



**City of Petersburg
Virginia**

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City Council Work Session

**February 3, 2026
Petersburg Library
201 W. Washington Street
Petersburg, VA 23803
5:00 PM**

City Council

Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2
Marlow Jones, Councilor – Ward 1
Charles Cuthbert, Jr., Councilor – Ward 4
W. Howard Myers, Councilor – Ward 5
Annette Smith-Lee, Councilor - Ward 6
Arnold Westbrook, Jr., Councilor – Ward 7

City Administration

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

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1. **Roll Call**
 2. **Prayer**
 3. **Pledge of Allegiance**
 4. **Determination of the Presence of a Quorum**
 5. **Public Comments**
 6. **Approval of Consent Agenda (to include minutes of previous meetings):**
 - a. Minutes of Previous Meetings: - Pages 3-24
 - January 20, 2026 Closed Session Meeting
 - January 20, 2026 City Council Meeting
 - b. First Read and Schedule a Public Hearing for the Consideration of a Resolution Authorizing the Issuance of One or More Series of General Obligation and Refunding Bonds of the City of Petersburg in the Maximum Aggregate Principal Amount of \$5,600,000 to Refund the City's Outstanding Water and Sewer Revenue Bond, Series 2015 and Pay All Related Costs of Issuance – Pages 25-66
 - c. First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Raymond Akoury, on Behalf of RGC Investments C/O Hotrod Motorsports, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 1325 West Washington Street, Parcel ID 024230005, in the B-2, General Commercial Zoning District – Pages 67-103
 - d. First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Pedro Rosario for a Special Use Permit to Operate a Stand-Alone Vehicle Repair Shop at 3857 South Crater Road, Parcel ID 101090005, in the B-2, General Commercial Zoning District – Pages 104-148
 - e. First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Donte Threatt, on Behalf of Sweet Investments VA LLC, for a Special Use Permit to Operate a Nightclub at 2793 South Crater Road, Parcel ID 065110004, in the B-2, General Commercial Zoning District – 149-186
 - f. First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Alexander Graham Jr., on Behalf of the Warrenton Group, to Rezone Property at 2088 Defense

Road, 1918 Townes Road, and 1926 Bogese Drive, Parcel IDs 070080002, 069070001, 077010801, from the A Agricultural and R-1A Single-Family Residence Zoning Districts to the M-1 Light Industrial Zoning District with Proffers and to Amend the Existing Proffers for Property at 2233 Halifax Road, Parcel ID 076030800 in the M-1 Light Industrial Zoning District – 187-264

- g. First Read and Schedule a Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and LDJ Petersburg LLC (Ansal McCal) for the Development of a Sub-Parcel (5.36 Acres) of 3501 Halifax Road, Located in Petersburg, VA, Tax Map No.: 092010001 – Pages 265-279
- h. First Read and Schedule a Public Hearing on Consideration of an Ordinance Adopting the FY27 Real Property Tax Rate – Pages 280-283

7. Special Reports

8. Monthly Reports

9. Finance and Budget Report

10. Capital Projects Update

11. Utilities

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: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Tangi Hill

RE: Minutes of Previous Meetings:
 - January 20, 2026 Closed Session Meeting
 - January 20, 2026 City Council Meeting

PURPOSE: The purpose of this Agenda Action Form is to support the adoption of the minutes for the January 20, 2026 Closed Session and Regular City Council Meeting as part of the City Council’s Consent Agenda, documenting official actions taken in accordance with applicable law and Council procedures.

REASON: The minutes are presented on the Consent Agenda as routine, non-controversial items that require formal approval by City Council to become part of the official record. Placement on the Consent Agenda allows for efficient approval through a single motion, unless a Council member requests removal for separate discussion.

RECOMMENDATION: It is recommended that City Council approve the minutes of the January 20, 2026 Closed Session and Regular City Council Meeting as presented, as part of the Consent Agenda, confirming that all proceedings and actions were conducted in compliance with the Virginia Freedom of Information Act, the City Charter, and applicable Council rules.

BACKGROUND: City Council meetings are conducted in accordance with the City Charter, adopted Council rules, and state law. Closed Sessions are convened only for purposes authorized under the Virginia Freedom of Information Act and require proper certification upon return to open session. The Regular City Council Meeting serves as the official forum for public business and legislative action. A single Agenda Action Form is provided to support the adoption of minutes for both meetings through the Consent Agenda process.

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. 01202026 Closed Session Minutes
2. 01202026 Minutes

The Closed Session Meeting of the Petersburg City Council was held on Tuesday, January 20, 2026, at the Petersburg Public Library. Mayor Parham called the Closed Session Meeting to order at 4:01 p.m. The meeting link is <https://petersburgva.new.swagit.com/videos/372533>.

1. ROLL CALL

Present:

W. Howard Myers, Councilor – Ward 5
Arnold Westbrook, Jr., Councilor – Ward 7
Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2

Absent:

Charles Cuthbert, Jr., Councilor – Ward 4 (Late)
Marlow Jones, Councilor – Ward 1 (Late)
Annette Smith-Lee, Councilor - Ward 6 (Late)

Present from City Administration:

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

A quorum of the City Council was present.

CLOSED SESSION

The purpose of this meeting is to convene in the closed session pursuant to:

- a. §2.2-3711(A)(3) of the Code of Virginia for the Purpose of Discussion or Consideration of the Acquisition of Real Property for a Public Purpose and the Disposition of Publicly Held Real Property Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body, Specifically Including But Not Limited to the Acquisition and Disposition of Real Property; and
- b. §2.2-3711(A)(7) and (8) of the Code of Virginia for the Purpose of Receiving Legal Advice and Status Update from the City Attorney and Legal Consultation Regarding the Subject of Actual or Probable Litigation and Specific Legal Matters Requiring the Provision of Legal Advice by the City Attorney, Specifically Including But Not Limited to Discussion Regarding the Legal Requirements of Certain Federal Criminal Justice Grant Conditions; 8 USC § 1373; O.B.B.A. Public Law 119-21, and Other Probable Litigation and Legal Matters Requiring the Advice of the City Attorney; and
- c. §2.2-3711(A)(1) of the Code of Virginia for the Purpose of Discussion Pertaining to Performance, Assignment, and Appointment of Specific Public Officers, Employees of the City of Petersburg, Specifically Including But Not Limited to Discussion of the Performance, Assignment, Salaries and Appointment of Specific Public Officers of the City of Petersburg

Vice Mayor Hill made a motion to enter into Closed Session for the purpose stated. Council Member Westbrook seconded the motion.

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

The Council entered Closed Session at 4:03 p.m.

Council Member Smith-Lee arrived.

Council Member Cuthbert arrived.

Council Member Jones arrived.

CERTIFICATION

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

Vice Mayor Hill made a motion to return the City Council to the 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 a roll call vote.

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

2026-RES-004 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

The City Council returned to the open session at 5:11 p.m.

3. ADJOURNMENT:

City Council adjourned at 5:11 p.m.

The regular meeting of the Petersburg City Council was held on January 20, 2026 at Petersburg Public Library. Samuel Parham called the meeting to order at 5:11 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/372614>

1. ROLL CALL:

Present:

Samuel Parham, Mayor -- Ward 3
Darrin Hill, Vice Mayor -- Ward 2
Marlow Jones, Councilor -- Ward 1
Charles Cuthbert, Jr., Councilor -- Ward 4
W. Howard Myers, Councilor -- Ward 5
Annette Smith-Lee, Councilor -- Ward 6
Arnold Westbrook, Jr., Councilor -- Ward 7

Absent:

Present from City Administration:

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

2. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was present.

3. PRAYER

Vice Mayor Hill led the Council meeting in prayer.

4. PLEDGE OF ALLEGIANCE

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

5. DETERMINATION OF THE PRESENCE OF A QUORUM

A quorum was present.

6. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS

There were no items under this portion of the agenda.

7. RESPONSES TO PREVIOUS PUBLIC INFORMATION POSTED

There were no items under this portion of the agenda.

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

a. Minutes of Previous Meeting(s):

- January 6, 2026 City Council Closed Session Minutes

- January 6, 2026 City Council Work Session Minutes

Council Member Myers made a motion to approve the Consent Agenda. Council Member Westbrook seconded the motion.

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

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

9. PRESENTATIONS

- a. Presentation of the 2025 Annual Comprehensive Financial Report (ACFR) – David Foley, Robinson Farmer & Cox

David Foley, Partner with Robinson Farmer & Cox Associates presented the results of the City's 2025 Annual Comprehensive Financial Report (ACFR). He first provided a brief overview of the audit process they followed for the City. The audit consists of three main components: an audit of the City's financial statements to ensure they are prepared in accordance with generally accepted accounting principles; a review of the City's internal controls over its financial reporting, in accordance with government auditing standards, including testing these controls to ensure they are operating as intended; and finally a federal compliance review to ensure the City is complying with federal grant program requirements.

Mr. Foley said that as part of the ACFR, they issued a comprehensive report that includes three separate reports. The first report is their independent auditor's report, which includes their opinion on the City's financial statements. He stated that they had issued an unmodified opinion, which meant the City's financial statements had been prepared in accordance with generally accepted accounting principles. The other two reports were located in the back of the report.

Mr. Foley then highlighted a few items in the financial statements. He said that the balance sheet reporting assets, liabilities, and fund balance for the various governmental funds, including the General Fund. At the end of the fiscal year, the City had \$79.5 million in assets in the General Fund, compared to \$15 million in liabilities and deferred inflows. The total fund balance for the City's General Fund was \$65.4 million. The fund balance was then further broken down into non-spendable, restricted, committed, and unassigned categories. At the end of the fiscal year, the City's unassigned fund balance was \$59.4 million, an increase of \$8.5 million from the previous fiscal year.

Mr. Foley also highlighted the statement of revenues, expenditures, and changes in fund balance for the City's governmental funds. This statement showed the revenues, expenditures, and changes in fund balance for the various governmental funds. The first column on this statement was the General Fund, which had total revenues of \$106.6 million, total expenditures of \$95.4 million, and transfers out to other funds of \$2.5 million. The net change in fund balance for the General Fund was \$8.6 million.

Mr. Foley said that the other two reports provided in the audit were included in the back of the ACFR, the first of which was the City's internal control over financial reporting. They had seen significant improvement from last year, with the City reducing the number of material weaknesses from 11 to four. The second report was for compliance with major federal grant programs. They found no significant deficiencies or material weaknesses in the City's compliance with its major federal grant programs, and no items of noncompliance were noted during the audit. He stated that the details for these reports were included in the provided document.

Mayor Parham thanked Mr. Foley for the presentation and thanked the Finance team for working to reduce the findings from the previous year. He asked the City Manager what they could do to fix the issues with water and sewer customer deposits and utility billing reconciliation, as mentioned in the audit. He asked if they had a plan to address those issues.

March Altman, City Manager, said that he first wanted to thank their Finance team, Commissioner of Revenue, and Treasurer for their hard work. He said that they had set an ambitious goal of eliminating all 11 issues within one year, and he believed achieving seven of those 11 and reducing them to four was a significant accomplishment. He said that staff was currently developing a plan for the upcoming year to address any and all remaining issues, so he hoped that by the time Mr. Foley gave this report next year, they would have no findings.

Council Member Cuthbert asked if the plan to address the findings could be presented to Council and the public once it was formulated.

City Manager Altman replied yes, they could certainly present that to Council. He said that he believed staff could provide that to Council during their March work session.

Council Member Cuthbert thanked Mr. Foley for his presentation and for all of the help he had given to the City. He asked what direction their past due accounts receivable were going, and what was the size of them. He said that the City's largest revenue stream was real estate tax revenue, so he was wondering what the current amount of past due real estate taxes was and how it compared to last year.

Mr. Foley stated that property taxes receivable were down this year compared to the previous year. He said that the total amount of property taxes outstanding was \$ 11.3 million, which included both real estate and personal property.

City Manager Altman added that their Chief Financial Officer, Mr. Glaster, was working with his Finance team to break down the number, and they could bring back those details at the March meeting as well.

Council Member Cuthbert said that he would greatly appreciate that, and he believed his colleagues on Council and the public would appreciate it as well. He stated that they must balance the budget, and it was important that they continue to reduce the taxes past due. He asked the City Manager to present a plan to reduce the past due taxes further than they were currently and what they were 12 months ago. He stated that he wanted to ensure they were doing everything possible to move in the right direction and provide services to the public at the lowest cost they could.

b. Potential Refunding Opportunity – Davenport

David Rose, Senior Vice President and Manager of Public Finance with Davenport & Company, provided a brief update regarding a potential refunding opportunity to Council. He stated that they were seeking Council's guidance on moving forward with attaining a lower interest rate on borrowed funds and assembling the necessary elements, and he would show them a schedule later. He noted that the City's strong credit ratings were partly due to their excellent unassigned fund balance, which was money earning interest, ultimately helping keep the City's tax rate down. It was not sitting idle, as it was being used to support the General Fund and helped improve their credit rating over the past six or seven years.

Mr. Rose stated that keeping this in mind, they were proposing a refunding opportunity. The outstanding debt was \$5.5 million, with interest rates ranging from 3% to 5%. The important thing was that it was now callable, allowing them to exchange it without penalty due to federal tax law. The key point was that they could now call this debt and see if they could exchange it for lower interest rates. He recommended a

dual-track process, where they would apply to the Virginia Resources Authority (VRA), and they would also explore direct bank loans.

Mr. Rose stated that if it met the necessary criteria, they would recommend moving forward. If it did not meet the criteria, the City Council would not be at risk financially; there was no downside. He explained that to give a sense of the market, a \$5.4 million bond with an average interest rate of 4.3% had a fixed rate of 3.7%, resulting in approximately \$300,000 in net savings. This represented a present value savings of nearly 5%, which was above the industry standard of 3%. He reiterated that if they could secure a fixed rate of 3.7%, they would recommend moving forward, but if the rate was below 3%, they would recommend holding off and reevaluating at a later time.

Mr. Rose noted that importantly, they would have some known results from the banks and fixed rate results from the banks. If they decided to explore the VRA approach, they would require a certain minimum in order to move forward. They wanted to ensure that the marketplace provided them the best possible outcome for the City. He said that this was not a formal action before the Board, but rather an informal request. He said that they would submit a request to banks as early as tomorrow, an application to VRA by February 6, and they expected to receive responses from the banks by February 10.

Mr. Rose said that Council would have a meeting on February 17, during which either himself or Roland Kooch would present the results. He reiterated that if they moved forward, they would then look for actions, but there would be no public hearing required as they were not issuing new debt. They were simply replacing existing debt with a higher interest rate by switching to a lower interest rate. He said that if they did not pursue an option with the banks, they could consider the bond sale with VRA at the end of April. If that met their requirements, they would finalize the agreement with the VRA on or about May 12.

Mayor Parham asked if 3.7% was the lowest interest rate they could seek, or if 3.5% would be possible.

Mr. Rose replied that the outcome would ultimately be determined by the marketplace. He said that today was not a good day in that regard, so rates were heading in the other direction. He said that they would see what happened in the course of the next few weeks. He stated that the overall marketplace was the result of different banks bidding against each other, and Davenport would review the bids and recommend the best course of action to Council.

City Manager Altman said that staff's request to Council was to allow them to explore the potential of finding a lower interest rate as suggested by Mr. Rose and Davenport. He said that from an administrative perspective, they would like to move forward.

Vice Mayor Hill made a motion to authorize the City Manager and Davenport to move forward with the refunding opportunity. Council Member Smith-Lee seconded the motion.

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

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

Mr. Rose said that he would like to note one more thing. He said that if rates went higher than anticipated, they always had the ability to come back and they would not lose that opportunity.

10. OFFICIAL PUBLIC HEARINGS

- a. A Public Hearing for Consideration of an Amendment to the FY26 Petersburg City Public Schools Budget

Garry Cozier, Budget Manager, provided a brief summary of the item. He stated that this item was a request from Schools to carry forward unspent encumbrances from the previous fiscal year. They were requesting to amend their budget to carry forward those amounts, totaling \$2,977,123.61.

Mayor Parham opened the public hearing.

Barb Rudolph, 1675 Mount Vernon Street, said that she had a question regarding the carry forward funds. She said that she believed that these funds were originally intended to be used for capital projects in the schools. She said that she was unsure if this provision was still in effect or if it had been eliminated as a result of the fieldhouse deal that was previously approved. She said that it was clear that appropriating these funds for the schools was essential, but she would like to understand how this aligned with the process that was established several years ago.

Mayor Parham closed the public hearing.

Anthony Williams, City Attorney, stated that he believed the Resolution Ms. Rudolph was referring to had been rescinded a year or two ago. He said that there had been discussion among Council about requiring the City to report on the nine categories of expenditures as a requirement for carryover. He said that although a decision had not been made on this yet, he was hoping that someone from the School Board or the Schools would be present to provide this information to the Council, but he did not think any of those representatives were present.

Mayor Parham asked if there was discussion from Council on this item.

Council Member Jones stated that he did not understand why this amount went unspent, considering the many identified needs in the school system. He stated that he wanted to ensure this \$2.9 million was spent on infrastructure throughout the school system, rather than continue to be carried forward.

City Manager Altman stated that the only way they could assure the funding was spent on infrastructure would be to ask the School Division to present a list of what the funds would be used for. He stated that under state statute, year-end funds are supposed to be returned to the City and the City could reappropriate it as they see fit. He said that the School Division had the ability to request those funds to be carried forward, which was what was being asked tonight. He stated that Council had the option to table the matter and ask the Schools to provide a list of what they are going to use the funds for, which they could present at Council's February meeting.

Council Member Jones made a motion to table the item until the second February Council meeting, in order to allow the School Division to provide Council with a list of projects the School Division would spend the funds on. Council Member Cuthbert seconded the motion.

Vice Mayor Hill stated that he thought this was an example of why they needed categorical funding. He stated that while it was not a major issue to have \$2.9 million as a carryover, they should consider how to more effectively budget in the future.

The motion was approved on a roll call vote.

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

- b. A Public Hearing for Consideration of an Amendment to the FY26 Grants Fund

Mr. Cozier provided a brief summary of the item. He stated that they had a few grants coming into the City, all of them fully funded with no match required. Specifically, they had two grants from the Virginia Department of Criminal Justice Services for the Petersburg Bureau of Police., a grant from the Virginia Department of Social Services for the Petersburg Department of Social Services, a grant from the Virginia Department of Fire Programs for Petersburg Fire Rescue and Emergency Services, and a donation for Blandford Church and Museum. The total amount of grants and the donation was \$989,643.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing.

Council Member Jones asked if the grants were federal grants.

City Manager Altman replied no; they were grants from state organizations, and the donation was a private donation to the Blandford Church and Museum.

Garry Cozier reiterated that they were all from state agencies.

Vice Mayor Hill made a motion to approve the Ordinance to amend the FY26 Grants Fund and receive the grants and donation. Council Member Smith-Lee seconded the motion.

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

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

- c. A Public Hearing for Consideration of a Resolution Authorizing the Intention of the Petersburg City Council to Authorize the Issuance of Not to Exceed \$21,462,462 Principal Amount of General Obligation Water and Sewer Revenue Bonds for the Purpose of Financing Improvements to the City's Public Sewer Systems Facilities – Virginia Resources Authority Clean Water Revolving Loan Fund

City Manager Altman introduced the item. He stated that Mr. Siegel and Mr. Rose, were present this evening. He explained that as part of their previous discussions regarding the VRA loan, they had included this loan as a component when they moved forward with the loan and the associated rate increases for water and sewer. He said that the loan amount was approximately \$21.4 million, with a total of 1% interest. They planned to use these funds to further improve the Poor Creek water and wastewater systems.

Daniel Siegal, Attorney with Sands Anderson, stated that the Resolution before Council had been commented on by the Virginia Resources Authority Council. It outlined the total amount of \$21,462,462, with \$20,440,400 being the loan at a 1% interest rate. There was also a principal forgiveness loan, which was essentially a grant of approximately \$1,022,000. He said that therefore, the total borrowing amount was \$20 million, while the actual amount borrowed was \$21 million. This was a combination of a general obligation bond and a revenue bond.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing.

Council Member Cuthbert made a motion to adopt the Resolution as presented. Vice Mayor Hill seconded the motion.

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

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

- d. A Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and I AM POWER to Purchase the City-Owned Properties at 35 and 17 Bank Street, Located in Petersburg, VA

Mayor Parham stated that this item had been removed from tonight's agenda. He said that it would be returning to the EDA for further consideration.

- e. A Public Hearing for Consideration of an Ordinance to Authorize the Execution of a Deed of Easement at 3101 Johnson Road

City Manager Altman provided a brief summary of the item. He stated that this evening Council had for their consideration the request to authorize himself to execute an easement agreement for 3101 Johnson Road. He explained that this easement was necessary to provide power to the sports training facility currently under construction on Johnson Road. He said that without it, they would not be able to deliver permanent power. He said that they would like to request Council's authorization and approval to execute the easement for 3101 Johnson Road.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing.

Vice Mayor Hill made a motion to approve the Ordinance to authorize the execution of a Deed of Easement at 3101 Johnson Road. Council Member Smith-Lee seconded the motion.

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

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

11. PUBLIC INFORMATION PERIOD

Ajani Sekou, 27 South Sycamore Street, invited the City Council members to the February 13 grand opening of the Gateway Arts Center at 27 South Sycamore Street. He stated that the ribbon-cutting was to officially open the new 10,000-square-foot arts center, which was a significant addition to their City, and he hoped to see everyone there. He then explained an allegorical comparison of the City government and the layers of Hell in Dante Alighieri's *Inferno*. He expressed grave concern that the City was not working together with its citizens; instead it prioritized outside interests that promised easy financial gain and avoided comprehensively solving Petersburg's longstanding issues. He asked Council to remember that they worked for the people, not their position.

Patty Hurst, 1733 South Sycamore Street, said that she was joined by Claudette Stewart to state that they were both proud to be alumna of Peabody High School, which was the first and oldest Black public high school in the nation. She said that the Peabody School was more than just a building; it represented over 100 years of people experiencing faith, love, and hope, using education to rise above segregation and produce leaders of integrity and a vision for the City and their lives abroad. She noted the many distinguished and influential figures who attended the school throughout its history.

Claudette Stewart, 1151 Wilcox Street, stated that their faith was that City Council would save, renew, restore, and preserve the complex through custodial ownership of the Peabody Academic Learning and Development Center Incorporated (PALDC), for the benefit of their children, citizens, and the region. She said that she could imagine how Council felt when Richmond rejected the casino opportunity and the casino returned as an option for Petersburg. She said that the joy Council experienced when they knew that this opportunity and its potential benefits could put Petersburg back on the map and allow them to make a positive impact on their people, communities, and the things they had envisioned for the City. She said that this was

how they felt now about the building and complex, if it were given back to them. She said that the possibilities they could create for their citizens, children, and the future were limitless.

Mayor Parham said that he would call Ms. Stewart's time, but Ms. Hurst had another three minutes if she would like to speak further.

Ms. Hurst said that as the new federal administration attempted to erase their nation's history, she prayed that they would have the courage to do what was right. She hoped that they could restore the Peabody High School complex and the historic site, which represented the social and cultural transformation that had taken place in the City and would continue to shape the lives of those who lived there and visited. She said that she believed that they had a crucial role to play in this process. Although they may not fully understand the significance of this site, she wanted to share with them why it was so important. She said that Council members may not have experienced the segregation and inequality that had been faced in the past, but she wanted to emphasize that many people experienced it and had risen above those challenges.

Ms. Hurst said that even during the transition of legally forced integration, they were able to go through it smoothly because in school they had been taught to be strong, to have faith, and to overcome adversity. The school represented more than just a building; it represented the people who had built the City during that time, who had worked hard to make it prosperous, and who had paved the way for future generations. Ms. Hurst stated that when they looked at the building, they were looking at the lives of those who had come before them, who had struggled and persevered to create the City they knew today. The fact that they had a Black mayor like Hermanze Fauntleroy, was a testament to the progress that had been made and the reason why the current Council members were sitting where they were today. If they could restore the historic site, it would be a powerful reminder of the City's rich history and the strength and faith that had brought them to where they were today. It would take courage and determination to make this happen, but she believed that it was possible. It would require the commitment of their community, and it would not be easy. However, she was confident that they could do it.

Ninfa Amador Hernandez stated that she is the daughter of two immigrant homeowners and taxpayers at Augusta Avenue. She said that she wished she could provide her full address tonight, but she did not feel comfortable doing so as an immigrant and as a Latina during this time, and that was why she was there today. She stated that as a graduate of Maggie L. Walker Governor's School, a political science major, and a public policy professional, she said that she took the time to be there because she could not stay home, not knowing what the City Council or the local government here in Petersburg was doing to protect their immigrant homeowners, business leaders, and community as a whole from the rogue federal attacks of the paramilitary force known as Immigration and Customs Enforcement (ICE).

Ms. Hernandez said that as they all knew, and as they all saw last week, just a block from here, this had exacerbated the need for her to know what the public could count on the Council to do during these times. She said that currently, they were seeing immigrant families being abused cruelly by a system fueled by hate, driven by a racially motivated and quota-based immigration system of deportations, not anything logical. She said that they did not have to look too far, like she said, outside of their own City limits to see what was happening here in their own City. She said that they may see the cases of Renee Good in Minnesota, and other cases across the country, but after the kidnapping of her own family member as he traveled to a job site in Minnesota, because of his job as a Class A contractor, she wanted to ask Council what they were doing to protect their own local citizens.

Ms. Hernandez said that this was a man who had worked tirelessly with her mother to raise their family here in Petersburg. She said that he was abducted by unmarked vehicles, masked individuals, without any reason, warrant, or cause. She said that he was no longer on U.S. soil, and they had been unable to reach him over the past 12 days without knowing his whereabouts. She said that this story was not unique, and she was sure that there were many other families in their City who had witnessed this. She said that as a result of this

personal pain and her commitment to her community, she was here to ask the Council: What had they done to investigate the kidnapping of the individuals at Union Street and Washington Street, near the transit station.

Ms. Hernandez said that she needed to ask Council what measures they were taking to protect individuals in Petersburg, ensuring they knew their rights and were protected from warrantless visits. She said that without proper judicial warrants, ICE had no right to be in City limits. She asked what Council was saying to the immigrant community that the City was looking out for their best interests. She asked what resources they were committing as Council members to use to share information on how to protect everyone, as an increase in law enforcement presence was not beneficial to anyone, and particularly, the rise of these rogue paramilitary forces posed a danger to everyone, regardless of immigration status.

Ms. Hernandez said that it was especially concerning for their Black and Latino communities in Petersburg. She said that as they had recently celebrated Martin Luther King Day, she would like to leave them with a quote that had stuck with her since she read it a month ago: "The ultimate measure of a person is not where they stand in moments of comfort and convenience, but where they stand in moments of challenge and controversy." She asked Council: Where will they stand with their communities right now?

Dr. Kenneth Lewis, 503 Mistletoe Street, said that he was speaking to Council today for two reasons. Firstly, he would publicly state that he had always had reservations about the casino. He said that he trusted that it would be more than the current appearance suggested. Secondly, he was concerned that the television advertisements were misleading. He said they made it look like Las Vegas-style slot machines at Exit 48 on Interstate 95; however, the advertisement did not mention Petersburg. He said that he found this peculiar, as the casino was being promoted as a Petersburg attraction, yet the advertisements did not explicitly state that.

Dr. Lewis said that furthermore, he continued to be concerned about the Peabody High School Campus. He said that he did not understand why the building's condition was not being addressed by the City. He said that before the Washington Street high school became the Governor's School, that building was in such a state of decay that it was uninhabitable even by pigeons. In fact, it was only saved and restored by someone who recognized its historical significance. In contrast, the Fox Elementary School in Richmond, Virginia, was rebuilt after being destroyed by fire. He said that today, it appeared in pristine condition. He failed to see why the same level of care was not being shown to the oldest public Black high school in the United States, right here in the City of Petersburg.

Barb Rudolph, 1675 Mount Vernon Street, said that she had heard some very interesting comments tonight and she hoped Council was taking them to heart. She said that the young lady who spoke about ICE made a point that she would like to build upon. She stated that she thought it was essential to be cautious about the federal gifts that were coming to Petersburg. Recently, they had learned about the "Make Petersburg Healthy Again" initiative, which was federally funded and brought a deputy secretary of Health and Human Services (HHS) and former Governor Youngkin to the City.

Ms. Rudolph stated that the current President only got about 13% of the total votes cast in Petersburg during the last presidential election, so he was not a very popular figure. She said that associating these programs with the infamous MAGA movement resulted in a very negative connotation. She said that attaching the current federal administration to programs launched in Petersburg to help people with their health and the environment meant that they would be depressing participation. She expressed serious concern that Petersburg may be targeted and used as an example for the Trump administration's agenda.

Leila Thompson, 623 Gilliam Street, stated that her mother owns and operates Cindy's Gift Shop in downtown Petersburg at 235 North Sycamore Street in Ward 4. She said that she actually came to today's meeting to talk about the I AM POWER development. Mr. Rainier was present, and she would have greatly appreciated

the opportunity to speak with him and ask him questions about such a significant development that would likely play a major role in Old Town and a crucial piece of real estate. She said that she would like to see the City approach this project in a different manner.

Ms. Thompson said that she would like to see requests for proposals for this project. Ideally, she said that she would like to see an experienced developer with a proven track record and extensive development portfolio. She said that she would be interested in seeing what they propose for this project, and she would appreciate feedback from the public, as well as collaboration with the Council on such a large project in Old Town.

Ms. Thompson said that she had a question for the City Manager, which was when construction would begin on the repairs at Bank Street. She said that there was a line item and a CFPF grant for Bank Street, which expired on June 30 of this year, worth \$4.6 million. She wondered if this grant was related to the construction and repair of Bank Street and if they had a timeline for when construction would start. She believed that attention to their infrastructure was crucial when considering large-scale developments in Old Town. She would greatly appreciate knowing when construction on Bank Street would begin.

Dolly Holmes, 244 Grove Avenue, said that she had been a Petersburg resident for over 20 years and had witnessed many groups offering advice to the City. She said that she was somewhat involved with one such group in 2007, which consisted of architects, landscape architects, urban designers, and economic development professionals. They spent four days meeting with residents and presented a document of their recommendations to the City. She said that she would like to share a portion of it, particularly in relation to the I AM POWER proposal.

Ms. Holmes said that what she would read was specifically from the recommendations for that neighborhood in the City. She read from the report that pedestrian scale and orientation against the quirky character of this sub-district created an environment that was highly conducive to arts and entertainment, which should be cherished and preserved. Infill development should be compatible in scale and character with this environment. No building in this or any other district should obstruct regional views of Lady Justice on the courthouse tower. The vista of Lady Justice from Cockade Alley at East Old Street should be preserved as a way of visually connecting the downtown's public spaces and landmarks. Ms. Holmes said that design standards were very important, and she believed it was essential that all stakeholders work together to achieve signature architecture that adhered to these guidelines. She said that she found it intriguing that so many groups had offered recommendations, yet she had seen little evidence that any of them were followed. There was another group about five years ago, which she recalled meeting in this very room.

Ms. Holmes said that instead of implementing the recommendations, the City was now accepting proposals from individuals who would absolutely undermine these guidelines and did not respond to any of the previous requests from the City's population. She thought it was essential for the City to revisit the good advice that had been received over the years.

Kevin Newby, 418 Clinton Street, said that this was the first City Council meeting he had attended and was enjoying it so far. He said that he had heard a lot of passionate comments from people who truly cared about this City. He thought that Council needed to listen to these comments and take them into account as they continued their work. He said that there were a lot of desperate buildings and also a lot of construction happening; however, he thought the new houses detracted from the potential beauty and cost savings of rehabilitating the old houses that were already here. He expressed concern that these new houses would price people out of the neighborhoods, especially considering the extremely low area median income (AMI) in the City. He noted that his veterans' disability pay and social security gave him more income than the average income in Petersburg. He hoped that wages would increase in the near future so that the community could thrive. He asked Council to please care about their constituents who placed such trust in them.

Teresa Brown, 923 Oakmont Drive, stated that she had been told years ago that the rainwater they paid for would help their community, but year after year, the water got higher and higher. She said that the trenches that had been dug were ineffective and flooding continued to be a major problem. She asked Council what they were going to do about this issue.

Pam Newton, 203 North Jefferson Street, said that she had recently moved there in March. She said that she had a lengthy list of things she wanted to address, but she would focus on two key points. She said that she had noticed a significant amount of discontent among the citizens of this City. She said that it appeared that Council Members often disregarded input from their constituents. She said that when input was provided, promises were frequently made but not kept. She said that she had conducted research and was surprised to find that this City did not have a directly elected mayor, which was unusual for her. She said that she had seen several attempts by constituents to change this system, which was apparently a model followed by some Cities in Virginia.

Ms. Newton said that she assumed this would only be effective if the Council was managing the city well. As a newcomer, she had only been there since March, and she was witnessing significant discontent. She said that she had been reading negative comments and seeing a history of broken promises. The citizens' concerns often went unaddressed, and unwanted changes were implemented. She said that she was about to discuss the I AM POWER development, but it had been tabled. She said that she had recently left Richmond due to the many new developments that detracted from the character and community of the City, and she was concerned that Petersburg would experience the same fate, which was reminiscent of how cold and soulless Northern Virginia looked. She encouraged the City to prioritize renovation of their existing housing units rather than building new, cheaper buildings that would likely crumble within 30 years. She noted that there was a recent petition to change the mayoral system to allow for an elected mayor.

Javon Guerrier stated that he worked at Petersburg High School, 3101 Johnson Road, Petersburg, Virginia. He said that one thing that was discussed was the capital infrastructure. He said that he appreciated Council Member Jones' input on that topic. He said that he would like to request that when capital infrastructure plans are discussed, teachers and students also be given the opportunity to provide input. He explained that in his classroom, he had a significant issue with the lack of functioning sockets in the floor, which made it extremely difficult to charge computers. He said that as a computer information systems teacher, he often had to use multiple extension cords to charge their classroom devices, which could be distracting and disrupt learning.

Mr. Guerrier said that there were a lot of other infrastructure issues that students could speak to, as well. He said that he believed that involving students and teachers in the process could lead to more effective and learning-friendly infrastructure. He said that another topic that was brought up was Peabody High School. He said that his career was in computer engineering and he had worked in Silicon Valley for the past three years, so he could confirm that artificial intelligence (AI) was playing a massive role in many industries now. He said that it was very important to him that Petersburg be part of that process, and this was why he returned home.

Mr. Guerrier stated that Peabody High School held a special significance for him, as it was a symbol of the community's Black history and impressive legacy. He said that he wanted to carry on that legacy by providing students with the opportunity to learn about and engage with their heritage. He noted that when he shared this information with his students, they tended to be more engaged and motivated, as they felt a sense of connection to something larger than themselves, rather than being stuck in a City that was just falling apart.

Vernal Gannaway, 652 Old Wagner Road, said that he was originally from Petersburg and he was a part of Peabody until his father decided it was time for him to attend Petersburg High School to complete his studies. He noted that he actually had received more contact from Peabody than he did from his alma mater. He stated that he was still waiting for his street light to be fixed, which he had been waiting on for about ten years now. He agreed with the previous speakers who raised the issue of infrastructure. They needed to

improve their infrastructure, and as he had stated at their last Council meeting, the job was not completed until it was done. He requested Council to please prioritize fixing and improving the City's infrastructure before they turned their attention to smaller things like street sweeping.

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

Council Member Cuthbert said that he would like to commend the Code enforcement effort of the City, led and inspired by Mr. Ken Miller. He noted one house on a corner of South Sycamore Street had successfully transferred owners and was beautifully renovated, and Code enforcement and the City Manager assisted with that. He encouraged anyone interested in joining the volunteer group to contact the City Clerk so they could participate on the second Monday of every month. He additionally thanked Mr. Miller for his swift response in cleaning up a dumpster in the downtown area this afternoon, which was yet another example of the excellent work their City employees were doing.

Council Member Cuthbert stated that earlier in the meeting, Vice Mayor Hill had suggested Council look into categorical funding for their public schools, and he would like to consider it during the later part of their budget season this year. He said that the status quo was unacceptable and categorical funding may help them make some positive progress. He reported that he had held a Ward 4 meeting on January 8, and the primary topic was the future of Old Town. He stated that Mr. Miller had taken good notes and he hoped the City could incorporate some of the good ideas raised at that Ward 4 meeting by the public and use them to direct progress in Old Town.

Council Member Jones thanked everyone for attending tonight's meeting. He acknowledged that people had raised some valid concerns, but he must provide context for those citizens who had just moved to the City. He explained that 60 years ago, the leadership of the City never tried to take care of the issues of infrastructure, education, or poverty. He could attest that this current Council was paying attention to those issues and did listen to their constituents. He wanted to assure everyone that more was being done now in 2026 than any of the previous administrations in charge of the City; the current government was still experiencing the effects of the past administration's decisions. He asked everyone to please consider the progress being made in the City compared to previous years, as it clearly showed they were moving forward.

Council Member Jones stated that he would always hold everyone accountable, and that included Council and the City government. He emphasized that it was not too late for Petersburg to become self-sufficient, and he agreed with the public commenter who advised against depending on federal and state dollars. He stated that all of Petersburg's citizens had to be their own leaders. He added that the City could not force people to renovate old homes or force them not to build new ones because they did not control development on private property. He stated that their Code compliance was moving forward and there were improvements being made in that regard. He emphasized that any of the improvements being asked for by the citizens would require money to do so, and that came from their taxes.

Council Member Jones stated that he would also like to mention the Peabody School.

Mayor Parham said that he would yield his time to allow Council Member Jones to finish his comments.

Council Member Jones stated that the Peabody School was a great school and he loved what came out of that school. He noted the alma mater song that he was not taught during his time there, as well as the storied history of the school that he also was never taught. He felt that there must have been something given up or lost along the way, as no one ever pointed out the greatness that Peabody had created in the past, which would have shown him how great he could be. He emphasized that leadership must be the focal point of an institution, and he felt it had been on the sidelines during his time at Peabody; the focal point was survival instead.

Council Member Jones agreed with the citizens who were concerned about the current state of the building and they must do something about it, but there needed to be an agenda and funding to achieve it. He said that if the public supported it, he would gladly use their money to fix up the school and Council could direct the City Manager to do so. He reiterated that those kinds of projects had to be funded by the taxpayers in some form, and they must understand that. Furthermore, he wanted to clarify that even if the Peabody School was not physically in existence, the ideology and dreams could still carry on.

Council Member Jones stated that some of the concerns raised by citizens were due to forces outside of the City trying to influence them, rather than internal forces. He said that the comment made about ICE was about an outside force being in their City, and the City had resources to help people protect themselves and know their rights. He stated that the City would do everything possible to protect their citizens. He acknowledged that some people may be unhappy with the current system of City government, but he also did not want to reverse the progress they had made. He encouraged citizens to come forward with suggestions to solve the issues they raised, rather than only pointing out the problems.

Council Member Jones emphasized that there were a lot of good things going on in Petersburg and he hoped everyone would keep them in mind. He urged everyone to stay strong together and not let outside forces tear them apart. He asked everyone to please email him if something was wrong, not to passively post about things on social media. He expressed his heartfelt love to all of Petersburg citizens and hoped that everyone understood that the current Council was actively working to make collective progress. He asked citizens to please consider providing their Council Members with a citizen's agenda on what they wanted and how they wanted to achieve it. They could certainly create committees to discuss these items and provide them to Council for formal consideration. He said that they could also email their Clerk and she would forward the information to Council.

