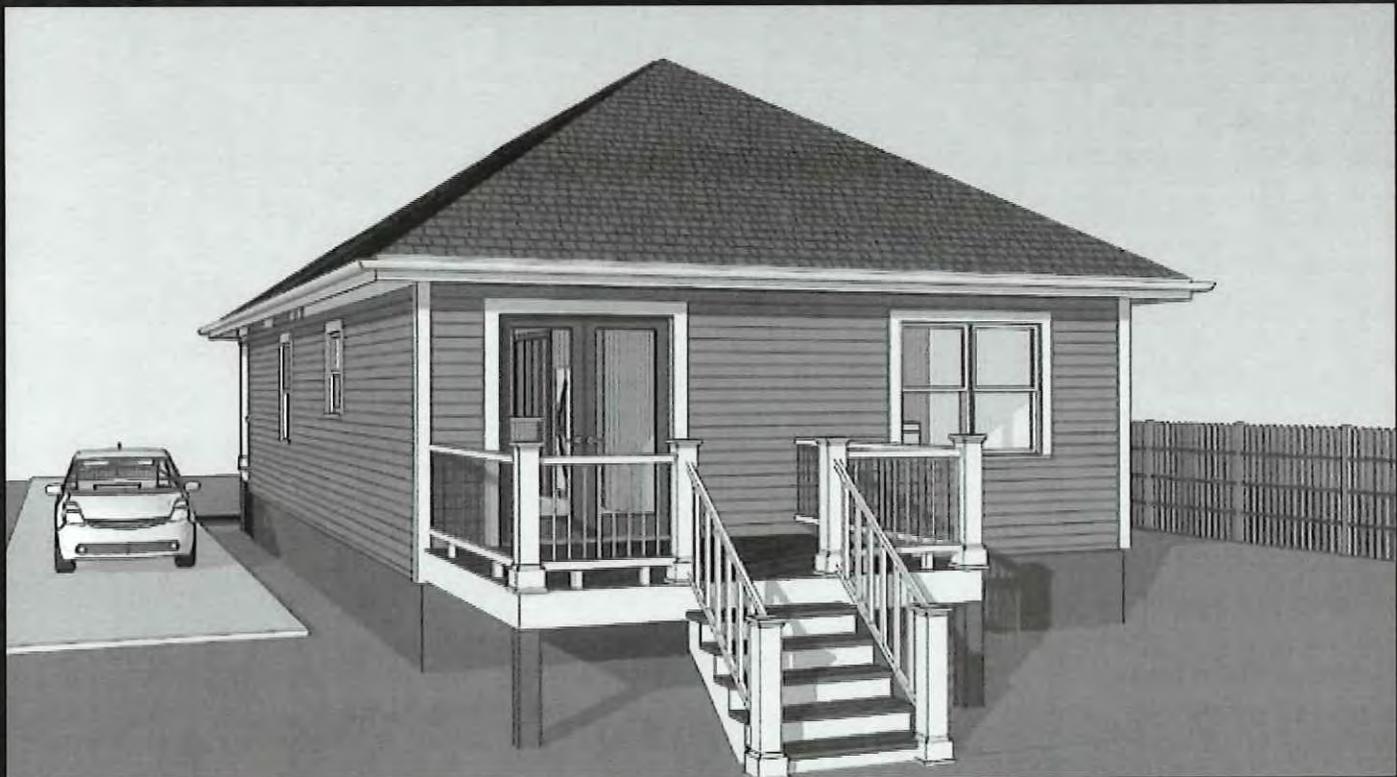
Finalization and Marketing: Final inspections, staging for sales, and open houses.

Sales - Pricing will be between \$210,000 and \$225,000 depending on market conditions.

6 ROSS CT.



6 ROSS CT. PROPOSED ARCHITECTURAL RENDERINGS



1080 sq ft, 3 bed, 2 bath, 1 floor
24' Width 48' Depth



Nuwave Development

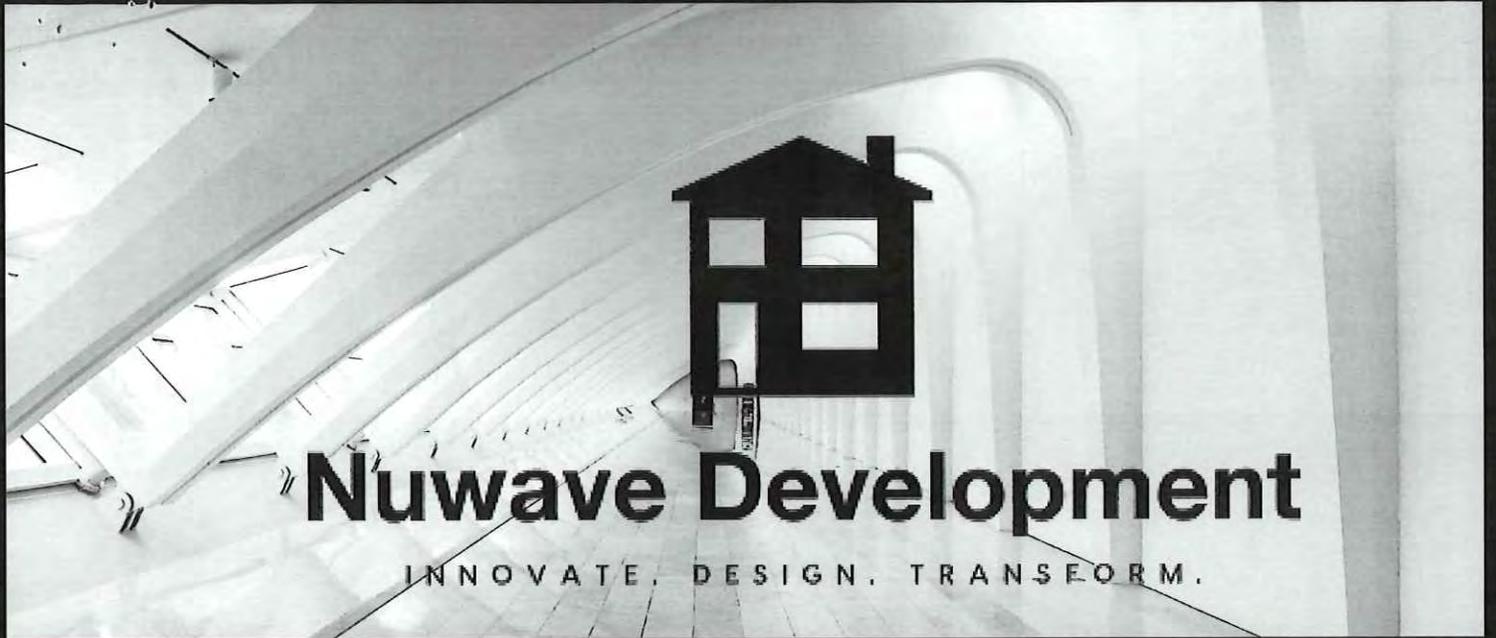
INNOVATE. DESIGN. TRANSFORM.

Proposal to Purchase City-Owned Property



Purchaser	
Project Name	9 Ross Ct.
Property Address	9 Ross Ct. Petersburg, VA 23803
Parcel Number	031-040045
Year Constructed	N/A
Project Developer	Nuwave Development LLC
Contact Name	Will Zimmer
Address	6 West Cary St., Richmond, VA 23220
Email	wzimmerrealestate@gmail.com
Experience/Qualifications	The 2 partners have over 25 years combined in the real estate and construction industries.
Development Description	3 bed, 2 bath, 1000-1200 sq ft single family home (new construction)
Offered Purchase Price	\$2450.00
	Construction Costs \$ 140,400.00 -
	Total Investment \$142,850.00
Description of Financing (%)	Cash, Private Lender
Community Benefit	Revitalization, affordable housing, community growth
Due Diligence Period (months)	1.5 months
Construction Start Date	April 15, 2025
	Completion Date 4-6 months from start date
Number of Projected Jobs	Temp/Const. Jobs N/A
	Permanent Jobs
Average Wage	N/A
Contingencies	Planning and zoning approval

City Assessment	
Outstanding Obligations	
Proposed Land Use	
Comp Plan Land Use	
Zoning	
Enterprise Zone	
Rehab/Abatement	
New Construction	
Historic District	
Assessed Value	Appraised Value \$ - Date
City Revenue from Sale	\$ -
Projected Tax Revenue	Abatement Year 1 Year 5 Year 20
Real Estate Tax	\$ - \$ - \$ - \$ -
Personal Property Tax	\$ - \$ - \$ - \$ -
Machinery and Tools Tax	\$ - \$ - \$ - \$ -
Sales and Use Tax	\$ - \$ - \$ - \$ -
Business License Fee	\$ - \$ - \$ - \$ -
Lodging Tax	\$ - \$ - \$ - \$ -
Meals Tax	\$ - \$ - \$ - \$ -
Other Taxes or Fees	\$ - \$ - \$ - \$ -
Total	\$ - \$ - \$ - \$ -
Total Tax Revenue	\$ - \$ - \$ - \$ -
Waivers & Other Costs to the City	\$ - \$ - \$ - \$ -
City ROI (Revenue - Cost)	\$ - \$ - \$ - \$ -
Staff Recommendation	
Last Use Public	Comm. Review Date
Council Decision	Council Review Date
Disposition Ord #	Ord Date



April 2024

NUWAVE DEVELOPMENT LLC
6 WEST CARY ST.
RICHMOND VA 23220
WZIMMERREALESTATE@GMAIL.COM
804-690-1536

9 ROSS CT.

Project Summary:

Nuwave Development LLC proposes the construction of a single-family home at 9 Ross Ct. in Petersburg.

Offer Price - \$2450

Lot Dimensions - 40 x 67 (2,706 Sq Ft. or .0621 acres)

Although this lot does not fulfill the standard area requirements, the provision of single-family homes is permitted as an exception under Article 25, Section 3.6. This flexibility facilitates the utilization of the property within the prescribed regulatory framework.

Regarding the front yard dimensions, Article 25, Section 3.3(5) of the Zoning Ordinance stipulates that for adjacent lots with front yards smaller than the mandated size, the aggregate front yard dimension may serve as the permissible standard.

Project Details:

Address: 9 Ross Ct., Petersburg, VA 23803

Zoning: Residential R-3

Home Specifications: The home will feature 3 bedrooms and 2 bathrooms, with sizes ranging from 1000 to 1200 square feet.

Construction Timeline: Approximately 4-6 months

Project Phases:

Permitting and Compliance: Application and approval of building permits and any other applicable permitting.

Site Preparation:

Site clearing, setup, and foundation work.

Construction: Main construction phase, including framing, roofing, and exterior finishes.

Interior Finishing: Installation of internal fixtures, utilities, and finishes.