Council Member Jones added that when he and the Mayor visited Petersburg High School, they witnessed that there were no locker rooms or showers, and they asked the Schools representatives to do what they had to do to provide that for the students. He said that the response from the Schools representative was extremely flippant and derogatory, and he wanted to express to the public that Council was trying to combat that type of rhetoric. He stated that they were committed to providing locker rooms and showers for all the students as part of improving the public health in their City, and everyone could see for themselves if they visited the high school. However, his point was that Council had to stop doing the School Division's job for them. He assured the public that their needs would be met and their goals would be achieved.

Council Member Westbrook thanked Council Member Jones for his heartfelt comments. He gave his condolences to Mr. Marquis Allen, their Parks and Recreation Director whose mother recently passed away. He asked staff to please assist in putting on their Black History Month celebration this year to allow Mr. Allen the time to process his grief. He reported that he and Council Member Smith-Lee had a very successful joint Ward meeting, and he wanted to encourage everyone to please continue attending and participating in Council and Ward meetings, as well as reaching out to their Council Members whenever they had concerns.

Council Member Westbrook assured the public that their feedback was essential and was taken seriously as part of the City's work plan. He said that the City should be able to explain and tell the public what they were doing, as well as listening to how they could do things better, and act with clarity on behalf of leadership. He asked the public to please understand the style of government they had, that they were a Council and government working together. He asked them to seriously consider if they wanted the "strong mayor" system like Richmond had, because it could become detrimental if the mayor was a tyrant. He stated that snow was coming this weekend, so he wanted to ask the City Manager to address the warming stations in the City.

City Manager Altman stated that yes, snow was expected this weekend. According to models, they could anticipate double-digit inches of snow. Staff had begun discussing the development of a warming center, and they would provide more information as their discussions progressed this week as they prepared for the

snow. He said that they would inform the citizens if a warming center was available, its location, and the operating hours.

Council Member Westbrook stated that he hoped they could be proactive as a City. He asked the public to please prepare for potential feet of snow and to look out for their neighbors. He hoped that their homeless neighbors and those without heat could get the help they needed during the inclement weather. He stated that he also wanted to ask everyone to please not speed down the roads. They had put down rumble strips and other traffic-calming measures in areas of concern, but ultimately people had to slow down and drive safely. He announced that he would be hosting another Ward meeting in March. Finally, he wanted to reiterate Council Member Jones' comments by stating that he agreed the community needed action, but they all must work together in that action. Council served as policymakers and were doing what was best for Petersburg in the future, but they were not acting on a day-to-day basis.

Council Member Myers stated that after 15 years of sitting on this dais, he had listened to what had happened in the City since 2015. He said that he did not have much to add to his colleagues' remarks, as those who had expressed negative opinions tonight had left the room and had not been part of the City's growth over the past 15 years. He noted that people had suggested they should elect the City's mayor, but he questioned how different things would be if that were the system in place. He was not suggesting that the mayor should or should not be elected, but he was curious about what was flawed with the current Mayor that suggested they should change the rules. He noted that they had pulled the City out of past ruin, but no one spoke to that point; they only voiced negativity.

Council Member Myers noted that some people had been here during that entire journey, and the progress they had made in 15 years was truly remarkable. He said that he would like to focus on one subject, which was that they tore down 200 houses in Ward 5 and replaced them. He said that those old houses were not able to be saved because of termites and other major structural damage, which was so bad that many of them toppled over as soon as the bucket trucks touched them. He stated that they had surpassed the state of dilapidation and back taxes, going from \$25 million in debt to being \$79 million in the black in less than 10 years.

Council Member Myers stated that when those who were new to the City came before them and complained, it was perplexing to him. He noted that he actually used to own the house at 203 North Jefferson Street, and he knew for a fact it had been renovated and was now a very beautiful home. Therefore, he did not understand why the current resident felt the need to complain. He said that there were other people in the City who did not have the income to live in the house she was living in. Council Member Myers emphasized that affordable housing was important for everyone, and the City had addressed it and continued to do so. He said that he did not understand why people were singling out the Mayor as problematic and wondered if they needed to elect Mayor Parham in that manner. He said that he personally served in this capacity on Council because he loved this City and chose to move here from Richmond 22 years ago. Everyone had been good to him and he could not complain. He announced that tomorrow at 4:00 p.m., there would be food distribution to the public on Market Street and River Street, and he encouraged anyone in need of groceries to come on down.

Vice Mayor Hill noted that it was an election year and people often voiced their concerns during this time. He said that if there were serious concerns in the community, he asked citizens to please have direct conversations with their City Council Member so the problems could be adequately addressed. He stated that they had a soft opening for the casino today, and he could confirm it was beautiful. He noted that Council and the City government had been working on a variety of initiatives to strengthen their community for a while and the casino was just one of those items. There were infrastructure improvements being made throughout the City, and being such an historic City meant that there was a lot to fix and improve as time progressed.

Vice Mayor Hill noted that many of the Council Members attended the Peabody School, so he wanted to assure everyone that they were aware of the importance of the school. He stated that the City did want to save the building and ensure it served the community. He noted that the Peabody alumni had ownership of the building for some time, but the City had to take it back because the alumni organization could not keep it up. He asked everyone to prioritize working together on these issues, rather than pointing fingers at individuals. He stated that when new people came into the City, they did not just look at City Council, they also looked at the residents of the community.

Vice Mayor Hill stated that he was born and raised in Petersburg, but he welcomed the newcomers to the City just the same. He simply asked everyone to please speak life into their City rather than death. He noted the great positivity that Petersburg had been experiencing, and hoped that everyone looked at those many positive aspects rather than just the negative aspects. He asked everyone to stay safe this weekend.

Mayor Parham thanked everyone for attending tonight's meeting. He also congratulated their Treasurer Paul Mullin, who was elected Chair of the Petersburg Democratic Committee. He further welcomed Jeff Stoke, who would be joining their organization as Deputy City Manager.

13. ITEMS REMOVED FROM CONSENT AGENDA

There were no items under this portion of the Consent Agenda.

14. FINANCE AND BUDGET REPORT

a. Department of Finance Monthly Update

Garry Cozier, Budget Manager, presented the Department of Finance Monthly Update. He reported that the monthly budget to actuals as of the end of December covered the first half of the fiscal year, so 50% of the year was completed. Overall, their General Fund was 45% of spend and the other departments were all under 50% except for Dogwood. However, Dogwood operated under its own revenues, so that was acceptable. He summarized that overall, they were tracking very well and there was no overspend in any department. As stated earlier, their fund balance had increased, so they were doing well.

Council Member Cuthbert asked what percent of the Petersburg Area Transit (PAT) operating budget was funded by the citizens of Petersburg.

Mr. Cozier replied that the City of Petersburg gave a 4% local match. He said that the federal government provided 68% of the funding, the state contributed 28%, and the City of Petersburg provided 4%. He said that the same breakdown applied to the capital budget.

Council Member Cuthbert asked about borrowing funds for rolling stock.

Mr. Cozier replied that that would be on a case-by-case basis. He said that if a grant was specifically being pursued for rolling stock, it would not fall under the same reimbursement schedule.

City Manager Altman clarified that for the rolling stock, the City's contribution would be higher than the City's 4% of the funding formula. This was because the rolling stock would be under a different grant than the other budget. He stated that the exact number would be grant-specific, but staff could get those numbers and provide them to Council at their work session.

15. UNFINISHED BUSINESS

a. A Resolution Authorizing the City Manager to Amend the Development Agreement Between the City of Petersburg and NUWAVE DEVELOPMENT LLC for the Properties at 851 E. Bank Street, 1420

Ferndale Ave, 1162 Hinton Street, 417 S. Jefferson Street, 921 Priam Street, 1150 Rome Street, 201 Terrace Ave., Petersburg Virginia 23803 to Extract the Reverter Date

Brian Moore, Director of Economic Development, introduced the item. He stated that William Zimmer was requesting the reverter clause be removed from these particular properties.

William Zimmer with Nuwave Development stated that the reverter clause in the original development agreement had created a barrier to financing for him. He said that he requested that the revised development agreement be approved. He explained that the revisions allowed their lender to finance the construction of the project. He said that with that in place, these lots could move forward as homes, generating tax revenue and contributing to neighborhood improvement. He said that the revised agreement maintained the City's protections, which governed their obligations as a developer. The revised agreement still included a 12-month build period, prohibited sales before a home was completed, and included City inspections and certifications. He appreciated Council's consideration, and he was happy to answer any questions.

City Attorney Williams clarified that the reverter clause was not actually requested to be removed; the developer was requesting that the City allow the lenders to have priority over the City's reverter clause. He noted the changes were highlighted in the package provided to Council, and he had provided comments and suggestions on the City's behalf. He believed that otherwise, the developer had accurately described the request.

Council Member Jones asked for clarification. He asked why the developer bought the properties without the financing in place to build the houses.

Mr. Zimmer explained that they had the money to purchase the properties, but the costs of development were millions of dollars that required additional financing. Most banks required a first position lien, especially for construction. They went to multiple lenders and all of them gave the same response.

Vice Mayor Hill said that the reverter clause allowed the City to take back the properties if the development did not occur, but the issue was that the banks wanted the ones to take it back first.

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

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

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

16. NEW BUSINESS

There were no items under this portion of the agenda.

17. CITY MANAGER'S REPORT AND SPECIAL REPORTS

March Altman, City Manager urged all citizens to keep an eye on the weather and prepare ahead of the potentially severe snowstorm this weekend. The City would begin formally preparing tomorrow morning. He personally thanked City Council for their support, thoughts, prayers, and willingness to allow him time during their last Council meeting to handle a family emergency. He stated that his mother-in-law had been on a waiting list for several years and finally received a kidney replacement, and she was doing very well. He

noted that working with a group of people who gave unconditional support and treated each other like family was a very special thing to have and he appreciated it very much.

Council Member Jones noted that the City's public safety teams were already preparing in advance of the inclement weather and he wanted to say how impressed and grateful he was for their dedication to their good work. He emphasized that Public Works was absolutely crucial to their City's operations and accessibility, and he wanted Council and the City Manager to consider giving at least a 3% raise to their Public Works staff, similar to what they gave their first responders.

City Manager Altman agreed that Public Works operated in the same way as their other first responders. He stated that Council's steps thus far to reduce costs for insurance and the pay class and compensation study they implemented were positive. They would continue moving forward and they absolutely would consider Council Member Jones' suggestion.

Council Member Jones made a motion to formally consider the Department of Public Works as first responders in the City. Vice Mayor Hill seconded the motion.

Council Member Cuthbert stated that he appreciated Public Works but he thought they needed more time to consider the specifics of Council Member Jones' suggestion.

City Attorney Williams suggested that Council direct the City Manager to bring back the necessary documentation to implement what Council Member Jones was indicating. He thought that, while they certainly could identify Public Works as first responders, it did require some clarity and parameters in place to ensure they considered all aspects. He noted that State Code had specific language around the benefits that first responders had that others did not have. He thought the City could give Public Works certain benefits, but the City Manager should bring an Ordinance amendment to that effect.

Council Member Cuthbert stated that he thought that was appropriate; it was a good, business-like way to proceed.

Council Member Jones stated that he did not support that approach because if the State Code did not mention Public Works as first responders, then they would not get those enumerated benefits anyway. He said that locally, as a City, they should recognize them as first responders so that they were included as part of first responders' pay raises.

Mayor Parham asked Council Member Jones if he would be amenable to the City Manager bringing that back to Council in order to build it into the budget.

City Manager Altman stated that it may be a policy statement, so the City could consider the Department of Public Works as a first responder but not necessarily as a definition in State Code. He said that staff would bring something back for Council's consideration.

Council Member Jones stated that he was amenable to the City Attorney's suggestion and would be okay with bringing it back. He just wanted to emphasize the importance and dedication of their Public Works Department.

Council Member Myers said that they could suspend the rules of Council to make the motion.

Vice Mayor Hill stated that the motion could be made and voted on right now, and the specific language could still be brought back at a later date. He asked the Mayor to call the vote.

Mayor Parham called the vote on formally considering the Department of Public Works as first responders in the City.

The motion was approved on a roll call vote.

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

18. BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk stated that she had nothing to report this evening.

19. BUSINESS OR REPORTS FROM THE CITY ATTORNEY

Anthony Williams, City Attorney stated that he had nothing to report this evening.

20. ADJOURNMENT

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

The City Council adjourned at 7:43 p.m.

DRAFT



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH:

FROM: John M. Altman, Jr, City Manager

RE: Davenport – 2015A Bond Refunding

PURPOSE: 2015A Bond Refunding

REASON: Funding will be used to begin implementation of identified General Fund Capital Needs and Utility Infrastructure Improvements

RECOMMENDATION: Approval of the issuance of GO Bond Anticipation Notes to address capital improvement needs

BACKGROUND: In May 2015, the City issued \$7,380,000 of Series 2015A bonds through the Virginia Resources Authority (VRA) for water and wastewater projects. There is now a potential refunding opportunity for these bonds. At the January 20, 2026 City Council meeting, Davenport and Company presented the proposed plan of refunding/refinancing for City Council discussion. Council discussed the proposal with staff and Davenport. At the conclusion of the discussion, Council authorized the City Manager and Davenport to moving forward with issuing a Request for Proposal (RFP) for distribution to banking institutions and moving forward with a VRA application. Responses to the RFP are due on February 10, 2026.

At the February 17, 2026 City Council meeting, Council will conduct a public hearing to consider the approval of resolution authorizing the refunding through either VRA or a direct bank loan.

The refunding will save the City approximately \$320,000 or \$21,000 annually.

COST TO CITY: n/a

BUDGETED ITEM:

REVENUE TO CITY: \$21,000 annual savings (\$320,000 total)

CITY COUNCIL HEARING DATE: February 17, 2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: n/a

AFFECTED AGENCIES: Department of Finance

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:
Resolution Authorizing the Issuance and Sale of the Series 2015A Bonds

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

STAFF: Leon Glaster, Chief Financial Officer/Director of Finance
Garry Crozier, Budget Manager
Lacy Ward,
Richard Harris, Interim Director of Public Works

Potential Refunding Opportunities for Debt Service Savings

City of Petersburg, Virginia



January 20, 2026

Background



- Davenport & Company LLC (“Davenport”) has served as the Financial Advisor to the City of Petersburg (the “City”) since 2016.
- Over the past ten (10) years, Davenport has assisted the City with Direct Bank Loans, Public Issuances, and issuances through the Virginia Resources Authority (“VRA”) for both New Money needs and Refunding opportunities.
- As Financial Advisor to the City, Davenport routinely reviews the City’s debt portfolio for opportunities to refinance existing debt for debt service savings.
- Based on our review of the City’s debt portfolio, we have identified the 2015A Bonds as a potential refunding candidate.
- On the following pages, Davenport has provided a summary of this potential refunding opportunity through the 2026 VRA Spring Pool or a Direct Bank Loan (a “Dual Track Process”) based on current market conditions as of 1/7/2026.
- As a direct result of the City’s strong investment grade credit ratings, the potential opportunity to refinance exists.



The Potential Refunding Opportunity...

- In May 2015, the City issued \$7,380,000 of Series 2015A Bonds through VRA for water and wastewater projects, which are now a Potential Refunding Opportunity.
 - The 2015A Bonds eligible to be refunded are as follows:
 - Maturities: 11/1/2026 – 11/1/2040
 - Par Amount: \$5,365,000
 - Interest Rates: 3.00% - 5.00%
 - Call Date: Currently callable at 100% (i.e., no penalty)

- The City is in a very good position to take advantage of this Potential Refunding Opportunity because of the leadership of City Council and Management, which has resulted in the following:
 - ✓ Structurally balanced budgets, which have allowed the City to improve its fiscal health;
 - ✓ Significantly improved fund balance and liquidity;
 - ✓ Elimination of reliance on cash flow Revenue Anticipation Note (“RAN”) borrowings; and
 - ✓ Very strong A1/AA-/A+ credit ratings – a significant achievement since 2016.



The Dual Track Process...

- The City may have an opportunity to refund the callable 2015A Bonds in the **VRA 2026 Spring Pool** or through a **Direct Bank Loan** to achieve debt service savings if interest rates remain favorable.
 - Because the 2015A Bonds are currently callable (i.e., past the call date of 11/1/2025), the 2015A Bonds could be refunded on a Tax-Exempt basis.

- Should the City decide to move forward with this refunding, the next steps include the distribution of a Direct Bank Loan RFP and an application to VRA for participation in the 2026 Spring Pool.
 - Formal City Council approvals under either approach would occur in March.



Summary | Preliminary Refunding Results

Current Market as of 1/7/2026 | 2026 VRA Spring Pool | All Callable Bonds

- In the Current Market, the City may be able to lock in approximately \$320,000 in savings – approximately \$21,000 annually or 4.8% on a present value basis.
 - Please note that is in excess of the industry standard benchmark of 3% present value savings.
 - The refinancing does not extend the final maturity, only exchanging higher interest rates for lower interest rates.
- The summary information reflected below illustrates the preliminary estimated results (and market sensitivity) as of January 7, 2026.

	<u>Current Market</u>	<u>Current Market + 25 bps</u>	<u>Current Market - 25 bps</u>
Bonds Refunded	\$5.4M	\$5.4M	\$5.4M
Refunded Interest Rate (Average Coupon)	4.3%	4.3%	4.3%
Refunding Bonds Issued	\$4.9M	\$5.0M	\$4.8M
Interest Rate (All-in Cost)	3.7%	3.9%	3.5%
Total Savings (\$)	\$320,000	\$210,000	\$427,000
Present Value Savings (%)	4.8%	3.1%	6.5%
Average Annual Savings	\$21,000	\$14,000	\$28,000

Preliminary Timeline | Dual Track Process



Date	Task
January 20	City Council Meeting <ul style="list-style-type: none">■ Davenport briefs the City Council on the refunding opportunity.
On/About January 21	RFP distributed to local, regional, and national banking institutions.
February 6	VRA Application due (non-binding, no costs incurred).
February 10	RFP responses due.
February 17	City Council Meeting <ul style="list-style-type: none">■ Davenport provides an update to the City Council on the refunding opportunity.■ City Council considers approval of a resolution authorizing the refunding through either VRA or a Direct Bank Loan.
March 20	Deadline for City Council action if VRA is the selected refinancing alternative.
Early April	Close on Direct Bank Loan, if selected.
April 28	VRA Bond Sale (interest rates locked in).
May 12	VRA Bond Closing.

Municipal Advisor Disclosure



The enclosed information relates to an existing or potential municipal advisor engagement.

The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC ("Davenport") has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons,

This material was prepared by public finance, or other non-research personnel of Davenport. This material was not produced by a research analyst, although it may refer to a Davenport research analyst or research report. Unless otherwise indicated, these views (if any) are the author's and may differ from those of the Davenport fixed income or research department or others in the firm. Davenport may perform or seek to perform financial advisory services for the issuers of the securities and instruments mentioned herein.

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The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport.

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CITY OF PETERSBURG, VIRGINIA

**A RESOLUTION AUTHORIZING THE ISSUANCE OF UP TO \$5,600,000
PRINCIPAL AMOUNT OF A GENERAL OBLIGATION REFUNDING BOND OF THE
CITY OF PETERSBURG, VIRGINIA AND PROVIDING FOR THE FORM, DETAILS
AND PAYMENT THEREOF
(BANK OPTION)**

Adopted on February 17, 2026

Be it resolved by the Council of the City of Petersburg, Virginia:

Section 1 Definitions

Unless the context shall clearly indicate some other meaning, the following words and terms shall for all purposes of the Resolution and of any certificate, resolution or other instrument amendatory thereof or supplemental thereto for all purposes of any opinion or instrument or other documents therein or herein mentioned, have the following meanings:

“**Act**” shall mean the Public Finance Act, Chapter 26, Title 15.2 of the Code of Virginia of 1950, as amended.

“**Bond**” shall mean the General Obligation Refunding Bond, Series 2026, as authorized to be issued hereunder.

“**Bond Counsel**” shall mean Sands Anderson PC or another attorney or firm of attorneys nationally recognized on the subject of municipal bonds selected by the City.

“**Bond Fund**” shall mean the Bond Fund established by Section 6(a).

“**Bondholder**” or “**Holder**” shall mean the registered owner of the Bond.

“**Business Day**” shall mean any Monday, Tuesday, Wednesday, Thursday or Friday on which commercial banks generally are open for business in the Commonwealth of Virginia.

“**City**” shall mean the City of Petersburg, Virginia.

“**City Charter**” shall mean the City Charter of the City of Petersburg, Virginia, Chapter 259 of the 1962 Acts of Assembly, as amended.

“**Clerk**” shall mean the Clerk of Council.

“**Closing Date**” shall mean the date on which the Bond is issued and delivered to the Bondholder.

“**Code**” shall mean the Internal Revenue Code of 1986, as amended, and applicable regulations, procedures and rulings thereunder.

“**Commonwealth**” shall mean the Commonwealth of Virginia.

“**Council**” shall mean the City Council of the City of Petersburg, Virginia.

“Interest Account” shall mean the Interest Account in the Bond Fund established by Section 6(a).

“Interest Payment Date” [_____] and [_____] of each year, beginning [_____] 2026.

“Lender” shall mean [_____], as purchaser of the Bond.

“Maturity Date” shall mean [_____], 20[_____].

“Mayor” shall mean the Mayor or Vice Mayor of the City.

“Outstanding” shall mean, as of a particular date, the Bond authenticated and delivered under this Resolution except:

- (i) if the Bond is cancelled by the City at or before such date;
- (ii) if cash equal to the principal amount of the Bond, with interest to the date of maturity, shall have been deposited with the Paying Agent prior to maturity;
- (iii) the Bond for the redemption or purchase of which cash or noncallable direct obligations of the United States of America, equal to the redemption or purchase price thereof to the redemption or purchase date, shall have been deposited with the Paying Agent, for which notice of redemption or purchase shall have been given in accordance with the Resolution;
- (iv) the Bond in lieu of, or in substitution for which, another Bond shall have been authenticated and delivered pursuant to this Resolution; and
- (v) if such Bond is deemed paid under the provisions of Section 9, except that such Bond shall be considered Outstanding until the maturity or redemption date thereof only for the purposes of actually being paid.

“Paying Agent” shall mean a qualified bank or trust company selected by the City Manager hereunder or the City Treasurer acting as Paying Agent hereunder as designated and authorized under Section 3 or the successors or assigns serving as such hereunder.

“Principal Account” shall mean the Principal Account in the Bond Fund established by Section 6(a).

“Proceeds Fund” shall mean the Proceeds Fund established by Section 4.

“Refunded Bonds” shall mean the City’s outstanding Water and Sewer Revenue Bond, Series 2015.

“**Registrar**” shall mean the Paying Agent, or the successors or assigns serving as such hereunder.

Section 2 Findings and Determinations

The Council hereby finds and determines that (i) the City is in need of funds to be used by the City for refinancing the Refunded Bonds to achieve debt service savings for the City and for costs of issuance of the Bonds and for costs of issuance of the Bond, (ii) the refinancing of the Refunded Bonds, will be for municipal purposes of the City, will benefit the health, safety and welfare of the citizens of the City, all for purposes which will serve the City, (iii) the most effective, efficient and expedient manner in which to provide such funds is by the issuance of a tax-exempt general obligation and refunding bond in the maximum principal amount of \$5,600,000 issued by the City as further described herein to be sold to the Bondholder, which has offered to purchase the same on certain terms and conditions pursuant to a Bond Purchase Agreement between the City and the Bondholder (**the “Bond Purchase Agreement”**) a form of which has been presented to the Council, the issuance of such Bond being within the power of the City to contract debts, borrow money and make and issue evidence of indebtedness, and (iv) the issuance of the Bond is in the best interests of the City and its citizens.

Section 3 Authorization, Form and Details of the Bond

There is hereby authorized to be issued a general obligation and refunding bond for purpose of refinancing the Refunded Bonds and to pay certain costs of issuance of the Bond, all as described in Section 2 above. The Bond authorized herein shall be designated as “General Obligation and Refunding Bonds, Series 2026”, shall be issuable as a fully registered bond, without coupons, shall be dated the Closing Date, shall be numbered R-1, shall bear interest payable semiannually on each [_____] and [_____] , commencing [_____] , 2026 with principal payable on the Maturity Date, at a rate per annum not to exceed [_____] % in accordance with the provisions of the Lender’s written proposal to purchase the Bond, and shall mature on the Maturity Date. [INSERT REDEMPTION PROVISIONS HERE].

The Bond is hereby authorized to be issued under the City Charter and the Act. The Bond shall bear interest from the date on which the Bond is authenticated. Interest on the Bond shall be computed on the basis of 30-day months and a 360-day year.

Principal of, and interest on, the Bond shall be payable in lawful money of the United States of America. Principal of and interest on the Bond shall be payable by wire transfer to the registered holder on the payment dates of the Bond.

The Bond shall be printed, lithographed or typewritten and shall be substantially in the form herein below set forth, with such appropriate variations, omissions and insertions as are permitted or required by this Resolution, including such variations, insertions and omissions as

shall be necessary to issue the Bond under a system of book-entry for recording the ownership and transfer of ownership of rights and to receive payments of principal of and interest on the Bond and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect thereto.

If any principal of, or interest on, the Bond is not paid when due (whether at maturity, by acceleration or call for redemption, or otherwise), then, to the extent permitted by law, the overdue installments of principal shall bear interest until paid at the same rate as set forth in the Bond.

The Bond shall be signed by the facsimile or manual signature of the Mayor. The facsimile of the City's seal shall be printed thereon or manually impressed thereon and attested by the facsimile or manual signature of the Clerk. In case any officer whose signature or facsimile of whose signature shall appear on the Bond shall cease to be such officer before delivery of the Bond, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he remained in office until such delivery. The Bond may bear the facsimile signature of or may be signed by such persons as at the actual time of the execution thereof shall be the proper officers to sign the Bond although on the date of delivery of the Bond such persons may not have been such officers.

The Bond shall bear a certificate of authentication, in the forms set forth below, duly executed by the Registrar. The Registrar shall authenticate the Bond with the signature of an authorized officer of the Registrar. Only the authenticated Bond shall be entitled to any right or benefit under this Resolution, and such certificate on the Bond issued hereunder shall be conclusive evidence that such Bond has been duly issued and is secured by the provisions hereof.

The Paying Agent shall act as Registrar and shall maintain Registration Books for the registration and the registration of transfer of the Bond. A qualified bank or trust company selected by the City Manager hereunder or the City Treasurer will be designated and authorized to act as Paying Agent and Registrar hereunder. The transfer of the Bond may be registered only on the books kept for the registration and registration of transfer of the Bond upon surrender thereof to the Registrar together with an assignment duly executed by the registered holder in person or by his duly authorized attorney or legal representative in such form as shall be satisfactory to the Registrar. Upon any such transfer, the City shall execute and the Registrar shall authenticate and deliver, in exchange of the respective Bond, a new registered Bond registered in the name of the transferee of the same series, maturity and interest rate as the Bond so exchanged in any denomination or denominations authorized by this Resolution.

The Registrar shall not be required to make any such registration or registration of transfer during the fifteen (15) days immediately preceding an Interest Payment Date, the Maturity Date or a redemption date.

Prior to due presentment for registration of transfer for the Bond, the Registrar shall treat the registered holder as the person exclusively entitled to payment of principal of, premium, if any, and interest on, the respective Bond and the exercise of all other rights and powers of the Holder.

If any Bond has been mutilated, lost or destroyed, the City shall execute and the Registrar shall authenticate and deliver a new Bond of like date and tenor in exchange or substitution for, and upon cancellation of, such mutilated Bond or in lieu of and in substitution for such lost or destroyed Bond; provided, however, that the City and the Registrar shall execute, authenticate and deliver such Bond only if the Holder has paid the reasonable expenses and charges of the City and the Registrar in connection therewith and, in the case of a lost or destroyed Bond, has furnished to the City and the Registrar (a) evidence satisfactory to them that such Bond was lost or destroyed and the Holder was the Owner thereof and (b) indemnity satisfactory to them. If the Bond has matured, instead of issuing a new Bond, the Registrar may pay the same without surrender thereof upon receipt of the aforesaid evidence and indemnity.

If the Bond has been paid (whether at maturity, by acceleration or otherwise) or delivered to the Paying Agent for cancellation, such Bond shall not be reissued and the Registrar shall, unless otherwise directed by the City, cremate, shred or otherwise dispose of such Bond. The Registrar shall deliver to the City a certificate of any such cremation, shredding or other disposition of such Bond.

CUSIP identification numbers may be printed on the Bond, but such numbers shall not be deemed to be a part of the Bond or a part of the contract evidenced thereby and no liability shall hereafter attach to the City or any of the officers or agents thereof because or on account of said CUSIP numbers.

The Bond, the Certificate of Authentication and the provision for the assignment to be inserted in the Bond shall be substantially in the following form, to-wit:

“FORM OF BOND”

No. R-1

Dated: _____, 2026

**UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA, CITY OF PETERSBURG
GENERAL OBLIGATION REFUNDING BOND,
SERIES 2026**

Interest Rate: [__]%

Maturity Date: [____], 20[__]

Registered Holder: [_____]

Principal Sum: [_____] AND 00/100 DOLLARS (\$_____.00)

KNOW ALL MEN BY THESE PRESENTS, that the City of Petersburg, Virginia (**hereinafter sometimes referred to as the “City”**), a municipal corporation and city of the Commonwealth of Virginia, for value received hereby promises to pay to the registered holder (named above, hereinafter, the “Lender” or the “Holder”), or assigns on the Maturity Date (specified above), subject to prepayment or prior redemption as hereinafter provided, the Principal Sum outstanding (specified above) by wire transfer to the registered holder on the payment dates set forth below by _____ (**the “Paying Agent”**), and to pay interest on said Principal Sum, from the date of authentication hereof until the payment of said Principal Sum by wire transfer to the registered holder on the payment dates set forth below, at the rate per annum (specified above) payable as follows:

Commencing on [____] 1, 202[___] and on each [_____] and [____], thereafter, to and including the Maturity Date (**each an “Interest Payment Date”**), interest at the rate set forth above, calculated on the basis of a 360-day year of twelve 30-day months. The principal balance outstanding on this Bond along with interest accrued and unpaid hereunder shall be paid in full on the Maturity Date.

[INSERT REDEMPTION PROVISIONS HERE]

Upon a Determination of Taxability (as defined below), the interest rate on this Bond shall be automatically adjusted to the Taxable Rate (as defined below) from the Date of Taxability (as defined below). For purposes of this Bond, the following terms have the following meanings:

“Date of Taxability” means the earliest date as of which interest on this Bond shall have been determined to be includable in the gross income of the Lender pursuant to a Determination of Taxability.

“Determination of Taxability” means and shall be deemed to have occurred on the first to occur of the following:

(i) on that date when the City files any statement, supplemental statement or other tax schedule, return or document which discloses that an Event of Taxability shall have in fact occurred;

(ii) on the date when the Lender notifies the City that it has received a written opinion by an attorney or firm of attorneys of recognized standing on the subject of tax-exempt municipal finance to the effect that an Event of Taxability (as defined below) has occurred unless, within 180 days after receipt by the City of such notification from such Lender, the City shall deliver to the Lender (A) a ruling or determination letter issued to or on behalf of the City by the Commissioner or any District Director of Internal Revenue (or any other governmental official exercising the same or a substantially similar function from time to time) or (B) a written opinion by an attorney or firm of attorneys of recognized standing on the subject of tax-exempt municipal finance to the effect that, after taking into consideration such facts as form the basis for the opinion that an Event of Taxability has occurred, an Event of Taxability shall not have occurred;

(iii) on the date when the City shall be advised in writing by the Commissioner or any District Director of Internal Revenue (or any other government official or agent exercising the same or a substantially similar function from time to time) that, based upon filings by the City, or upon any review or audit of the City or upon any other ground whatsoever, an Event of Taxability shall have occurred; or

(iv) on that date when the City shall receive notice from the Lender that the Internal Revenue Service (or any other government official or agency exercising the same or a substantially similar function from time to time) has assessed as includable in the gross income of such Lender the interest on this Bond due to the occurrence of an Event of Taxability;

provided, however, no Determination of Taxability shall occur under subparagraph (iii) or (iv) above unless the City have been afforded the opportunity, at the sole expense of the City, to contest any such assessment, and, further, no Determination of Taxability shall occur until such contest, if made, has been finally determined; provided further, however, that upon demand from the Lender, the City shall immediately reimburse such Lender for any payments such Lender shall be obligated to make as a result of the Determination of Taxability during any such contest.

“Event of Taxability” means the taking of any action by the City, or the failure to take any action by the City, or the making by the City of any misrepresentation herein or in any certificate required to be given in connection with the issuance, sale or delivery of this Bond which has the effect of causing interest paid or payable on this Bond to become includable, in whole or in part, in the gross income of the Lender for federal income tax purposes.

“Taxable Rate” means the interest rate per annum that shall provide the Lender with the same after-tax yield that the Lender would have otherwise received had the Determination of Taxability not occurred, taking into account the increased taxable income of the Lender as a result of such Determination of Taxability. The Lender shall provide the City with a written statement explaining the calculation of the Taxable Rate, which statement shall, in the absence of manifest error, be conclusive and binding on the City.

Both principal of and interest on this Bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for public and private debts.

It is hereby certified, recited and declared that all acts, conditions and things required to have happened, to exist and to have been performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in regular and due time, form and manner as required by law; that this Bond does not exceed any constitutional, statutory or charter limitation of indebtedness; and that provision has been made for the payment of the principal of, and interest on, this Bond as provided in the Resolution.

No registration, transfer or exchange of this Bond shall be permitted within fifteen (15) days of a payment date, the Maturity Date or the date of prepayment or redemption of this Bond.

This Bond is an authorized series in the aggregate principal amount of up to \$5,600,000 authorized of like date and tenor, except for number and denomination, and is issued under and pursuant to and in compliance with the Constitution and laws of the Commonwealth of Virginia, including the City Charter of the City of Petersburg, Virginia (Chapter 259 of the 1962 Acts of Assembly, as amended) and Chapter 26, Title 15.2 of the Code of Virginia of 1950, as amended, the same being the Public Finance Act, and the Resolution duly adopted by the Council on February 17, 2026 (**the “Resolution”**).

This Bond shall bear interest from the date on which this Bond is authenticated. Interest on this Bond shall be computed on the basis of 30-day months and 360-day year.

This Bond is transferable only upon the registration books kept at the office of the Registrar by the registered holder hereof, or by his duly authorized attorney, upon surrender of this Bond (together with a written instrument of transfer, satisfactory in form to the Registrar, duly executed by the registered holder or his duly authorized attorney, which may be the form endorsed hereon) and subject to the limitations and upon payment of the charges, if any, as provided in the Resolution, and thereupon as provided in the Resolution a new Bond, in the aggregate principal amount and of the same series, interest rate and maturity as the Bond surrendered, shall be issued in exchange therefor. The City and the Registrar shall deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon and for all other purposes whatsoever.

THIS BOND IS A GENERAL OBLIGATION OF THE CITY FOR THE PAYMENT OF WHICH THE CITY'S FULL FAITH AND CREDIT ARE IRREVOCABLY PLEDGED. THE CITY COUNCIL IS AUTHORIZED AND REQUIRED TO LEVY AND COLLECT ANNUALLY AT THE SAME TIME AND IN THE SAME MANNER AS OTHER TAXES OF THE CITY ARE ASSESSED, LEVIED AND COLLECTED, A TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY, OVER AND ABOVE ALL OTHER TAXES AUTHORIZED OR LIMITED BY LAW AND WITHOUT LIMITATION AS TO RATE OR AMOUNT, SUFFICIENT TO PAY WHEN DUE THE PRINCIPAL OF AND PREMIUM, IF ANY, AND INTEREST ON THE BOND, TO THE EXTENT OTHER FUNDS OF THE CITY ARE NOT LAWFULLY AVAILABLE AND APPROPRIATED FOR SUCH PURPOSE.

Reference is hereby made to the Resolution and to all of the provisions thereof to which any holder of this Bond by his acceptance hereof hereby assents, for definitions of terms; the description of and nature and extent of the security for this Bond; the conditions upon which the Resolution may be amended or supplemented without the consent of the holder of this Bond and upon which it may be amended only with the consent of the holder of this Bond affected thereby; the rights and remedies of the holder hereof with respect hereto; the rights, duties and obligations of the City; the provisions discharging the Resolution as to this Bond and for the other terms and provisions of the Resolution.

This Bond shall not be valid or obligatory for any purpose unless the certificate of authentication hereon has been duly executed by the Registrar and the date of authentication inserted hereon.

IN WITNESS WHEREOF, the City of Petersburg, Virginia, by its Council has caused this Bond to be signed by the Mayor and attested by the Clerk of Council, by their manual or facsimile signatures, and its seal to be impressed or imprinted hereon, and this Bond to be dated as set forth above.

(SEAL)

Clerk of Council

Mayor

CERTIFICATE OF AUTHENTICATION

This Bond is the Bond described in the within-mentioned Resolution.

REGISTRAR - _____

By: _____
City Treasurer

DATE OF AUTHENTICATION:

_____, 2026

[FORM OF ASSIGNMENT]

For value received, the undersigned hereby sells, assigns, and transfers unto

Please insert social security number or other tax identification number of assignee:

[_____]

Name and address of assignee, including zip code: _____ the within-

mentioned Bond and hereby irrevocably constitutes and appoints _____ attorney-in-fact, to transfer the same on the registration books thereof maintained in the office of the within-mentioned Registrar with the full power of substitution in the premises.

DATED: _____

BOND: The signature to this assignment must correspond with the name of the registered holder that is written on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature Guaranteed

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

SCHEDULE

Section 4 Creation of Proceeds Fund

There is hereby established a fund to be designated the “Proceeds Fund, City of Petersburg, Virginia, Bond General Obligation and Refunding Bonds, Series 2026.”

Section 5 Payments into Proceeds Fund

A portion of the funds received from the proceeds of the sale of the Bond after payment of certain costs of issuance of the Bond, shall be deposited into the Proceeds Fund to be used to pay costs of the Refunded Bonds and costs of issuance of the Bond in accordance with applicable law.

Section 6 Creation of Bond Funds

a. There is hereby established a trust fund to be designated the “Bond Fund, City of Petersburg, Virginia, General Obligation and Refunding Bonds, Series 2026”, in which Bond Fund there are hereby established two accounts, an Interest Account and a Principal Account. As and when received, monies shall be deposited into the appropriate account of the Bond Fund, and payments from the Bond Fund shall be made as follows:

i. to the Interest Account in the Bond Fund, subject to credit, if any, or proceeds of the Bond deposited therein, on [_____] and [_____] , beginning [_____] , 2026, and on the Maturity Date, an amount equal to the amount of interest that will become due on the Bond on the Interest Payment Date or Maturity Date; and

ii. to the Principal Account in the Bond Fund on the Maturity Date an amount equal to the principal that is required to be deposited into the Principal Account in order to pay the principal amount outstanding due on the Bond on the Maturity Date.

Section 7 Accounts Within Funds

Any fund or account created by this Resolution may contain such accounts or subaccounts as may be necessary for the orderly administration thereof.

Section 8 Investment of Funds

The City shall separately invest and reinvest any monies held in the funds established by this Resolution in investments which would mature in amounts and at times so that the principal of, premium, if any, and interest on, the Bond can be paid when due at maturity thereof.

Permissible investments include investments in securities that are legal investments under Chapter 45 of Title 2.2 of the Code of Virginia of 1950, as amended (Section 2.2-4500 *et seq.*) and which are otherwise in compliance with Section 15.2-2619 of the Act. The City Treasurer, if and as necessary, is authorized to utilize the Virginia State Non-Arbitrage Program (“SNAP”) in connection with the investment of the proceeds of the Bond.

Section 9 Defeasance

The obligations of the City under this Resolution and covenants of the City provided for herein shall be fully discharged and satisfied as to the Bond and the Bond shall no longer be deemed to be Outstanding thereunder when the Bond shall have been purchased by the City and cancelled or destroyed, when the payment of principal of the Bond, plus interest on the principal to the due date thereof either (a) shall have been made or (b) shall have been provided for by irrevocably depositing with the Paying Agent for the Bond, money sufficient to make such payment, or direct and general obligations of, or obligations the principal of, and interest on, which are guaranteed by, the United States of America, maturing in such amounts and at such times as will insure the availability of sufficient monies to make such payment.

Section 10 General Obligation

The Council, in accordance with Section 15.2-2624 of the Act, is hereafter authorized and required to levy and collect annually, at the same time and in the same manner as other taxes of the City are assessed, levied and collected, a tax upon all taxable property within the City, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and premium, if any and interest on the Bond, to the extent other funds of the City are not lawfully available and appropriated for such purpose.

Section 11 Event of Default

Each of the following shall constitute an event of default hereunder:

- a. Failure to pay the principal of the Bond when due;
- b. Failure to pay interest on the Bond when due;
- c. Failure of the City to perform any other covenant or agreement contained in this Resolution, which failure shall have continued for 60 days after the notice thereof from the Holders of the Bond; provided, however, that if any such failure shall be such that it cannot be cured or corrected within a 60-day period but is, in fact, susceptible of cure or correction, it shall not constitute an Event of Default if curative or corrective action is instituted within said period and diligently pursued until the failure of performance is cured or corrected;
- d. The instituting of any proceeding with the consent of the City for the purpose of effecting composition between the City and its creditors or for the purpose of adjusting the claims of creditors pursuant to any federal or state statute; or
- e. If the City for any reason shall be rendered incapable of fulfilling its obligations under this Resolution.

In case an Event of Default shall occur, subject to the provisions referred to in the preceding paragraph, the Holders of the outstanding Bond shall have the right to protect the rights vested in such Holder by the Resolution by such appropriate judicial proceeding as such Holder shall determine either by suit in equity or by action at law.

Section 12 Enforcement by Bondholder

The Holder of the Bond may by mandamus or other appropriate proceeding at law or in equity in any court of competent jurisdiction, enforce and compel performance of this Resolution and every provision and covenant thereof, including without limiting the generality of the foregoing, the enforcement of the performance of all obligations and duties and requirements to be done or performed by the City by the Resolution or by the applicable laws of the Commonwealth.

Section 13 Modification of Bond Resolution

The City may without the consent of any Bondholder make any modification or amendment of this Resolution required to cure any ambiguity or error herein contained or to make any amendments hereto or to grant to the Bondholders additional rights.

The Holders of the outstanding Bond shall have the power to authorize any modifications to this Resolution affecting the outstanding Bond proposed by the City other than as permitted above; provided that without the consent of the Holder of the Bond affected thereby, no modifications shall be made which will (a) extend the time of payment of principal of, or interest on, the Bond or reduce the principal amount thereof or the rate of interest thereon or any alteration of prepayment provisions; (b) give to the Bond any preference over any other note or bond secured equally and ratably therewith; (c) deprive the Bondholders of the security afforded by this Resolution, or (d) reduce the percentage in principal amount of the Bond required to authorize any modification to the Resolution.

Section 14 Application of Proceeds; Sale of Bond

Proceeds derived from the sale of the Bond together with other monies available therefor shall be used to pay the costs of issuance and other expenses of the City relating to the issuance of the Bond and thereafter any remaining funds shall be deposited in the Proceeds Fund and shall be used for the purposes specified in Section 2 of this Resolution and otherwise used in accordance with the provisions of this Resolution or an opinion of Bond Counsel. Interest accruing on the principal of the Proceeds Fund and any profit realized from it may be transferred to the Bond Fund to be applied to the payment of interest on the Bond.

Section 15 No Arbitrage Covenant and Covenants and Designations as to the Code

The City hereby covenants that it will not use or invest, or permit the use or investment of any proceeds of the Bond, in a manner that would cause the Bond to be subjected to treatment under Section 148 of the Code and the regulations adopted thereunder as an “arbitrage bond,” and to that end the City shall comply with applicable regulations adopted under said Section 148 of the Code.

The City covenants to comply with the Code provisions requiring that any issuance of “governmental bonds,” as defined therein, be subject to certain requirements as to rebate and timing and type of payments to be paid for from the proceeds of such notes or bonds, as well as other additional requirements. In order to assure compliance with such Code provisions, the City has entered into a Compliance Certificate, to comply with such requirements and covenants therein that it will not breach the terms thereof.

Section 16 Further Actions Authorized

The Mayor and Clerk of Council and the City Manager, City Treasurer, and all other officers, employees and agents of the City are hereby authorized and directed to take any and all such further action and to modify such documents and terms relating to the issuance of the Bond, including but not limited to the terms of payment, amounts, dates, redemption dates and terms, and agreements with the Lender, if any, as shall be deemed necessary, appropriate or desirable in order to effectuate delivery of, and payment for, the Bond all in accordance with the Resolution. The signature of such officers on such documents or certificates shall be conclusive evidence of such determination.

Furthermore, terms and provisions of the Bond may be subsequently modified by a resolution of the Council as may be deemed necessary, appropriate or desirable without modifying this Resolution and without further public hearing.

Section 17 Invalidity of Sections

If any section, paragraph, clause or provision of this Resolution shall be held invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining portions of this Resolution.

Section 18 Headings of Sections, Table of Contents

The headings of the sections of this Resolution and the Table of Contents appended hereto or to copies hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation or effect of such sections of this Resolution.

Section 19 Effectiveness and Filing of Resolution

The Council hereby declares that this Resolution shall become effective upon its passage as provided for in the Act. A certified copy of this Resolution shall be filed by the City Clerk with the Clerk of the Circuit Court of the City. The filing of this Resolution with the Clerk of the Circuit Court of the City shall be deemed to be the filing of an initial resolution or ordinance with such Court for all purposes of the Act.

The members of the Council voted as follows:

Ayes

Nays

Absent

Abstentions

Adopted this 17th day of February, 2026.

The undersigned Clerk of Council of the City of Petersburg, Virginia hereby certifies that the foregoing constitutes a true and correct extract from the minutes of a meeting of the Council held on February 17, 2026, and of the whole thereof so far as applicable to the matters referred to in such extract. I hereby further certify that such meeting was a regularly called meeting and that, during the consideration of the foregoing resolution, a quorum was present and action was taken in an open meeting.

Dated this _____ day of February, 2026.

Clerk of Council
City of Petersburg, Virginia

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**RESOLUTION PROVIDING FOR THE ISSUANCE, SALE AND AWARD OF A
GENERAL OBLIGATION REFUNDING BOND, SERIES 2026, OF THE CITY OF
PETERSBURG, VIRGINIA AND PROVIDING FOR THE FORM, DETAILS AND
PAYMENT THEREOF**

WHEREAS, the City Council (**the “City Council”**) of the City of Petersburg, Virginia (**the “City”**) has previously issued its \$7,380,000 Water and Sewer Revenue Bond, Series 2015 (**the “2015 Bond”**), which was issued to finance and refinance various public utility capital improvements in the City (**together, the “Project”**);

WHEREAS, the City Council has been advised that the Virginia Resources Authority (**“VRA”**), a public body corporate and political subdivision of the Commonwealth of Virginia, is willing to refinance and restructure all or a portion of the 2015 Bond at favorable rates resulting in debt service savings to the City;

WHEREAS, the City desires to issue one or more series of general obligation refunding bonds to prepay, redeem and refund all or a portion of the 2015 Bond, subject to the terms and conditions herein; and

WHEREAS, VRA has indicated its willingness to purchase such bond from a portion of the proceeds of its Infrastructure and State Moral Obligation Revenue Bonds (Virginia Pooled Financing Program), Series 2026 (**as more particularly defined in the below defined Local Bond Sale and Financing Agreement, the “VRA Bonds”**) and to provide a portion of the proceeds thereof to the City to refund the 2015 Bond in accordance with the terms of one or more Local Bond Sale and Financing Agreements to be dated as of a date specified by VRA, between VRA and the City (**together, the “Local Bond Sale and Financing Agreement”**), the form of which has been presented to this meeting;

WHEREAS, VRA has advised the City that the sale date of the VRA Bonds is tentatively scheduled for _____, 2026 but may occur, subject to market conditions, at any time between _____, 2026 and _____, (**the “VRA Sale Date”**), and that VRA’s objective is to pay the City an amount which, in VRA’s judgment, reflects the market value of the Bond (as defined below) (**the “Purchase Price Objective”**), taking into consideration such factors as the purchase price received by VRA for the VRA Bonds, the underwriters’ discount and other issuance costs of the VRA Bonds, and other market conditions relating to the sale of the VRA Bonds;

WHEREAS, the Local Bond Sale and Financing Agreement shall provide that the refunding of the 2015 Bond achieves an aggregate net present value debt service savings of not less than [3%] of the refunded par amount of the 2015 Bond (**the “Targeted Savings”**); and

WHEREAS, the Local Bond Sale and Financing Agreement shall provide that the terms of the Bond (as defined below) will not exceed the parameters set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PETERSBURG, VIRGINIA:

1. Issuance of Bond. Pursuant to the Constitution and statutes of the Commonwealth of Virginia, including the Public Finance Act of 1991 (**the “Act”**), the City Council hereby authorizes the issuance and sale of one or more general obligation refunding bonds of the City to provide funds to refund all or a portion of the 2015 Bond and to pay related issuance and financing costs incurred in connection with issuing such Bond (as defined below). The City elects to issue the Bond pursuant to the Act. The Bond may be issued in one or more series reflecting the various City projects refinanced thereby and the treatment of the corresponding VRA Bonds for federal income tax purposes.

2. Authorization of Local Bond Sale and Financing Agreement. The form of the Local Bond Sale and Financing Agreement submitted to this meeting is hereby approved. The Mayor of the City, Vice Mayor of the City, and City Manager, any of whom may act, are authorized to execute the Local Bond Sale and Financing Agreement in substantially such form, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the officer executing the Local Bond Sale and Financing Agreement, whose approval shall be evidenced conclusively by the execution and delivery thereof. The issuance and sale of the Bond to VRA shall be upon the terms and conditions of the Local Bond Sale and Financing Agreement. The proceeds of such Bond shall be applied in the manner set forth in the Local Bond Sale and Financing Agreement. All capitalized terms used but not defined herein shall have the same meaning as set forth in the Local Bond Sale and Financing Agreement.

3. Bond Details. The Bond shall be issued in an aggregate principal amount not to exceed \$5,600,000 consisting of one or more registered bonds designated “General Obligation Refunding Bond, Series 2026” (**the “Bond”**), shall be numbered R-1, shall be dated on or within 31 days prior to the closing date of the VRA Bonds, and shall mature no later than December 31, 2040. The City Council authorizes the issuance and sale of the Bond to VRA on terms as shall be satisfactory to the City Manager; provided, however, that the aggregate net present value debt service savings resulting from refunding of the 2015 Bond shall not be less than the Targeted Savings and the Bond shall be subject to optional redemption upon the terms set forth in the Local Bond Sale and Financing Agreement. Subject to the preceding terms, the City Council further authorizes the VRA to determine the aggregate total of principal and interest payments on the Bond, establish an amortization schedule for the Bond including the dates and amounts and the optional and extraordinary prepayment provisions, if any, of the Bond, all in accordance with the provisions hereof.

As set forth in the Local Bond Sale and Financing Agreement, the City agrees to pay such “supplemental interest” and other charges as provided therein. The principal of and premium, if any, and interest on the Bond shall be payable in lawful money of the United States of America.

4. Payment and Redemption Provisions. The principal of and premium, if any, and interest on the Bond shall be payable as set forth in the Bond and the Local Bond Sale and Financing Agreement. The City may, at its option, redeem, prepay or refund the Bond upon the terms determined in accordance with Section 3 above and set forth in the Local Bond Sale and Financing Agreement.

5. Execution and Form of Bond. The Bond shall be signed by the Mayor or Vice Mayor of the City and the City's seal shall be affixed thereon and attested by the City Clerk. The Bond shall be issued as a typewritten bond in substantially the form of Exhibit A attached hereto, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by such officers, whose approval shall be evidenced conclusively by the execution and delivery of the Bond.

6. Pledge of Full Faith and Credit. The City's full faith and credit are pledged to secure the payment of the principal of, premium, if any, and interest on the Bond. Unless other funds are lawfully available and appropriated for timely payment of the Bond, the City agrees to levy an annual tax upon all property subject to local taxation in the City sufficient to pay the principal of and premium, if any, and interest on the Bond.

7. Preparation of Printed Bond. The City shall initially issue the Bond in typewritten form. Upon request of the registered owner and upon presentation of the Bond at the office of the Registrar (as hereinafter defined), the City shall arrange to have prepared, executed and delivered in exchange as soon as practicable the Bond in printed form in an aggregate principal amount equal to the unpaid principal of the Bond in typewritten form, in denominations of \$5,000 and multiples thereof (except that one Bond may be issued in an odd denomination of not less than \$5,000), of the same form and maturity and registered in such names as requested by the registered owners or their duly authorized attorneys or legal representatives. The printed Bond may be executed by manual or facsimile signature of the Mayor or Vice Mayor of the City, the City's seal affixed thereto and attested by the City Clerk; provided, however, that if both such signatures are facsimiles, no Bond shall be valid until it has been authenticated by the manual signature of the Registrar and the date of authentication noted thereon. The typewritten Bond surrendered in any such exchange shall be canceled.

8. Registration and Transfer of the Bond. The City appoints the City Manager as paying agent and registrar (**the "Registrar"**) for the Bond. If deemed to be in its best interest, the City may at any time appoint a qualified bank or trust company as successor Registrar. Upon surrender of the Bond at the office of the Registrar, together with an assignment duly executed by the registered owner or its duly authorized attorney or legal representative in such form as shall be satisfactory to the Registrar, the City shall execute, and the Registrar shall authenticate and deliver in exchange, a new Bond or Bonds having an equal aggregate principal amount, of the same form and maturity, bearing interest at the same rates and registered in such name as requested by the then registered owner or its duly authorized attorney or legal representative. Any such exchange shall be at the expense of the City, except that the Registrar may charge the person requesting such exchange the amount of any tax or other governmental charge required to be paid with respect thereto.

The Registrar shall treat the registered owner as the person or entity exclusively entitled to payment of principal, premium, if any, and interest, and the exercise of all other rights and powers of the owner, except that installments shall be paid to the person or entity shown as owner on the registration books on the 15th day of the month preceding each interest payment date.

9. Mutilated, Lost or Destroyed Bond. If the Bond has been mutilated, lost or destroyed, the City shall execute and deliver a new Bond of like date and tenor in exchange and substitution for, and upon cancellation of, such mutilated Bond or in lieu of and in substitution for such lost or destroyed Bond; provided, however, that the City shall so execute and deliver only if the registered owner has paid the reasonable expenses and charges of the City in connection therewith and, in the case of a lost or destroyed Bond, (a) has filed with the City evidence satisfactory to the City that such Bond was lost or destroyed and (b) has furnished to the City satisfactory indemnity.

10. Arbitrage Covenants. The City covenants that it shall not take or omit to take any action the taking or omission of which will cause the VRA Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, and regulations issued pursuant thereto (**the “Code”**), or otherwise cause interest on the VRA Bonds (except for any VRA Bonds issued on a taxable basis) to be includable in the gross income for Federal income tax purposes of the registered owner thereof under existing law. Without limiting the generality of the foregoing, the City shall comply with any provision of the Tax Compliance Agreement (as defined below) that may require the City at any time to rebate to the United States any part of the earnings derived from the investment of the gross proceeds of the Bond, unless the City receives an opinion of nationally recognized bond counsel that such compliance is not required to prevent interest on the VRA Bonds (except for any VRA Bonds issued on a taxable basis) from being included in the gross income for federal income tax purposes of the registered owners thereof under existing law. The City shall pay any such required rebate from legally available funds.

11. Tax Compliance Agreement. Such officers of the City as may be requested are authorized and directed to execute and deliver a tax compliance agreement in relation to the Bond (**the “Tax Compliance Agreement”**) in the form approved by the Mayor or Vice Mayor of the City or the City Manager, or any of them, in collaboration with the City’s bond counsel, with such completions, omissions, insertions and changes as may be approved by the officers of the City executing such Tax Compliance Agreement, whose approval shall be evidenced conclusively by the execution and delivery thereof.

12. Private Activity Bond Covenant. The City covenants that it shall not permit the proceeds of the Bond or the Related Financed Property (as defined in the Local Bond Sale and Financing Agreement) to be used in any manner that would result in (a) 5% or more of such proceeds or the facilities financed with such proceeds being used in a trade or business carried on by any person other than a governmental unit, as provided in Section 141(b) of the Code, (b) 5% or more of such proceeds or the facilities financed with such proceeds being used with respect to any output facility (other than a facility for the furnishing of water), within the meaning of Section 141(b)(4) of the Code, or (c) 5% or more of such proceeds being used directly or indirectly to make or finance loans to any persons other than a governmental unit, as provided in Section 141(c) of the Code; provided, however, that if the City receives an opinion of nationally recognized bond counsel that any such covenants need not be complied with to prevent the interest on the VRA Bonds issued as tax-exempt from being includable in the gross income for federal income tax purposes of the registered owners thereof under existing law, the City need not comply with such covenants.

13. Redemption of 2015 Bond. The City Manager is authorized and directed to select the portion of the 2015 Bond to be redeemed and to take all proper steps to call for redemption all or the portion of the 2015 Bond designated for redemption and cause such portion or all of the 2015 Bond to be prepaid and refunded in full.

14. Official Statement. The City authorizes and consents to the inclusion of information with respect to the City contained in VRA's Preliminary Official Statement and VRA's Official Statement in final form, both prepared in connection with the sale of the VRA Bonds. The Mayor of the City, the Vice Mayor of the City or the City Manager, each of whom is authorized to act, are authorized and directed to take whatever actions are necessary and/or appropriate to aid VRA in ensuring compliance with Securities and Exchange Commission Rule 15c2-12, including execution and delivery of a continuing disclosure agreement as deemed necessary by VRA.

15. SNAP Investment Authorization. The City Council has determined to authorize the City Manager, if and as necessary, to utilize SNAP in connection with the investment of the proceeds of the Bond.

16. Qualified Tax-Exempt Obligation. To the extent the City intends to satisfy the requirements set forth in Section 265(b)(3) of the Code, and if requested by VRA, the City Manager is hereby authorized to designate the Bond for purposes of such Section.

17. Other Actions. All other actions of City officials in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of the Bond and the prepayment, redemption and refunding of the portion of the 2015 Bond to be refunded are ratified, approved and confirmed. The City officials are authorized and directed to execute and deliver all agreements, certificates and other instruments considered necessary or desirable in connection with the issuance, sale and delivery of the Bond pursuant to this Resolution and the Local Bond Sale and Financing Agreement and the refunding of the portion of the 2015 Bond to be refunded.

18. Effectiveness and Filing of Resolution. This Resolution shall become effective immediately upon its passage. After such passage, a certified copy of this Resolution shall be filed by the Clerk with the Clerk of the Circuit Court of the City of Petersburg, Virginia. The filing of this Resolution with the Clerk of the Circuit Court of the City of Petersburg, Virginia shall be deemed to be the filing of an initial resolution or ordinance with such Court for all purposes of the Act. Any ordinances or resolutions inconsistent herewith previously adopted by the City Council are amended to be consistent with this Resolution.

[Interest on this bond is intended by the issuer thereof to be included in gross income for federal income tax purposes.]

REGISTERED

REGISTERED

R-1

_____, 2026

**UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA**

CITY OF PETERSBURG

**General Obligation Refunding Bond
Series 2026**

The City of Petersburg, Virginia (**the “City”**), a municipal corporation and political subdivision of the Commonwealth of Virginia, for value received, acknowledges itself in debt and promises to pay to the Virginia Resources Authority, or its registered assigns or legal representative (**“VRA”**), solely from the sources hereinafter described and pledged to the payment of this bond the principal sum of _____ AND 00/100 DOLLARS (\$_____). Principal of this Bond shall be payable in annual installments in the amounts and on the dates set forth in Schedule I attached hereto. Interest on this Bond shall be payable on each April 1 and October 1, commencing [October 1, 2026,] computed on the basis of a 360-day year of twelve 30-day months at the rates set forth in Schedule I.

If any installment of principal of and interest on this Bond is not paid to the registered owner of this Bond within five days after its due date, the City shall pay to VRA a late payment charge in an amount equal to five percent (5%) of the overdue installment.

Subject to the provisions of the Local Bond Sale and Financing Agreement dated as of _____, 2026 (**the “Local Bond Sale and Financing Agreement”**), between VRA and the City, so long as this Bond is held by VRA or its registered assigns or legal representative, interest is payable by check or draft mailed to the registered owner of this Bond at the address that appears on the 15th day of the month preceding each interest payment date on the registration books kept by the City Manager, who has been appointed registrar and paying agent, or any successor bank or trust company (**the “Registrar”**). Principal of and premium, if any, and interest on this Bond shall be payable in lawful money of the United States of America. In case any payment date on this Bond shall not be a Business Day (as defined below), then payment of principal, premium, if any, and interest need not be made on such date, but may be made on the next succeeding Business Day, and, if made on such next succeeding Business Day, no additional interest shall accrue for the period after such payment date. “Business Day” means any Monday, Tuesday, Wednesday, Thursday or Friday on which commercial banking institutions generally are open for business in New York and Virginia.

This Bond has been authorized by a resolution adopted by the City Council of the City on _____, 2026 (**the “Resolution”**), and is issued pursuant to the Constitution and statutes of

the Commonwealth of Virginia, including the Public Finance Act of 1991 and the Local Bond Sale and Financing Agreement. Proceeds of this Bond will be used to provide funds to (a) refinance all or a portion of the outstanding principal amount of the City's \$7,380,000 Water and Sewer Revenue Bond, Series 2015 (the "2015 Bond") and (b) pay the issuance and financing costs incurred in issuing this Bond and refunding such bonds.

THIS BOND IS A GENERAL OBLIGATION OF THE CITY FOR THE PAYMENT OF WHICH THE CITY'S FULL FAITH AND CREDIT ARE IRREVOCABLY PLEDGED. THE CITY COUNCIL IS AUTHORIZED AND REQUIRED TO LEVY AND COLLECT ANNUALLY AT THE SAME TIME AND IN THE SAME MANNER AS OTHER TAXES OF THE CITY ARE ASSESSED, LEVIED AND COLLECTED, A TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY, OVER AND ABOVE ALL OTHER TAXES AUTHORIZED OR LIMITED BY LAW AND WITHOUT LIMITATION AS TO RATE OR AMOUNT, SUFFICIENT TO PAY WHEN DUE THE PRINCIPAL OF AND PREMIUM, IF ANY, AND INTEREST ON THE BOND, TO THE EXTENT OTHER FUNDS OF THE CITY ARE NOT LAWFULLY AVAILABLE AND APPROPRIATED FOR SUCH PURPOSE.

If any failure of the City to pay all or any portion of any required payment of the principal of or premium, if any, or interest on this Bond results in a withdrawal from or a drawing on any VRA Reserve, the interest rates applicable to this Bond shall be increased to interest rates sufficient to reimburse the VRA Reserve for any foregone investment earnings on the funds withdrawn therefrom and/or pay any interest, fees or penalties assessed as a result of the withdrawal from or drawing on the VRA Reserve. The increment of interest payable pursuant to the increase in rates shall be referred to as "Supplemental Interest." The term "interest" as used in this Bond shall include Supplemental Interest, when and if payable. The City's obligation to pay Supplemental Interest shall commence on the date of the withdrawal or drawing of funds from the VRA Reserve occasioned by the City's failure to pay a required payment or portion thereof as described above (the "Supplemental Interest Commencement Date"). The City's obligation to pay Supplemental Interest shall terminate on the date on which the City makes all payments required but outstanding since the date of the initial failure to pay (the "Supplemental Interest Termination Date"). From the Supplemental Interest Commencement Date to the Supplemental Interest Termination Date, Supplemental Interest shall be due and payable on the regularly scheduled interest payment dates provided for in this Bond. As soon as reasonably possible after the Supplemental Interest Commencement Date, VRA shall deliver to the City a certificate as to the increase in interest rates and the amount of Supplemental Interest. The certificate shall set forth in reasonable detail the basis for the increase in interest rates and the manner of calculation of the increase and the amount of Supplemental Interest. Such certificate shall be conclusive (absent manifest error) as to the interest rate increase and amount of Supplemental Interest set forth therein. In determining the interest rate increase and the amount of Supplemental Interest, VRA may use any reasonable averaging and attribution methods.

Notwithstanding anything in this Bond to the contrary, in addition to the payments of debt service provided for by this Bond, the City shall pay, but only from its legally available funds, such additional amounts, if any, which may be necessary to provide for payment in full of all amounts due under the Local Bond Sale and Financing Agreement.

This Bond may be redeemed, prepaid or refunded at the option of the City upon the terms set forth in the Local Bond Sale and Financing Agreement.

This Bond is issuable as a fully registered bond. Upon surrender of this Bond at the Registrar's office, together with an assignment duly executed by the registered owner or such owner's duly authorized attorney or legal representative in such form as shall be satisfactory to the Registrar, the City shall execute, and the Registrar shall authenticate and deliver in exchange, a new bond or bonds in the manner and subject to the limitations and conditions provided in the Resolution, having an equal aggregate principal amount, in authorized denominations, of the same series, form and maturity, bearing interest at the same rates and in the same manner, and registered in such names as requested by the then registered owner of this Bond or such owner's duly authorized attorney or legal representative. Any such exchange shall be at the City's expense, except that the Registrar may charge the person requesting such exchange the amount of any tax or other governmental charge required to be paid with respect to it.

The Registrar shall treat the registered owner of this Bond as the person exclusively entitled to payment of principal, premium, if any, and interest and the exercise of all other rights and powers of the owner, except that interest payments shall be made to the person shown as owner on the 15th day of the month preceding each interest payment date.

All acts, conditions and things required by the Constitution and statutes of the Commonwealth of Virginia to happen, exist or be performed precedent to and in the issuance of this bond have happened, exist and have been performed, and this Bond, together with all other indebtedness of the City, is within every debt and other limitation prescribed by the Constitution and statutes of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the City of Petersburg, Virginia, by its City Council has caused this Bond to be signed by the Mayor and attested by the City Clerk, by their manual or facsimile signatures, and its seal to be impressed or imprinted hereon, and this Bond to be dated as set forth above.

(SEAL)

Clerk, City Council of the City of
Petersburg, Virginia

Mayor, City of Petersburg, Virginia

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sell(s), assign(s) and transfer(s) unto

(please print or typewrite name and address including postal zip code of Transferee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF TRANSFEREE

: :
: :
: :

the within bond and all rights thereunder, hereby irrevocably constituting and appointing _____,
Attorney, to transfer said bond on the books kept for the registration thereof, with full power of
substitution in the premises.

Dated: _____

Signature Guaranteed

NOTICE: Signature(s) must be guaranteed
by an Eligible Guarantor Institution such as a
Commercial Bank, Trust Company,
Securities Broker/Dealer, Credit Union or
Savings Association who is a member of a
medallion program approved by The Securities
Transfer Association, Inc.

(Signature of Registered Owner)

NOTICE: The signature above must
correspond with the name of the
registered owner as it appears on the
front of this bond in every particular,
without alteration or enlargement or
any change whatsoever.

**SCHEDULE I TO
CITY OF PETERSBURG, VIRGINIA
GENERAL OBLIGATION REFUNDING BOND
SERIES 2026**



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Raymond Akoury, on Behalf of RGC Investments C/O Hotrod Motorsports, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 1325 West Washington Street, Parcel ID 024230005, in the B-2, General Commercial Zoning District**

PURPOSE: Schedule a public hearing to consider special use permit request for multiple-family dwellings at 1325 West Washington Street

REASON: The City received a petition from Raymond Akoury, RGC Investments, to construct 7 multiple-family dwelling (apartment) units at 1325 West Washington Street in the B-2 Zoning District. A special use permit is required for this use of the property.

RECOMMENDATION: Planning Commission recommended denial of the request in a 5-0 vote.

BACKGROUND: Below is a general timeline of events for this request:

1. December 9, 2025 - Staff received petition by applicant for special use permit to construct 7 multiple-family dwelling units at 1325 West Washington Street.
2. January 8, 2026 - Following a public hearing, Planning Commission recommended denial of the special use permit in a 5 (aye) and 0 (nay) vote.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 25-SUP-05 Memo
2. Presentation
3. Draft Ordinance
4. Application
5. Plat
6. Layout Plan
7. Elevations and Floor Plans
8. Zoning Map
9. Future Land Use Map
10. Historic Core Neighborhood Description
11. Adjoining Property Owners
12. Public Comment Received



City of Petersburg

MEMORANDUM

DATE: February, 2026

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of the Planning Commission

RE: 2025-SUP-05: Consideration of a request by Raymond Akoury, on behalf of RGC Investments C/O Hotrod Motorsports, for a special use permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 1325 West Washington Street, Parcel ID 024230005, in the B-2 General Commercial District.

EXECUTIVE SUMMARY

The applicant is seeking to construct seven townhouse-style apartment units in the B-2, General Commercial Zoning District. A special use permit is required for multi-family housing in the B-2 District and the use, if permitted, will be subject to the area regulations of the R-5, Multiple Dwelling District as well as any conditions recommended by Planning Commission and accepted by City Council. The property is designated a Historic Core Neighborhood on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan.

CHRONOLOGY OF EVENTS

1. December 9, 2025 – Application for special use permit received
2. January 8, 2026 – Planning Commission recommended denial of the special use permit request in a 5 (aye) and 0 (nay) vote.

BACKGROUND

The subject property is an approximately 0.40-acre double-frontage lot located between the north side of West Washington Street and the south side of Hinton Street. The property is in the B-2, General Commercial Zoning District and is currently undeveloped. The applicant is seeking to construct seven townhouse-style apartments units. A special use permit is required for multiple-family dwellings in the B-2 District and, if approved, those dwellings are subject to the area and density standards of the R-5, Multiple Dwelling District.

The application was accompanied by a concept plan showing the proposed layout of the site. Access into the property would be provided from West Washington Street; vehicular access from Hinton Street would be restricted according to the requirements of the City's

Subdivision Ordinance. The proposed apartments are shown in one block of three and one block of four side-by-side units. An approximately 1,325 square-foot common area is shown on the north side of the site. The plan also identifies the proposed off-street parking area which includes fourteen spaces and several light fixtures throughout. The plan indicates a wooden fence will be constructed around the perimeter of the property.

The application was also accompanied by elevations and floor plans for the proposed units. The units are two stories and approximately 1,300 square feet with a living room, kitchen, and dining area on the first floor and two bedrooms and two bathrooms on the second floor. The units include eight-foot-wide by four-foot-long covered front porches as well as 152-square-foot rear patio areas separated by privacy fences. The exterior of the buildings are shown with dimensional asphalt shingle roofs and horizontal vinyl siding. The plans note that vinyl windows and metal doors will be used.

Per Article 23 of the Zoning Ordinance, City Council may grant approval of special use permits when the public health, safety, moral and general welfare will not be adversely affected, and provided that necessary safeguards will be provided to protect surrounding property, persons, and neighborhood values. If the special use permit is approved, the property would be subject to all additional City Code requirements prior to construction, including site plan and building permit review. Compliance with all Zoning Ordinance requirements, including landscaping, architectural treatment, and parking would be verified through the review process.

Staff Considerations:

Following review of the application and plans, staff have noted several points that warrant consideration:

- The proposed development meets the minimum requirements for the number of off-street parking spaces, which is two per unit, but demand for parking in multi-family developments sometimes exceeds what the Zoning Ordinance requires, particularly when guest parking is factored in. On-street parking is available on West Washington and Hinton Streets, but depending on volume, additional vehicles parked on the streets daily could cause conflicts.
- The City recently adopted new requirements for landscaping in off-street parking areas as well as minimum tree canopy coverage for new development. For this site, several planting islands would be required throughout the parking area and approximately 2,600 square feet of the site would need be covered by tree canopy at 20-years maturity. The site is somewhat constrained by its size and shape, and it may be difficult to meet the landscaping requirements with the number of units and required parking spaces.
- While the building materials proposed are not prohibited by the Zoning Ordinance, staff would generally encourage the use of higher quality materials, particularly for the siding and windows. The use of fiber cement siding like Hardie Board and aluminum-clad or composite wood windows rather than vinyl would provide more durability and longevity as well as aesthetic value.
- The concept plan identifies the common area, but does not reference any resident amenities, which staff would encourage. Examples of appropriate amenities for multi-family developments could include areas for gathering such as patios or tables, a playground area, or a garden area. The common area should also include landscaping.

ADJACENT ZONING/USES

Land immediately to the south, east, and west of the subject property is also within the B-2, General Commercial Zoning District and property to the north across Hinton Street is within the R-3, Two-Family Residence Zoning District. There is a range of uses on the neighboring properties along West Washington Street. These uses primarily include commercial and office buildings, some of which are currently vacant, but there are several residential uses on neighboring blocks to the east which are zoned R-3. Neighboring properties along Hinton Street are primarily residential including a mix of single-family and two-family residences.

COMPREHENSIVE PLAN CONSIDERATIONS

The subject property is located within a Historic Core Neighborhood area on the Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan describes Historic Core Neighborhoods as areas located in the heart of Petersburg which directly reflect the city's historic development pattern. According to the plan, "the overall age, development pattern, and scale make Petersburg's historic core neighborhoods special places worthy of preservation." The property is also located along a designated major Corridor where the plan emphasizes the importance of a consistent streetscape to maximize the potential of appealing to visitors and residents.

Multi-family dwellings and infill development are listed as primary land use in Historic Core Neighborhoods and the plan emphasizes the need to ensure that new development fits the scale, proportion, and character of any existing development patterns. Other development principles include providing a variety of housing types to accommodate a range of income levels, providing or enhancing pedestrian and bicycle accommodations, and preserving existing tree canopy or providing new plantings where necessary.

Goal Statement 4 of the Comprehensive Plan reads "Petersburg will be a city where all housing and neighborhoods are attractive, safe, and accessible to all residents." One of the key objectives under this goal is to facilitate the provision of a diverse, safe, attainable, and high-quality housing stock in all neighborhoods, which includes supporting "missing middle" housing options.

In general, the Comprehensive Plan provides support for multi-family development on the subject property. The proposed development would not conflict with the scale of development in the surrounding areas and would provide additional housing options. As noted above, staff have shared some concerns over the constrained size of the site and the ability to completely meet the intent of some of the development principles of the Comprehensive Plan, particularly the provision of amenities and landscaping on the site.

PUBLIC INPUT

Staff received one written comment expressing concerns about the request and one public comment opposing the request at the at the Planning Commission public hearing. Concerns raised included security concerns, the small area of the site, traffic impacts on Hinton Street, and the aesthetic impact of the proposed dwellings.

POTENTIAL CONDITIONS:

The following conditions were drafted by staff for consideration should the request be approved:

- 1) The property shall be developed in substantial accordance with the Concept Plan prepared by Baseline Land Surveying dated August 11, 2023 with revision date October 27, 2025 and the elevations prepared by Price Designs Inc. dated March 8, 2025 with revision date December 8, 2025.
- 2) During site development, sidewalk along the frontages of West Washington Street and Hinton Street shall be repaired and/or replaced as necessary to meet current standards and requirements of the Department of Public Works.
- 3) Access to the site shall be limited to the West Washington Street frontage. The entrance shall be designed and constructed in accordance with the standards of the Department of Public Works.
- 4) The site shall meet minimum landscaping requirements as provided in the Zoning Ordinance, including parking lot plantings and overall tree canopy coverage. Street trees shall be provided along both street frontages except where the site entrance and sight distance visibility requirements may preclude plantings. A plan identifying the landscaping features shall be provided to the City Arborist for approval at the time of site plan review and the features shall be installed prior to the issuance of any Certificate of Occupancy for the property.
- 5) The developer shall provide at least one (1), multi-loop bicycle parking rack for each building.
- 6) The common area shall include outdoor seating areas, including benches and tables, as well as at least one (1) of the following outdoor resident amenities: gardening area(s), gazebo(s), or playground. A plan identifying such amenities shall be provided to the Planning Department for review and approval prior to approval of a site plan for the development.
- 7) The development shall include on-call management and maintenance staff as well as on-site security surveillance.
- 8) Off-street parking spaces shall be limited to residents only with two (2) parking spaces assigned to each unit.
- 9) This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

RECOMMENDATION

Planning Commission recommended denial of the Special Use Permit due to concerns that the proposed development does not align with the Comprehensive Plan. Issues include the lack of greenspace proposed on the site, the lack of room on the site to provide additional amenities for residents and visitors, and incompatibility between the proposed dwellings and the existing development in the neighborhood.