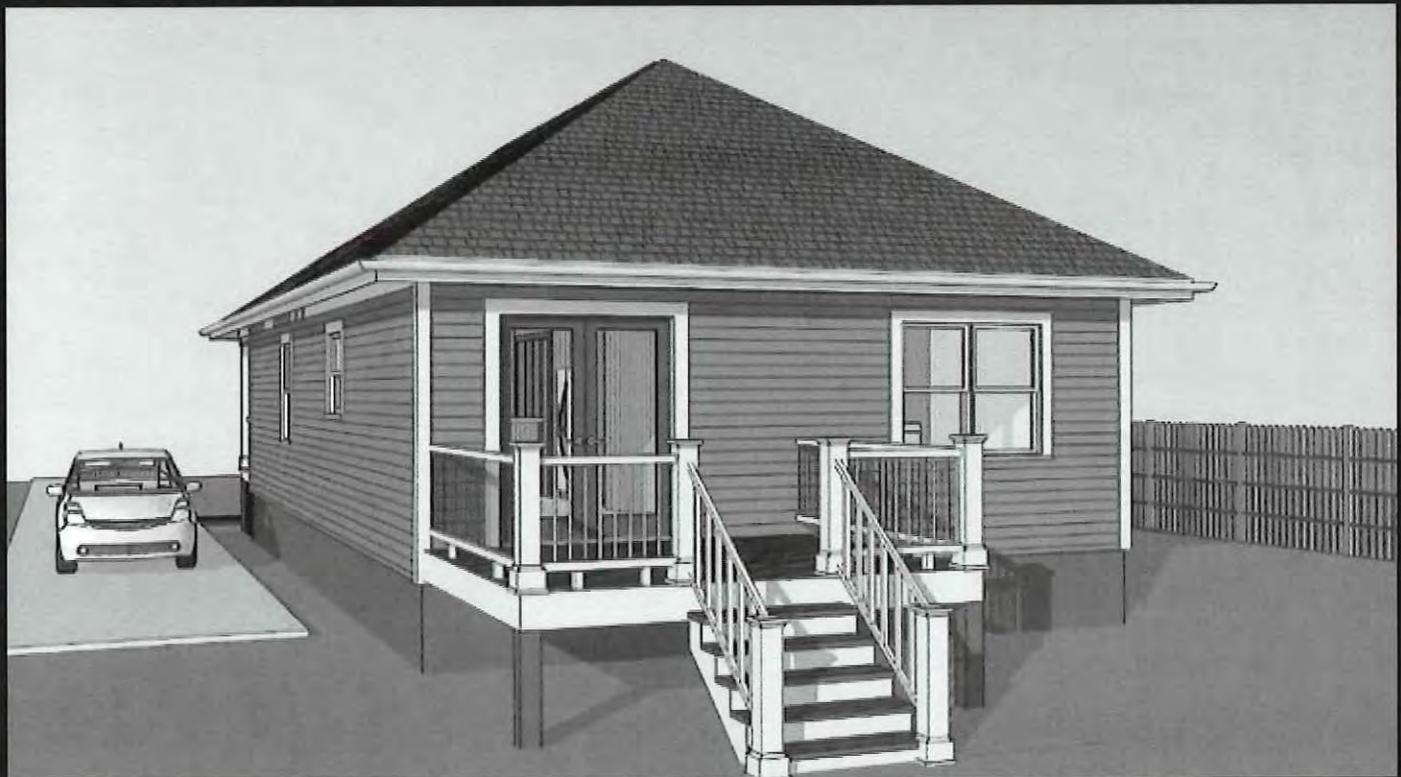
Finalization and Marketing: Final inspections, staging for sales, and open houses.

Sales - Pricing will be between \$210,000 and \$225,000 depending on market conditions.

9 ROSS CT.



9 ROSS CT. PROPOSED ARCHITECTURAL RENDERINGS



**1080 sq ft, 3 bed, 2 bath, 1 floor
24' Width 48' Depth**



Nuwave Development

INNOVATE. DESIGN. TRANSFORM.

Proposal to Purchase City-Owned Property

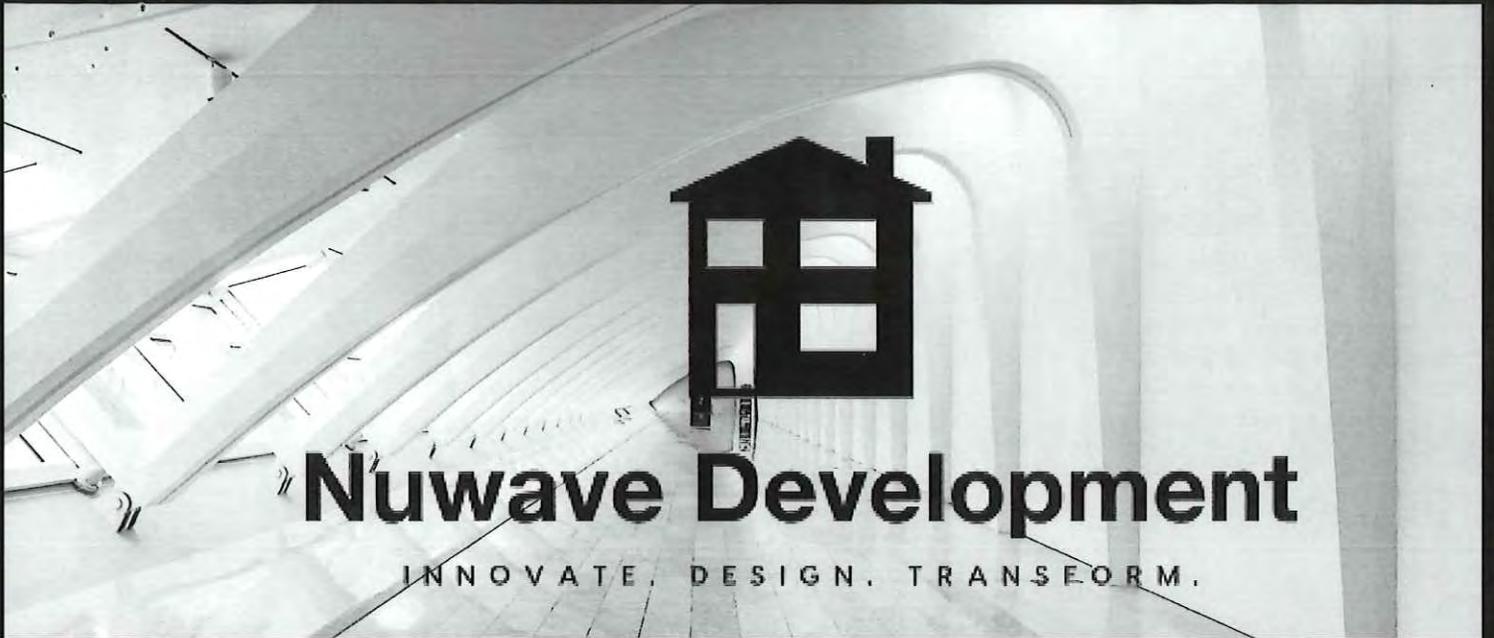


Purchaser	
Project Name	12 Ross Ct.
Property Address	12 Ross Ct. Petersburg, VA 23803
Parcel Number	031-040039
Year Constructed	N/A
Project Developer	Nuwave Development LLC
Contact Name	Will Zimmer
Address	6 West Cary St., Richmond, VA 23220
Email	wzimmerrealestate@gmail.com
Experience/Qualifications	The 2 partners have over 25 years combined in the real estate and construction industries.
Development Description	3 bed, 2 bath, 1000-1200 sq ft single family home (new construction)
Offered Purchase Price	\$5650
	Construction Costs \$ \$140,400.00 -
	Total Investment \$146,050
Description of Financing (%)	Cash, Private Lender
Community Benefit	Revitalization, affordable housing, community growth
Due Diligence Period (months)	1.5 months
Construction Start Date	February 15, 2025
	Completion Date 4-6 months from start date
Number of Projected Jobs	Temp/Const. Jobs N/A
	Permanent Jobs
Average Wage	N/A
Contingencies	Planning and zoning approval

City Assessment

Outstanding Obligations		
Proposed Land Use		Yes No
Comp Plan Land Use		Conformance YES
Zoning		Conformance YES
Enterprise Zone		
Rehab/Abatement		
New Construction		
Historic District		
Assessed Value	Appraised Value	\$ - Date

City Revenue from Sale	Abatement	Year 1	Year 5	Year 20
Real Estate Tax	\$ -	\$ -	\$ -	\$ -
Personal Property Tax	\$ -	\$ -	\$ -	\$ -
Machinery and Tools Tax	\$ -	\$ -	\$ -	\$ -
Sales and Use Tax	\$ -	\$ -	\$ -	\$ -
Business License Fee	\$ -	\$ -	\$ -	\$ -
Lodging Tax	\$ -	\$ -	\$ -	\$ -
Meals Tax	\$ -	\$ -	\$ -	\$ -
Other Taxes or Fees	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -
Total Tax Revenue	\$ -	\$ -	\$ -	\$ -
Waivers & Other Costs to the City	\$ -	\$ -	\$ -	\$ -
City ROI (Revenue - Cost)	\$ -	\$ -	\$ -	\$ -
Staff Recommendation				
Last Use Public	Comm. Review Date			
Council Decision	Council Review Date			
Disposition Ord #	Ord Date			



April 2024

NUWAVE DEVELOPMENT LLC
6 WEST CARY ST.
RICHMOND VA 23220
WZIMMERREALESTATE@GMAIL.COM
804-690-1536

12 ROSS CT.

Project Summary:

Nuwave Development LLC proposes the construction of a single-family home at 12 Ross Ct. in Petersburg.

Offer Price - \$5650

Lot Dimensions - 36 x 63 (2,244 Sq Ft. or .0515 acres)

Although this lot does not fulfill the standard area requirements, the provision of single-family homes is permitted as an exception under Article 25, Section 3.6. This flexibility facilitates the utilization of the property within the prescribed regulatory framework.

Regarding the front yard dimensions, Article 25, Section 3.3(5) of the Zoning Ordinance stipulates that for adjacent lots with front yards smaller than the mandated size, the aggregate front yard dimension may serve as the permissible standard.

Project Details:

Address: 12 Ross Ct., Petersburg, VA 23803

Zoning: Residential R-3

Home Specifications: The home will feature 3 bedrooms and 2 bathrooms, with sizes ranging from 1000 to 1200 square feet.

Construction Timeline: Approximately 4-6 months

Project Phases:

Permitting and Compliance: Application and approval of building permits and any other applicable permitting.

Site Preparation:

Site clearing, setup, and foundation work.

Construction: Main construction phase, including framing, roofing, and exterior finishes.

Interior Finishing: Installation of internal fixtures, utilities, and finishes.

Finalization and Marketing: Final inspections, staging for sales, and open houses.

Sales - Pricing will be between \$210,000 and \$225,000 depending on market conditions.

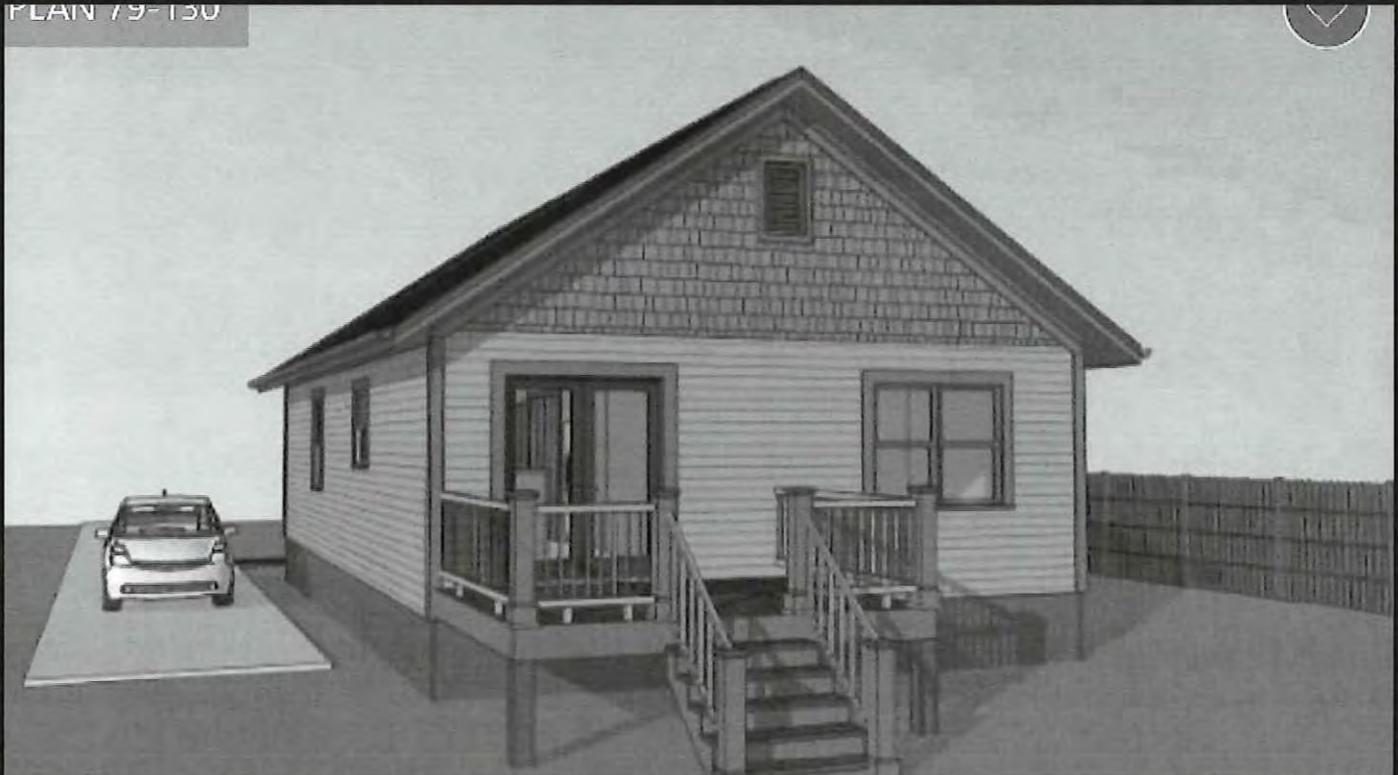
12 ROSS CT.