CITY COUNCIL
MEETING

FEBRUARY,
2026

2025-SUP-05:

Consideration of an ordinance approving a request by Raymond Akoury, on behalf of RGC Investments C/O Hotrod Motorsports, for a special use permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 1325 West Washington Street, Parcel ID 024230005, in the B-2 General Commercial District

Subject Property



Request and Background

- Subject property is 0.4 acres located in B-2, General Commercial District
- Double frontage lot between West Washington and Hinton Streets
- Applicant seeking to construct seven townhouse-style apartment units
- Special use permit required multi-family in B-2 District; subject to density and area standards of R-5 District



Petersburg
VIRGINIA



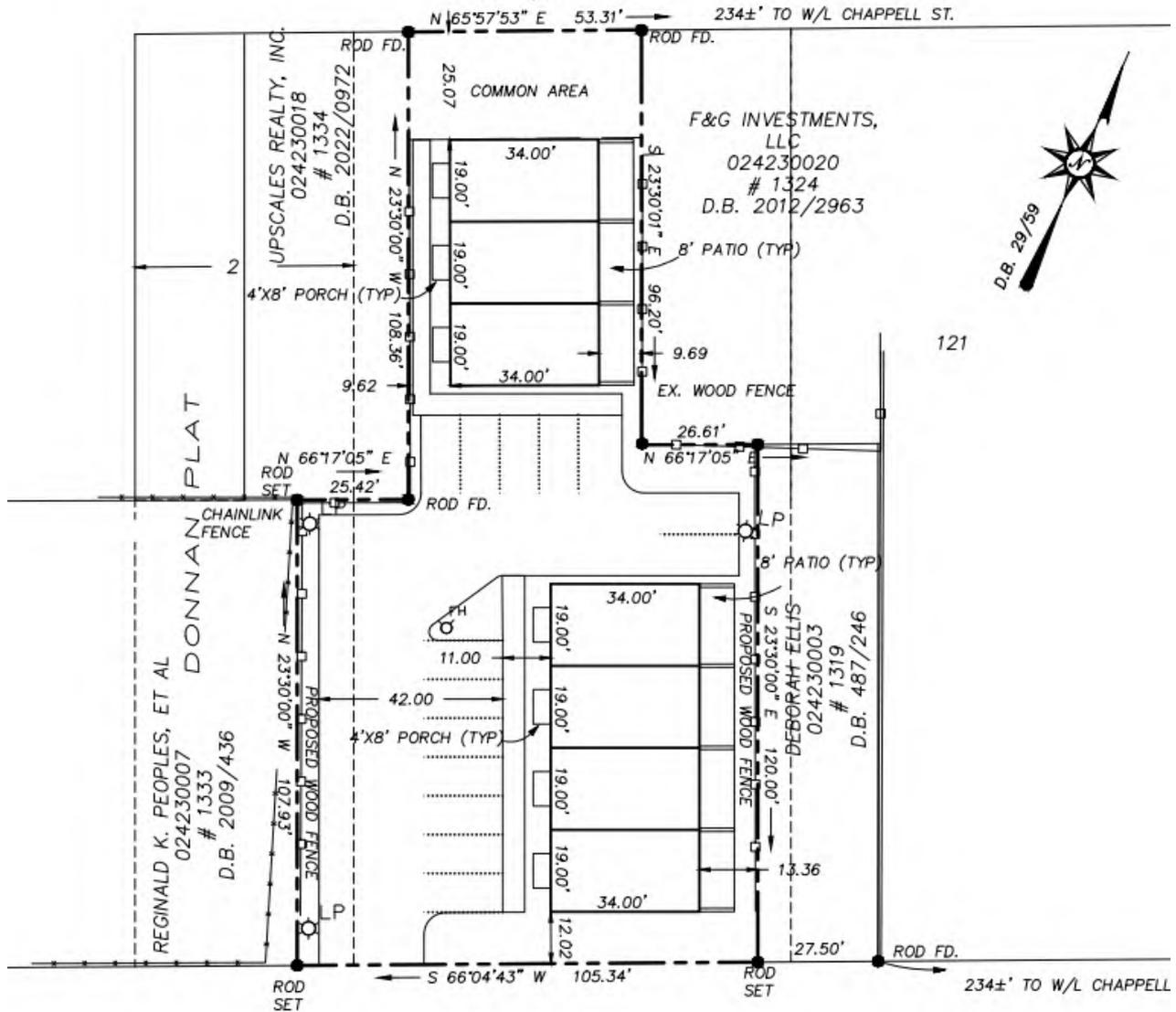
Petersburg
VIRGINIA

Proposal

- Townhouse style units are two stories with two bedrooms each, approximately 1,300 square feet
- Each unit includes covered front porch and rear patio with privacy fences between units
- Site access provided from West Washington Street; access limited from Hinton Street
- Site includes one block of three units, one block of four units, parking area, and 1,325 s.f. common area; wooden fence around property perimeter

HINTON STREET

60' R/W



WEST WASHINGTON STREET

VARIABLE WIDTH R/W



Rear Elevation

Scale 1/4"=1'



Left Elevation

Scale 1/8"=1'



Right Elevation

Scale 1/8"=1'



Front Elevation

JOB SPECS:

FOOTING CONCRETE 7500# PSI
SLAB CONCRETE 3000# PSI OVER 1/2" MIL POLY
2x4 STUD WALLS BOTH FLOORS w/ 8FT CEILING
8-7/8" FLOOR JOIST FOR 2nd FLOOR
PRE-ENGINEERED WOOD ROOF TRUSSES 24" O.C.
30 YR DIMENSIONAL SHINGLES OVER 1/2"
FELT OVER 7/16" OSB ROOF SHEATHING
EXTERIOR WALLS COVERED WITH HORIZONTAL
VINYL SIDING OVER HOUSE WRAP OVER
7/16" OSB SHEATHING
ALL EXTERIOR DOORS TO BE METAL WITH
ALUMINUM THRESHOLDS AND WEATHER SEALED
GASKETS
ALL WINDOWS ARE VINYL WITH TILT FEATURES
AND SCREENS
INTERIOR FINISHES WITH DRYWALL AND PAINT
ALONG WITH PAINTED INTERIOR DOORS AND PAINTED TRIM
FLOORING TO BE DETERMINED

Staff Considerations

- Proposed development meets minimum requirements for off-street parking, but demand is sometimes higher for multi-family development
- The plans do not show landscaping, but site would be required to meet newly adopted parking lot landscape and overall canopy coverage requirements
- Building materials are not listed as prohibited, but staff would encourage use of higher quality materials, particularly for siding and windows
- The plan does not include information on resident amenities within common area

Adjoining Zoning/Uses



Comprehensive Plan Considerations

- Designated as Historic Core Neighborhood on Future Land Use Map;
 - Areas in the heart of the city that reflect city’s historic development pattern
 - Multi-family residences and infill development are listed as primary uses, but plan emphasizes need to fit the scale, proportion, and character of existing development
 - Development principles include providing range of housing options, providing and enhancing pedestrian/bikeway networks, and preserving or planting trees
- Goal Statement 4 reads “Petersburg will be a city where all housing and neighborhoods are attractive, safe, and accessible to all residents”
 - Key objective is to facilitate diverse, safe, attainable, and high-quality housing stock and supporting “missing middle” housing options

Conditions for Consideration

1. The property shall be developed in substantial accordance with the Concept Plan prepared by Baseline Land Surveying dated August 11, 2023 with revision date October 27, 2025 and the elevations prepared by Price Designs Inc. dated March 8, 2025 with revision date December 8, 2025.
2. During site development, sidewalk along the frontages of West Washington Street and Hinton Street shall be repaired and/or replaced as necessary to meet current standards and requirements of the Department of Public Works.
3. Access to the site shall be limited to the West Washington Street frontage. The entrance shall be designed and constructed in accordance with the standards of the Department of Public Works.
4. The site shall meet minimum landscaping requirements as provided in the Zoning Ordinance, including parking lot plantings and overall tree canopy coverage. Street trees shall be provided along both street frontages except where the site entrance and sight distance visibility requirements may preclude plantings. A plan identifying the landscaping features shall be provided to the City Arborist for approval at the time of site plan review and the features shall be installed prior to the issuance of any Certificate of Occupancy for the property.

Conditions cont.

5. The developer shall provide at least one (1), multi-loop bicycle parking rack for each building.
6. The common area shall include outdoor seating areas, including benches and tables, as well as at least one (1) of the following outdoor resident amenities: gardening area(s), gazebo(s), or playground. A plan identifying such amenities shall be provided to the Planning Department for review and approval prior to approval of a site plan for the development.
7. The development shall include on-call management and maintenance staff as well as on-site security surveillance.
8. Off-street parking spaces shall be limited to residents only with two (2) parking spaces assigned to each unit.
9. This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

Recommendation

- Planning Commission recommended denial of the special use permit request in a 5 (aye) to 0 (no) vote.
- Planning Commission found that the request did not align with guidance of Comprehensive Plan; concern over constrained size of site, lack of amenities for residents, and incompatibility with size, scale, and character of neighboring residential development

AN ORDINANCE APPROVING A PETITION FOR A SPECIAL USE PERMIT FOR MULTIPLE-FAMILY DWELLINGS AS AUTHORIZED AND CONTROLLED BY THE R-5 MULTIPLE DWELLING DISTRICT STANDARDS AT 1325 WEST WASHINGTON STREET PARCEL IDENTIFICATION NUMBER 024230005 IN THE B-2, GENERAL COMMERCIAL DISTRICT.

WHEREAS, the City of Petersburg Zoning Ordinance establishes zoning districts and permitted uses within each district and multi-family development is permitted with a special use permit in the B-2, General Commercial District; and

WHEREAS, the City received a petition from Raymond Akoury., on behalf of RGC Investments C/O Hotrod Motorsports, owner of property at 1325 West Washington Street for a special use permit pursuant to Article 23) of the Zoning Ordinance to construct a 14 multiple-family units subject to the regulations of the R-5 Multiple Dwelling District; and

WHEREAS, the PetersburgNEXT Comprehensive Plan designates the property as a Historic Core Neighborhood on the Future Land Use Map and multi-family dwellings and infill development are appropriate as long as the development matches the scale, proportion, and character of existing development; and

WHEREAS, the Comprehensive Plan is supportive of increasing the city's housing stock and providing a variety of housing types for residents with a range of income levels; and

WHEREAS, Planning Staff have made recommendations for several conditions to ensure that the proposed development of the property would be in conformance with the Zoning Ordinance and Comprehensive Plan;

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

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve a petition for a Special Use Permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District standards at 1325 West Washington Street subject to the following conditions:

1. The property shall be developed in substantial accordance with the Concept Plan prepared by Baseline Land Surveying dated August 11, 2023 with revision date October 27, 2025 and the elevations prepared by Price Designs Inc. dated March 8, 2025 with revision date December 8, 2025.
2. During site development, sidewalk along the frontages of West Washington Street and Hinton Street shall be repaired and/or replaced as necessary to meet current standards and requirements of the Department of Public Works.
3. Access to the site shall be limited to the West Washington Street frontage. The entrance shall be designed and constructed in accordance with the standards of the Department of Public Works.
4. The site shall meet minimum landscaping requirements as provided in the Zoning Ordinance, including parking lot plantings and overall tree canopy coverage. Street trees shall be provided along both street frontages except where the site entrance and sight distance visibility requirements may preclude plantings. A plan identifying the landscaping features shall be

provided to the City Arborist for approval at the time of site plan review and the features shall be installed prior to the issuance of any Certificate of Occupancy for the property.

5. The developer shall provide at least one (1), multi-loop bicycle parking rack for each building.
6. The common area shall include outdoor seating areas, including benches and tables, as well as at least one (1) of the following outdoor resident amenities: gardening area(s), gazebo(s), or playground. A plan identifying such amenities shall be provided to the Planning Department for review and approval prior to approval of a site plan for the development.
7. The development shall include on-call management and maintenance staff as well as on-site security surveillance.
8. Off-street parking spaces shall be limited to residents only with two (2) parking spaces assigned to each unit.
9. This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

Rec. 6/27/24



City of Petersburg
Department of Planning and Community Development

PROCEDURES FOR PETITION FOR SPECIAL USE PERMITS

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

PLEASE NOTE: The special use permit process may take up to three months.

PETITION FOR SPECIAL USE PERMIT

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

CASE NUMBER: _____
APPLICANT: RAYMOND AKOURY
ADDRESS: 22120 LAKE JORDAN LAUDING
N. Dinwiddie VA, 23803

I, RAYMOND AKOURY hereby petition for a special use permit for Multi Family
at the following described properties:

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

SEVEN UNIT TOWNHOME APARTMENTS

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

024230005

2. Current Street Address(es) if assigned:

1325 W. WASHINGTON ST.
PEACERSBURG, VA.

3. Approximate Area:

17464 sq. ft. .401 acres

4. Public Street Frontage:

105' ft.

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

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

N/A

7. Brief:

Said deed restrictions will expire on: N/A

C. JUSTIFICATION FOR SPECIAL USE PERMIT

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

NEW DEVELOPMENT IS GOOD FOR THE AREA ECONOMICALLY ALSO INCREASE TAX BASE FOR CITY.

2. The material impact of the proposed use will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement and/or present ways the impact may be mitigated).

THIS DEVELOPMENT WILL NO WAY IMPACT OF THE AREA IN A BAD WAY

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

IT WILL SHOW MORE GROWTH IN THE AREA AND HELP TO REVITALIZE THE CITY.

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

I'VE BEEN IN THE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AREA FOR SOME FORTY YEARS. DEVELOPED RESIDENTIAL AND COMMERCIAL PROPERTIES IN DINWIDDIE COUNTY

D. CERTIFICATION:

The undersigned applicant certifies that they:

(a) are the owner, lessee or agent for (specified in writing)

(b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR SPECIAL USE PERMIT, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed:

Raymond Akoury / Raymond Akoury

Mailing Address:

22170 LAKE JORDAN LANDING
N. Dinwiddie, VA, 23803

Phone Number:

804-931-0748

Email Address:

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

6/27/2025

Date of Planning Commission Public Hearing:

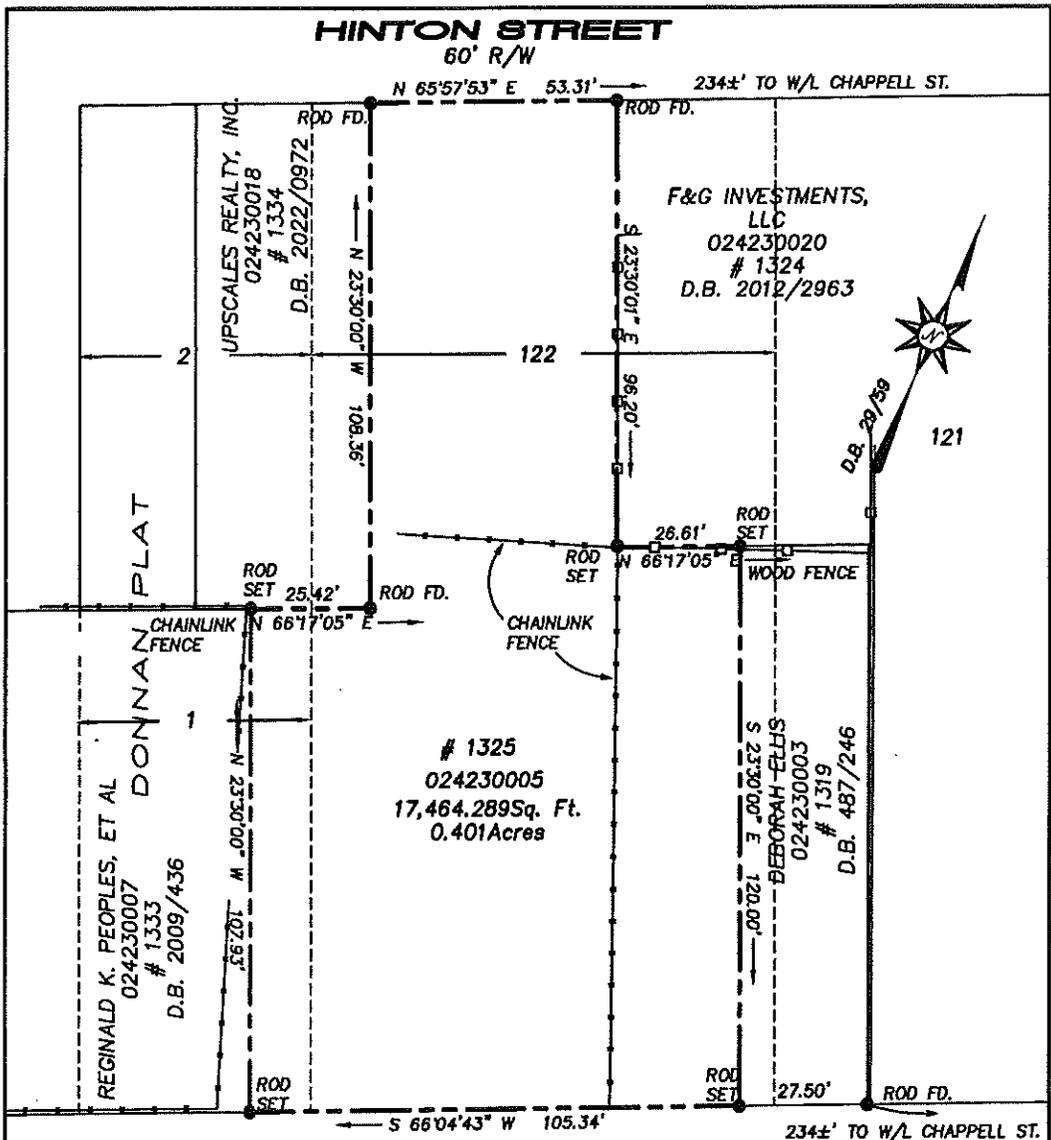
9/4/2025
PC

Planning Commission Action(s):

Date of City Council Hearing:

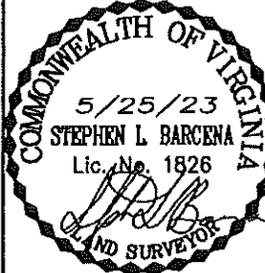
10/24/2025

City Council Action(s):



WEST WASHINGTON STREET
VARIABLE WIDTH R/W

PLAT SHOWING
PART OF LOT 122 ~ WELLS AND
A PART OF LOT 1 DONNAN
PETERSBURG, VIRGINIA
SURVEYED FOR
B & P DEVELOPMENT, LLC



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 5/25/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 51011200060, DATED 12/15/2022.

0 30 60

BASELINE LAND SURVEYING
 526 GROVE AVENUE
 PETERSBURG, VIRGINIA 23803
 BLS23803@MSH.COM
 PH: 804.520.9180 / FX: 804.722.9517

DATE: MAY 25, 2023 SCALE: 1" = 30'

DRAWN BY: SLB

CHECKED BY: CALC. CHK.: SLB

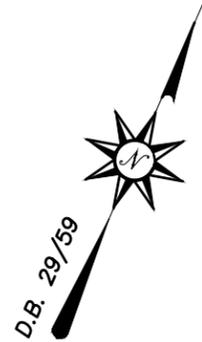
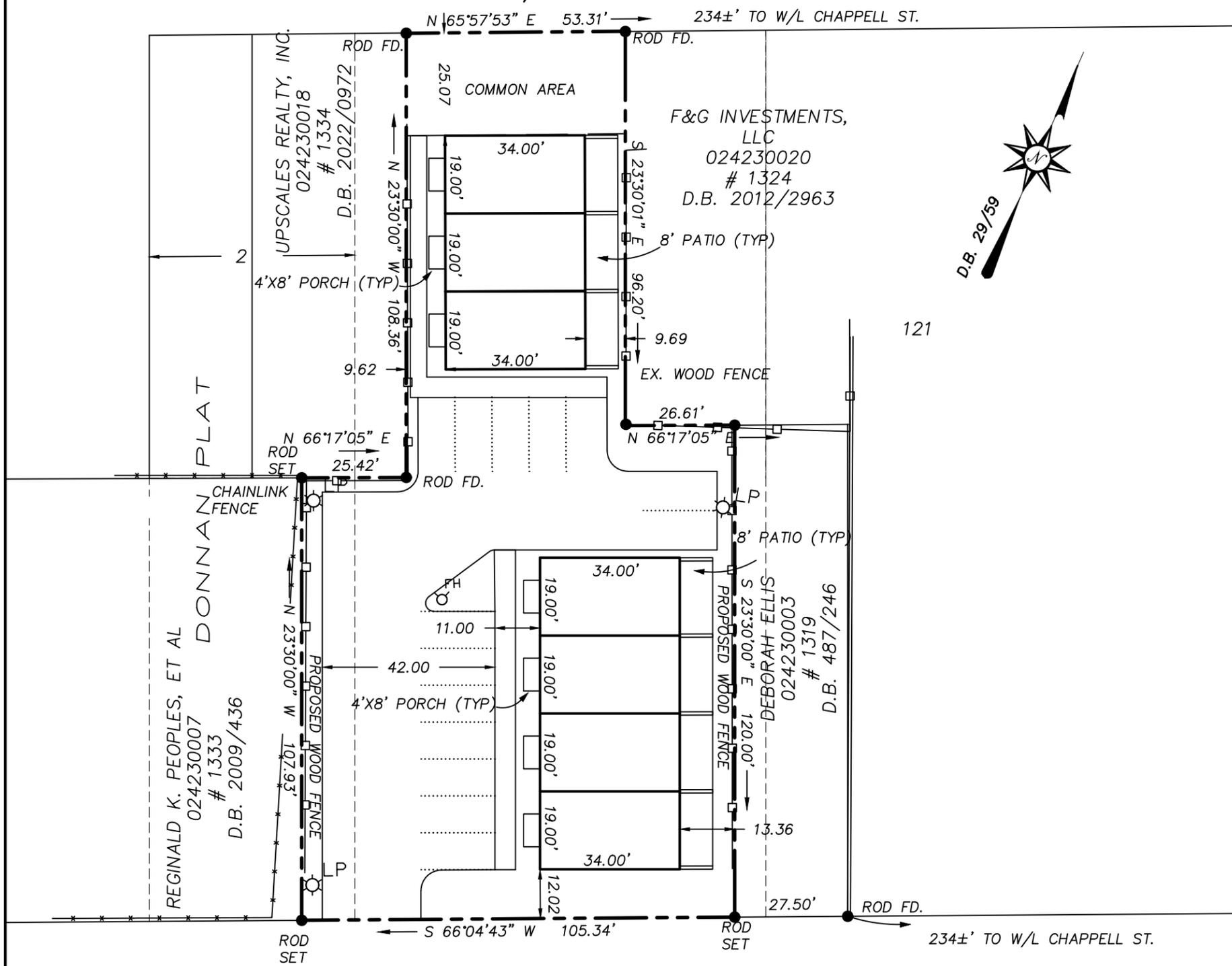
JOB NO.: 23638 F.B. OP

NOT VALID UNLESS SIGNED IN RED
 PREVIOUS JOB NO.

REV.:

HINTON STREET

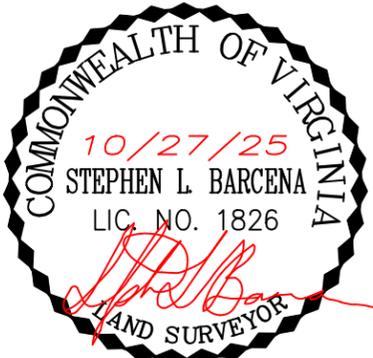
60' R/W



WEST WASHINGTON STREET
VARIABLE WIDTH R/W

**CONCEPT PLAN SHOWING PROPOSED DEVELOPMENT OF
AKOURY'S TOWNHOUSE APARTMENTS
PART OF LOT 122 ~ WELLS AND A PART OF LOT 1 DONNAN
PETERSBURG, VIRGINIA
SURVEYED FOR
RGC INVESTMENTS, LLC**

NOTES:
 ADDRESS : 1325 W. WASHINGTON STREET
 TAX I.D. : 024230005
 ZONING : B-2
 LEGAL DESCRIPTION : PART OF LOT 122 WELLS
 & PART OF LOT 1 DONNAN
 COMPILED FROM SURVEY BY BASELINE LAND
 SURVEYING, 5/23/23
 OWNER : RGC INVESTMENTS, LLC
 RAYMOND AKOURY
 804-931-0748
 22120 LAKE JORDAN LANDING
 N. DINWIDDIE, 23803
 TOTAL AREA : 0.401 ACRES, 17,464.289 SQ.FT.
 AREA OF IMPERVIOUSNESS :
 BUILDINGS, PORCHES, PATIOS: 5810.49 SQ.FT.
 PARKING AND SIDEWALKS: 7008 SQ.FT.
 0.724 % IMPERVIOUS
 NUMBER OF UNITS : 7
 NUMBER OF PARKING SPACES : 14
 THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED
 FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD
 INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120006D,
 DATED 12/15/2022.



NOT VALID UNLESS SIGNED IN RED
 PREVIOUS JOB NO. 23638

REVISED 10/27/25



BASELINE LAND SURVEYING
 526 GROVE AVENUE
 PETERSBURG, VIRGINIA 23803
 BLS23803@MSN.COM
 PH.: 804.520.9180 / FX.: 804.722.9517

DATE: AUGUST 11, 2023 SCALE: 1" = 30'
 DRAWN BY: SLB
 CHECKED BY: CALC. CHK.: SLB
 JOB NO.: 23733



Rear Elevation

Scale 1/4"=1'



Left Elevation

Scale 1/8"=1'



Right Elevation

Scale 1/8"=1'



Front Elevation

Scale 1/4"=1'

JOB SPECS:

FOOTING CONCRETE 2500# PSI
 SLAB CONCRETE 2500# PSI OVER #8 MIL POLY
 2x4 STUD WALLS BOTH FLOORS w/ 8FT CEILING
 11-7/8" FLOOR JOIST FOR 2nd FLOOR
 PRE-ENGINEERED WOOD ROOF TRUSSES 24" O.C.
 30 YR DIMENSIONAL SHINGLES OVER #9
 FELT OVER 7/16" OSB ROOF SHEATHING
 EXTERIOR WALLS COVERED WITH HORIZONTAL
 VINYL SIDING OVER HOUSE WRAP OVER
 7/16" OSB SHEATHING
 ALL EXTERIOR DOORS TO BE METAL WITH
 ALUMINUM THRESHOLDS AND WEATHER SEALED
 GASKETS
 ALL WINDOWS ARE VINYL WITH TILT FEATURES
 AND SCREENS
 INTERIOR FINISHES WITH DRYWALL AND PAINT
 ALONG WITH PAINTED INTERIOR DOORS AND PAINTED TRIM
 FLOORING TO BE DETERMINED

REVISED: 12/08/25

THIS PLAN WAS DESIGNED FOR

RAYMOND AKOURY

THIS
 PLAN WAS
 DESIGNED
 BY

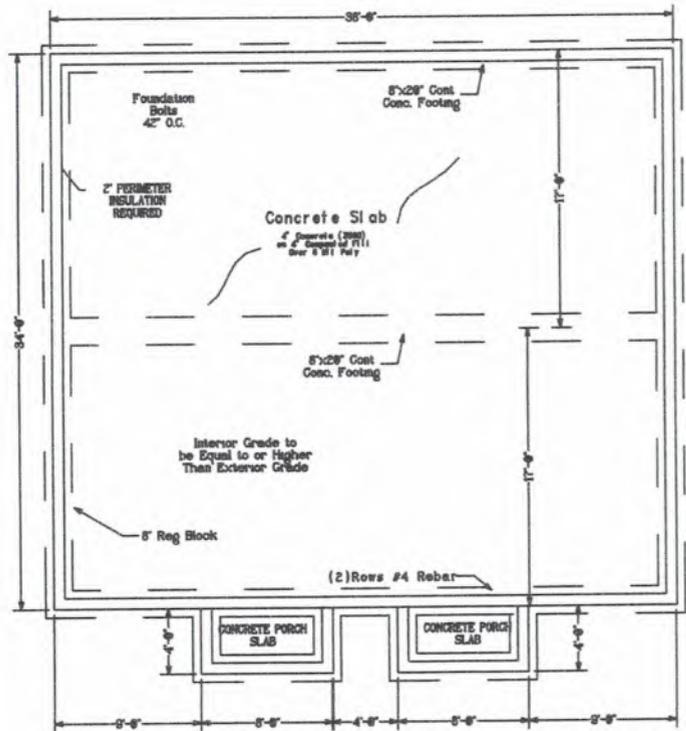
PRICE DESIGNS INC.
 RESIDENTIAL HOUSE PLAN
 SERVICES
 526-4433



2-STORY
 ELEVATIONS

DATE: 03/08/25
 CODE: 2021 VRC
 PLANS DRAWN BY
 SCOTT PRICE

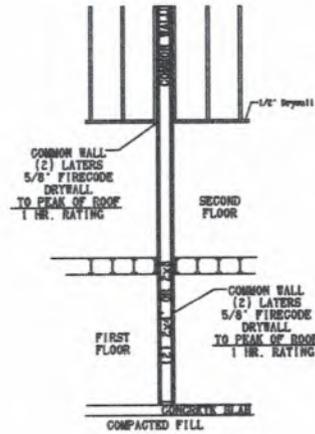
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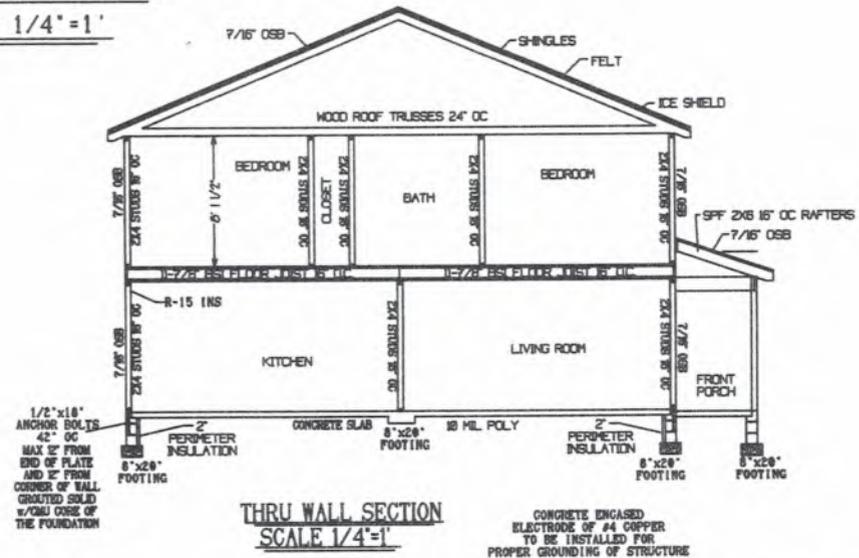
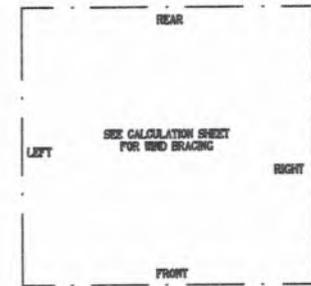
Foundation Plan
Scale 1/4"=1'

NOTE:
UNLESS OTHERWISE NOTED ALL HEADERS
ARE AS FOLLOWS
UNDER 48" - 2C-10s
48" TO 60" - 2C-10s
60" TO 72" - 2C-12s
FOR ALL BEARING WALLS

- WOOD ROOF TRUSSES 24" OC -



Fire Wall Section
Scale 1/4"=1'



THRU WALL SECTION
SCALE 1/4"=1'

THIS PLAN WAS DESIGNED FOR
RAYMOND AKOURY

THIS
PLAN WAS
DESIGNED
BY

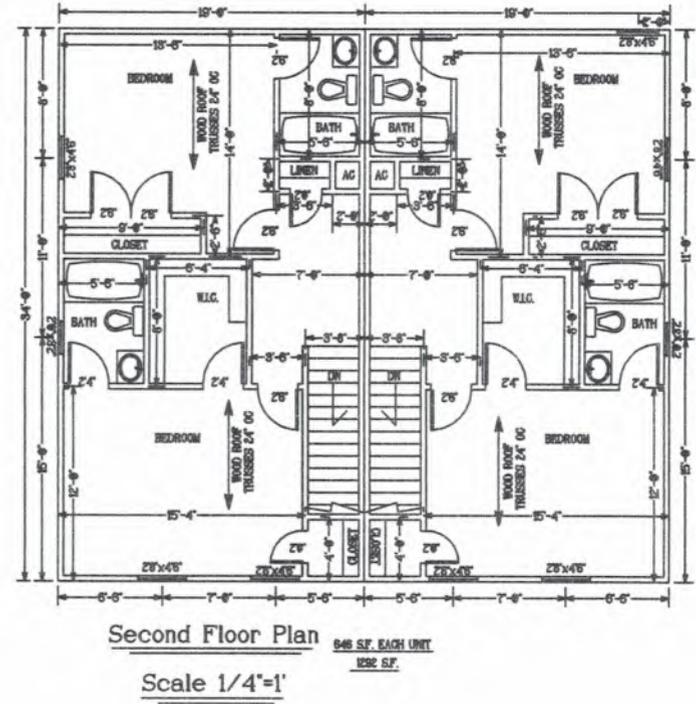
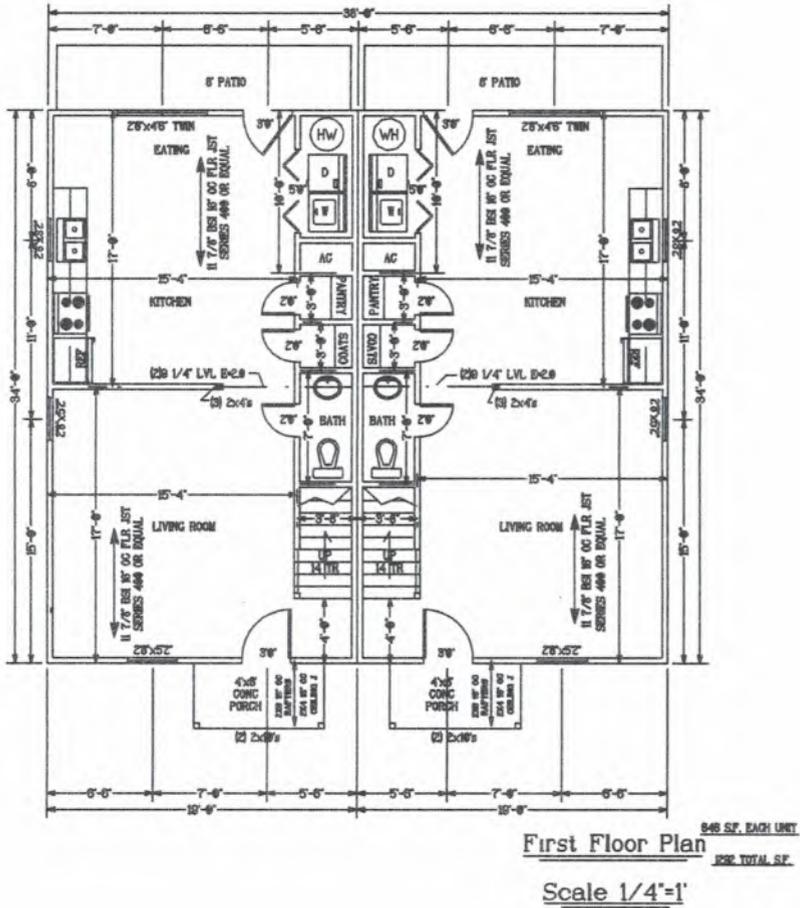
PRICE DESIGNS INC.
RESIDENTIAL HOUSE PLAN
SERVICES
526-4433



2-STORY
FOUNDATION

REVISED: 12/08/25
DATE: 03/08/25
CODE: 2021 VRC
PLANS DRAWN BY
SCOTT PRICE

2 of 3



THIS PLAN WAS DESIGNED FOR
RAYMOND AKOURY

THIS
 PLAN WAS
 DESIGNED
 BY

PRICE DESIGNS INC.
 RESIDENTIAL HOUSE PLAN
 SERVICES
 526-4433



2-STORY
 FLOOR PLAN

REVISED: 12/08/25
 DATE: 03/08/25
 CODE: 2021 VRC
 PLANS DRAWN BY
 SCOTT PRICE

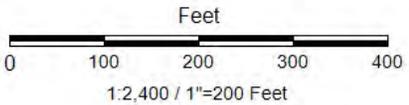
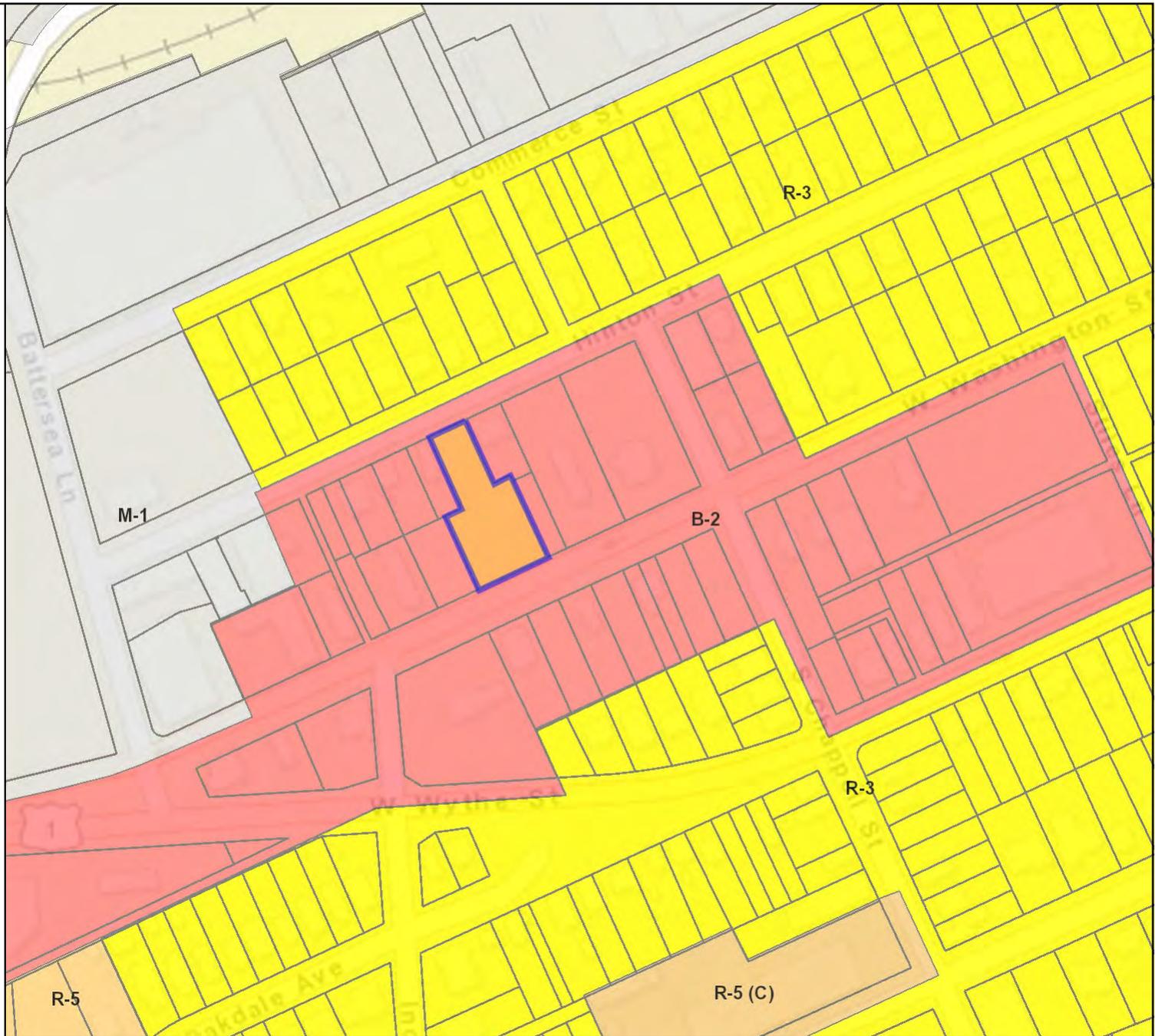
3
 OF
 3

WIND SPEED (MPH)		115		115		115		115		115		
STORY												
BWL NAME / IDENTIFIER		FRONT		REAR		LEFT		RIGHT				
AVG BWL SPACING (ft)		36		36		34		34				
BRACED WALL PANEL METHOD		CONTINUOUS		CONTINUOUS		CONTINUOUS		CONTINUOUS				
TABULAR REQUIRED (ft)		10.50		10.50		10.00		10.00				
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00	B		
	EAVE-RIDGE HEIGHT (ft)	8.00	0.94	8.00	0.94	8.00	0.94	8.00	0.94			
	WALL HEIGHT (ft)	8	0.90	8	0.90	8	0.90	8	0.90			
	# BWLs	2	1.00	2	1.00	2	1.00	2	1.00			
	OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00			
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00			
	HORIZONTALLY BLOCKED	YES	1.00	YES	1.00	YES	1.00	YES	1.00			
	METHOD GB FASTEN @ 4" o.c	NO	1.00	NO	1.00	NO	1.00	NO	1.00			
REQUIRED BWP LENGTH (ft)		8.88		8.88		8.46		8.46				
ACTUAL BWP	CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)								
	SS-GB= 1/2 ACTUAL DS-GB= ACTUAL INTERMITTENT= ACTUAL CS-WSP = ACTUAL CS-PF = 1.5X ACTUAL (enter the contributing length)	1	CS-WSP	4.10	CS-WSP	3.40	CS-WSP	13.60	CS-WSP	13.60		
		2		4.20		6.00		8.40		8.40		
		3		6.00		3.40		6.60		6.60		
		4		4.20								
		5		4.10								
		6										
		7										
ACTUAL BWP LENGTH (ft)		22.60		12.80		28.60		28.60		0.00		
ACTUAL ≥ REQUIRED		YES		YES		YES		YES				
BWP _s ≤ 20' APART		YES		YES		YES		YES				
LENGTH OF BWL (ft)		>16'		>16'		>16'		>16'				
≥1 BWP ≤ 16', OR ≥ 2 BWP > 16'		YES		YES		YES		YES				
BWP ≤ 10' OF CORNERS		YES	YES	YES	YES	YES	YES	YES	YES			
CONTINUOUS END CONDITION		1	1	1	1	1	1	1	1			
BWL COMPLIANCE (PASS-FAIL)		PASS		PASS		PASS		PASS				

Petersburg, Virginia

Legend

- City Boundary
- Parcels
- Zoning**
- A
- B-1
- B-2
- B-2 (C)
- B-3
- B-3 (C)
- ERC
- M-1
- M-1 (C)
- M-2
- MXD1
- MXD2
- MXD3
- PUD
- R-1
- R-1 (C)
- R-1A
- R-1A (C)
- R-2
- R-3
- R-4
- R-5
- R-5 (C)
- R-6
- RB
- RMH
- RTH
- RTH (C)

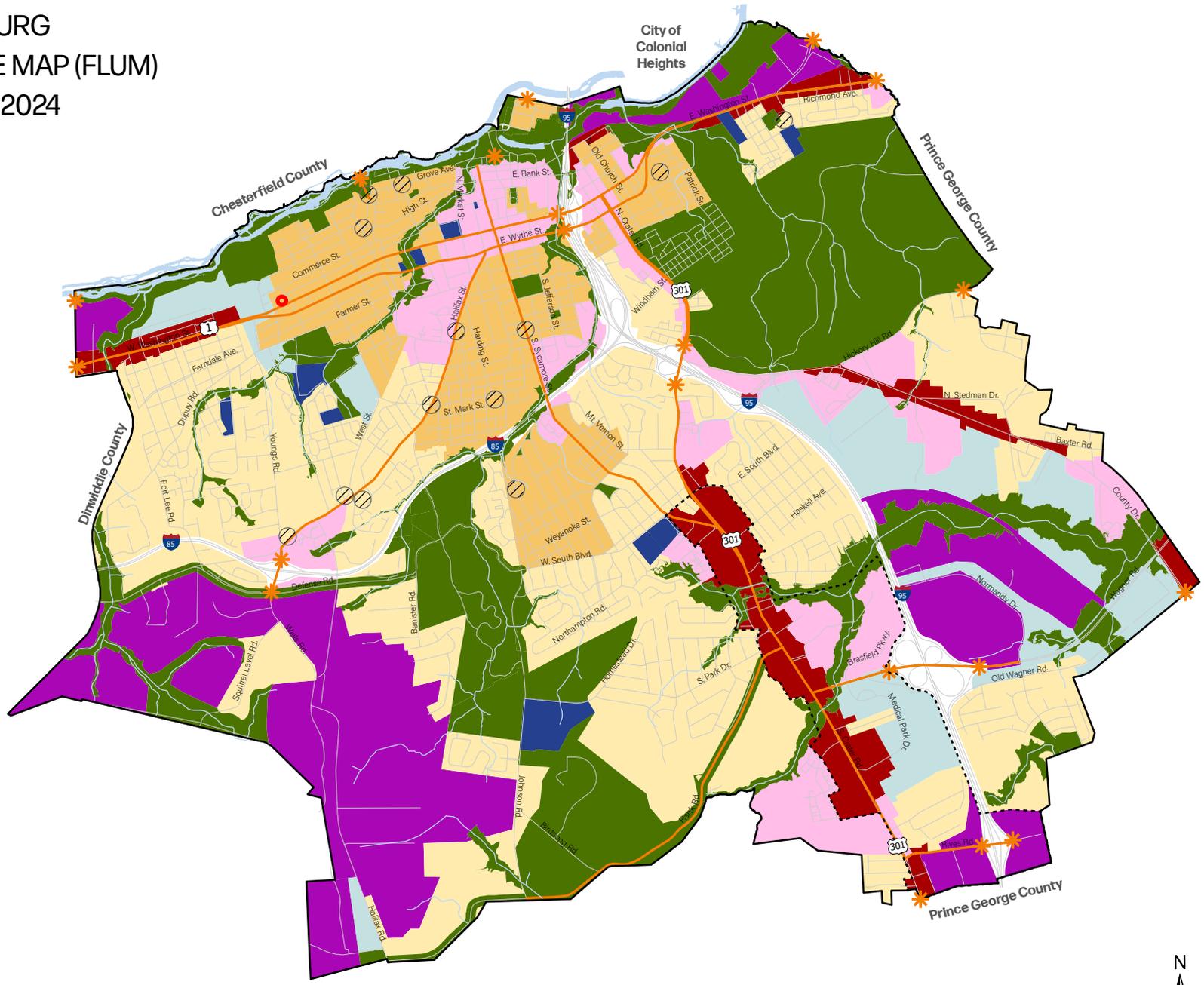


Title:

Date: 12/27/2025

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.

**CITY OF PETERSBURG
FUTURE LAND USE MAP (FLUM)
ADOPTED MAY 21, 2024**



LEGEND

- City Limits
- Roads
- Appomattox River
- Waterways
- - - South Crater Urban Development Area (UDA)
- Historic Core Neighborhoods
- Community Residential
- Neighborhood Commercial
- Community Mixed-Use
- Corridor Commercial
- Research and Development
- General Industrial
- Civic
- Conservation and Recreation
- Gateways
- Corridors



HISTORIC CORE NEIGHBORHOODS

Historic core neighborhoods directly reflect Petersburg's historic development pattern and are generally located in the heart of Petersburg north of Interstate 85 and west of Interstate 95. This development pattern consists of relatively short blocks in a grid orientation, small lots, and residential dwellings in a variety of architectural styles and developed at a moderate density. The overall age, development pattern, and scale make Petersburg's historic core neighborhoods special places worthy of preservation. Revitalization of historic core neighborhoods will serve as a catalyst for revitalization throughout the City.

Development in historic core neighborhoods should continue the existing historic street grid, be sited on compact lots, front on the public right-of-way, and use architecture that is complementary to the historic character of surrounding structures. Single-family attached and detached dwellings, accessory dwelling units, and the adaptive reuse of former single-family structures into triplexes or fourplexes are all appropriate to expand the variety of housing options. Triplexes and fourplexes are appropriate, even if not part of a retrofitted structure, provided they fit the architectural character of the surrounding area. Streetscapes should integrate streetlighting

and landscaping, with separated pedestrian and bicycle infrastructure on higher volume streets. Renovation of existing structures, adaptive reuse, and infill are the most appropriate methods of new construction in historic core neighborhoods due to a high number of blighted properties and few large, vacant lots. All renovations and infill within designated Local Historic Districts should conform to the Historic District Design Guidelines and decisions of the Architectural Review Board (ARB).

Primary Land Uses

- Accessory dwelling units
- Multi-family dwellings
- Parks, open space, trails, and recreational facilities
- Places of worship
- Residential adaptive reuse
- Residential infill development
- Schools and daycares
- Senior housing
- Single-family attached dwellings (e.g., rowhouses, duplexes)
- Single-family detached dwellings
- Triplexes and fourplexes



Planning + Development Principles

- Continue the existing street grid pattern, with new development providing interconnected streets and pedestrian infrastructure where appropriate.
- Direct the preservation, renovation, reuse, and adaptive use of existing structures.
- Protect and enhance historic structures.
- Ensure that both new and infill development fits the scale, size, proportion, and character of any existing development pattern.
- Include a variety of housing types, including accessory dwelling units, to accommodate varying income levels.
- Incorporate pedestrian and bicycle connections and safety enhancements where possible.
- Orient new buildings towards the street.
- Preserve the existing tree canopy and include native plantings when new landscaping is necessary.

Owner	Address	Mailing Address	City, State, ZIP
Deborah Ellis	1319 W Washington St	1741 Ferndale Ave	Petersburg, VA 23803
Douglas Peoples	1322 W Washington St	1328 W Washington St	Petersburg, VA 23803
F&G Investments LLC	1324 Hinton St	6212 Stile Gate Terrace	Moseley, VA 23120
James River Rentals LLC	1318 W Washington St	PO Box 2370	Chester, VA 23831
Loyce Weatherington	1325 Hinton St	1325 Hinton St	Petersburg, 23803
Profreedom Renovations LLC	1329 Hinton St	537 Scott St	Petersburg, VA 23805
Reginald Peoples	1328 W Washington St, 1333 W Washington St	905 Northern Pines Dr	McDonough, GA 30253
RGC Investments C/O Hotrod Motorsports	1325 W Washington St	6751 Beck Chappell Dr	N Dinwiddie, VA 23803
Royal Investment Firm of VA LLC	1331 Hinton St	4501 E Main St Apt 344	Richmond, VA 23231
Upscales Realty LLC	1334 Hinton St	9724 Lockberry Ridge Loop	N Chesterfield, VA 23237

Jared Crews

From: dpe823@aol.com
Sent: Thursday, January 8, 2026 1:58 PM
To: Jared Crews
Subject: 2025-SUP-05

You don't often get email from dpe823@aol.com. [Learn why this is important](#)

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

Good afternoon, Mr. Crews and the PCD department members,

I am owner of the property at 1319 W Washington Street adjacent to the in question special use permit for multiple-family dwellings at 1325 W Washington Street.

Due to prior obligations, I am unable to attend this meeting at this time; however, I wish to be presented the below in my absence.

My concerns are

1. the number of proposed units (7) in relation to the amount of space allocated, (tight fit)
2. Security, Trash, Congestion, Traffic
3. and I am requesting fencing for separation (security/safety) from my property located at 1319 W Washington Street.

Thank you for airing my concerns

Deborah P. Ellis

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



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Pedro Rosario for a Special Use Permit to Operate a Stand-Alone Vehicle Repair Shop at 3857 South Crater Road, Parcel ID 101090005, in the B-2, General Commercial Zoning District**

PURPOSE: Schedule a public hearing to consider special use permit request for stand-alone vehicle repair at 3857 South Crater Road

REASON: The City received a petition from Pedro Rosario to construct and operate a stand-alone vehicle repair shop at 3857 South Crater Rad in the B-2 Zoning District. A special use permit is required for this use of the property.

RECOMMENDATION: Planning Commission recommended approval of the request with conditions in a 5-0 vote.

BACKGROUND: Below is a general timeline of events for this request:

1. November 12, 2025 - Staff received petition by applicant for special use permit to construct and operate a stand-alone vehicle repair shop at 3857 South Crater Road.
2. December 4, 2025 - Planning Commission held a public hearing and tabled the request to give the applicant an opportunity to address concerns with the proposal.
3. January 8, 2026 - After reviewing the updated proposal, Planning Commission recommended approval of the special use permit subject to 11 conditions in a 5 (aye) and 0 (nay) vote.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 25-SUP-07 Memo
2. Presentation
3. Draft Ordinance 25-SUP-07
4. Application
5. Location Map
6. Concept Plan
7. Zoning Map
8. Future Land Use Map
9. Adjoining Property Owners



City of Petersburg

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

MEMORANDUM

DATE: February 2026

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of the Planning Commission

RE: 2025-SUP-07: Consideration of a request by Pedro Rosario for a special use permit to operate a stand-alone vehicle repair shop at 3857 South Crater Road, Parcel ID 101090005, in the B-2, General Commercial Zoning District

EXECUTIVE SUMMARY:

The applicant is requesting to operate a stand-alone vehicle repair shop at 3857 South Crater Road in the B-2, General Commercial Zoning District. A Special Use Permit is required to operate a stand-alone vehicle repair shop in the B-2 District. The subject property is designated as Corridor Commercial on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan and is also located near a designated Gateway. The proposed use, if permitted, will be controlled by the Zoning Ordinance as well as any conditions recommended by Planning Commission and accepted by City Council.

CHRONOLOGY OF EVENTS:

1. November 12, 2025 – Staff received petition by applicant for special use permit to operate stand-alone vehicle repair shop at 3857 South Crater Road.
2. December 4, 2025 – Planning Commission held public hearing on the request.
3. January 9, 2026 – Planning Commission recommended approval of the request subject to eleven conditions.

BACKGROUND:

The subject property is a 0.459-acre lot located on the east side of South Crater Road in the B-2, General Commercial Zoning District. Per Article 23, Section 4(23) of the Zoning Ordinance, a special use permit must be granted for stand-alone vehicle repair shops in the B-2 Zoning District. Council may grant approval of special use permits when the public health, safety,

moral and general welfare will not be adversely affected by a use, and provided that necessary safeguards will be provided to protect surrounding property, persons, and neighborhood values.

The applicant currently operates “PJ Auto Repair” located on the adjoining property at 3851 South Crater Road, which is considered a legal nonconforming use. The application states that this facility will be closed and the vehicle repair shop will be moved to the subject property. The applicant intends to construct a 50-foot by 100-foot facility on the subject property, allowing for a new use of the property at 3851 South Crater Road. The application states all vehicle repair work will occur within the enclosed building and that no long-term storage of vehicles will occur on the site.

The application was accompanied by a site plan showing the proposed layout of the site, including the proposed building, off-street parking spaces, and the dumpster enclosure. Access is shown from South Crater Road and a gated entrance. The plan also includes several notes stating the site will comply with City code in terms of construction, parking, storage of vehicles, entrance design, stormwater management, site lighting, screening and landscaping, utility connections, and waste management.

On December 4, 2025, the Planning Commission held a public hearing on the request. During the public hearing and subsequent discussion, several concerns with the request were raised, including the following:

- The subject property and the adjacent property with the current shop have a number of vehicles stored. The number of vehicles currently on the site would exceed what would be allowed if the special use permit is approved.
- The applicant noted that some of the cars on the site were abandoned and could not be removed without coordination from the Department of Motor Vehicles (DMV). The Commission explained this would not be acceptable if the special permit was granted.
- There was a lack of detail on landscaping and screening in the plans provided.
- The existing chain-link fence around the property is not attractive, particularly at a city gateway along a main corridor.
- There is an existing billboard on the site

Following the public hearing, the applicant submitted updated plans which include streetscape improvements for the property. The plans show the construction of sidewalk along the frontage of the site as well as the replacement of the chain-link fence with an ornamental metal fence including masonry piers. Additionally, the plan shows vegetative screening comprising evergreen trees at a minimum of six feet in height at time of planting to be installed along the street frontage. The plans also include additional elevations, renderings, and floorplans for the proposed facility.

The applicant has noted that the billboard on the site is subject to an existing lease with a

third party which does not expire until October 31, 2028. The applicant provided a copy of the lease for reference and has requested the billboard remain on the property until the lease expires.

The applicant has also indicated that the subject property is actively being cleaned up and the vehicles stored on the property have been removed and relocated. At the time of the writing of this report, the vehicles on the site, but there is still a semi-trailer stored which the applicant has stated is used for storage and will remain until the site is developed.

Staff Considerations:

Upon review of the application and site plan, staff identified several items that warrant consideration:

- The application and site plan indicate that the existing facility at 3851 South Crater Road will be closed and that there will be no dual operation. Though the applicant is the operator of the business, he is not owner of the property at 3851 South Crater Road. The legal nonconforming status for the property would exist for two years and the City has no way to guarantee a facility could not be taken over by a new operator.
- The site plan shows the site as almost entirely paved. Based on recently-adopted regulations, at least 10 percent of the site would need to be landscaped area and landscaping would be required throughout the parking area.
- There are a number of vehicles currently stored throughout the property at 3851 South Crater Road as well as on the subject property. The existing facility is considered legally nonconforming, but it does not comply with all current zoning requirements.
- Over the last several years, City Council has emphasized the importance of the corridors and gateways of the City and the desire to avoid uses that may have a negative visual impact. The storage of vehicles on the site currently makes a visual impact on the corridor.

ADJACENT ZONING/USES:

Property adjoining the subject property on the east side of South Crater Road are zoned B-2, General Commercial and include commercial and automotive uses such as an auto rental business to the south and the applicant’s current repair shop to the north. Property to the east is undeveloped. The properties across South Crater Road are in the R-1, Single-Family Residence District and consist of single-family dwellings in the South Plains subdivision.

COMPREHENSIVE PLAN CONSIDERATIONS:

The subject property is located in a Corridor Commercial area on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. According to the plan, these areas “provide goods and services for the community, allowing residents to access amenities without leaving and keeping tax dollars within Petersburg.” The plan calls for a connected “Main Street”

development pattern with buildings oriented toward the street with parking areas to the rear or side. Primary land uses in Corridor Commercial areas include hospitality, large commercial, office, and personal service uses and small-scale manufacturing. Development principles for these areas include incorporating alternative transportation methods, public art, amenities, and signage, traffic calming, and high-quality building materials, preserving existing tree canopies and providing new plantings, and providing access management and connections to reduce dependence on vehicles trips.

The property is also located at a designated gateway on one of the city's main corridors. The plan states that these corridors strongly influence the city's "accessibility, attractiveness, and economic vitality" and that gateways are key places that "serve as the community's front door, establishing first impressions and reinforcing perceptions of the city." The plan states that the City should prioritize improving the image and attractiveness of gateways.

While automotive repair can be considered a personal service use, which is listed as appropriate in Corridor Commercial areas, there is a heavier focus on attractive, economically viable uses along the main corridors and particularly at gateways. Existing uses surrounding the subject property include automotive repair, but the Comprehensive Plan emphasizes finding strategies to make these areas more attractive to create a strong sense of arrival in the city and establish community character.

PUBLIC INPUT:

Three members of the public spoke during the public hearing on the request. Two individuals spoke in favor of the request and one individual spoke against the request.

RECOMMENDATION:

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

1. The site shall be developed in substantial conformance with the application as well as the site plan, elevations, and renderings prepared by Purecraft Homes titled "PCH New PJ Auto Repair Shop" dated December 23, 2025.
2. The proposed streetscape improvements, including the installation of sidewalk, the ornamental fence, and the evergreen plantings shall be completed prior to issuance of a Certificate of Occupancy for the facility. Plantings within the screening area shall be located on private property and maintained by the property owner.
3. The applicant shall create and implement a plan for additional plantings along the perimeter of the property subject to review and acceptance by the City Arborist; the plantings shall be in place prior to issuance of a Certificate of Occupancy for the facility.
4. The property shall be kept and maintained in a clean, orderly manner and with the exception of vehicles on site for repair, no open, outdoor storage of materials, including tires, is permitted.

5. The site shall not operate as a vehicle recovery, storage, or tow lot; wrecked or impounded vehicles shall not be stored on the site. Vehicles may be towed to the site for service, but the operator shall keep an inventory of when the vehicles arrive for service to assure compliance with condition 6 below.
6. No inoperable vehicles shall be stored for more than fourteen (14) days on the site unless they are actively being repaired. Active repair shall mean that no fourteen (14) day period passes in which the condition of a vehicle remains unchanged and/or the vehicle has not moved. No more than five (5) vehicles for repair shall be stored on the site at any point.
7. The existing billboard sign on the site shall be removed following the termination of the current lease on October 31, 2028.
8. A parking area shall be installed in accordance with Article 19 of the Zoning Ordinance; any vehicles stored on the site for repair shall be located in paved, striped spaces.
9. If an entrance from the Orchard Street right-of-way is installed, the right-of-way shall be improved to standards acceptable to the Department of Public Works.
10. Any new owner or operator of the property must certify with the Zoning Administrator that the party will be undertaking the same or like endeavor and that their operation will remain in compliance with the approved Special Use Permit.
11. A permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant(s) to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

CITY COUNCIL
MEETING

FEBRUARY,
2026

2025-SUP-07:

Consideration of a request by Pedro Rosario for a special use permit to operate a stand-alone vehicle repair shop at 3857 South Crater Road, Parcel ID 101090005, in the B-2, General Commercial Zoning District

Subject Property



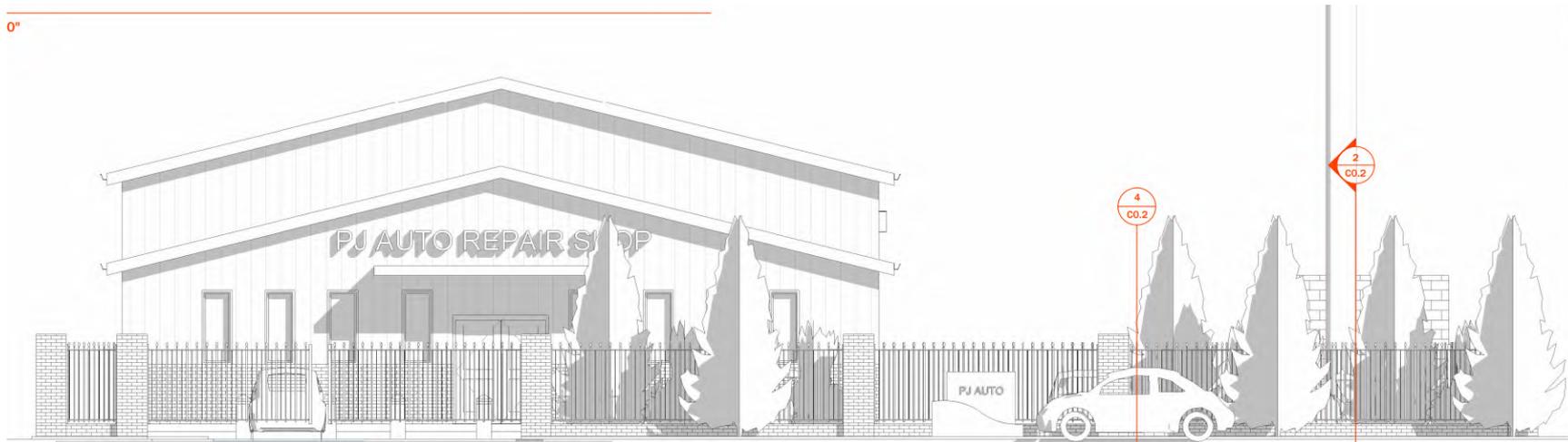
Request and Background

- Subject property is 0.459 acres located in B-2, General Commercial District
- Applicant seeking to operate stand-alone vehicle repair shop in new 50' by 100' facility; special use permit is required
- Applicant currently operates PJ Auto Repair on adjoining property to north; states existing shop will be closed and operations moved to new facility
- Application accompanied by site plan showing proposed layout along with notes on compliance with City Code
- Special use permits may be granted public health, safety, and welfare will not be adversely affected and if safeguards are in place to protect surrounding property, persons, and neighborhood values

Public Hearing and Applicant Response

- At December 4, 2025 public hearing, concerns were raised about the current condition of the site, lack of landscaping shown in the plans, need for screening and attractive uses at city's gateway, and confusion over the existing billboard on the site
- Applicant updated plans to include sidewalk, landscaping, and screening along the front of the site, ornamental fence surrounding the property
- Applicant volunteered condition to remove billboard from the site when lease terminates in 2028
- Applicant removed existing vehicles from site outside of semi-trailer used for storage

0"





Petersburg
VIRGINIA

Comprehensive Plan Considerations

- Designated as Corridor Commercial on Future Land Use Map;
 - Provide goods and services “allowing residents to access amenities without leaving and keeping tax dollars within Petersburg”
 - “Main-Street” development pattern with buildings oriented towards street; high quality building materials, amenities, traffic calming encouraged
 - Land uses encouraged include hospitality, large commercial, office, and personal service uses and small-scale manufacturing
- Property located on designated corridor and near a city gateway:
 - Corridors strongly influence city’s “accessibility, attractiveness, and economic vitality”
 - Gateways are key places that “serve as the community’s front door, establishing first impressions and reinforcing perceptions of the city.”
 - Corridors can vary depending on surrounding uses, but City should prioritize improving image and attractiveness of gateways

Recommendation

- Based on the updated plans, Planning Commission recommended approval of the request in a 5 (aye) and 0 (nays) vote subject to the following conditions:

Proposed Conditions

1. The site shall be developed in substantial conformance with the application as well as the site plan, elevations, and renderings prepared by Purecraft Homes titled “PCH New PJ Auto Repair Shop” dated December 23, 2025.
2. The proposed streetscape improvements, including the installation of sidewalk, the ornamental fence, and the evergreen plantings shall be completed prior to issuance of a Certificate of Occupancy for the facility. Plantings within the screening area shall be located on private property and maintained by the property owner.
3. The applicant shall create and implement a plan for additional plantings along the perimeter of the property subject to review and acceptance by the City Arborist; the plantings shall be in place prior to issuance of a Certificate of Occupancy for the facility
4. The property shall be kept and maintained in a clean, orderly manner and with the exception of vehicles on site for repair, no open, outdoor storage of materials, including tires, is permitted.
5. The site shall not operate as a vehicle recovery, storage, or tow lot; wrecked or impounded vehicles shall not be stored on the site. Vehicles may be towed to the site for service, but the operator shall keep an inventory of when the vehicles arrive for service to assure compliance with condition 6 below.
6. No inoperable vehicles shall be stored for more than fourteen (14) days on the site unless they are actively being repaired. Active repair shall mean that no fourteen (14) day period passes in which the condition of a vehicle remains unchanged and/or the vehicle has not moved. No more than five (5) vehicles for repair shall be stored on the site at any point.

Conditions cont.

7. The existing billboard sign on the site shall be removed following the termination of the current lease on October 31, 2028.
8. A parking area shall be installed in accordance with Article 19 of the Zoning Ordinance; any vehicles stored on the site for repair shall be located in paved, striped spaces.
9. If an entrance from the Orchard Avenue right-of-way is installed, the right-of-way shall be improved to standards acceptable to the Department of Public Works.
10. Any new owner or operator of the property must certify with the Zoning Administrator that the party will be undertaking the same or like endeavor and that their operation will remain in compliance with the approved Special Use Permit.
11. A permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant(s) to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

AN ORDINANCE APPROVING A PETITION FOR A SPECIAL USE PERMIT TO OPERATE A STAND-ALONE VEHICLE REPAIR SHOP AT 3857 SOUTH CRATER ROAD PARCEL IDENTIFICATION NUMBER 101090005 IN THE B-2, GENERAL COMMERCIAL ZONING DISTRICT

WHEREAS, the City of Petersburg Zoning Ordinance establishes zoning districts and permitted uses within each district, including uses subject to the approval of a special use permit; and

WHEREAS, the City received a petition from Pedro Rosario, owner of 3857 South Crater Road, Tax Parcel Number 101090005, located in the B-2, General Commercial Zoning District for a special use permit to operate a stand-alone vehicle repair shop pursuant to Article 23, Section 4 of the Zoning Ordinance; and

WHEREAS, the applicant seeks to cease operations at his current shop at 3851 South Crater Road to construct a new vehicle repair shop on the subject property; and

WHEREAS, the applicant intends to develop the subject property in accordance with the site plan entitled "PCH New PJ Auto Repair Shop" dated November 19, 2025; and

WHEREAS, the Comprehensive Plan designates the property as Corridor Commercial on the Future Land Use Map and the property is within a designated corridor and gateway area; and

WHEREAS, the City Council has considered a number of conditions as listed below to mitigate potential adverse impacts to surrounding properties and general welfare; and

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

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve a petition for a Special Use Permit to operate a stand-alone vehicle repair shop at 3857 South Crater Road subject to the following conditions:

1. The site shall be developed in substantial conformance with the application as well as the site plan, elevations, and renderings prepared by Purecraft Homes titled "PCH New PJ Auto Repair Shop" dated December 23, 2025.
2. The proposed streetscape improvements, including the installation of sidewalk, the ornamental fence, and the evergreen plantings shall be completed prior to issuance of a Certificate of Occupancy for the facility. Plantings within the screening area shall be located on private property and maintained by the property owner.
3. The applicant shall create and implement a plan for additional plantings along the perimeter of the property subject to review and acceptance by the City Arborist; the plantings shall be in place prior to issuance of a Certificate of Occupancy for the facility.
4. The property shall be kept and maintained in a clean, orderly manner and with the exception of vehicles on site for repair, no open, outdoor storage of materials, including tires, is permitted.
5. The site shall not operate as a vehicle recovery, storage, or tow lot; wrecked or impounded vehicles shall not be stored on the site. Vehicles may be towed to the site for service, but the operator shall keep an inventory of when the vehicles arrive for service to assure compliance with condition 6 below.

6. No inoperable vehicles shall be stored for more than fourteen (14) days on the site unless they are actively being repaired. Active repair shall mean that no fourteen (14) day period passes in which the condition of a vehicle remains unchanged and/or the vehicle has not moved. No more than five (5) vehicles for repair shall be stored on the site at any point.
7. The existing billboard sign on the site shall be removed following the termination of the current lease on October 31, 2028
8. A parking area shall be installed in accordance with Article 19 of the Zoning Ordinance; any vehicles stored on the site for repair shall be located in paved, striped spaces.
9. If an entrance from the Orchard Street right-of-way is installed, the right-of-way shall be improved to standards acceptable to the Department of Public Works.
10. Any new owner or operator of the property must certify with the Zoning Administrator that the party will be undertaking the same or like endeavor and that their operation will remain in compliance with the approved Special Use Permit.
11. A permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant(s) to comply with any of the listed conditions or any provision of Federal, State, or local regulations.



City of Petersburg

Department of Planning and Community Development

PROCEDURES FOR PETITION FOR SPECIAL USE PERMITS

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

PLEASE NOTE: The special use permit process may take up to three months.

PETITION FOR SPECIAL USE PERMIT

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

CASE NUMBER: _____

APPLICANT: PEDRO ROSARIO

ADDRESS: 3857 S CRATER ROAD, PETERSBURG, VIRGINIA

I, Pedro Rosario hereby petition for a special use permit for _____
at the following described properties:

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

AUTO REPAIR SHOP PROVIDING ROUTINE VEHICLE MAINTENANCE & REPAIRS SERVICES INSIDE AN ENCLOSED BUILDING. ORGANIZED OUTSIDE PARKING OF VEHICLES AWAITING SERVICE WILL BE LIMITED, STRIPPED SPACES ONLY

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

101090005

2. Current Street Address(es) if assigned:

3857 S CRATER ROAD, PETERSBURG VA

3. Approximate Area:

19,994 sq. ft.

0.459 acres

4. Public Street Frontage:

≅ 102 ft.

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

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

7. Brief:

Said deed restrictions will expire on: _____

C. JUSTIFICATION FOR SPECIAL USE PERMIT

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

THE PROPOSED AUTO REPAIR SHOP WILL CONSTRUCT A NEW 50' X 100' FACILITY AT 3857 S. CRATER RD & RELOCATE THE EXISTING BUSINESS, LEAVING THE CURRENT LOCATION VACANT. ALL REPAIR WORK WILL OCCUR INSIDE THE BUILDING. THE NEW FACILITY WILL IMPROVE THE APPEARANCE & FUNCTION OF THE COMMERCIAL CORRIDOR, SUPPORT LOCAL JOBS, & PROVIDE A NEEDED COMMUNITY SERVICE.

2. The material impact of the proposed use will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement and/or present ways the impact may be mitigated).

ALL ACTIVITIES WILL OCCUR INSIDE THE NEW BUILDING, ENSURING NOISE, ODOR, & WORK OPERATIONS ARE FULLY CONTAINED. VEHICLES AWAITING SERVICE PARKED ONLY IN DESIGNATED SPACES TO MAINTAIN ODOR & CLEAN SITE. THE RELOCATION WILL IMPROVE SITE CONDITIONS, OPERATOR VISUAL QUALITY, & SUPPORT LOCAL EMPLOYMENT WITHOUT CREATING NEGATIVE IMPACT.

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

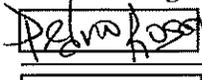
THE PROPOSED USE WILL PROVIDE A NEEDED AUTOMOTIVE SERVICE TO RESIDENTS & BUSINESSES WHILE SUPPORTING LOCAL EMPLOYMENT & ECONOMIC ACTIVITY. RELOCATING THE EXISTING SHOP INTO A NEW, CODE COMPLIANT BUILDING IMPROVES THE VISUAL QUALITY FUNCTION OF THE CORRIDOR.

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

I CURRENTLY OWN & OPERATE PJ AUTO REPAIR SHOP AT 3851 S. CRATER RD, WHERE I HAVE SUCCESSFULLY PROVIDED AUTOMOTIVE REPAIR SERVICES FOR SEVERAL YEARS, I MAINTAIN A CLEAN & PROFESSIONAL OPERATION WITH STRONG CUSTOMER RELATIONSHIPS. RELOCATING TO A NEW BUILDING WILL ALLOW ME TO CONTINUE THE SAME QUALITY OF SERVICE IN AN IMPROVED & MODERN FACILITY.

D. CERTIFICATION:

The undersigned applicant certifies that they:

 (a)

are the owner, lessee or agent for (specified in writing)

 (b)

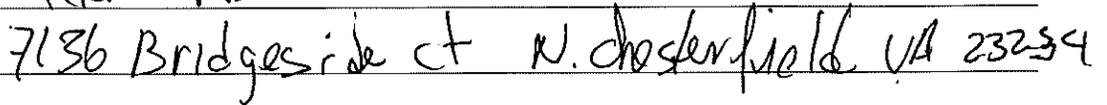
possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR SPECIAL USE PERMIT, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

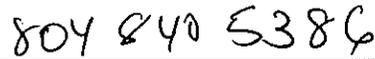
Signed:



Mailing Address:



Phone Number:



Email Address:



APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department): _____

Date of Planning Commission Public Hearing: _____

Planning Commission Action(s): _____

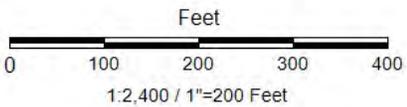
Date of City Council Hearing: _____

City Council Action(s): _____

Petersbug, Virginia

Legend

-  City Boundary
-  Parcels



Title: Location Map

Date: 11/25/2025

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.



3857 S CRATER ROAD, PETERSBURG, VIRGINIA 23805

Premier Partner



AMERICAN INSTITUTE OF
BUILDING DESIGN
MEMBER NUMBER: 7cc5c8b6f1

12/31/2025
DATE OF CONTRACT REVIEW

RESIDENTIAL
DESIGNER

NAMESON, JONES, JR.
njones@purecraft-homes.com
(757) 364-0223

CLIENT

PERCUT DESIGN
percuto_design@hotmail.com
804-846-5388

METAL BUILDING
SUPPLIER

BOE BATTLE
boebattle@metallstructures.com
(888) 907-6006

PCH NEW PJ AUTO REPAIR SHOP

the 2025-061

GENERAL NOTES

- GENERAL CONSTRUCTION NOTES:**
- THESE DRAWINGS ESTABLISH THE COLLABORATIVE RELATIONSHIP BETWEEN THE DESIGNER AND THE CLIENT, WITH THE DESIGNER PROVIDING CREATIVE SOLUTIONS AND EXPERTISE TO FULFILL THE CLIENTS VISION AND PROJECT REQUIREMENTS.
 - ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
 - ESTABLISH AND MAINTAIN PROJECT SAFETY DURING CONSTRUCTION TO PROTECT PERSONNEL, TENANTS, AND BUILDING OCCUPANTS. REQUIREMENTS INCLUDE, BUT SHALL NOT BE LIMITED TO OSHA PART 1926 LATEST EDITION.
 - THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
 - ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND RESIDENTIAL DESIGNER FOR THEIR RECORDS.
 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE COMMENCEMENT OF THE WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE RESIDENTIAL DESIGNER. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE RESIDENTIAL DESIGNER OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
 - CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT (WHETHER SUPPLIED BY THE OWNER OR OTHERS) WITH THE SUPPLIER OR MANUFACTURER PRIOR TO THE START OF RELATED WORK.
 - THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
 - THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
 - THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - ANY VARIATIONS FROM INDICATED DIMENSIONS OR CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE RESIDENTIAL DESIGNER.
 - NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE RESIDENTIAL DESIGNER.
 - NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS** WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE RESIDENTIAL DESIGNER.
 - PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL AND MILLWORK MOUNTED EQUIPMENT. IN NEW AND EXISTING WALLS THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALLS AND THE SECURITY OF THE EQUIPMENT.
 - ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. PROVIDE WOOD BLOCKING IN ALL STUD WALLS AT MILLWORK AND SPECIAL ITEM ANCHORING POINTS. WOOD BLOCKING SHALL **BIMODISTURE TREATED IF LOCATED IN DAMP LOCATIONS OR ADJACENT TO CONCRETE OR MASONRY CONSTRUCTION** ; IF WOOD BLOCKING IS NOT PERMITTED BY CODE, THEN METAL STRIPS SHALL BE USED.
 - THE CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, AND OTHER STRUCTURES PRIOR TO COMMENCEMENT OF FABRICATION.
 - ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS, UNLESS OTHERWISE NOTED.
 - THE MATERIALS USED FOR CONSTRUCTION OF SPACE SHALL NOT CONTAIN ASBESTOS, P.C.B. OR ANY OTHER HAZARDOUS MATERIALS OF ANY TYPE. MANUFACTURERS' NAMES AND TRADEMARKS SHALL NOT BE PROMINENTLY VISIBLE TO THE PUBLIC.
 - ALL WALLS TO BE LAID OUT AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.
 - THE SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR REQUIRED TO TOTALLY COMPLETE THE PROJECT AND BE FUNCTIONALLY CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THE CONSTRUCTION DOCUMENTS.
 - ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT **WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT, EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.**
 - ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
 - THERMOSTATS SHALL NOT BE LOCATED IN THE CENTER OF A WALL, ON AN ACESS/ SPECIALTY WALL, OR IN A LOCATION WHICH CONFLICTS WITH FURNISHINGS WITHOUT THE ARCHITECT'S APPROVAL.
 - WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES.** LARGE SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS.
 - MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE RESIDENTIAL DESIGNER SHALL BE INCLUDED IN THE WORK AS INDICATED ON THE DRAWINGS.
 - ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL. NO DEVIATION FROM THE DRAWINGS SHALL BE MADE WITHOUT THE RESIDENTIAL DESIGNER'S WRITTEN AUTHORIZATION.
 - ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - ALL DIMENSIONS ARE TO FACE OF STUD.** OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES. DOOR AND WINDOW DIMENSIONS ARE TO CENTERLINES OF UNITS UNLESS OTHERWISE NOTED.