12 ROSS CT. PROPOSED ARCHITECTURAL RENDERINGS



PLAIN 79-130



1080 sq ft, 3 bed, 2 bath, 1 floor
24' Width 48' Depth

Loan Pre-Approval Letter

From: Adam Balas – Private Money Lender
804-240-9199

April 30, 2024

To: William Zimmer
of Nuwave Development LLC
804-690-1536
6 West Cary St.
Richmond, VA 23220

Re: New Construction Loan Pre-Approval for Multiple Parcels

Dear Mr. Zimmer,

Based on the information you provided you are pre-approved for a business purpose, asset based, private money loan with the following parameters:

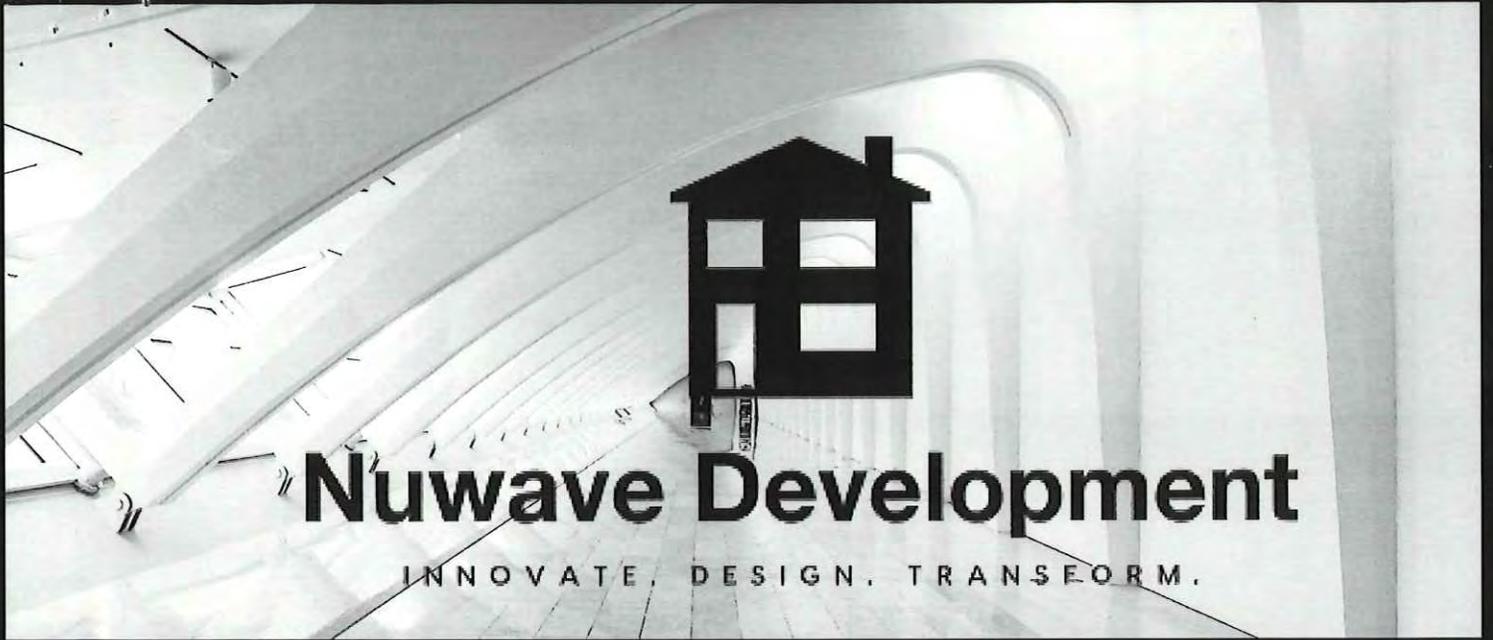
Maximum Loan Amount: \$575,000

In order to obtain final approval of the loan, the following conditions must be met:

- A satisfactory purchase agreement;
- Lender's analysis of the property's end value;
- A marketable title to the property.

Please note that your loan will need to be officially underwritten and given official approval before funding of the property to take place.

Sincerely,
Adam Balas



April 2024

BUSINESS PLAN

TABLE OF CONTENTS

03 Company Summary

04 Organization & Management

05 Mission and Vision

06 Marketing

07 Marketing Cont.

08 Financial Plan

09 Summary and Outlook

NUWAVE DEVELOPMENT



Nuwave Development

INNOVATE. DESIGN. TRANSFORM.

Nuwave Development LLC is a forward-thinking construction and development company that specializes in the design and construction of unique, innovative single-family homes.

Founded by William Zimmer and Brandon White, who together bring over 25 years of combined experience in real estate and construction, Nuwave Development LLC aims to address the critical housing needs in Petersburg, Virginia. This area is ripe for revitalization, and through strategic acquisitions of several city-owned lots, Nuwave plans to introduce affordable, high-quality housing. Our initiative is not only poised to provide homes for local residents but also to attract buyers displaced by the surging home prices in nearby Richmond.

Organization and Management



William Zimmer



Brandon White

MISSION AND VISION

Mission

To revolutionize community landscapes through innovative and sustainable construction, providing unique and affordable homes that meet the needs of today's diverse families and uplift the communities we serve.

Vision

To be a leader in residential development, renowned for our creative designs, sustainability, and commitment to revitalizing neighborhoods, thereby fostering a better quality of life and ensuring accessible housing solutions for all.

MARKETING PLAN

Target Market

- **Primary: Residents within Petersburg seeking affordable housing options.**
- **Secondary: Potential homeowners in Richmond looking for budget-friendly alternatives due to high market prices.**

Marketing Strategies

- **Digital Marketing: Leveraging social media platforms and real estate portals to showcase project developments and case studies.**
- **Community Engagement: Hosting open houses and community forums to gather input and foster community relationships.**

MARKETING PLAN CONT.

Sales Strategy

- **Pre-sales of homes before construction completion to secure early capital and reduce financial risk.**
- **Flexible financing options for buyers to enhance affordability and attract a broader demographic.**
- **Incentives for early buyers, such as customization options and upgraded features.**

Advertising

- **Local billboards, newspapers, and community bulletins.**
- **Online ads through Google Ads and Facebook targeted at local demographics.**
- **Email marketing campaigns to nurture leads and inform potential buyers of new offerings and updates.**

FINANCIAL PLAN

Capital Requirements

- **Initial funding - Private Financing through established partners.**

Revenue Streams

- **Sale of newly constructed homes.**
- **Possible future revenue from rental properties if market conditions align with strategic goals.**

Cost Structure

- **Land acquisition costs.**
- **Construction materials and labor.**
- **Marketing and operational expenses.**

Break Even Analysis

- **Detailed projections to be developed based on initial sales response and pre-construction market assessments.**

SUMMARY AND OUTLOOK

By addressing the housing issues in Petersburg with innovative, sustainable development strategies, Nuwave Development aims to build a cornerstone of growth not only for the company but also for the community it serves. The proposed acquisition of city-owned lots marks the beginning of our strategic efforts to contribute to the revitalization of Petersburg, aiming to boost its appeal as a thriving place to live and work



Nuwave Development

INNOVATE. DESIGN. TRANSFORM.

Checking

\$26,441.65

Total available balance



Bluevine Checking
(...7849)

\$26,441.65 >

Recent Transactions

Your transactions will appear here when you make a transaction or deposit.

Payments



Scheduled

0 payments in the next 7 days

\$0.00 >

Explore Bluevine



Business solutions

Special offers to help you run and grow your business

Learn more



Home



Move Money



Deposit Check



Profile

ORDINANCE

An Ordinance authorizing the City Manager to execute a purchase agreement between the City of Petersburg and Nuwave Development for the sale of City-owned property at 4 Ross Court (parcel 031-040035), 6 Ross Court (parcel 031-040036), 9 Ross Court (parcel 031-040045) and 12 Ross Court (parcel 031-040039)

WHEREAS, the City of Petersburg has received a proposal from Nuwave to purchase the City-owned property at 4 Ross Court (parcel 031-040035), 6 Ross Court (parcel 031-040036), 9 Ross Court (parcel 031-040045) and 12 Ross Court (parcel 031-040039): and

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

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

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

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby approves the ordinance authorizing the City Manager to execute a Purchase Agreement with Nuwave Development toward the sale of City-owned property at 4 Ross Court (parcel 031-040035), 6 Ross Court (parcel 031-040036), 9 Ross Court (parcel 031-040045) and 12 Ross Court (parcel 031-040039).

Petersburg, Virginia

Parcel: 031040035

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg , VA 23803	Enterprise Zone:	Yes
Property Use	100	Opportunity Zone:	
State Class:	7 Exempt Local	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	4 ROSS CT Petersburg , VA	Congressional District:	4
Legal Acreage:	.05	City Ward:	5
Legal Description:	LOT 10 ROSS CT	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ross Court	Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8107
Local Historic District:		Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	11/21/1988	\$15,000	617/128

Assessments

Valuation as of	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023
Effective for Billing:	07/01/2019	07/01/2020	07/01/2021	07/01/2022	07/01/2023
Reassessment					
Land Value	\$3,500	\$3,500	\$3,500	\$3,600	\$3,600
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$3,500	\$3,500	\$3,500	\$3,600	\$3,600

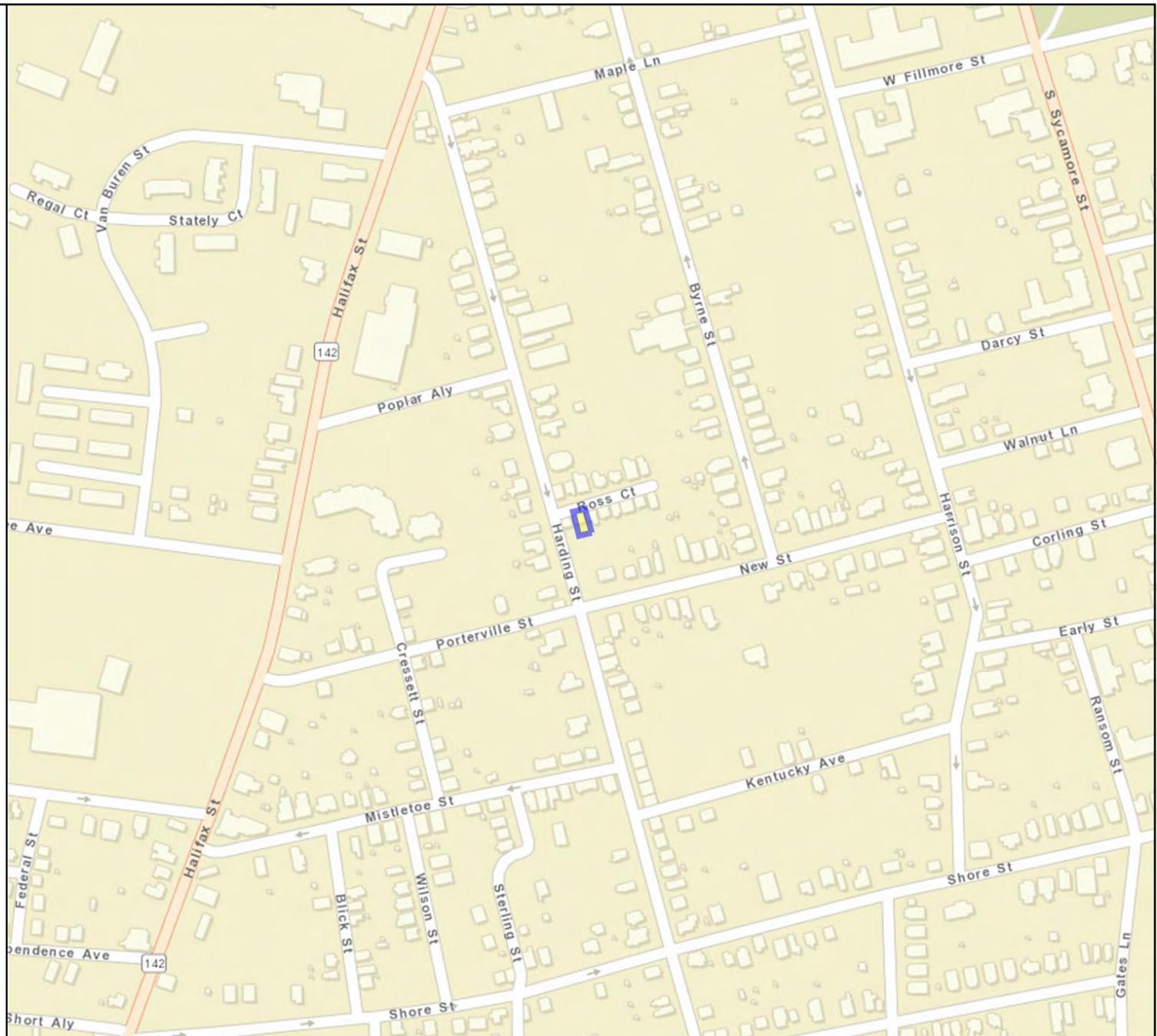
Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Petersburg, Virginia