LEGEND

- Wall Type (see wall type schedule)
- Door Type (see door schedule)
- Window Type (see window schedule)
- Building Section
- Wall Section
- Detail Number
- Building Elevation
- Interior Elevation
- Elevation Mark
- Room Name / Number
- Column Line
- Centerline
- Revision Tag

- A.C.I. AMERICAN CONCRETE INSTITUTE
- BLDG. BUILDING
- CONC. CONCRETE
- C.J. CONTROL JOINT
- COL. COLUMN
- DET. DETAIL
- DIA. DIAMETER
- DN. DOWN
- EL/ELEV. ELEVATION
- ELEC. ELECTRICAL
- EQ. EQUAL
- FIN. FINISH
- FLR. FLOOR
- GALV. GALVANIZED
- GYP. GYPSUM
- I.D. INSIDE DIAMETER
- JT. JOINT
- MECH. MECHANICAL
- MIN. MINIMUM
- N.T.S. NOT TO SCALE
- NO. NUMBER
- O.C. ON CENTER
- OPG. OPENING
- O.D. OUTSIDE DIAMETER
- U.N.O. UNLESS NOTED OTHERWISE
- REF. REFERENCE
- R. RISER
- R.O. ROUGH OPENING
- RM. ROOM
- S./STL. STAINLESS STEEL
- STRUCT. STRUCTURAL
- SPEC. SPECIFICATIONS
- T.O. TOP OF (...)
- T.O.CONC. TOP OF CONCRETE
- T.O.F. TOP OF FRAMING
- T.O.STL. TOP OF STEEL
- T.O.W. TOP OF WALL
- T. TREAD
- TYP. TYPICAL
- @ AT
- + AND
- BD. BOARD
- A.F.F. ABOVE FINISHED FLOOR
- U.N.O. UNLESS OTHERWISE NOTED
- V.L.F. VERIFY IN FIELD

DRAWING LIST

- C0.0 COVER PAGE
- G0.1 GENERAL NOTES
- G0.2 DRAWING STANDARDS
- C0.1 ARCHITECTURAL SITE PLAN
- C0.2 ARCHITECTURAL SITE PLAN DETAILS
- C0.3 ARCHITECTURAL SITE RENDERINGS
- C0.4 ARCHITECTURAL SITE RENDERINGS
- C0.5 ARCHITECTURAL SITE RENDERINGS
- C0.6 ARCHITECTURAL SITE RENDERINGS
- C0.7 ARCHITECTURAL SITE RENDERINGS
- A0.1 NEW WORK FOUNDATION PLAN
- A0.1a NEW WORK FOUNDATION DETAILS
- A1.1 NEW WORK FLOOR PLAN
- A1.2 NEW WORK ROOF PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 BUILDING SECTIONS

SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF THE CONSTRUCTION OF A NEW 100'-0" x 50'-0" (5,000 SF) SINGLE-STORY AUTO REPAIR FACILITY ON THE SUBJECT PROPERTY. THE PROJECT INCLUDES AN 80'-0" x 50'-0" PRE-ENGINEERED METAL BUILDING (PEMB) SUPPLIED AND ENGINEERED BY THE METAL BUILDING MANUFACTURER TO HOUSE THE AUTO MECHANIC SHOP AND SERVICE BAYS, AND A 20'-0" x 50'-0" CONVENTIONALLY CONSTRUCTED SUPPORT AREA FRAMED WITH NON-LOAD-BEARING COLD-FORMED METAL STUDS TO ACCOMMODATE THE WAITING AREA, RECEPTION, OFFICE, RESTROOM, AND EMPLOYEE ROOM. THE BUILDING WILL BE CONSTRUCTED ON A 6-INCH CONCRETE SLAB-ON-GRADE WITH INTEGRAL TURNDOWN FOOTINGS, WITH CONTROL JOINTS PROVIDED AT GRID LINES AS INDICATED. ALL VEHICLE REPAIR ACTIVITIES WILL OCCUR WITHIN THE ENCLOSED SHOP AREA. ASSOCIATED WORK INCLUDES INTERIOR PARTITIONS, DOORS, FINISHES, UTILITIES, SITE ACCESS, PARKING, LANDSCAPING, SCREENING, AND COORDINATION WITH EXISTING SITE FEATURES, INCLUDING MAINTENANCE ACCESS TO THE EXISTING BILLBOARD. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, APPLICABLE ZONING ORDINANCES, AND APPROVED CONSTRUCTION DOCUMENTS.

DISCLAIMER

IN ACCORDANCE WITH THE CODE OF VIRGINIA § 54.1-402, A LICENSED ARCHITECT IS NOT REQUIRED FOR THE DESIGN OF SINGLE-FAMILY HOMES, DUPLEXES, OR OTHER RESIDENTIAL STRUCTURES OF UP TO TWO STORIES. THESE DRAWINGS HAVE BEEN PREPARED BY A QUALIFIED RESIDENTIAL DESIGNER AND ARE INTENDED FOR USE WITHIN THE SCOPE OF RESIDENTIAL PROJECTS AS PERMITTED BY VIRGINIA LAW.

CODE ANALYSIS

CODE EDITION: VIRGINIA CONSTRUCTION CODE, 2021
 USE GROUP: S-3, B
 CONSTRUCTION TYPE: I-B (NON-COMBUSTIBLE CONSTRUCTION)

CONDITIONED SPACE SQ FT
 1ST FLOOR: 5000 SQ FT

BUILDING SITE COVERAGE
 SITE AREA: 20,700 SQ FT
 APPROXIMATE HEIGHT: 22'-0"

DESIGN CRITERIA

FLOOR LIVE LOAD: 125 PSF
 OFFICE ROOMS LIVE LOAD: 40 PSF
 ROOF LIVE LOAD: 20 PSF
 GROUND SNOW LOAD (ASCE): 5 PSF
 BASIC WIND SPEED: 115 MPH, RISK CATEGORY II
 SEISMIC CATEGORY: C
 FROST/FOOTING DEPTH: 18 INCHES

ENERGY CODE

SYSTEM: 2021 IECC CODE REQUIRED MINIMUMS
 Windows: U-Value: 0.38
 Ceiling: R30
 Walls: R13 or R13 (cavity) + R3.8 (insulated shtg)
 Slab: R10

Premier Partner

AMERICAN INSTITUTE OF BUILDING DESIGN
MEMBER NUMBER: 1ccdc8061

PCH NEW PJ AUTO REPAIR SHOP
 2025-061

Project No. 25061

12/31/2025

Revisions

Name

1. PERMIT DRAWINGS

2.

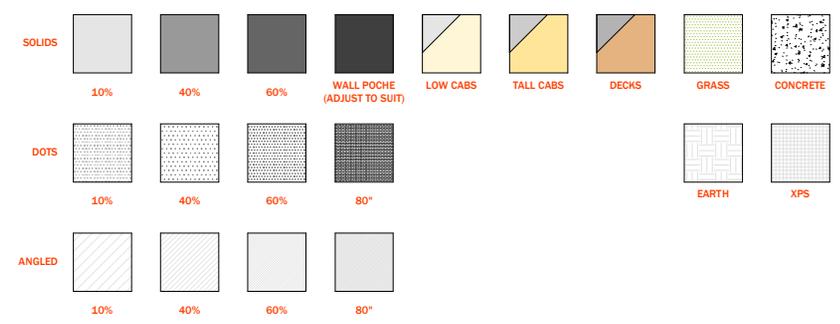
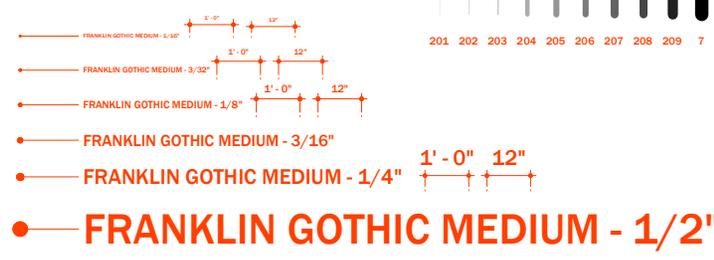
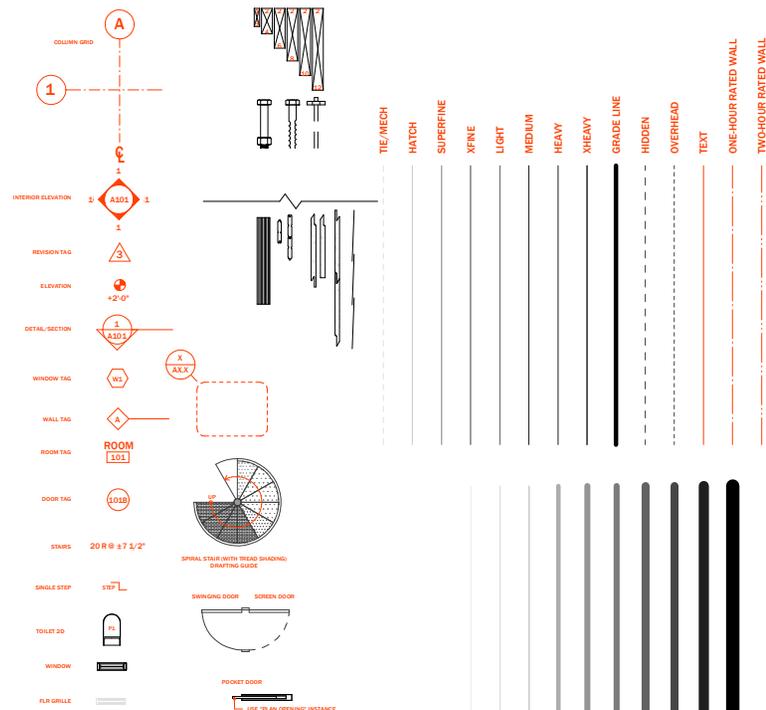
3.

Scale: 1/4" = 1'-0"

GENERAL NOTES

GO.1

Sheet No. 0205



PCH NEW PJ AUTO REPAIR SHOP
 2025-061
3807 S GARDNER ROAD, PETERSBURG, VIRGINIA 23081

Project No. 250061

12/31/2025

Revisions

Note
 1. PERMIT DRAWINGS
 2.
 3.

Scale As Indicated

DRAWING STANDARDS

G0.2

Sheet No. 02025

ARCHITECTURAL SITE RENDERING NOTES

THESE RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT, SCALE, MATERIAL CHARACTER, AND SITE ORGANIZATION OF THE PROPOSED DEVELOPMENT.

THE PROPOSED AUTO REPAIR FACILITY IS DESIGNED AS A LOW-PROFILE, CLEAN, AND WELL-ORGANIZED COMMERCIAL USE THAT COMPLEMENTS THE SURROUNDING CORRIDOR AND ADJACENT PROPERTIES.

THE BUILDING ARCHITECTURE EMPHASIZES A SIMPLE FORM, NEUTRAL COLORS, AND DURABLE MATERIALS TO PRESENT A PROFESSIONAL AND MAINTAINED APPEARANCE CONSISTENT WITH CITY BEAUTIFICATION GOALS.

ALL VEHICLE SERVICE AND REPAIR ACTIVITIES ARE INTENDED TO OCCUR WITHIN THE ENCLOSED BUILDING. NO OUTDOOR REPAIR ACTIVITIES ARE PROPOSED.

PARKING AREAS ARE ORGANIZED AND STRIPED TO PROMOTE SAFE VEHICLE CIRCULATION, CLEAR SIGHTLINES, AND AN ORDERLY SITE LAYOUT.

SCREENING, FENCING, & LANDSCAPE INTENT

DECORATIVE METAL FENCING WITH MASONRY PIERS IS PROVIDED ALONG STREET FRONTAGES AND PERIMETER AREAS TO DEFINE THE SITE EDGE, ENHANCE SECURITY, AND IMPROVE VISUAL APPEARANCE.

EVERGREEN LANDSCAPING IS USED ALONG THE PERIMETER AND STREET FRONTAGES TO PROVIDE YEAR-ROUND VISUAL SCREENING AND TO SOFTEN THE APPEARANCE OF PARKING AND OPERATIONAL AREAS.

TREE PLANTINGS SHOWN IN THE RENDERINGS REPRESENT PROPOSED EVERGREEN SPECIES SUCH AS THUJA 'GREEN GIANT', EASTERN RED CEDAR, OR NELLIE R. STEVENS HOLLY, OR APPROVED EQUAL.

THE COMBINATION OF DECORATIVE FENCING AND EVERGREEN LANDSCAPING IS INTENDED TO MEET THE SCREENING AND BEAUTIFICATION OBJECTIVES OF THE PETERSBURG ZONING ORDINANCE.

BILLBOARD CONTEXT & COMPATIBILITY

THE EXISTING BILLBOARD SHOWN IN THE RENDERINGS IS AN EXISTING CONDITION OWNED AND MAINTAINED BY A THIRD-PARTY SIGN COMPANY AND IS NOT PART OF THE PROPOSED DEVELOPMENT SCOPE.

THE SITE DESIGN INTENTIONALLY MAINTAINS CLEAR, PAVED ACCESS TO THE BILLBOARD STRUCTURE TO ALLOW MAINTENANCE AND SIGN CHANGES WITHOUT INTERFERING WITH SITE OPERATIONS.

NO PARKING OR STORAGE IS PERMITTED WITHIN THE BILLBOARD ACCESS AREA, AS DEPICTED IN THE SITE PLAN AND ILLUSTRATED IN THE RENDERINGS.

LANDSCAPING AND FENCING ARE ARRANGED TO VISUALLY INTEGRATE THE BILLBOARD INTO THE SITE WHILE MAINTAINING A CLEAN AND ORDERLY APPEARANCE FROM PUBLIC VIEW.

OVERALL PROJECT INTENT

THE RENDERINGS DEMONSTRATE THE INTENDED RELATIONSHIP BETWEEN THE BUILDING, PARKING, LANDSCAPING, AND STREET FRONTAGES TO CREATE A COHESIVE AND ATTRACTIVE COMMERCIAL DEVELOPMENT.

THE PROPOSED DESIGN SEEKS TO ENHANCE THE VISUAL CHARACTER OF THE S. CRATER ROAD AND ORCHARD STREET CORRIDORS WHILE SUPPORTING A FUNCTIONAL AND COMPLIANT AUTO REPAIR USE.

FINAL MATERIALS, COLORS, AND LANDSCAPE INSTALLATIONS SHALL BE SUBJECT TO CITY REVIEW AND APPROVAL IN ACCORDANCE WITH APPLICABLE ORDINANCES AND PERMIT REQUIREMENTS.



STAMP SEAL



Premier Partner
AIBD
 AMERICAN INSTITUTE OF
 BUILDING DESIGN
 MEMBER NUMBER: 700508001
 PCH NEW PJ AUTO REPAIR SHOP
 2025-061
3807 S CRATER ROAD, PETERSBURG, VIRGINIA 23080

Project No. 250061

12/31/2025

Revisions

Note
 1. PERMIT DRAWINGS
 2.
 3.

Scale

ARCHITECTURAL
 SITE RENDERINGS

C0.3

Sheet No. 03005



STAMP SEAL



PURECRAFT
HOMES

Premier Partner



AMERICAN INSTITUTE OF
BUILDING DESIGN
MEMBER NUMBER: 70050801

PCH NEW PJ AUTO REPAIR SHOP
2025-061

3807 S CENTER ROAD, PETERSBURG, VIRGINIA 23103

Project No. 250061

12/31/2025

Revisions

Note
1. PERMIT DRAWINGS
2.
3.

Scale

ARCHITECTURAL
SITE RENDERINGS

C0.4

Sheet No. 0205



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PCH NEW PJ AUTO REPAIR SHOP
2025-061
3807 S CENTER ROAD, PETERSBURG, VIRGINIA 23103

Project No. 250061

12/31/2025

Revisions

Name
1. PERMIT DRAWINGS
2.
3.

Scale

ARCHITECTURAL
SITE RENDERINGS

C0.5

Sheet No. 02025



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PCH NEW PJ AUTO REPAIR SHOP
 2025-061
3807 S CENTER ROAD, PETERSBURG, VIRGINIA 23103

Project No. 250061

12/31/2025

Revisions

Name
 1. PERMIT DRAWINGS
 2.
 3.

Scale

ARCHITECTURAL
 SITE RENDERINGS

C0.6

Sheet No. 02005

STAMP SEAL



PCH NEW PJ AUTO REPAIR SHOP
2025-061
3807 S CENTER ROAD, PETERSBURG, VIRGINIA 22080

Project No. 250061

12/31/2025

Revisions

Name

1. PERMIT DRAWINGS
- 2.
- 3.

Scale

ARCHITECTURAL SITE RENDERINGS

C0.7

Sheet No. 02005



FOUNDATION/ SLAB ON GRADE NTOES

SUBGRADE / EARTHWORK

CONTRACTOR SHALL VERIFY SUBGRADE IS UNDISTURBED, COMPETENT SOIL OR PROPERLY COMPACTED STRUCTURAL FILL PRIOR TO PLACEMENT OF BASE AND CONCRETE. REMOVE ORGANIC MATERIAL, TOPSOIL, DEBRIS, SOFT/UNSTABLE AREAS, AND REPLACE WITH COMPACTED STRUCTURAL FILL. PROVIDE PROOF-ROLLING OF BUILDING PAD TO IDENTIFY SOFT SPOTS; REMOVE AND RECOMPACT AS REQUIRED.

FILL PLACEMENT SHALL BE IN MAX 8" LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557) UNDER SLABS, FOUNDATIONS UNLESS OTHERWISE DIRECTED BY GEOTECHNICAL RECOMMENDATIONS.

MINIMUM COMPACTED GRANULAR BASE: 4" (MIN) CRUSHED STONE / VDOT #57 OR APPROVED EQUIVALENT UNDER ALL SLABS (UNLESS OTHERWISE NOTED).

SLAB-ON-GRADE

PROVIDE 6" THICK NORMAL-WEIGHT CONCRETE SLAB-ON-GRADE OVER GRANULAR BASE. SLAB SHALL BE PLACED ON PROPERLY COMPACTED SUBGRADE AND GRANULAR BASE; DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR STANDING WATER. PROVIDE VAPOR RETARDER: 10 MIL (MIN) POLYETHYLENE, LAPPED 6" (MIN) AT JOINTS AND TAPED; EXTEND TO SLAB EDGES AND PENETRATIONS (COORDINATE WITH PEMB DETAILS). PROVIDE TERMITE TREATMENT WHERE REQUIRED BY CODE / LOCAL PRACTICE AND SITE CONDITIONS; COORDINATE WITH LICENSED PEST CONTROL PROVIDER.

THICKENED EDGE / TURNDOWN FOOTING

PROVIDE CONTINUOUS THICKENED SLAB EDGE (TURNDOWN FOOTING) AT PERIMETER OF BUILDING (AND AT INTERIOR THICKENED LINES WHERE REQUIRED BY METAL BUILDING MANUFACTURER). TURNDOWN FOOTING WIDTH/DEPTH AND REINFORCEMENT SHALL BE PER METAL BUILDING FOUNDATION REACTIONS AND/OR ENGINEERED FOUNDATION DESIGN. BOTTOM OF FOOTING SHALL BE SET BELOW LOCAL FROST DEPTH AND ON COMPETENT SOIL. IF LOCAL FROST DEPTH IS NOT SPECIFIED ON THE PLANS, SET FOOTING BEARING ELEVATION PER CITY OF PETERSBURG REQUIREMENTS AND FIELD VERIFIED CONDITIONS.)

CONCRETE MATERIALS

CONCRETE SHALL CONFORM TO ASTM C94. MIN COMPRESSIVE STRENGTH: SLAB F'c = 3,500 PSI (MIN); FOOTINGS THICKENED EDGE F'c = 3,000 PSI (MIN) UNLESS OTHERWISE REQUIRED BY ENGINEER OR PEMB DESIGN. AIR ENTRAINMENT AND ADMIXTURES SHALL BE PER MIX DESIGN AND WEATHER CONDITIONS; CALCIUM CHLORIDE ADMIXTURES NOT PERMITTED.

REINFORCEMENT / ANCHORAGE

SLAB AND TURNDOWN REINFORCEMENT SHALL BE PROVIDED AS INDICATED ON PLANS AND/OR AS REQUIRED BY ENGINEERED FOUNDATION DESIGN AND METAL BUILDING MANUFACTURER.

ANCHOR BOLTS/RODS SHALL BE LOCATED PER PEMB ANCHOR BOLT SETTING PLAN; TEMPLATE/SETTING SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT. PROVIDE REBAR SUPPORTS/CHAIRS TO MAINTAIN REQUIRED POSITION AND CONCRETE COVER.

MINIMUM CONCRETE COVER SHALL CONFORM TO ACI REQUIREMENTS (TYPICAL: 3" WHERE CAST AGAINST EARTH, 2" TO WEATHER/EARTH FOR #6 AND LARGER, 1-1/2" FOR #5 AND SMALLER, AND 3/4" (MIN) IN SLABS UNLESS NOTED OTHERWISE.)

CONTROL JOINTS (REQUIRED)

PROVIDE CONTROL JOINTS AT EACH GRID LINE, TYPICAL, UNLESS OTHERWISE NOTED. CONTROL JOINTS SHALL BE SAW-CUT OR TOOLED TO A DEPTH OF 1/4 SLAB THICKNESS (MIN). CONTROL JOINTS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER FINISHING (TYPICALLY SAME DAY) TO MINIMIZE RANDOM CRACKING. CONTROL JOINT LAYOUT SHALL BE COORDINATED WITH DOOR OPENINGS, COLUMN LINES, AND EQUIPMENT PADS TO AVOID "T" INTERSECTIONS WHERE POSSIBLE.

ISOLATION JOINTS

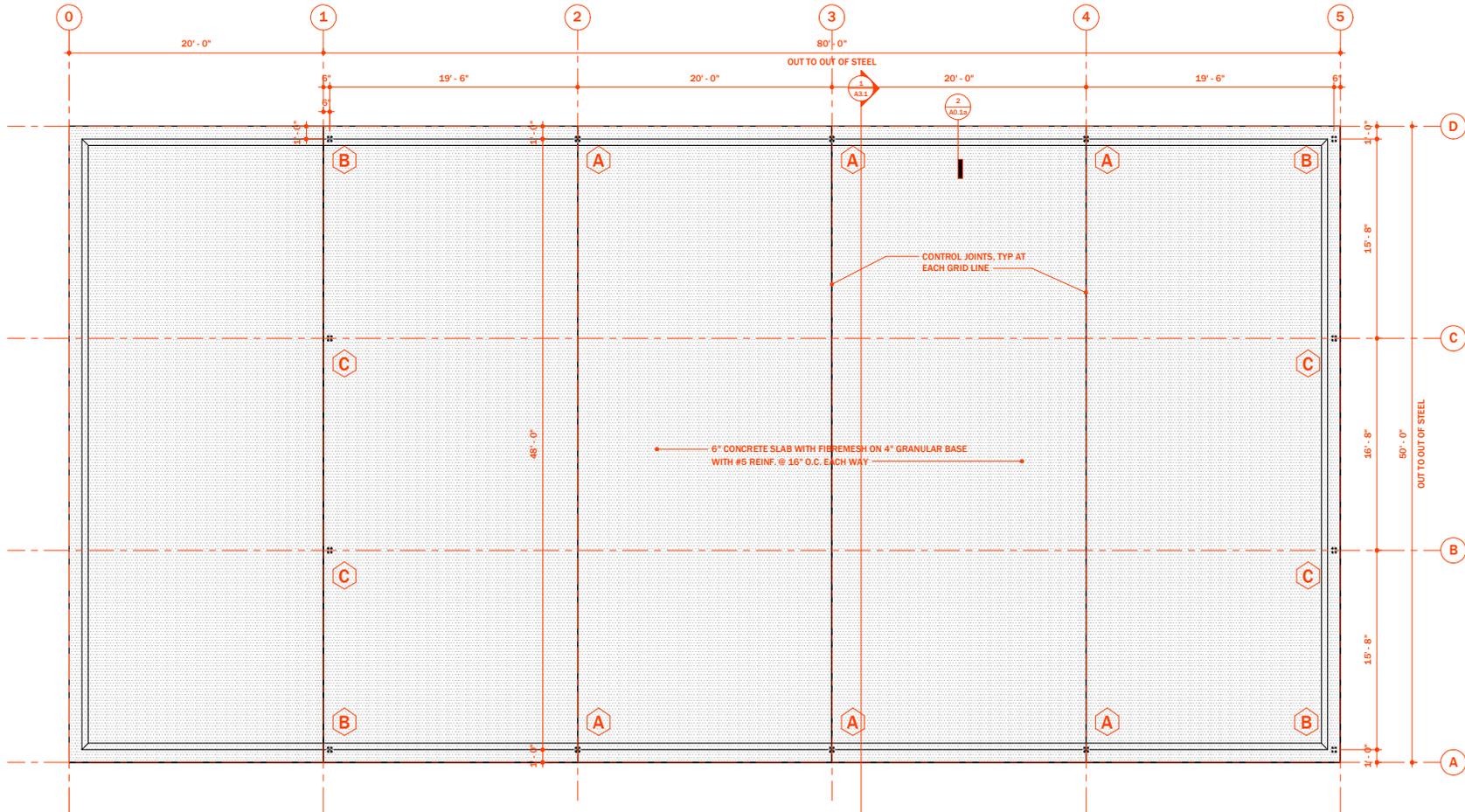
PROVIDE ISOLATION JOINTS AT SLAB-TO-WALL/FOUNDATION INTERFACES WHERE REQUIRED, AROUND COLUMNS/POSTS, AT EQUIPMENT PADS, AND AT PENETRATIONS AS NEEDED TO ALLOW MOVEMENT AND REDUCE RESTRAINT CRACKING.

SLAB FINISH / SLOPES

PROVIDE SMOOTH, HARD-TROWEL FINISH IN SHOP AREAS UNLESS OTHERWISE NOTED. VERIFY REQUIRED SLOPES TO FLOOR DRAINS (IF ANY) AND COORDINATE WITH PLUMBING DRAWINGS/OWNER EQUIPMENT. (IF NO DRAINS ARE PROVIDED, CONFIRM FINAL FLOOR SLOPES WITH OWNER REQUIREMENTS.)

FIELD VERIFICATION / COORDINATION

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, PROPERTY CONDITIONS, AND UTILITY LOCATIONS PRIOR TO EXCAVATION. COORDINATE FOUNDATION ELEVATIONS AND ANY REQUIRED UNDER-SLAB UTILITIES WITH CIVIL/MEP PLANS BEFORE POUR. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND PLANS SHALL BE REPORTED TO DESIGNER/ENGINEER BEFORE PROCEEDING



NEW WORK FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

STAMP SEAL



PCH NEW PJ AUTO REPAIR SHOP
2025-061
3807 S GARDNER ROAD, PETERSBURG, VIRGINIA 23080

Project No. 250061

12/31/2025

Revisions

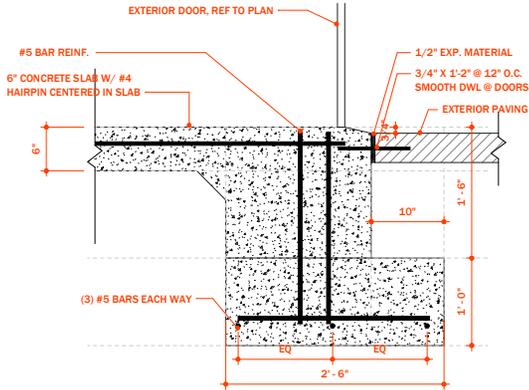
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2.
3.

Scale 1/4" = 1'-0"

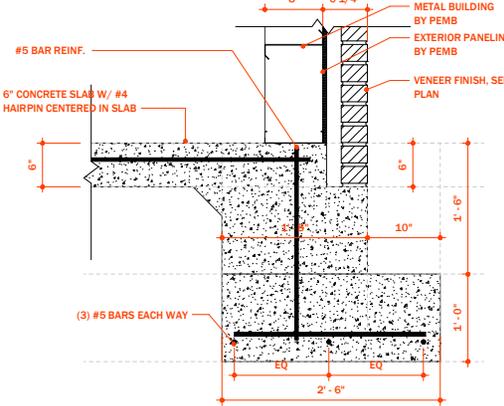
NEW WORK FOUNDATION PLAN

A0.1

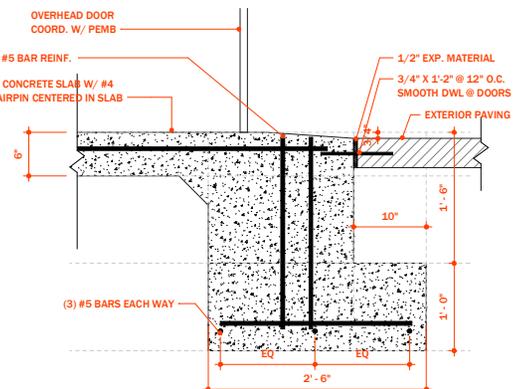
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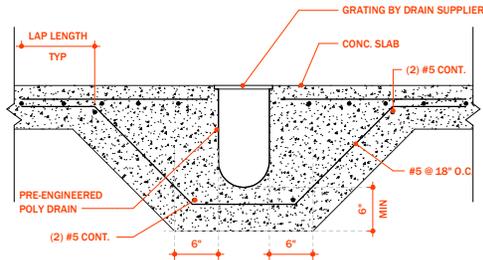
4 SECTION AT DOOR
SCALE: 1 1/2" = 1'-0"



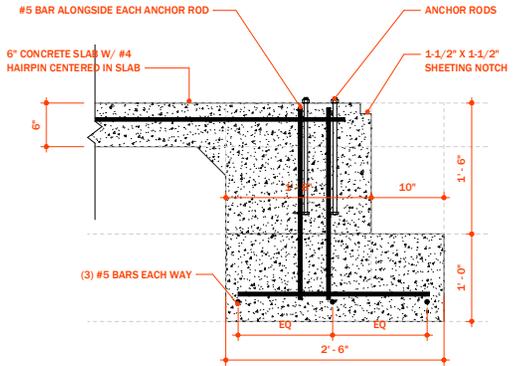
5 FOUNDATION DETAIL W/ BRICK
SCALE: 1 1/2" = 1'-0"



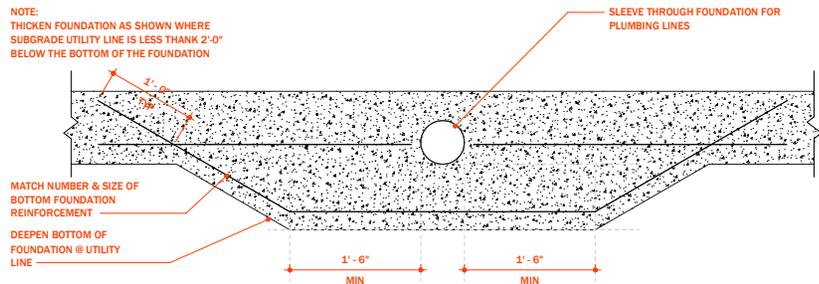
3 SECTION AT OVERHEAD DOOR
SCALE: 1 1/2" = 1'-0"



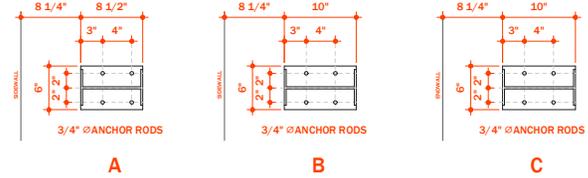
6 TRENCH DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"



2 FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"



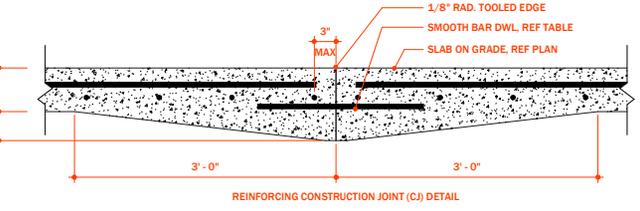
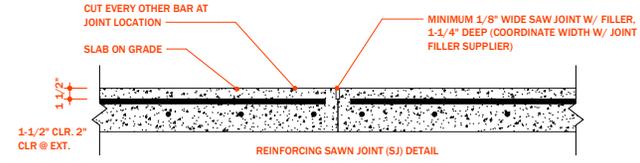
1 THICKENED FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"



8 ANCHOR ROD PLAN
SCALE: 1 1/2" = 1'-0"

SMOOTH BAR DOWELS

SLAB DEPTH	DOWEL DIMENSIONS	DOWEL SPACING
4" TO 6"	3/4"ØX 1'-2"	12" O.C.
7" TO 8"	1"ØX 1'-4"	12" O.C.
9" TO 11"	1-1/4"ØX 1'-6"	12" O.C.



7 TYP SLAB ON GRADE JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

STAMP SEAL

PURECRAFT HOMES

Premier Partner

AI BD

AMERICAN INSTITUTE OF BUILDING DESIGN
MEMBER NUMBER: TDC02687

PCH NEW PJ AUTO REPAIR SHOP
2025-061

3807 S CENTER ROAD, PEBBLE BEACH, VIRGINIA 22080

Project No. 250061

12/31/2025

Revisions

1. PERMIT DRAWINGS

2.

3.

Note

Scale: 1 1/2" = 1'-0"

NEW WORK
FOUNDATION
DETAILS

A0.1a

Sheet No. 02025

FLOOR PLAN NOTES

PRE-ENGINEERED METAL BUILDING (PEMB) SCOPE
 THE EAST 80'-0" x 50'-0" PORTION OF THE BUILDING IS A PRE-ENGINEERED METAL BUILDING (PEMB) SUPPLIED AND ENGINEERED BY THE METAL BUILDING MANUFACTURER. THE PEMB PORTION INCLUDES THE PRIMARY AUTO MECHANIC SHOP AREA AND ASSOCIATED STRUCTURAL FRAMING, WALL PANELS, AND ROOF SYSTEM. PEMB STRUCTURE, CONNECTIONS, AND LOAD PATHS SHALL BE DESIGNED IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) AND SEALED BY THE MANUFACTURER'S ENGINEER OF RECORD.

CONVENTIONAL CONSTRUCTION SCOPE
 THE WEST 20'-0" x 50'-0" PORTION OF THE BUILDING IS CONVENTIONAL CONSTRUCTION AND IS NOT PART OF THE PEMB SCOPE. THIS AREA SHALL BE CONSTRUCTED USING NON-LOAD-BEARING COLD-FORMED METAL STUD WALLS SUPPORTED ON THE CONCRETE SLAB AND INDEPENDENT OF THE PEMB STRUCTURAL FRAME. CONVENTIONAL FRAMING INCLUDES THE WAITING AREA, RECEPTION, OFFICE, RESTROOM, AND EMPLOYEE ROOM AS SHOWN.

STRUCTURAL SEPARATION / COORDINATION
 THE PEMB AND CONVENTIONAL FRAMED PORTIONS SHALL BE STRUCTURALLY COORDINATED BUT DESIGNED AS DISTINCT SYSTEMS. NO LOAD FROM THE PEMB SHALL BE TRANSFERRED TO THE CONVENTIONAL METAL STUD FRAMING UNLESS SPECIFICALLY DETAILED AND ENGINEERED. ALL INTERFACE CONDITIONS BETWEEN PEMB AND CONVENTIONAL CONSTRUCTION SHALL BE COORDINATED IN SHOP DRAWINGS AND FIELD VERIFIED PRIOR TO CONSTRUCTION.

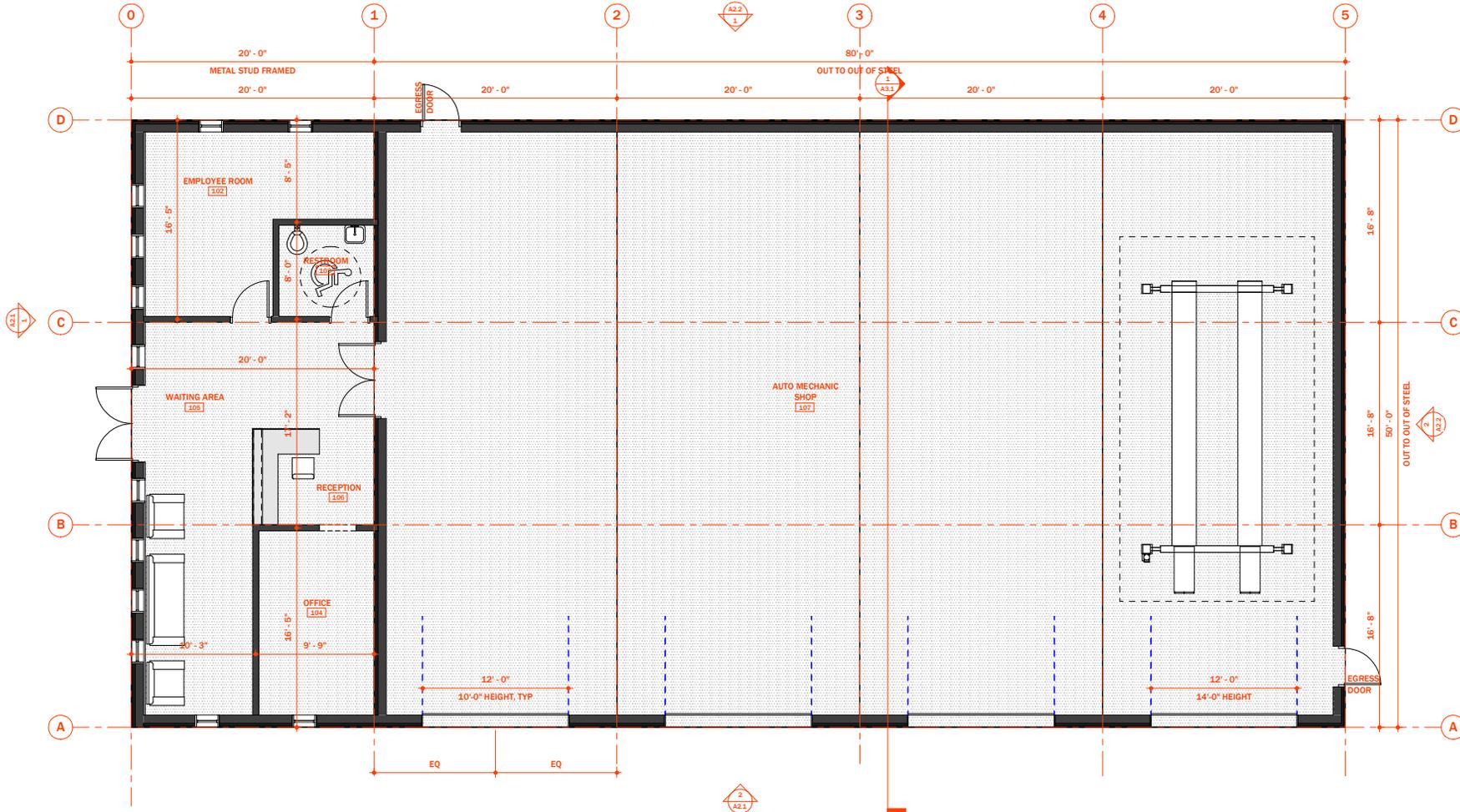
USE & OCCUPANCY
 BUILDING USE IS AUTO REPAIR SHOP WITH ACCESSORY OFFICE AND CUSTOMER AREAS. ALL VEHICLE REPAIR AND SERVICE OPERATIONS SHALL OCCUR WITHIN THE ENCLOSED AUTO MECHANIC SHOP AREA.

INTERIOR PARTITIONS
 INTERIOR PARTITIONS WITHIN THE CONVENTIONAL CONSTRUCTION ZONE SHALL BE COLD-FORMED METAL STUDS, TYPICAL 3 5/8" OR 6", NON-LOAD-BEARING UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL EXTEND TO THE UNDERSIDE OF STRUCTURE OR CEILING AS REQUIRED FOR FIRE, ACOUSTIC, AND CODE COMPLIANCE.

DOORS & EGRESS
 DOOR SWINGS, HARDWARE, AND EGRESS PATHS SHALL COMPLY WITH VUSBC AND ACCESSIBILITY REQUIREMENTS. EGRESS DOORS FROM BOTH THE OFFICE AREA AND SHOP AREA ARE PROVIDED AS SHOWN.