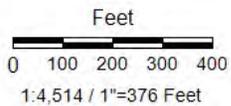
Legend

□ County Boundaries



Parcel #: 031040035

Date: 5/29/2024



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

Petersburg, Virginia

Parcel: 031040036

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg , VA 23803	Enterprise Zone:	Yes
Property Use	100	Opportunity Zone:	
State Class:	7 Exempt Local	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	6 ROSS CT Petersburg , VA	Congressional District:	4
Legal Acreage:	.05	City Ward:	5
Legal Description:	LOT 11 H R H PLAT	Polling Place:	Tabernacle Baptist Church
Subdivision:	H R H	Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8107
Local Historic District:		Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/10/2010	\$0	2010/2026
	8/10/2010	\$0	10/2026

Assessments

Valuation as of	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023
Effective for Billing:	07/01/2019	07/01/2020	07/01/2021	07/01/2022	07/01/2023
Reassessment					
Land Value	\$3,500	\$3,500	\$3,500	\$3,600	\$3,600
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$3,500	\$3,500	\$3,500	\$3,600	\$3,600

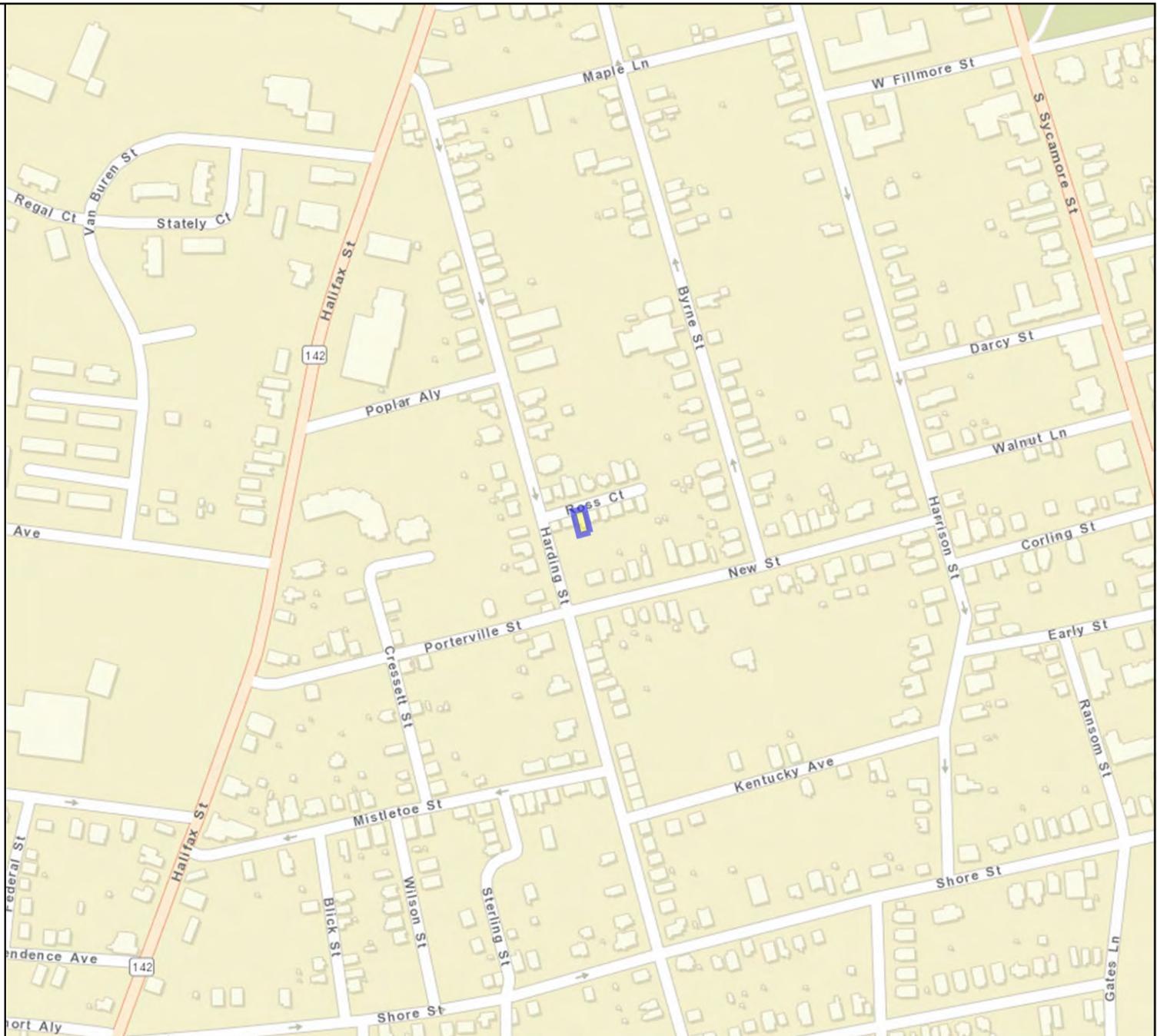
Property Tax (Coming Soon)

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Petersburg, Virginia

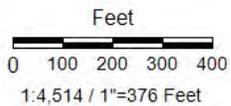
Legend

□ County Boundaries



Parcel #: 031040036

Date: 5/29/2024



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Petersburg, Virginia

Parcel: 031040045

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg , VA 23803	Enterprise Zone:	Yes
Property Use	100	Opportunity Zone:	
State Class:	7 Exempt Local	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	9 ROSS CT Petersburg , VA	Congressional District:	4
Legal Acreage:	.062	City Ward:	5
Legal Description:	PTS LTS 5 AND 6 ROSS COURT PLAT 41X66	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ross Court	Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8107
Local Historic District:		Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/10/2010	\$0	2010/2027
	8/10/2010	\$0	10/2027

Assessments

Valuation as of	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023
Effective for Billing:	07/01/2019	07/01/2020	07/01/2021	07/01/2022	07/01/2023
Reassessment					
Land Value	\$4,800	\$4,800	\$4,800	\$4,900	\$4,900
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$4,800	\$4,800	\$4,800	\$4,900	\$4,900

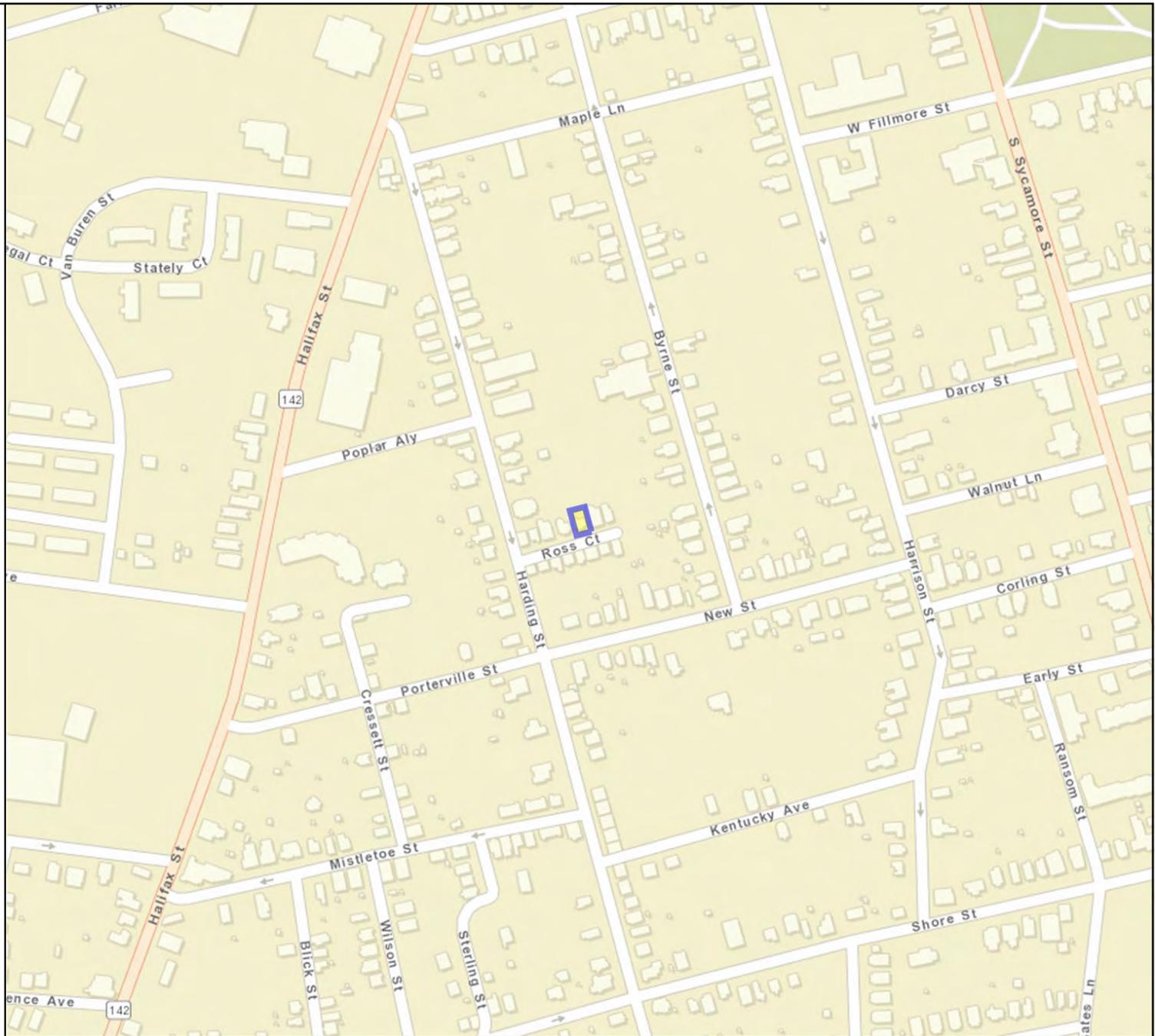
Property Tax (Coming Soon)