ACCESSIBILITY
 ACCESSIBLE ROUTES, DOORS, AND RESTROOM FACILITIES SHALL COMPLY WITH ANSI A117.1 AND VUSBC ACCESSIBILITY REQUIREMENTS.

FIELD VERIFICATION
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND EQUIPMENT REQUIREMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING.



1 FIRST FLOOR NEW WORK PLAN
 SCALE: 1/4" = 1'-0"

STAMP SEAL



PCH NEW PJ AUTO REPAIR SHOP
 2025-061
3807 S GAITHER ROAD, FREDERICKSBURG, VIRGINIA 22405

Project No. 250061

12/31/2025

Revisions

Note:
 1. PERMIT DRAWINGS
 2.
 3.

Scale: 1/4" = 1'-0"

NEW WORK FLOOR PLAN

A1.1

Sheet No. 02005

STAMP SEAL



PCH NEW PJ AUTO REPAIR SHOP
2025-061
3807 S CENTER ROAD, PETERSBURG, VIRGINIA 22961

Project No. 250061

12/31/2025

Revisions

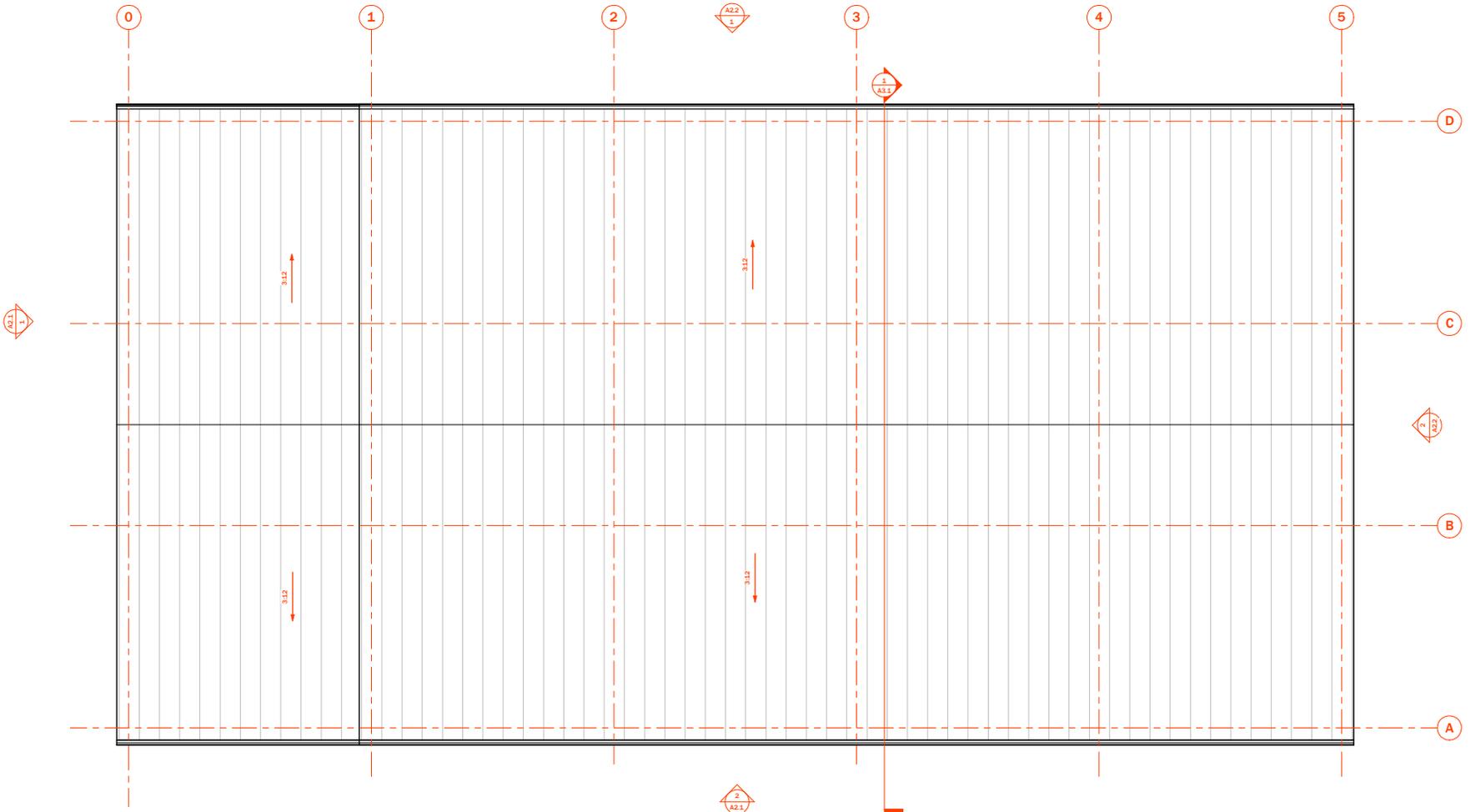
Note
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 3.

Scale 1/4" = 1'-0"

NEW WORK ROOF PLAN

A1.2

Sheet No. 02025



1 NEW WORK ROOF PLAN
 SCALE: 1/4" = 1'-0"

STAMP SEAL



PCH NEW PJ AUTO REPAIR SHOP
2025-061
3807 S GAITHER ROAD, PETERSBURG, VIRGINIA 23103

Project No. 250061

12/31/2025

Revisions

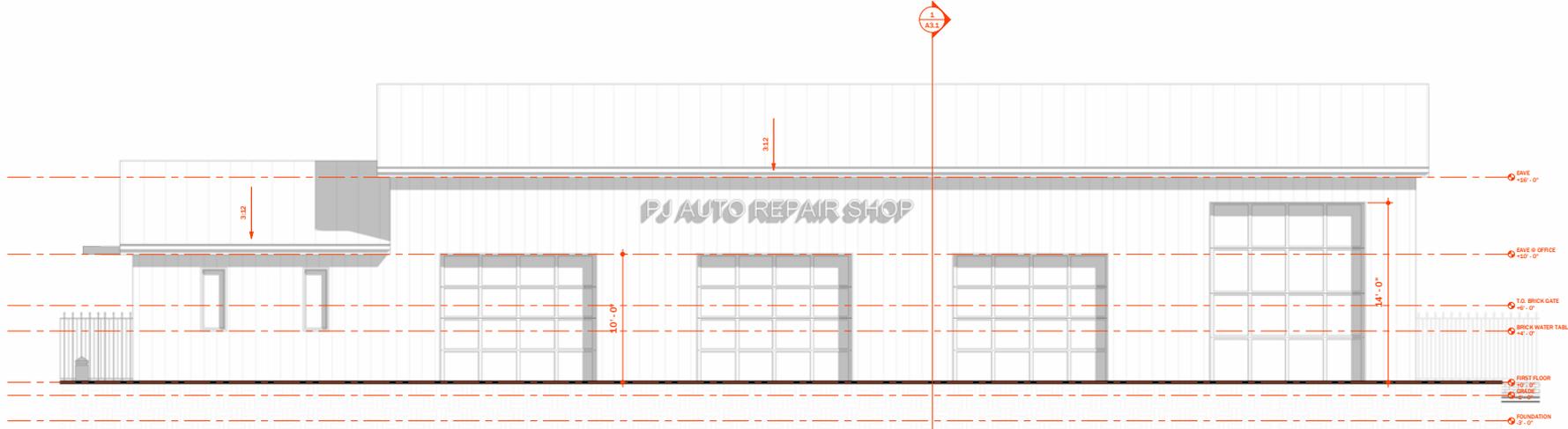
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Scale 1/4" = 1'-0"

ELEVATIONS

A2.1

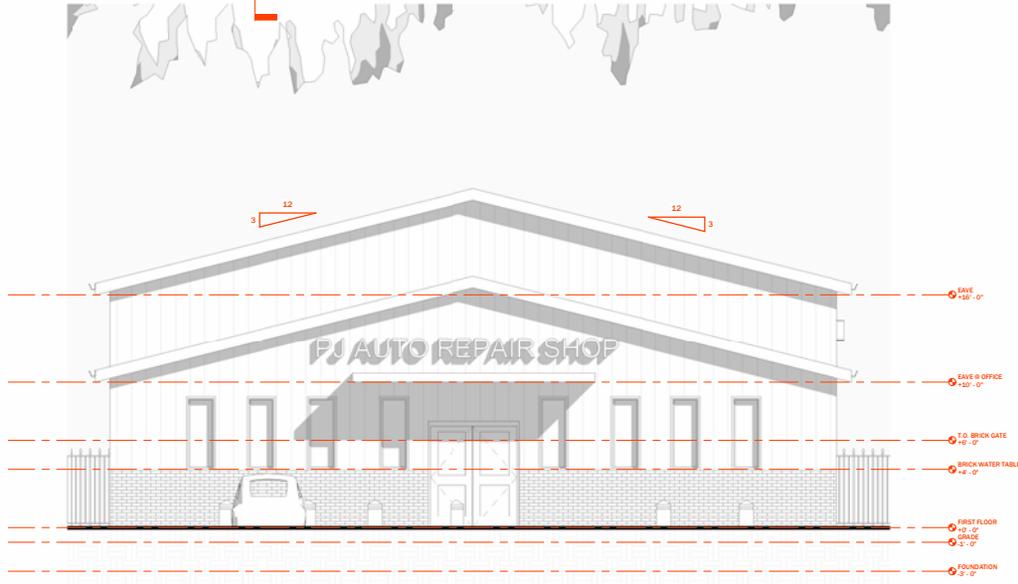
Sheet No. 02025



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- PROPOSED NEW 50' x 100' PRE-ENGINEERED METAL BUILDING FOR AUTO REPAIR SHOP USE.
- EXTERIOR WALL SYSTEM CONSISTS OF METAL WALL PANELS ABOVE A MASONRY VENEER WAINSCOT.
- METAL WALL PANELS TO BE 26-GAUGE STANDING SEAM OR RIBBED SYSTEM WITH MATCHING TRIM AND FASTENERS.
- BRICK OR SPLIT-FACE CMU WAINSCOT TO 4'-0" HEIGHT AROUND PERIMETER FOR DURABILITY AND IMPACT RESISTANCE.
- ROOF TO BE STANDING SEAM METAL, 6:12 PITCH, COLOR TO MATCH WALL SYSTEM.
- STOREFRONT ENTRANCE SYSTEM WITH INSULATED GLAZING AND DOUBLE ALUMINUM DOORS AT MAIN ENTRY.
- OVERHEAD DOORS: (3) 12'-0" x 14'-0" ALUMINUM-FRAMED GLASS PANEL DOORS WITH INSULATED GLASS.
- MAN DOORS: 3'-0" x 7'-0" INSULATED STEEL DOORS WITH PANIC HARDWARE AND WEATHER SEALS.
- EXTERIOR LIGHTING MOUNTED ABOVE DOORS AND ENTRY; ALL FIXTURES DOWNWARD-DIRECTED AND DARK-SKY COMPLIANT.
- BUILDING SIGN "PJ AUTO REPAIR SHOP" TO BE WALL-MOUNTED, NON-ILLUMINATED, AND SIZED PER CITY SIGN REGULATIONS.
- FINISH GRADE TO SLOPE AWAY FROM BUILDING MINIMUM 5% FOR DRAINAGE.
- FOUNDATION TO BE CONCRETE SLAB-ON-GRADE WITH 8" CMU STEM WALL OR PER ENGINEERED FOUNDATION DESIGN.
- ROOF DRAINAGE VIA GUTTERS AND DOWNSPOUTS DIRECTED TO APPROVED STORM DRAINAGE SYSTEM.
- COLORS: NEUTRAL METAL PANEL WITH CONTRASTING TRIM AND BRICK WAINSCOT FOR A CLEAN, PROFESSIONAL APPEARANCE.
- ALL MATERIALS AND ASSEMBLIES TO COMPLY WITH 2021 VIRGINIA USBC AND LOCAL AMENDMENTS.



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STAMP SEAL



PCH NEW PJ AUTO REPAIR SHOP
2025-061
3807 S GANTER ROAD, PETERSBURG, VIRGINIA 23103

Project No. 250061

12/31/2025

Revisions

Note

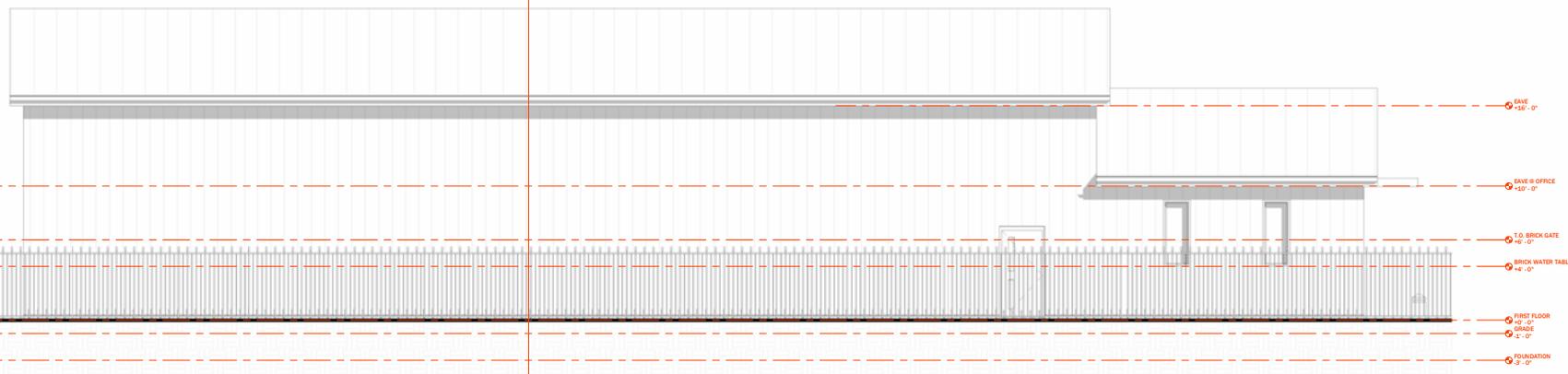
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Scale 1/4" = 1'-0"

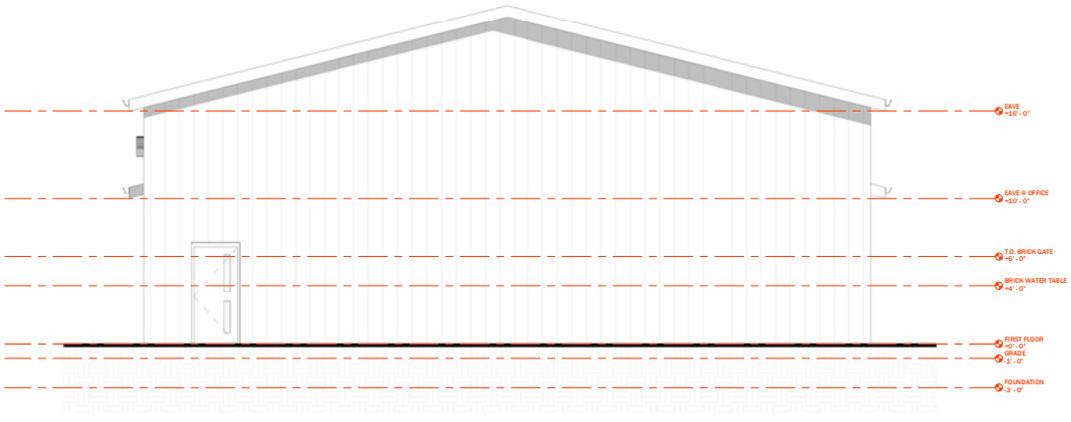
ELEVATIONS

A2.2

Sheet No. 02025



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

STAMP SEAL



Premier Partner



PCH NEW PJ AUTO REPAIR SHOP
3807 S CENTER ROAD, PETERSBURG, VIRGINIA 22081

Project No. 220061

12/31/2025

Revisions

Notes

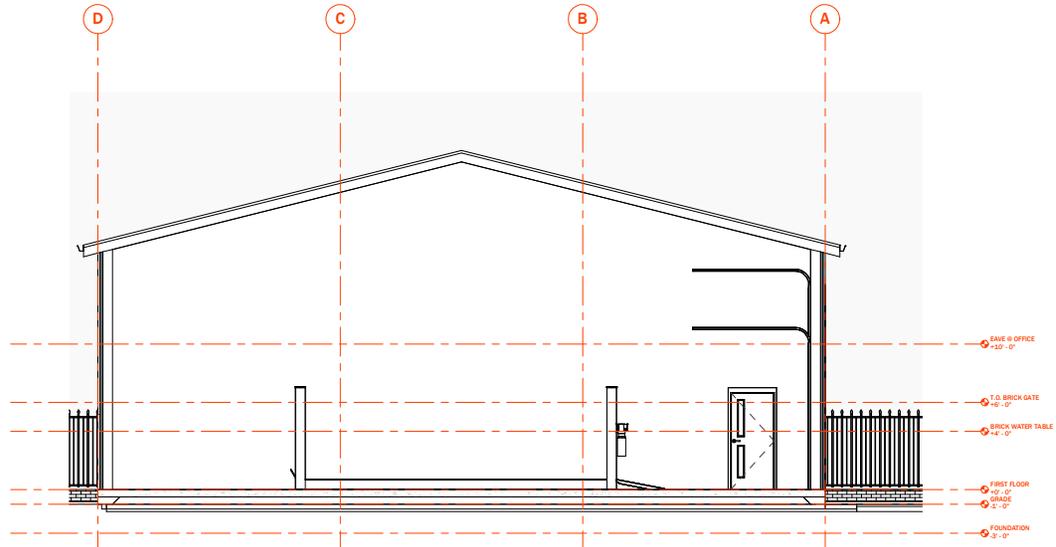
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- 2.
- 3.

Scale 1/4" = 1'-0"

BUILDING SECTIONS

A3.1

Sheet No. 02025



1 Section 1
SCALE: 1/4" = 1'-0"

Petersburg, Virginia

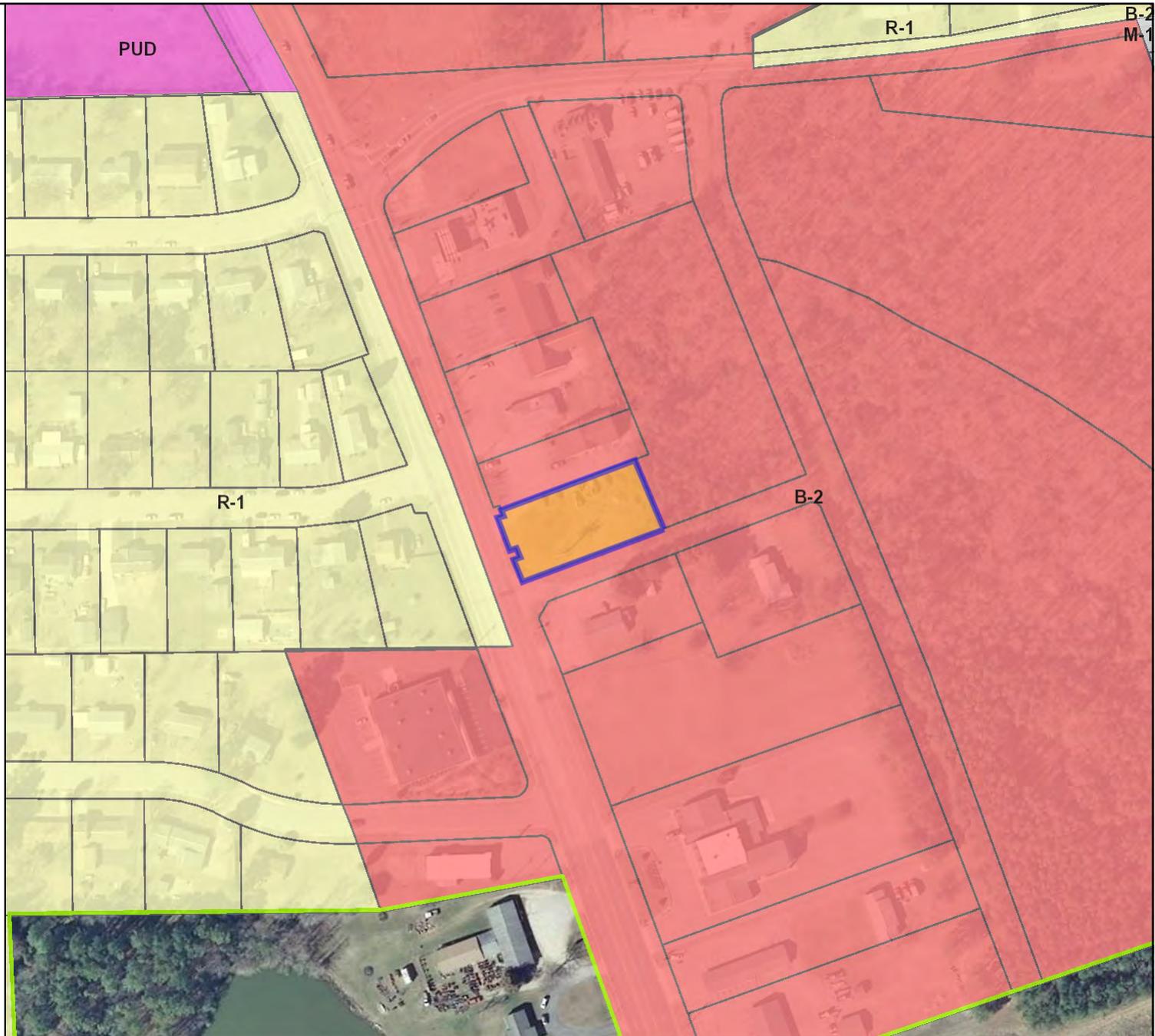
Legend

 City Boundary

 Parcels

Zoning

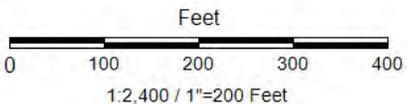
-  A
-  B-1
-  B-2
-  B-2 (C)
-  B-3
-  B-3 (C)
-  ERC
-  M-1
-  M-1 (C)
-  M-2
-  MXD1
-  MXD2
-  MXD3
-  PUD
-  R-1
-  R-1 (C)
-  R-1A
-  R-1A (C)
-  R-2
-  R-3
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-  RB
-  RMH
-  RTH
-  RTH (C)



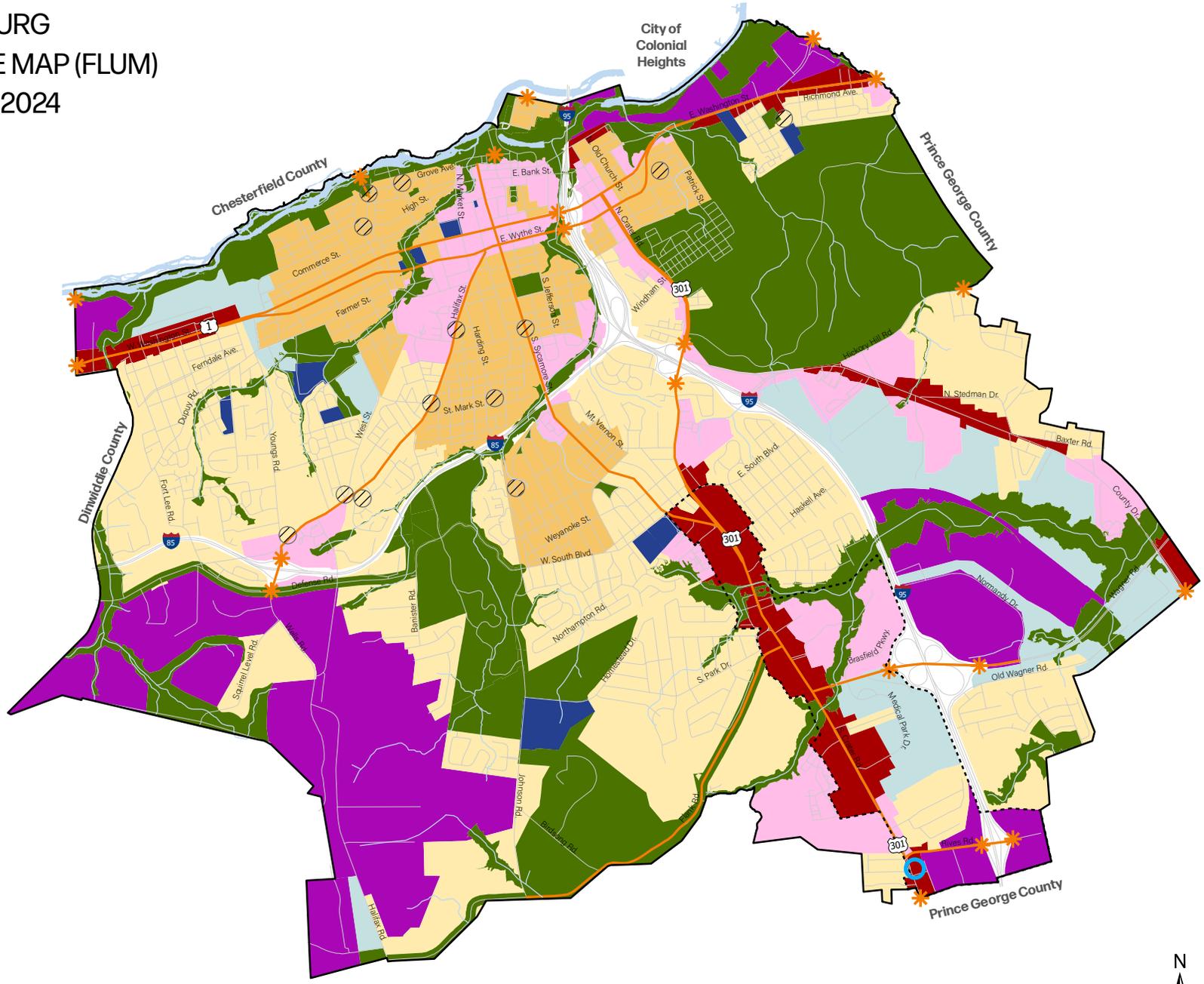
Title: Zoning Map

Date: 11/25/2025

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.



**CITY OF PETERSBURG
FUTURE LAND USE MAP (FLUM)
ADOPTED MAY 21, 2024**



LEGEND

- City Limits
- Roads
- Appomattox River
- Waterways
- - - South Crater Urban Development Area (UDA)
- Historic Core Neighborhoods
- Community Residential
- Neighborhood Commercial
- Community Mixed-Use
- Corridor Commercial
- Research and Development
- General Industrial
- Civic
- Conservation and Recreation
- Gateways
- Corridors



ADJOINING PROPERTY OWNERS

Address	Owner	Mailing Address	City, State, ZIP
3905 S Crater Rd	Cockade Properties L.C.	PO Box 751	Petersburg, VA 23804
3908 Allegheny Ave	Cockade Properties L.C.	PO Box 751	Petersburg, VA 23804
3916 S Crater Rd	Crater Community Hospice Inc	3916 S Crater Rd	Petersburg, VA 23805
3857 S Crater Rd	Family Investments LLC	7136 Bridgeside Ct	N Chesterfield, VA 23234-8230
3851 S Crater Rd	Family Investments LLC	7136 Bridgeside Ct	N Chesterfield, VA 23234-8230
3834 Allegheny Ave	Pg Holdings LLC	12001 S Crater Rd	S Prince George, VA 23805
98 S Plains Dr	Taylor Nathaniel J White Jessica Hanifah	98 S Plains Dr	Petersburg, VA 23805



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Donte Threatt, on Behalf of Sweet Investments VA LLC, for a Special Use Permit to Operate a Nightclub at 2793 South Crater Road, Parcel ID 065110004, in the B-2, General Commercial Zoning District**

PURPOSE: Schedule a public hearing to consider special use permit request for a nightclub at 2793 South Crater Road

REASON: The City received a petition from Donte Threatt to operate a nightclub in the existing approximately 40,000 square-foot building at 2793 South Crater Road in the B-2 Zoning District. A special use permit is required for this use of the property.

RECOMMENDATION: Planning Commission recommended denial of the request in a 4-1 vote.

BACKGROUND: Below is a general timeline of events for this request:

1. January 21, 2025 - City Council approved 2024-ZTA-08 which incorporated updated regulations and requirements for nightclubs in the Zoning Ordinance.
2. October 29, 2025 - Staff received petition by applicant for special use permit to operate a nightclub repair shop at 2793 South Crater Road.
2. December 4, 2025 - Planning Commission held a public hearing and tabled the request to give the applicant an opportunity to address concerns with the proposal.
3. January 8, 2026 - Planning Commission recommended denial of the special use permit in a 4 (aye) and 1 (nay) vote.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 25-SUP-06 Memo
2. Presentation
3. Draft Ordinance 25-SUP-06
4. Application
5. Plat
6. Location Map
7. Facility
8. Management Program and Floor Plan
9. Zoning Map
10. Future Land Use Map
11. Adjoining Property Owners
12. Public Comment - Oppose
13. Public Comment - Support



City of Petersburg

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

MEMORANDUM

DATE: February, 2026

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of the Planning Commission

RE: 2025-SUP-06: Consideration of a request by Donte Threatt, on behalf of Sweet Investments VA LLC, for a special use permit to operate a nightclub at 2793 South Crater Road, Parcel ID 065110004, in the B-2 General Commercial Zoning District

EXECUTIVE SUMMARY:

The applicant is requesting to operate a nightclub at 2793 South Crater Road in the B-2, General Commercial Zoning District. The application was accompanied by a management program and security plan in accordance with the Zoning Ordinance and the proposed use, if permitted will be subject to the general provisions of the Zoning Ordinance as well as any conditions recommended by the Planning Commission and accepted by City Council. The property is designated as Corridor Commercial on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan.

CHRONOLOGY OF EVENTS:

1. May – October, 2024 – Planning Staff worked with Planning Commission to draft updated regulations pertaining to nightclubs in the City.
2. January 21, 2025 – City Council approved 2024-ZTA-08 and incorporated updated regulations for nightclubs into Zoning Ordinance.
3. October 14, 2025 – Planning staff met with the applicant to discuss the proposed use and the special use permit process.
4. October 29, 2025 - Staff received petition by applicant for special use permit to operate a nightclub at 2793 South Crater Road.
5. December 4, 2025 – Planning Commission held public hearing on the request.
6. January 8, 2025 – Planning Commission recommended denial of the request in a 4 (aye) to 1 (nay) vote.

BACKGROUND:

The subject property is a 5.375-acre lot located on the east side of South Crater Road and north of Roberts Avenue in the B-2, General Commercial Zoning District. The property can be accessed by an existing entrance from South Crater Road at the signalized intersection of South Crater Road and Flank Road as well as an entrance from Roberts Avenue . The property is developed with two buildings, and the applicant is seeking to operate a nightclub in the larger of the two which is approximately 45,000 square feet. The property includes an existing parking area with approximately 206 parking spaces.

A nightclub is defined as “an establishment where entertainment, live or otherwise, predominates over food service, becoming the principal use for at least during part of the business's operations, with or without dancing, and typically involving a cover or other charge for admission and event advertising. An establishment that serves alcoholic beverages, that provides live entertainment with live music, a disc jockey and a dance floor and that operates late in the evening later than 11:00 p.m.”

Per Article 23, Section 4(15) a special use permit must be granted for the operation of a nightclub in the B-2 Zoning District. In general, City Council may approve special use permits when the public health, safety, moral and general welfare will not be adversely affected by a use, and provided that necessary safeguards will be provided to protect surrounding property, persons, and neighborhood values. Article 23 also includes several conditions that will apply to all nightclub uses:

- Alcoholic beverages cannot be served between the hours of 2:00 and 6:00 a.m.
- A menu with food options is to be available while the club is in operation
- No door opening onto or facing a public right-of-way can be propped open
- The club must maintain an active business license and remain current on all taxes
- The operator must submit a management plan and security plan for the club’s operation
- Soundproofing measures must be used to minimize noise so that it can’t be heard beyond an adjoining property boundary
- The special use permit is subject to review after two years to ensure compliance with the conditions and City Code.

As required, the application was accompanied by a management program detailing staffing levels for management, front-of-house, security, and support staff. The management program also includes information on the layout of the proposed club and a floorplan showing the proposed entrance/check-in area, bar, lounge area, dance floor, stage, VIP sections and restrooms. The applicant has verified that the total occupant load will not exceed the number permitted in the Virginia Statewide Building and Fire Codes.

The application also included the required security plan detailing licensing requirements for the security personnel through the Department of Criminal Justice Services. The plan states

security staff will receive annual training in crowd control, conflict de-escalation, emergency evacuation, first aid, and ABC law compliance. The plan details the staffing levels for security which vary based on anticipated occupancy as well as the minimum staffing to be present during all operating hours. The plan states a security supervisor will be present during all shifts. The security plan includes procedures for ensuring compliance with occupancy maximums and implementing crowd control prior to events, during operation, and during closing. Finally, the security plan includes emergency response protocols and means of communication between personnel.

If the special use permit is approved, the site and facilities would be reviewed for compliance with zoning standards, including any conditions of approval for the permit as well as for off-street parking, loading, and signage regulations. Inspections by the Fire Marshal and Code Compliance office would also be required to ensure compliance with the Fire and Building Codes prior to the issuance of a business license and certificate of occupancy for the club.

On December 4, 2025, the Planning Commission held a public hearing on the request. During the public hearing and subsequent discussion, several concerns with the request were raised, including the following:

- Neighboring property owners mentioned issues with the existing Elite Horsemen club on the same property, including littering on the site, parking overflow, noise, and illegal activity. The speakers and Commission noted these issues could be worsened by the new club.
- There are concerns over compatibility with the existing uses in the area, particularly the churches and Jessie Lee Apartments adjoining the property. There was discussion over the proposed club's hours of operation which could conflict with church events and ensuring soundproofing would be adequate to not impact the surrounding residences.
- There were questions on whether parking on the site was adequate, particularly if both the existing club and proposed club were to operate at the same time.
- The speakers during public comment mentioned the applicant had not reached out to them prior to the hearing to talk about the request. Additionally, the speakers mentioned the proposed club did not provide a clear community benefit or any benefits for the city's youth.

Following the public hearing and subsequent discussion, the Planning Commission voted to table the request to give the applicant a chance to reach out to neighboring properties and coordinate potential solutions to their concerns.

ADJACENT ZONING/USES:

Property to the north, northwest, and south of the subject property shares the B-2, General Commercial Zoning. Property to the southwest across South Crater Road is Zoned R-1 and R-1A, Single-Family Residence and property to the east is zoned PUD, Planned Unit Development.

The neighboring uses along Crater Road in the B-2 District include a variety of commercial uses, including restaurant, convenience store, office, and retail uses. The adjacent land across South Crater Road within the R-1 and R-1A Districts is undeveloped and protected by covenants associated with the National Park Service. The property adjoining to the east within the PUD District includes the Jesse Lee apartments.

COMPREHENSIVE PLAN CONSIDERATIONS:

The subject property is located within a Corridor Commercial Area on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Corridor Commercial Areas are described as providing “goods and services for the community, allowing residents to access amenities without leaving and keeping tax dollars within Petersburg.” Entertainment and event venues are listed as primary land uses in addition to commercial, hospitality, and personal service uses. The property is also located along a designated corridor. Corridors are described as “defined places that should be managed to maximize their potential to not only invite visitors in, but welcome them to stay.” The Comprehensive Plan also states that entertainment uses are among most desired non-residential land uses according to residents surveyed.

The proposed nightclub appears to be in line with the guidance of the Comprehensive Plan and the Future Land use map by providing a large-scale entertainment and event venue within a Corridor Commercial Area. In conjunction with other anticipated development along the South Crater Road Corridor, the proposed use would work towards providing desired amenities and keeping residents and tax dollars in the City.

PUBLIC INPUT:

Four members of the public spoke during the public hearing on December 4, 2025 in opposition to the request. At the January 8, 2026 meeting, Planning Commission allowed an additional public comment period on the request where six comments opposing the request and four comments in support of the request were received. Two written comments were received; one in support of the request and one opposing the request.

Comments in opposition to the request cited concerns over site cleanliness, issues with the existing club on the same property, parking needs, and incompatibility with neighboring uses existing in the area, particularly the churches. Comments in support of the request mentioned the need for additional entertainment venues in the city and the applicant’s focus on older clientele as well as his plans for management and security.

POTENTIAL CONDITIONS:

The following conditions were drafted by staff for consideration should the request be approved:

1. The establishment shall not serve alcoholic beverages to customers between the hours

of 2:00 a.m. and 6:00 a.m.

2. A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
3. No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided. Additionally, no doors facing the adjacent residential development shall be propped open at any time entertainment is being provided.
4. The establishment shall maintain a current, active business license at all times while in operation.
5. The establishment shall remain current on all food beverages taxes and business personal property taxes which may become due while it is in operation.
6. The establishment shall comply with the "Royalty Lounge – Management Program," including the floor plan provided and the "Royalty Lounge Security and Crowd Management Plan" which accompanied the application. The floor plan for the facility will be posted on the premises in a prominent location viewable by patrons.
7. The establishment shall implement soundproofing measures to minimize noise within the establishment and in the surrounding area, to prevent disturbances audible beyond the property line with the doors closed.
8. Any new owner or operator of the property must certify with the Zoning Administrator that the party will be undertaking the same or like endeavor and that their operation will remain in compliance with the approved Special Use Permit.
9. The property shall be kept and maintained in a clean, orderly manner and the parking area shall be cleared of litter and debris following each night of operation. Repeated substantiated complaints regarding site cleanliness shall result in review and possible revocation of the special use permit.
10. The special use permit shall be subject to review two (2) years after approval for compliance with the conditions of approval.
11. The special use permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant(s) to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

RECOMMENDATION:

Planning Commission recommended denial of the Special Use Permit, stating the use would result in adverse impacts to neighboring properties. The Commission cited concerns over parking needs, noise levels, and demands on law enforcement. The Commission also noted the applicant did not coordinate with adjoining property owners as requested.