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Petersburg, Virginia

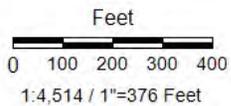
Legend

 County Boundaries



Parcel #: 031040045

Date: 5/29/2024



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Petersburg, Virginia

Parcel: 031040039

Summary

Owner Name	CITY OF PETERSBURG	National Historic District:	
Owner Mailing Address	135 N. Union St Petersburg , VA 23803	Enterprise Zone:	Yes
Property Use	100	Opportunity Zone:	
State Class:	7 Exempt Local	VA Senate District:	16
Zoning:	R-3	Va House District:	63
Property Address	12 ROSS CT Petersburg , VA	Congressional District:	4
Legal Acreage:	.052	City Ward:	5
Legal Description:	LOT 14 ROSS COURT PLAT34 X 66.25	Polling Place:	Tabernacle Baptist Church
Subdivision:	Ross Court	Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8107
Local Historic District:		Elementary School:	Cool Springs
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	8/10/2010	\$0	2010/2028
	8/10/2010	\$44,000	10/2028

Assessments

Valuation as of	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023
Effective for Billing:	07/01/2019	07/01/2020	07/01/2021	07/01/2022	07/01/2023
Reassessment					
Land Value	\$11,100	\$11,100	\$11,100	\$11,300	\$11,300
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$11,100	\$11,100	\$11,100	\$11,300	\$11,300

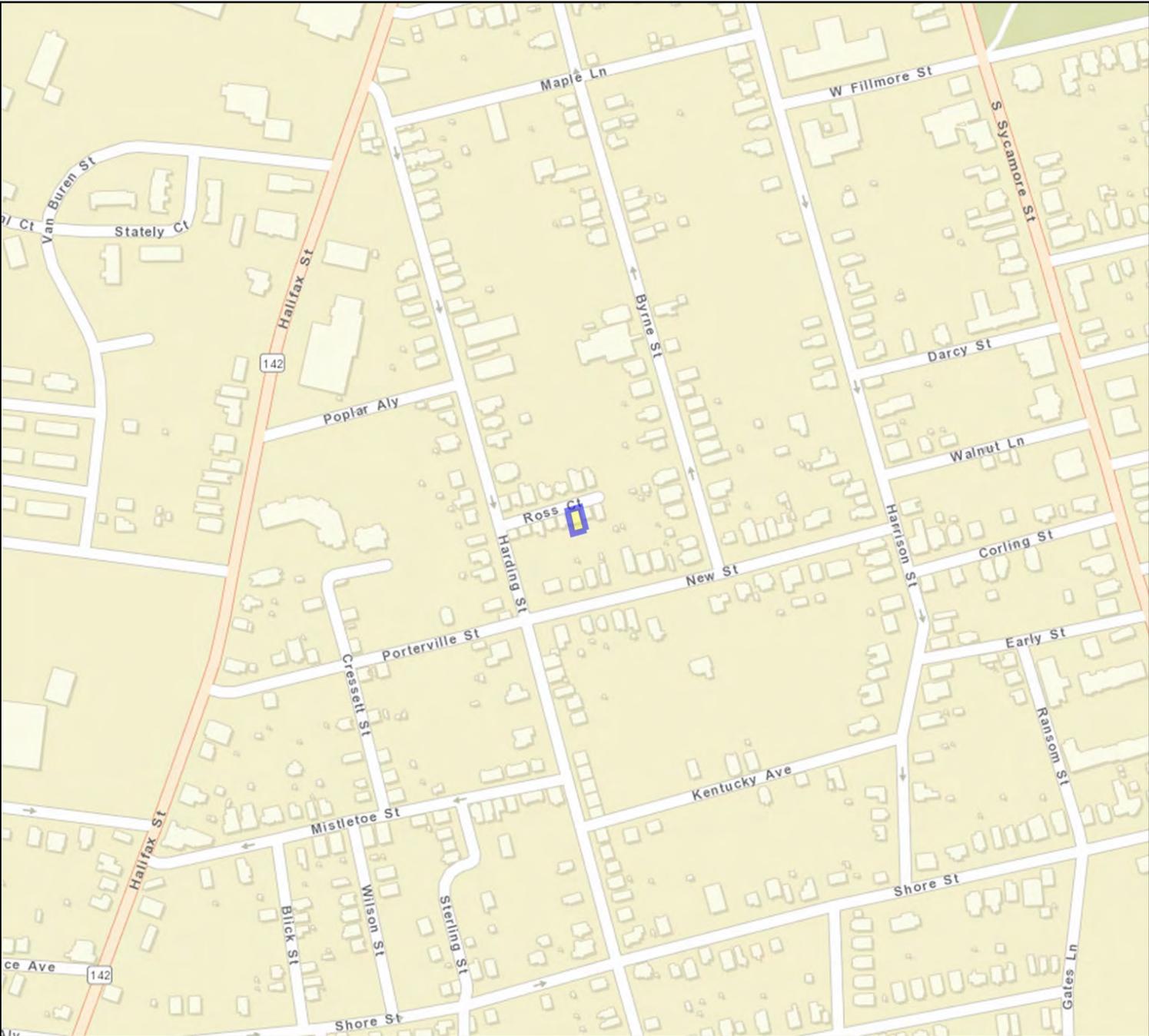
Property Tax (Coming Soon)

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Petersburg, Virginia

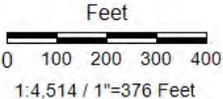
Legend

□ County Boundaries



Parcel #: 031040039

Date: 5/29/2024



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City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: June 4, 2024

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Leon Glaster - CFO

RE: **Request to Hold a Public Hearing for the Consideration of the City of Petersburg's FY2024-25 Proposed Revised Operating Budget - Pages 120 - 121**

PURPOSE: A public hearing for consideration of the City of Petersburg's FY2024-25 Proposed Revised Operating Budget.

REASON: A new public hearing is requested to be held in accordance with Section 15.2-2506 of the Code of Virginia, on the proposed budget of the various funds, known as 'All Funds' in the amount of \$138,977,113. The All Funds Budget for the fiscal year commencing July 1, 2024 and ending June 30, 2025 requires approval, adoption & appropriation by City Council.

RECOMMENDATION: Staff recommends that City Council approve and adopt the City of Petersburg's FY2024-25 Proposed Operating Budget & Appropriation Ordinance following the public hearing.

BACKGROUND: The City Manager has proposed a revised operating budget across all funds of \$138,977,113. The Finance Department will conduct a public hearing on June 18, 2024. The final step is for City Council to adopt the FY2024-25 Proposed Operating Budget and approve the appropriation ordinance.

COST TO CITY: \$138,977,113

BUDGETED ITEM: N/A

REVENUE TO CITY: \$138,977,113

CITY COUNCIL HEARING DATE: 6/18/2024

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS: None

S SYCAMORE STREET

TREE RECOMMENDATIONS AND CONCEPT DESIGN FOR PETERSBURG

- 2 | SITE CONFLICT AND PROPOSED SOLUTIONS
- 3 | EXISTING CONDITIONS
- 4 | PROPOSED DESIGN
- 5 | CONCEPTUAL DESIGN PLAN
- 6 | TREE BUMPOUTS
- 7 | TREE BUMPOUTS: BIOSWALES
- 8-9 | TREE SPECIES RECOMMENDATIONS



Green Infrastructure Center

Prepared By:
Jessica Huang, Community Forestry Planner
Kendall Topping, Community Forester

APRIL 2024

CONFLICT AND PROPOSED SOLUTIONS

Proposed Solution:

- Offset new trees from the sidewalk so there are less conflicts with infrastructure.
- Place new trees to support pedestrian crossing.
- Placing trees out of the sidewalk creates more visibility.
- Road diet and trees in bumpouts can reduce traffic speeds and increase road safety.
- Select tree species with low maintenance for business owners.



Former Tree and Street Light Conflict



Pedestrian Access Conflict



Limited Soil Volume



Stormwater Drains with Debris

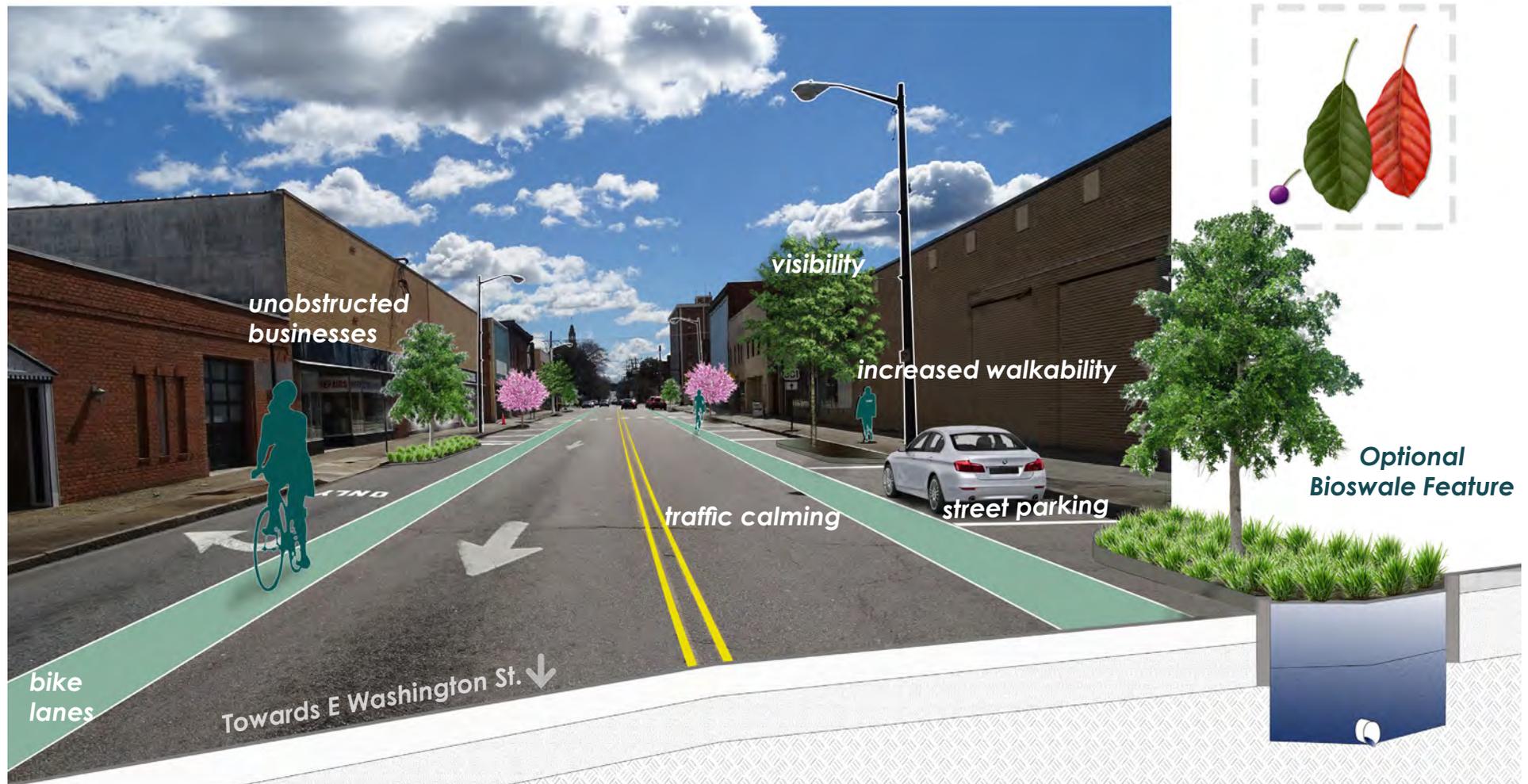
Proposed Solution:

- Larger tree well with increased soil volume
- Use bumpouts for stormwater retention to reduce strain on existing stormwater system.

EXISTING CONDITIONS

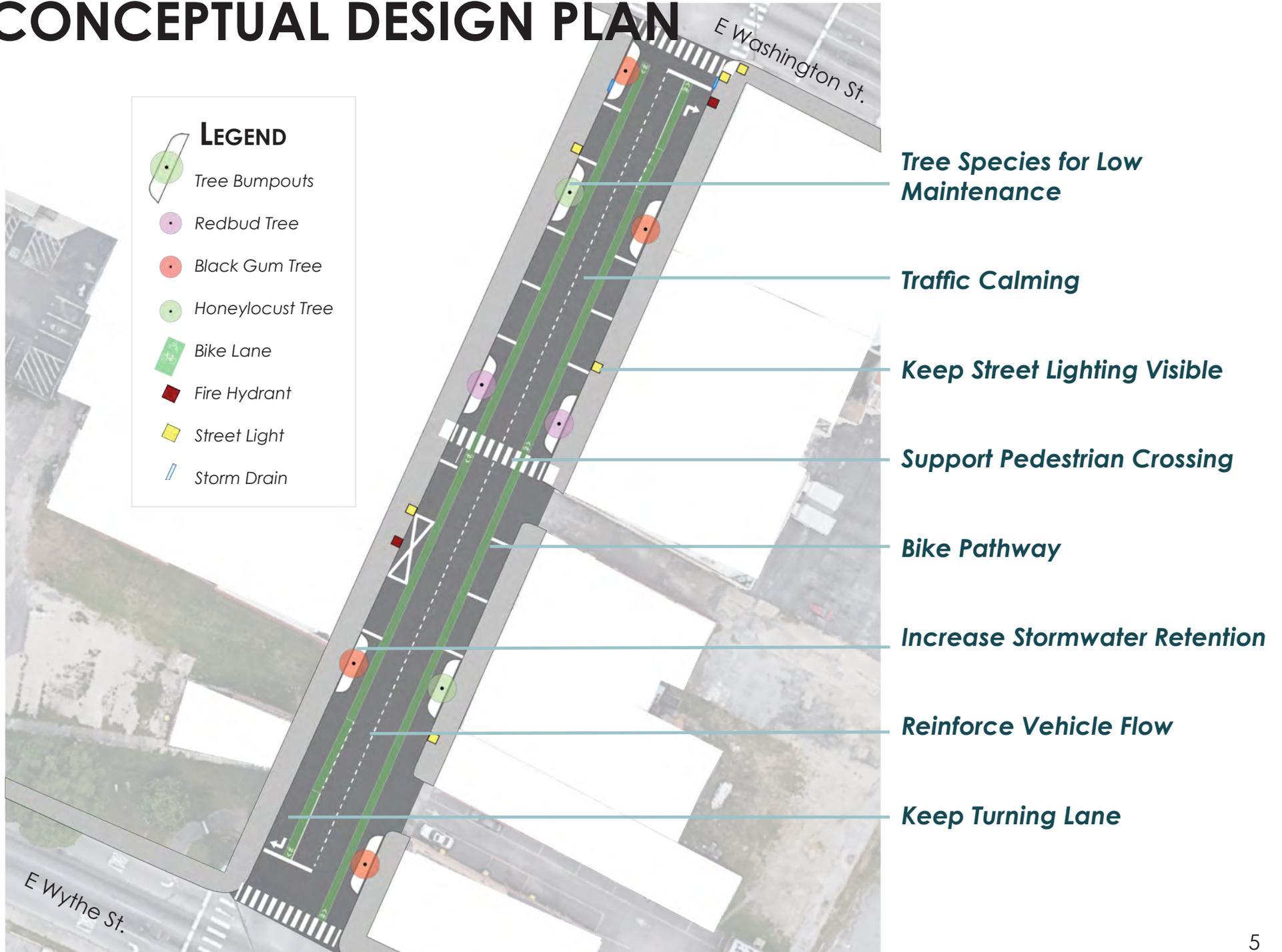


PROPOSED DESIGN



A two lane street design adds parking, stormwater retention and bike infrastructure while keeping space for a turning lane. By adding bumpouts, trees have more soil volume that will help avoid conflicts with sidewalks, buildings, street lights, and visibility. Additional benefits include pedestrian safety, pollution reduction, and traffic calming. If the bioswale feature is added to the tree bumpout, stormwater retention capacity could be expanded.

CONCEPTUAL DESIGN PLAN



LEGEND

-  Tree Bumpouts
-  Redbud Tree
-  Black Gum Tree
-  Honeylocust Tree
-  Bike Lane
-  Fire Hydrant
-  Street Light
-  Storm Drain

Tree Species for Low Maintenance

Traffic Calming

Keep Street Lighting Visible

Support Pedestrian Crossing

Bike Pathway

Increase Stormwater Retention

Reinforce Vehicle Flow

Keep Turning Lane

These conceptual drawings are for illustrative purposes only. A civil engineer with experience in low impact development BMPs along with a certified arborist should be engaged in the final construction drawings.

TREE BUMPOUTS

Tree bumpouts were designed to plant trees on S Sycamore St while limiting conflicts with buildings and infrastructure. The bumpouts could be designed at grade to provide adequate soil volume for the newly planted trees or they could be designed as bioswale features to capture stormwater. Further analysis is required from an engineering or landscape architecture firm with LID or stormwater BMP experience to determine feasibility and cost of bioswale tree bumpouts.

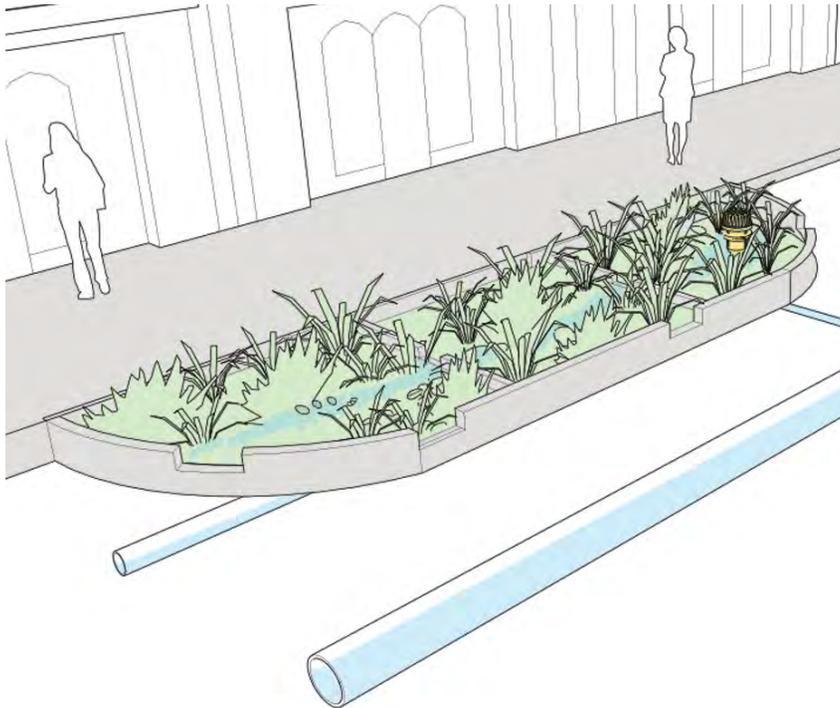


Tree Bumpouts in Lancaster, VA.

TREE BUMPOUTS: BIOSWALE

Tree bumpouts designed as bioswales allows stormwater to be captured and filtered through plant roots and soil media. Bioswales increase **stormwater retention, decrease flooding, filter pollutants** from stormwater and help **improve watershed health.**

The black gum tree is recommended for the bioswale as it is an ornamental native shade tree adaptable to urban conditions, drought, and flooding. Additionally a dense vegetated ground cover planted under the tree such as tussock sedge will increase water filtration and decrease maintenance under the tree.



National Association of City Transportation Officials

EXAMPLES:

Tree bumpout as a bioswale. in Philadelphia, PA.



Tree bumpout as a bioswale. in Portland, OR.



TREE SPECIES RECOMMENDATIONS

All trees would be pruned up to meet suitable urban conditions. The honeylocust and the blackgum are the forester's top choices for recommendations due to their resilience.

Firemaster Black Gum
[*Nyssa sylvatica*
'Firemaster']



University of Kentucky

BLACK GUM

Forester Comments:

These black gums were chosen due to their strong central leader, slow growth and brilliant red fall color. They tolerate urban heat and poor drainage well, making them an excellent choice for bioswales.

Firestarter Black Gum
[*Nyssa sylvatica*
'Firestarter']



TREE SPECIES RECOMMENDATIONS

Skyline Honeylocust

[*Gleditsia triacanthos* var.
inermis 'Skyline']

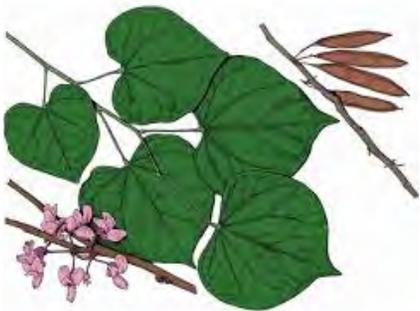


Forester Comments:

Skyline honeylocust is an excellent street tree known for its tolerance to urban site conditions and its dappled canopy. The open habit of the tree increases visibility, reducing conflict with business signs. 'Skyline', the cultivar, is thornless and seedless, reducing maintenance requirements and litter.

Eastern Redbud

[*Cercis canadensis* var.
texensis]



Forester Comments:

Redbud is recommended due to their small stature as well as their bright, pink flowers. Their smaller size will not obstruct business entrances, which was noted as a business owner concern. Their flowers will add a pop of color at the center of the street segment, encouraging cars and pedestrians to slow down near the crosswalk. While the base species is a good choice, 'Oklahoma' redbud is slightly more drought tolerant, making it a resilient choice for an urban tree pit.

McKenney Library Adaptive Reuse Study

Petersburg African American History, Cultural Center, and Archives



The McKenney Foundation



ENTEROS
DESIGN

History

- **Constructed circa 1859 by John Dodson, Petersburg's first elected mayor**
- **Residence for Billy Mahone**
- **Bequeath to the City in 1923 by Clara McKenney**
- **Opened as the City Library in 1924**
- **Major addition and renovation in 1958**
- **Focus of Civil Rights Movement in 1960**
- **Desegregated on November 7, 1960**
- **Served as the main City library until 2014**



Adaptive Reuse

**Petersburg African American
History, Cultural Center, and Archive**

Case Study

Black History Museum & Cultural Center of Virginia - Richmond



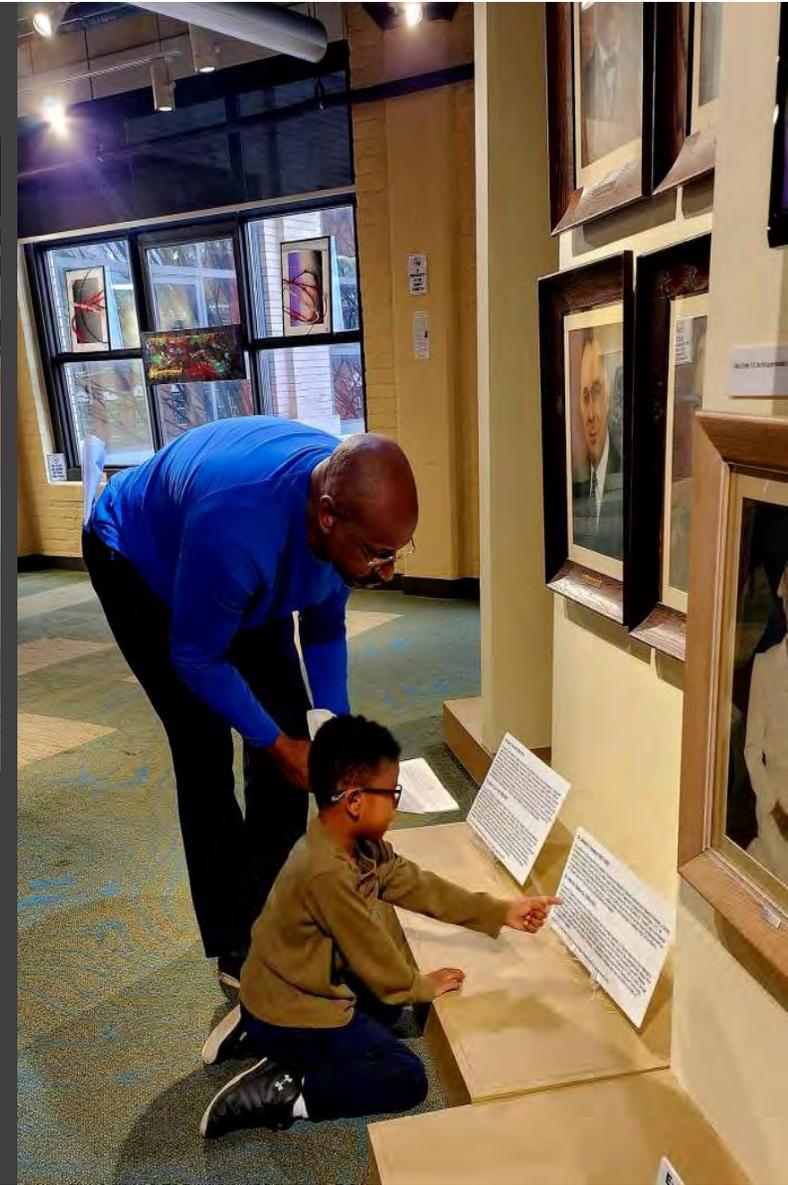
Case Study

Harrison Museum of African American Culture - Roanoke



A HISTORY OF AFRICAN AMERICAN CULTURE IN THE ROANOKE VALLEY

WELCOME! ... to the new Harrison Museum of African American Culture depicting the heritage, history, experiences, people, events, and creativity of the African American community in Roanoke and the Blue Ridge. Through the preservation and interpretation of significant artifacts of past history, the presentation of art, film, dance, and theater, and the organization of festivals, special events, and educational initiatives, the Harrison Museum brings the rich, diverse, and sometimes controversial history of the African American community to life for all. We welcome you to partake with us on a journey for several past, identify the present, and envision the future!



Case Study

Jefferson School African American Heritage Center - Charlottesville



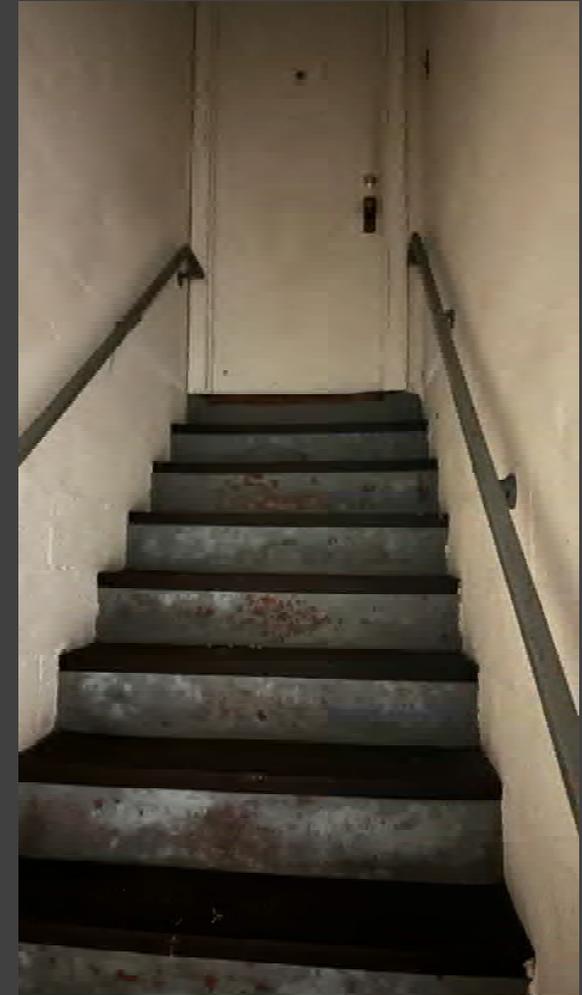
Existing Conditions | Exterior



Existing Conditions | Interior



Existing Conditions | Interior



Existing Conditions | Interior



Existing Conditions | Interior



Existing Conditions | Structural



Existing Conditions | MEP Systems



Adaptive Reuse

- Comply with the Secretary of the Interior's Standards for Rehabilitation
- Accommodate new uses
- Restore the exterior
- Minimize alterations
- Comply with building code
- Provide handicapped accessibility
- Upgrade MEP systems
- Specialized systems for archives
- Minimize future maintenance



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES

WITH
GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS



Proposed Plans | Demolition



SECOND FLOOR PLAN - DEMOLITION
3/32" = 1'-0"



FIRST FLOOR PLAN - DEMOLITION
3/32" = 1'-0"



BASEMENT FLOOR PLAN - DEMOLITION
3/32" = 1'-0"

Proposed Plans | Basement Floor Plan



Proposed Plans | First Floor Plan



Proposed Plans | Second Floor Plan



Proposed Renderings



Proposed Renderings



Budget Estimate

	Unit Area	Unit \$	Budget \$
Downey & Scott Cost Estimate	13,222	\$453	\$5,986,248
(includes 10% contingency, and 6.38% escalation)			
Alternate costs which should be included			
Foundation waterproofing, basement vapor barrier and under-slab drainage, replace slab			\$279,944
Reinforcing of existing structure for archives			
OPTION 1-steel beam and columns support at archives	\$153,387		
OPTION 2-steel plate reinforcing of existing joists	\$109,171		\$109,171
TOTAL ESTIMATED CONSTRUCTION COST			\$6,375,363

Budget Estimate

ARCHIVE STORAGE COST		Budget \$
Option 1		
Stationary storage units, 90" tall, level 1 and 2	\$192,000	\$192,000
Option 2		
Mobile high density, 92" tall, level 1 and 2	\$314,000	
Option 3		
Mobile high density, 116" tall level 1, 92" tall level 2	\$361,000	
TOTAL ARCHIVE STORAGE COST		\$192,000

Budget Estimate

OTHER TYPICAL COSTS	Unit Area	Unit \$	Budget \$
Furniture and Equipment	10,022	\$25	\$250,550
AV and Technology	10,022	\$10	\$100,220
Exhibits (limited, printing, fabrication, installation)	10,022	\$18	\$180,396
A&E and Design Consultant Fees			\$567,882
Permits			\$127,507
Utilities (included in Downey & Scott estimate)			
Testing and Special Inspections			\$25,000
Miscellaneous			\$15,000
TOTAL OTHER COSTS			\$1,266,556

TOTAL ANTICIPATED BUDGET	\$7,833,919
---------------------------------	--------------------

City of Petersburg



Program Overview

City Council Work Session

Community Development Block Grant Advisory Board

June 2024

Overview



- **Introductions**
- **What is CDBG and CDBGAB?**
- **What can CDBG funding do?**
- **Criteria of Funding**
- **2023 Subrecipient Overview**
- **2024 Subrecipient Overview**
- **Goals/ Accomplishment**
- **Remarks and Closing**

What is CDBG and CDBGAB?



- The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
- The CDBG Advisory Board will be responsible for making recommendations to City Council regarding the City's Community Development Block Grant (CDBG) program that includes both public services and non- public services community development activities. By regulation, CDBG funds must be awarded primarily to projects, programs, and services that improve the lives of Petersburg residents.
- Currently CDBG program resides under the Office Planning & Community Development Ms. Naomi Siodmok and Ms. Jennifer Murphy-James

What is CDBG and CDBGAB?



Board Composition

- 1 Member per ward (7 members) with 5 at-large members for a total 12 board members
- Currently 7 members on the board with 5 members appointed by ward and 2 at-large

Who is CDBGAB?



Ward	Board Member	Council Member
CDBG Administrator	Jennifer Murphy-James (2023)	
1		Marlow Jones
2	Sonja Holt (2023)	Darrin Hill
3	Kofi Adih (Chairman) (2021)	Sam Parham
4	Shabaka Moore (2020)	Charlie Cuthbert
5	Tamika Green (2020)	Howard Myers
6	Maisha Henry (2023)	Annette Smith-Lee
7		Arnold Westbrook
At Large	Ethan Calvert (2021)	
At Large	Leonard Curry (2023)	
At Large		
At Large		
At Large		

What can CDBG funding do?



How is CDBG funded two ways:

For municipalities with a population of 50k or more they will receive funds directly from HUD

Municipalities with a population of less than 50k will participate in the State CDBG Program

* Petersburg directly reports to HUD

Funding Categories

CDBG Economic Development And Entrepreneurship Fund

CDBG Community Improvement Grants

CDBG Construction-Ready Water And Sewer Fund

CDBG Planning Grants

CDBG Urgent Need Fund

What can CDBG funding do?



Examples

- Housing Rehabilitation
- Code Enforcement
- Acquisition Of Real Property
- Demolition
- Infrastructure And Public Facility
Improvements Economic Development
- Services for Low to moderate income
population

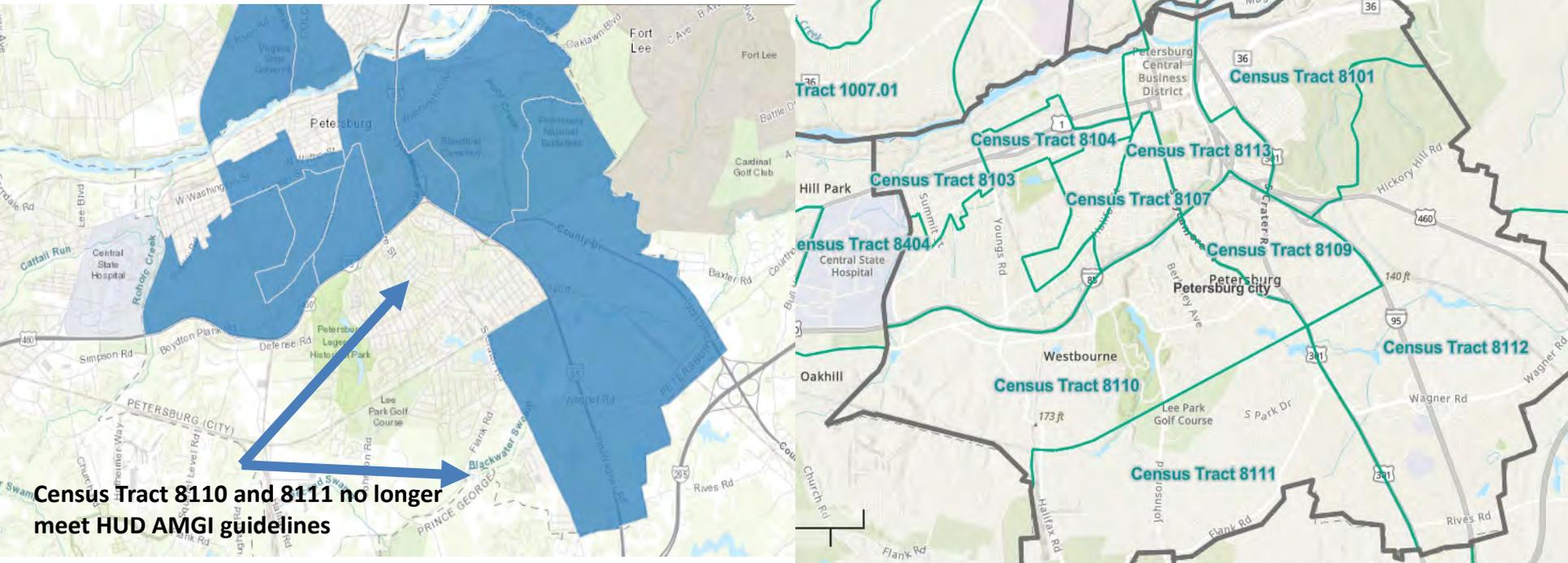
What can CDBG funding do?



CDBG Activities Must:

- Be Eligible Under 24 CFR 570; AND
 - Meet One Of Three National Objectives
 1. Provide A Benefit To LMI Persons,
 2. Prevent Or Eliminate Slums/Blight, Or
 3. Meet An Urgent Community Need
- ** Up 15% of a municipalities' can be allocated for public services
- ** 15%-20% can be used for Administrative cost

CDBG Census Tract Update



This map identifies U.S. Census Tracts in which 51% or more of the households earn less than 80 percent of the Area Median Income (AMI). The Community Development Block Grant (CDBG) program requires that each CDBG funded activity must either principally benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight, or meet a community development need having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet that need. With respect to activities that principally benefit low- and moderate-income persons, at least 51 percent of the activity's beneficiaries must be low and moderate income.

Criteria of Funding



Funds must be used on these activities but are not limited to:

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to nonprofit and profit-motivated businesses to carry out economic development and job creation/retention activities

2023 Subrecipient City Council Recommendations



Organization	Point of Contact	Usage	Amount Requested	Remarks
Downtown Churches United	Scott Fisher	Public Services	\$22,000	Approved by CC
Petersburg Area Art League	William Nicolson	Public Services	\$42,400	Approved by CC
River Street Market	Richard Cuthbert	Public Services	\$17,200	Approved by CC
City of Petersburg Parks, Recreation, Special Events and Volunteerism	Marquis Allen	Public Facilities and Improvements	\$239,107	Approved by CC
CDBG Administration	City of Petersburg	Program Administration	\$116,000	Approved by CC
Tri- Cities Habitat for Humanity	Kelli Parker	Rehabilitation of Real Estate	\$22,000	Approved by CC
Go Forward Give Back	Levin Smith	Public Services	\$2,800	Approved by CC
Pretty Purpose	Bianca Myrick	Public Services	\$9,000	Approved by CC
City of Petersburg Demolitions	City of Petersburg	Rehabilitation of Real Estate	\$95,000	Approved by CC
Hebron	Janell Sinclair	Public Services	\$20,000	Approved by CC
			<u>\$585,507</u>	



2024 Subrecipients At a Glance

21 Subrecipients applicants this PY

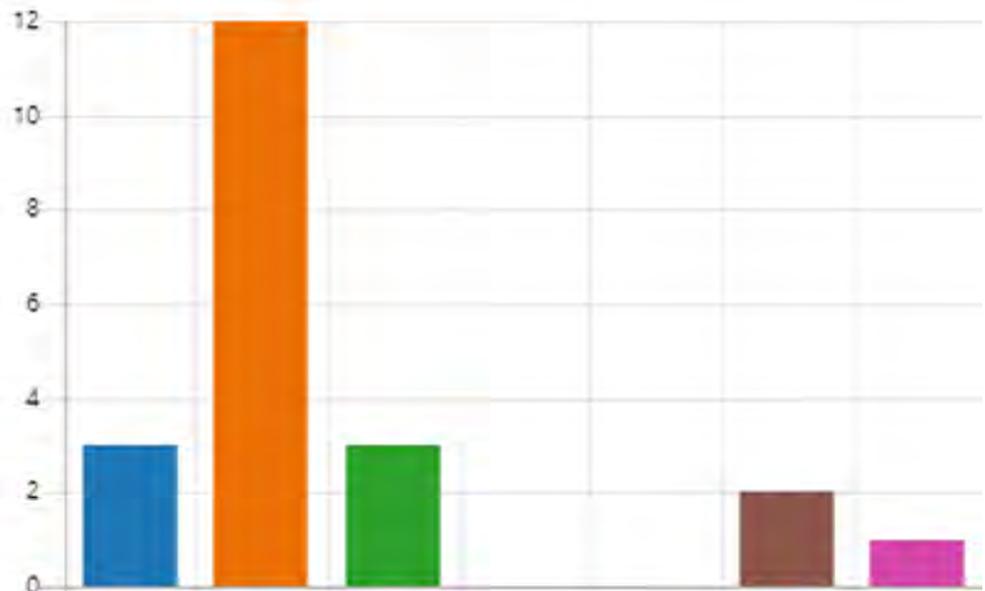
Requested Amount Total: \$4,335,326

Largest Amount Requested: \$1,500,000

Petersburg PY24 CDBG Allocation:
\$582,410

Select one of the following categories:

- Improvement of Public Facilities 3
- Public Services 12
- Housing Rehabilitation 3
- Housing Construction 0
- Demolition 0
- Economic Development/Micro... 2
- Rehabilitation for Historic Pres... 1

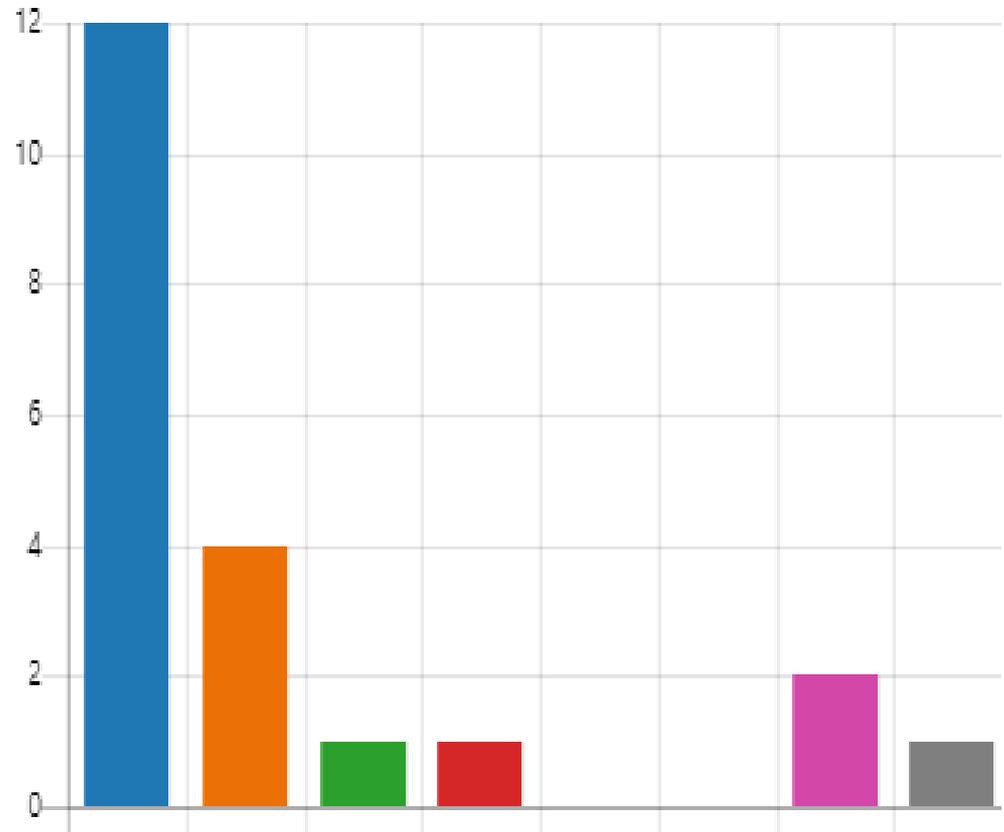




2024 Subrecipients At a Glance

Legal and organizational information: identify type of organization:

Non-profit business	12
Charitable organization	4
Church and religious organiza...	1
Private foundation	1
Political organization	0
Other nonprofit	0
Government organization	2
Other	1



2024 Subrecipient Recommendations (Non Public Services)



Organization	Usage	Amount Requested	HUD CDBG Matrix Code
Alamo Addiction Recovery Center, Inc	Rehabilitation of residential and non-residential structures	\$31,500	14A
Petersburg Area Art League	Rehabilitation of residential and non-residential structures	\$18,500	03F
City of Petersburg Parks, Recreation, Special Events and Volunteerism	Public Facilities and Improvements	\$212,069	03F
City of Petersburg Parks, Recreation, Special Events and Volunteerism	Emergency Repair to Farmer St Pool House	\$2,000	03F
CDBG	Administrative	\$116,482	
Project Homes Citywide Critical Repair	Rehabilitation of residential and non-residential structures	\$113,931	14A
		<u>\$494,482</u>	



2024 Subrecipient Recommendations (Public Services)

Organization	Usage	Amount Requested	HUD CDBG Matrix Code
Downtown Churches United**	Public Services	\$14,560	05W
River Street Market**	Public Services	\$14,560	05Z
Lending Helping Hands	Public Services	\$14,560	03T
The Department Of Healthy Families	Public Services	\$14,560	05D
YMCA**	Public Services	\$14,560	03D
Pretty Purpose**	Public Services	\$14,560	05D
		<u>\$87,360</u>	

Goals for CDBGAB PY 24



- Meet with past subrecipients and publish progress of projects
- Add more board members for a fully functioning board
- Meet with Community Stakeholders
- Finalize standard operating procedures and continuity documents
- Network with the community

Accomplishments



- 1st Year of fully online application process through Microsoft 365 Suite
- Added 3 board members
- Hired a fulltime CDBG Administrator
- Allocated over 200K to City of Petersburg Parks, Recreation, Special Events and Volunteerism for Park renewal
- Community Networking



Closing Remarks and Questions

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	7
II. Wastewater Work Orders	18
III. Water Meter Work Orders	176
IV. Utility Billing	289
I. Terminations	75
II. New Services	168
III. Read and Lock	46

Street Operations Division



Monthly Update



- **E. Washington Street and West Washington Street
State of Good Repair - Repaving and New Roadway
Markings**

Street Operations Division



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- **FY25 Paving List – Initial Draft Proposal Total = \$2,045,720.**
 - **E. Fillmore Street \$325,000**
 - **S. Crater Rd. - Rives Rd. to City Limits \$291,674**
 - **Madison St. - E. Washington St. to Bollingbrook St. \$315,328**
 - **Birdsong Rd. - Flank Rd. to Johnson Rd. \$205,177**
 - **Cox Rd. - Spring St. to Seaboard St. \$9,422**
 - **Seaboard St. - Cox Rd. to Ferndale Avenue \$211,660**
 - **Ferndale Ave. - Spring St. to Seaboard St. \$18,367**
 - **South St. - Farmer St. to Lee Avenue \$247,909**
 - **Rives Rd. - S. Crater to Corporate Rd. \$362,286**
 - **S. Sycamore – South Blvd. to S. Crater (VDOT Funding Shortage \$58,897)**

(The final paving list will be adjusted to match approved funding level for FY25.)

Service Delivery Capacity: The Street Operations Division currently has fourteen (14) vacant positions, effectively placing the division at a fifty-five (55) percent operational capacity. These vacancies are drastically affecting the service delivery capacity for all aspects of operations, which is further increasing the maintenance backlog for the division.

Facilities and Grounds Highlights



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- A new electrical service receptacle was installed for Neighborhood group at Pleasant Lane Picnic Pavilion.
 - The Historic & original cast iron fence left over from the Comstock Castle at Old Hospital site was removed and put in storage.
 - Dead trees removed from Poplar Lawn / Central Park.
 - Old Town & Poplar Lawn Fountains plumbing was reworked, newly painted and new pumps installed.
 - Dead trees were removed from Blandford Cemetery.
 - High Grass Hotline has been staffed for the grass season.
 - All mowers and equipment have been reworked, blades sharpened, fluids changed and mowing season is now in full swing.
 - Petersburg Legends Park Tennis Courts nets and poles have been reinforced. New screening has been installed around the courts.
 - Modernization of the Fiscal Services building has begun, painting , carpet, new lighting, new flooring.
 - Health Department – A new roof is being installed.

Stormwater Division



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- City Wide Drainage Study Work Progressing
 - Data Collection/Inventory Phase Winding Down
 - About To Enter Modeling Phase
 - Construction Bid Phase About To Begin On Multiple Projects
 - North Whitehill Drainage Improvements – Phase 1
 - Fleets Branch Stream Restoration Project
 - Wilcox Dam maintenance will be included in dam improvement construction project
 - Path Forward For Successful Floodplain Management Review/Approval **Re-established** for the Sink Hole/Culvert Replacement @ 110 & 20 W. Bank Street (Per Meeting on 1/30/2024); Engineer-Has Submitted New Design Plans For Review on 5/16/2024
 - External Consultant CFM Successfully Retained To Satisfy DCR Requirements
 - CFPF Round 4 Applications Being Considered by DCR for Award (Multiple Projects)
 - EPA Dispute on Upcoming Consent Actions (from July 2022 Audit) Resolved In Our Favor (Consent Decree Has Now Been Signed by All Parties)
 - Successfully Submitted the City's CBPA (Bay Act) Local Implementation Report to DEQ by the March 15th Deadline As Required

 - 95%+ Of All Stormwater Reviews and Inspections Accomplished Within Timeframes Established by VA SWM/ESC Regulations
 - 41 Stormwater Site Plan Reviews Were Completed
 - 17 Stormwater/Soil Erosion Building Permit Reviews Were Completed



Thank you

Mr. Jerry Byerly

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