CITY COUNCIL
MEETING

FEBRUARY,
2026



2025-SUP-06:

Consideration of a request by Donte Threatt, on behalf of Sweet Investments VA LLC, for a special use permit to operate a nightclub at 2793 South Crater Road, Parcel ID 065110004, in the B-2 General Commercial Zoning District

Subject Property



Request and Background

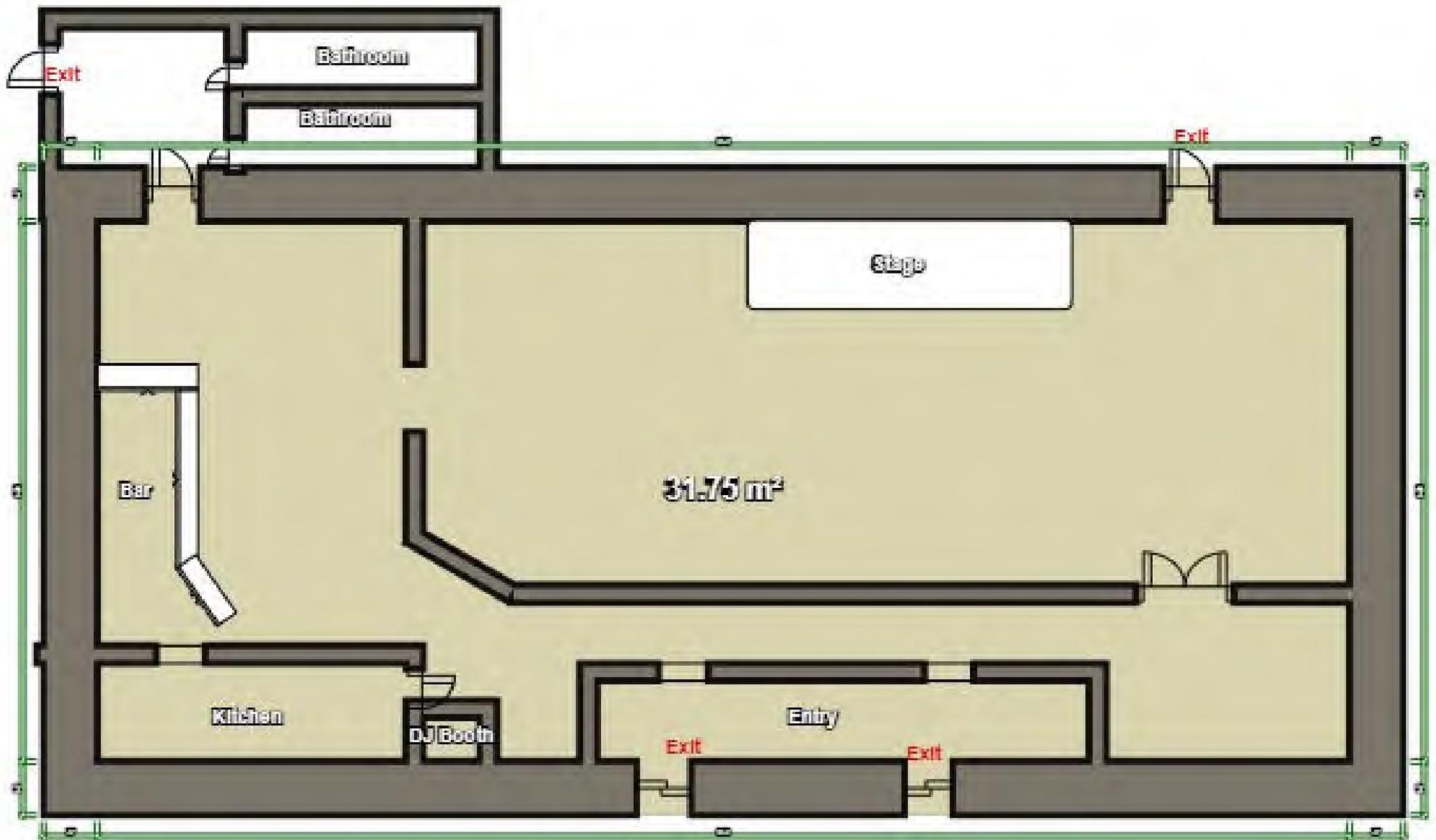
- Subject property is 5.375 acres located in B-2, General Commercial District
- Applicant seeking to operate nightclub in existing ~45,000 s.f. building on property; site is developed with existing parking area
- Special use permit required for nightclub in B-2; Updated regulations for nightclubs adopted in January, 2025
- If approved, facility is subject to automatic conditions and review, management program, and security plan
- Special use permits may be granted public health, safety, and welfare will not be adversely affected and if safeguards are in place to protect surrounding property, persons, and neighborhood values



Petersburg
VIRGINIA

Management Program

- Floor plan showing layout of club, including dancefloor, kitchen, bar, restrooms
- Details staffing levels for management, front-of-house, security, and support staff
- Verifies total occupant load will not exceed 500 persons (to be verified by Fire Marshal)
- Monthly safety checks, full compliance with ABC, Health Department, and Commissioner of Revenue

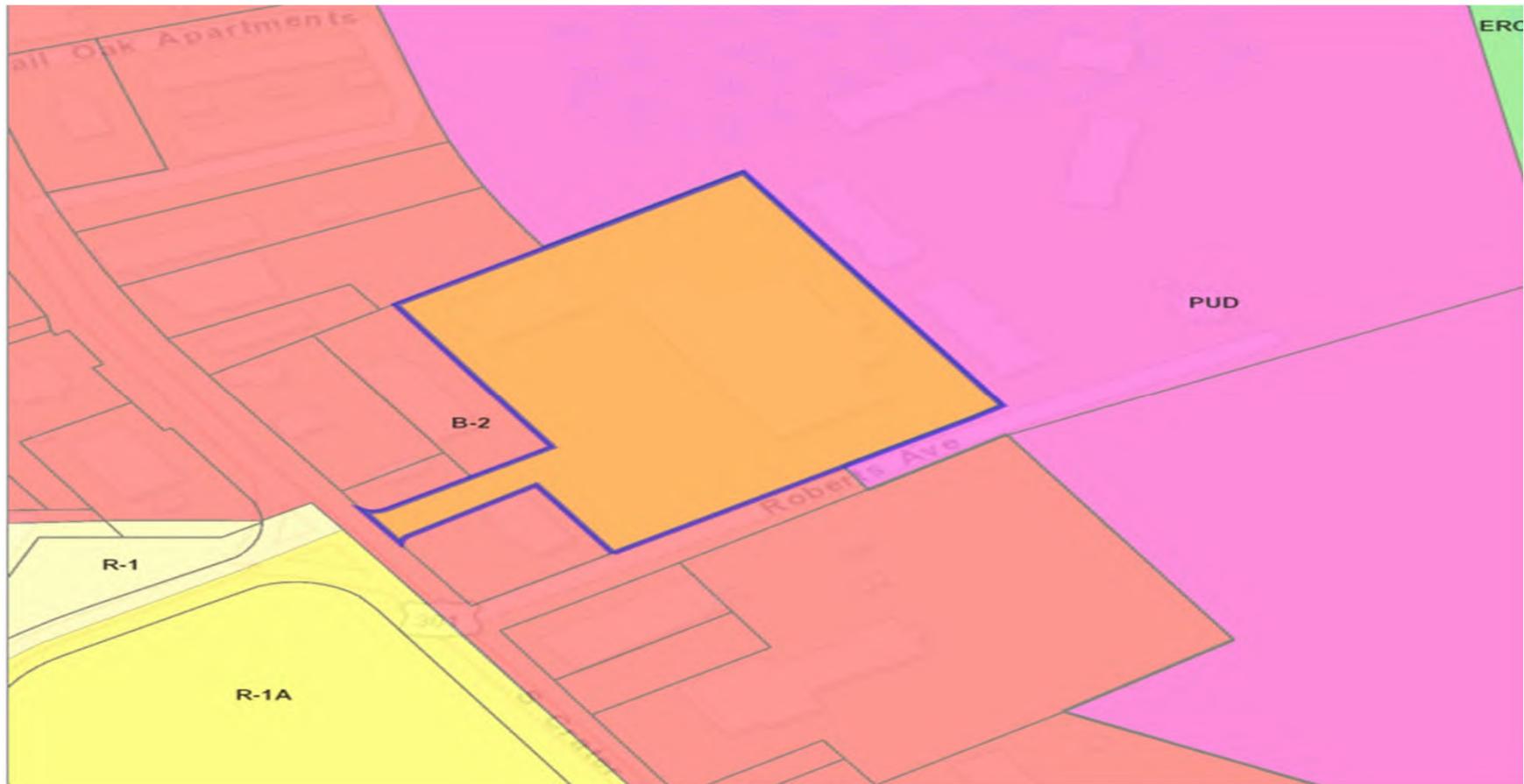


Petersburg
VIRGINIA

Security Plan

- Security staff to be licensed through Department of Criminal Justice Services
- Security staff to receive initial and annual training in crowd control, conflict de-escalation, emergency evacuation, first aid, and ABC compliance
- Staffing levels vary based on anticipated occupancy, supervisor present during all shifts
- Provides procedures for ensuring compliance with occupancy limits and crowd control before, during, and after hours of operation
- Provides emergency response protocols and means of communication between staff

Adjoining Zoning/Uses



Public Input

- Four public comments received opposing the request at Planning Commission hearing; 6 additional comments opposing the request and 4 comments in favor of the request were received at January 8 meeting.
- Several concerns raised:
 - Issues with existing club on property, including littering, parking spillover, illegal activity
 - Potential conflicts with neighboring uses, particularly churches and apartments
 - Availability of parking if both clubs operate at same time
 - Communication between applicant and neighbors, questions on proposed benefit of proposed use
- Comments in favor of the request noted the need for entertainment venues in the city, the applicants focus on older clientele, and the plans for effective management and security

Comprehensive Plan Considerations

- Designated as Corridor Commercial on Future Land Use Map;
 - Provide goods and services “allowing residents to access amenities without leaving and keeping tax dollars within Petersburg”
 - Entertainment and event venues listed as primary land uses in addition to commercial, hospitality, and personal service uses
- Property located on designated corridor:
 - “Corridors are not only passageways through Petersburg but are defined places that should be managed to maximize their potential to not only invite visitors in, but welcome them to stay”
- Entertainment uses are among the most desired non-residential land uses

Conditions for Consideration

1. The establishment shall not serve alcoholic beverages to customers between the hours of 2:00 a.m. and 6:00 a.m.
2. A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
3. No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided. Additionally, no doors facing the adjacent residential development shall be propped open at any time entertainment is being provided.
4. The establishment shall maintain a current, active business license at all times while in operation.
5. The establishment shall remain current on all food beverages taxes and business personal property taxes which may become due while it is in operation.

Conditions cont.

6. The establishment shall comply with the “Royalty Lounge – Management Program,” including the floor plan provided and the “Royalty Lounge Security and Crowd Management Plan” which accompanied the application. The floor plan for the facility will be posted on the premises in a prominent location viewable by patrons.
7. The establishment shall implement soundproofing measures to minimize noise within the establishment and in the surrounding area, to prevent disturbances audible beyond the property line with the doors closed.
8. Any new owner or operator of the property must certify with the Zoning Administrator that the party will be undertaking the same or like endeavor and that their operation will remain in compliance with the approved Special Use Permit.
9. The property shall be kept and maintained in a clean, orderly manner and the parking area shall be cleared of litter and debris following each night of operation. Repeated substantiated complaints regarding site cleanliness shall result in review and possible revocation of the special use permit.
10. The special use permit shall be subject to review two (2) years after approval for compliance with the conditions of approval.
11. The special use permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant(s) to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

Recommendation

- Planning Commission recommended denial of the special use permit request in a 4 (aye) to 1 (no) vote.
- Planning Commission found that the proposed use would result in adverse impacts to neighboring properties; concerns include conflict over parking needs, noise levels and impacts to neighboring churches and residences, and demands on law enforcement. Planning Commission noted applicant did not coordinate with neighbors to find solutions to questions raised.

**AN ORDINANCE APPROVING OF A PETITION FOR A SPECIAL USE PERMIT TO OPERATE A NIGHTCLUB
AT 2793 SOUTH CRATER ROAD PARCEL IDENTIFICATION NUMBER 065110004 IN THE B-2, GENERAL
COMMERCIAL ZONING DISTRICT**

WHEREAS, the City of Petersburg Zoning Ordinance establishes zoning districts and permitted uses within each district, including uses subject to the approval of a special use permit; and

WHEREAS, the City received a petition from Donte Threatt, on behalf of Sweet Investments VA LLC, owner of 2793 South Crater Road in the B-2, General Commercial Zoning District for a special use permit to operate a nightclub pursuant to Article 23, Section 4 of the Zoning Ordinance; and

Whereas; nightclubs are allowed in the B-2, General Commercial Zoning District with an approved special use permit and subject to several automatic conditions; and

WHEREAS, the application was accompanied by a management program detailing staffing levels, floor plans, and occupant load and a security plan with provisions for the employment of licensed and trained personnel and procedures for security and crowd management as required by the Zoning Ordinance; and

WHEREAS, the Comprehensive Plan designates the property as Corridor Commercial on the Future Land Use Map and entertainment and event venues are listed as primary land uses in Corridor Commercial areas; and

WHEREAS, City Council has considered a number of conditions as listed below to mitigate potential adverse impacts to surrounding properties and general welfare; and

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

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve a petition for a Special Use Permit to operate a nightclub at 2793 South Crater Road subject to the following conditions:

1. The establishment shall not serve alcoholic beverages to customers between the hours of 2:00 a.m. and 6:00 a.m.
2. A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
3. No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided. Additionally, no doors facing the adjacent residential development shall be propped open at any time entertainment is being provided.
4. The establishment shall maintain a current, active business license at all times while in operation.
5. The establishment shall remain current on all food beverages taxes and business personal property taxes which may become due while it is in operation.
6. The establishment shall comply with the "Royalty Lounge – Management Program," including the floor plan provided and the "Royalty Lounge Security and Crowd Management Plan" which

accompanied the application. The floor plan for the facility will be posted on the premises in a prominent location viewable by patrons.

7. The establishment shall implement soundproofing measures to minimize noise within the establishment and in the surrounding area, to prevent disturbances audible beyond the property line with the doors closed.
8. Any new owner or operator of the property must certify with the Zoning Administrator that the party will be undertaking the same or like endeavor and that their operation will remain in compliance with the approved Special Use Permit.
9. The property shall be kept and maintained in a clean, orderly manner and the parking area shall be cleared of litter and debris following each night of operation. Repeated substantiated complaints regarding site cleanliness shall result in review and possible revocation of the special use permit
10. The special use permit shall be subject to review two (2) years after approval for compliance with the conditions of approval.
11. The special use permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant(s) to comply with any of the listed conditions or any provision of Federal, State, or local regulations.



City of Petersburg
 Department of Planning and Community Development
 Zoning Administration
 135 North Union Street, Room 304
 Petersburg, Virginia 23803
 (804) 733-2308

Special Use Permit and Rezoning Application

Date: 10/28/2025 Case Number: 450

Applicant / Owner

Applicant Name: Donte Threatt
 Address: 15631 Chesdin Manor Dr
 City, State, Zip: CHESTERFIELD
 Phone: 8046915928
 Email: [REDACTED]

Owner Name: Donte Threatt
 Address: 15631 Chesdin Manor Dr
 City, State, Zip: Chesterfield
 Phone: 8046915928

Property

Current Zoning: B2
 Proposed Zoning: B2
 Tax Parcel ID: 065110004
 Current Address: 2793 S Crater Rd.
 Petersburg, Va 23805
 Approximate Area: 16,000 sq. ft.
 Acres: 5.375
 Public Street Frntg.: 100'

The following deed restrictions may affect the use of this property:
 None
 Restrictions Expire:

Description of Proposed Use: Upscale Lounge and Event Space

Justification for Special Use

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

The proposed change directly supports Petersburg's broader goals of revitalizing South Crater Road and expanding entertainment and tourism options near the new casino. Allowing this use preserves the property owner's right to participate in the city's economic growth by attracting visitors, generating local tax revenue, and increasing corridor vitality. The project complements public investments and private developments already. The proposed change in zoning (or special use permit approval) is necessary to allow the property at 2793 S. Crater Road to be used in a manner that is economically viable, compatible with its surroundings, and supportive of the City's long-term redevelopment goals. Approval will preserve the owner's right to make reasonable use of the property while delivering substantial public benefits through increased safety, investment, and community engagement occurring in this high-visibility area. Royalty Lounge will contribute directly to Petersburg's economic development by creating employment opportunities and generating new local tax revenue. Its proximity to the new casino makes it ideally positioned to capture and retain visitor spending within the city, complementing—not competing with—existing entertainment options. The project supports the city's vision for revitalizing the Crater Road commercial corridor by transforming an underutilized property into a vibrant, high-quality destination that attracts both residents and tourists. The owners of Royalty Lounge are committed to providing a secure, well-managed environment. The venue will comply with all ABC regulations, city codes, and fire and occupancy standards, and will implement a comprehensive safety plan including professional security personnel, video surveillance, controlled entry, and parking management. These measures ensure that patrons and nearby properties are protected, helping to deter loitering, noise disturbances, and other nuisances often associated with lower-quality nightlife uses. Royalty Lounge is designed as an upscale social environment that encourages positive community interaction. With tasteful décor, curated music, and attentive service, it provides Petersburg residents and visitors with a safe and elegant option for nightlife entertainment. The establishment's focus on class, comfort, and respect aligns with community morals and contributes to improving the overall perception of the South Crater Road corridor as a safe and thriving area.

The material impact of the proposed use will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement and/or present ways the impact may be mitigated).

The proposed rezoning for Royalty Lounge at 2793 S. Crater Road will not have any detrimental impact on public welfare or adjacent properties. On the contrary, it will strengthen the local economy, improve the corridor's appearance, enhance safety, and foster responsible redevelopment that benefits the entire Petersburg community. Royalty Lounge will operate under a comprehensive safety and management plan that emphasizes security, crowd control, and regulatory compliance. The establishment will employ trained, licensed security personnel, maintain a state-of-the-art surveillance system, and implement strict age verification at entry. All operations will comply fully with Virginia ABC laws, city fire and occupancy codes, and Petersburg Police Department recommendations. These measures will ensure that the venue operates in a way that protects patrons, employees, and the surrounding neighborhood.

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

Rather than increasing strain on public resources, the rezoning and reuse of the existing building will revitalize the site through private investment in building upgrades, landscaping, lighting, and signage improvements. These improvements will enhance property values and overall aesthetics along Crater Road, benefitting both the city and neighboring property owners. Additionally, the project will create new local jobs and increase sales and business tax revenues, directly supporting Petersburg's fiscal stability and long-term economic health. The transformation of the existing building into Royalty Lounge will enhance the visual appeal and activity level along South Crater Road — a major gateway into the city. The renovation will include improvements in lighting, landscaping, signage, and building aesthetics, encouraging further private investment in surrounding properties. This redevelopment aligns with Petersburg's ongoing goals of corridor beautification, commercial revitalization, and the creation of safe, inviting business environments. Royalty Lounge's ownership is committed to working collaboratively with the City of Petersburg, community leaders, and public safety officials to ensure ongoing alignment with city goals. The business plans to participate in civic events, support local artists and small vendors, and engage in charitable initiatives that uplift the surrounding community. This civic-minded approach fosters goodwill, mutual respect, and shared prosperity.

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

The proposed rezoning is necessary and justified because there are no other suitable, properly zoned, and strategically located properties that can accommodate an upscale, safety-focused entertainment venue of this nature. Approval of this rezoning will enable the responsible reuse of existing infrastructure, support economic growth, and ensure the property contributes positively to the public welfare and redevelopments

goals of the City of Petersburg. Through a combination of hands-on experience, responsible management practices, and proven redevelopment success, the Royalty Lounge team is fully equipped to develop, maintain, and operate this establishment in a manner that reflects positively on the City of Petersburg and supports its goals for safe, sustainable economic growth. Donte Threat and mother Denise Taylor both are well established entrepreneurs in the city. We both have been contributing financially to the growth of Petersburg for well over 2 decades. Donte is the owner of Threatt Counseling & Behavioral Health Services and Denise is the owner of Taylor's Enhanced Living and Taylor-Starkewood Enterprises.

The undersigned applicant certifies that they:

Royalty Lounge, LLC (a) are the owner, lessee or agent for (specified in writing)

The Lease agreement (b) possess a proprietary interest in (contract or option agreement)

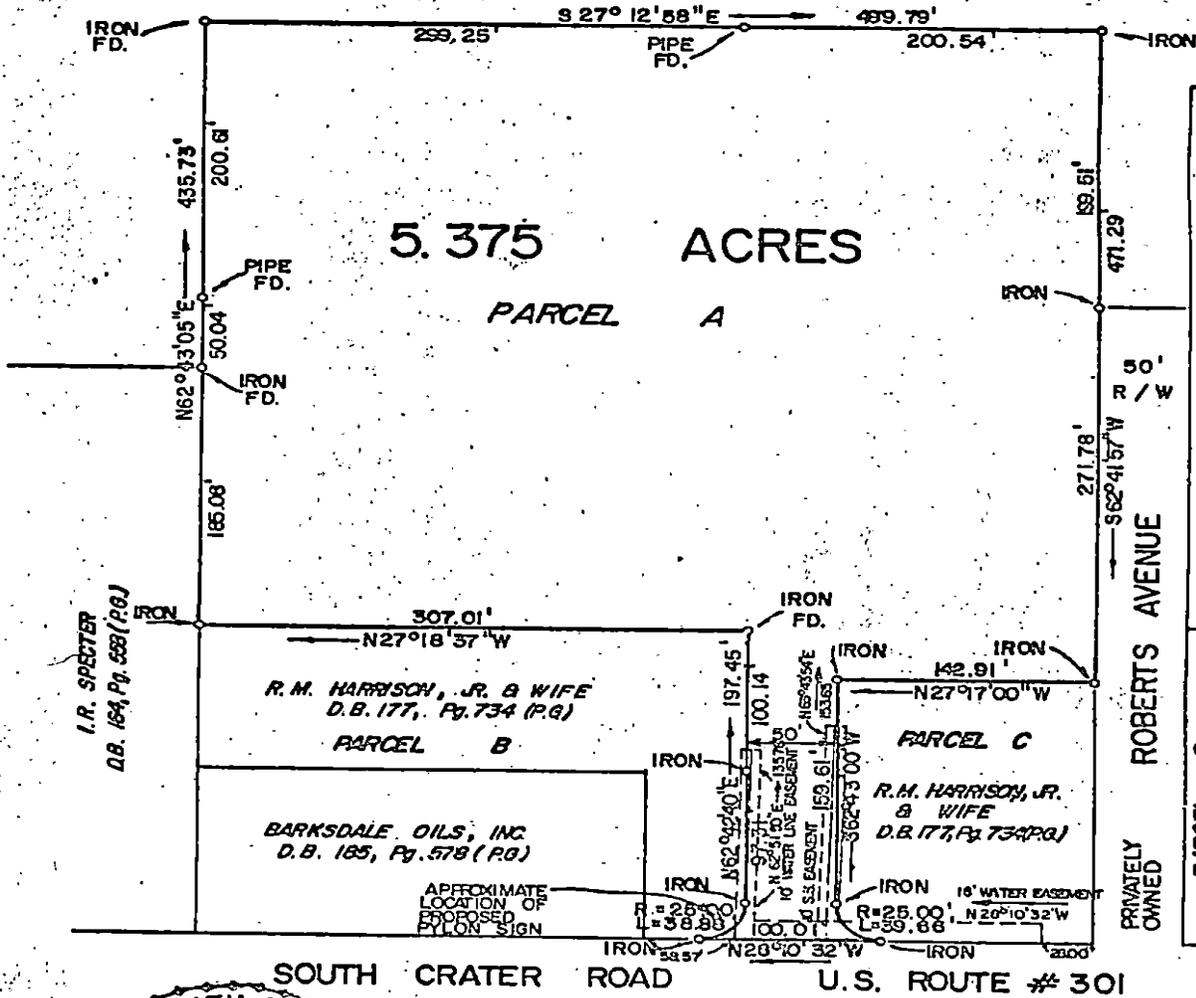
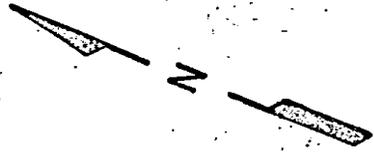
the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

I do hereby certify that the information contained herein is true and correct.

Donte Threatt
Name

10/28/2025
Date

N. SISISKY
P.B. 14, Pg. 153 (P.G.)



I.R. SPECTER
D.B. 164, Pg. 688 (P.G.)

H. R. SMITH CO.
D.B. 184, Pg. 44 (P.G.)

PARCEL D
R.M. HARRISON, JR. & WIFE
D.B. 177, Pg. 425 (P.G.)



THIS IS TO CERTIFY THAT ON THE 26th DAY OF April, 1984, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT. THE TITLE LINES AND WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS ARE STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THIS PROPERTY.

Charles E. Townes
SURVEYOR

PLAT OF
5.375 ACRES OF LAND SITUATED ON SOUTH CRATER ROAD - U.S. ROUTE # 301 PETERSBURG, VIRGINIA
FOR
K & P DEVELOPMENT, INC.

SCALE: 1" = 100'
REV. MAY 2, 1984
APRIL 26, 1984
CHARLES C. TOWNES & ASSOCIATES, P.C.
CIVIL ENGINEERS - PLANNERS - LAND SURVEYORS
COLONIAL HEIGHTS, VIRGINIA

VIRGINIA: In the Clerk's Office of the Circuit Court of the City of Petersburg, May 10, 1984.
The foregoing Instrument was this day lodged in said office and, with the certificate and plat annexed, admitted to record at 10:25A.M.
Test: *Walter L. Parnell* Clerk

ATTN: LEE BARRON
Returned JULY 11, 1984 to:
Hirschler, Fleischer, Weinberg, Cox & Allen
Attorneys at Law
Post Office Box 1Q
Richmond, Virginia 23202

Petersburg, Virginia

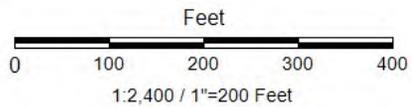
Legend

-  City Boundary
-  Parcels



Title: Location Map

Date: 11/20/2025



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.



Royalty Lounge – Management Plan

Business Name: Royalty Lounge

Owner: Donte Threatt

Location: Petersburg, Virginia

Projected Opening: Early 2026

Venue Type: Upscale Social and Lounge venue with Live Entertainment

Occupancy: Approximately 500 guests (final number subject to Fire Marshal approval)

1. Staffing Levels

Royalty Lounge will maintain appropriate staffing levels to ensure smooth operations, guest safety, and compliance with all local codes and ABC regulations. Staffing will adjust based on event type and anticipated attendance.

a. Management and Administrative Staff

- **General Manager (1):** Oversees daily operations, staffing, finances, and compliance.
- **Assistant Manager (1):** Supports management and supervises floor operations.
- **Event Coordinator (1):** Manages artist bookings, private events, and VIP experiences.
- **Security Supervisor (1):** Oversees safety personnel and coordinates with local law enforcement.

b. Front-of-House Staff

- **Bartenders (4–6):** Provide beverage service at main and VIP bars.
- **Servers/Cocktail Waitresses (6–10):** Manage table and bottle service.
- **Host/Hostess (2):** Manage guest entry, reservations, and VIP seating.
- **Barbacks (2):** Support bartenders with stock and cleanliness.
- **DJ/Entertainment Crew (2–3):** Includes house DJ, lighting, and sound technician.

c. Security and Safety

- **Security Personnel (6–10 per event):** Licensed staff controlling entry, ID checks, crowd monitoring, and closing procedures.
- **Certified Crowd Manager (1):** On duty per state fire code requirements.
- **On-Call Off-Duty Police Officer (as needed):** For high-traffic nights or special events.

d. Support Staff

- **Cleaning Crew (2–3):** Maintain cleanliness throughout the night and post-event.
- **Maintenance (1):** On-call for minor repairs and facility checks.

Total Estimated Staff on a Standard Operating Night: 25–35 people

2. Floor Plan & Layout

A detailed **architectural floor plan** will be provided with the building permit and inspection process. The general layout includes:

Main Floor

- **Entrance & Check-In Area:** ID check, ticket scanning, coat check (optional).
- **Main Bar:** 40-foot curved bar with standing rail and seating for 20 guests.
- **Lounge Seating Area:** Tables and chairs for approximately 150 seated guests.
- **Dance Floor:** Centralized open area with LED flooring and lighting capacity for ~100 standing patrons.
- **Stage Area:** For live music, DJs, and performances (approximately 15' x 20').
- **VIP Sections:** 6 semi-private VIP lounges with bottle service seating (each 8–10 guests).
- **Restrooms:** ADA-compliant facilities for men and women.

Emergency Exits and Fire Safety

- Clearly marked emergency exits on all sides of the main floor.
- Exit lighting, sprinkler system, and alarm devices per code.
- Fire extinguishers placed at required intervals.

Note: The finalized **floor plan with labeled areas and occupant load** will be posted in a **prominent location** at the main entrance and staff areas per Virginia Fire Prevention Code.

3. Total Occupant Load

The **anticipated total occupant load** for Royalty Lounge is **500 persons**, subject to verification and approval by the **Building Official** and **Fire Marshal** in accordance with the **Virginia Statewide Building Code** and **Fire Prevention Code**.

This load includes:

- **Seated Guests:** 250
- **Standing Room/Dance Floor:** 150
- **Staff and Performers:** 100 (approximate)

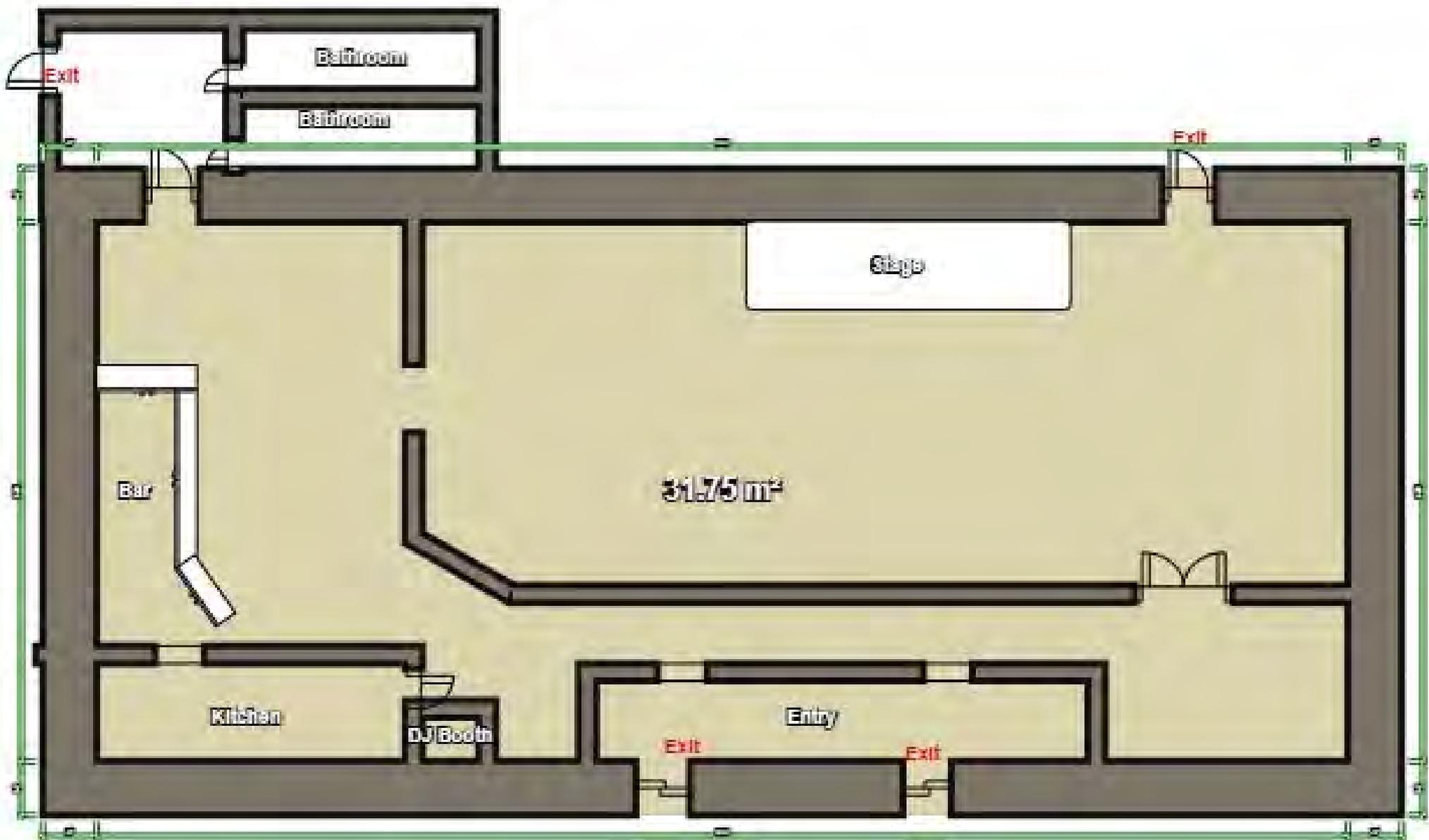
The official **maximum occupancy certificate** will be displayed near the main entrance and strictly enforced by management and security staff. Counter systems and security staff will monitor guest counts throughout each night to ensure compliance.

4. Operations and Compliance Measures

- Staff will be trained on **fire safety procedures, evacuation plans, and emergency communication.**
 - The **floor plan and occupancy limit signage** will remain posted in visible areas accessible to both patrons and staff.
 - Royalty Lounge will conduct **monthly safety checks** with the manager and security supervisor.
 - The establishment will fully comply with **ABC regulations, health department, and city licensing** requirements.
-

5. Summary

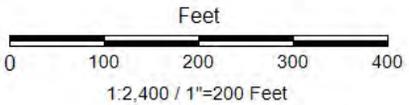
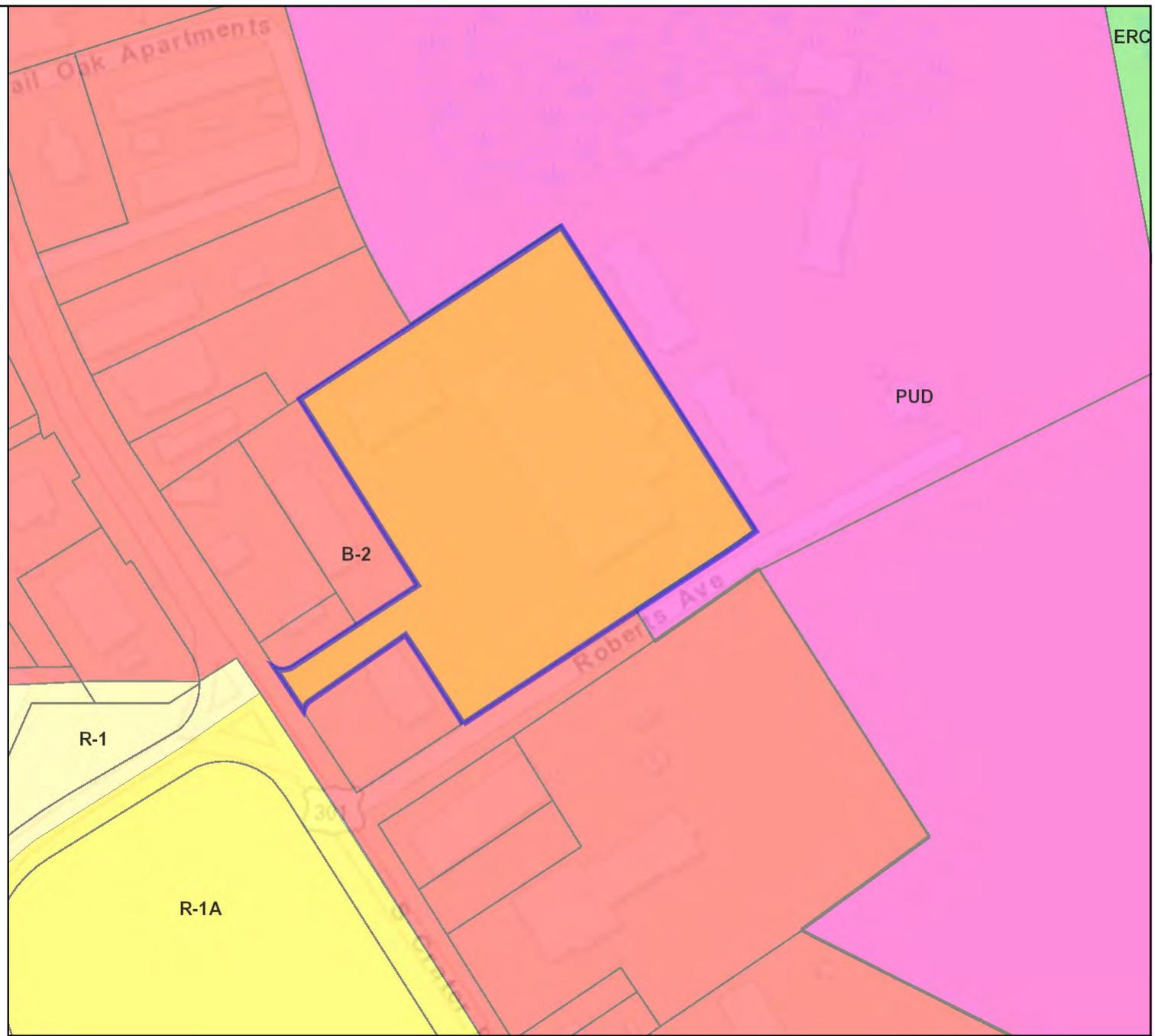
Royalty Lounge is committed to operating as a safe, elegant, and compliant entertainment venue that enhances Petersburg's social life and downtown revitalization. Through clear staffing protocols, capacity management, and transparency with local authorities, Royalty Lounge will provide premium experience while upholding the highest operational standards.



Petersburg, Virginia

Legend

- City Boundary
- Parcels
- Zoning**
- A
- B-1
- B-2
- B-2 (C)
- B-3
- B-3 (C)
- ERC
- M-1
- M-1 (C)
- M-2
- MXD1
- MXD2
- MXD3
- PUD
- R-1
- R-1 (C)
- R-1A
- R-1A (C)
- R-2
- R-3
- R-4
- R-5
- R-5 (C)
- R-6
- RB
- RMH
- RTH
- RTH (C)



Title: Zoning Map

Date: 11/20/2025

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Address	Owner	Mailing Address	City
2795 S Crater Rd	English Hills Properties LLC	PO Box 872	Colonial Heights, VA 23834
2791 S Crater Rd	Storehouse Of Virginia Inc	PO Box 1805	Petersburg, VA 23805
2787 S Crater Rd	Barksdale Bruner Lash	PO Box 910	Petersburg, VA 23803
2731 S Crater Rd	Sayyar Petersburg Property LLC	5231 Hickory Park Dr Ste E	Glen Allen, VA 23059
2727 S Crater Rd	Gurugi LLC	2727 S Crater Rd	Petersburg, VA 23805
2825 S Crater Rd	JDP Real Estate LLC	1506 Staples Mill Rd	Richmond, VA 23230
2833 S Crater Rd	Jarls Motors Richmond LLC	2000 Walthall Center Dr	Colonial Heights, VA 23834
2793 S Crater Rd	Sweet Investments VA LLC	7460 Conowingo Ave Units 5-11	Jessup, MD 20794
401 Roberts Ave	Jesse Apts LLC	123 Town Square Pl #667	Jersey City, NJ 07310

Jared Crews

From: Kevin Winfree <kevin.englishhills@gmail.com>
Sent: Thursday, December 4, 2025 2:14 PM
To: PCD
Subject: Adjacent Property Notification 2025-SUP-06- Hearing tonight

Some people who received this message don't often get email from kevin.englishhills@gmail.com. [Learn why this is important](#)

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

Good afternoon Planner Tyler Jackson, and/ or other members of the Department of Planning & Community Development,

I am the owner of the property at 2795 S. Crater Road, Petersburg, adjacent to the subject property in question and received your letter of notice.

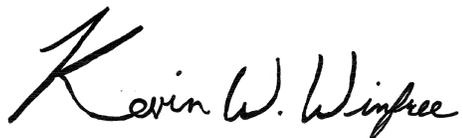
I regret that I am unable to attend the public hearing tonight, as I am currently out of town.

However, please consider this email as written opposition to the property behind mine, identified as 2793 South Crater Road (Parcel ID 065-11004), being used as a night club. I strongly appose this use as it is not the highest and best use of the parcel as certainly not compatible with the current uses of surrounding properties.

Noise, trash strewn about the area, increased crime, and increased wear and tear on the parking lot access (where there is no maintenance agreement in place), would negatively affect the quiet enjoyment of the apartment community behind this property, as well as the established retail and office properties along Crater Road.

Please consider, for the record, that **I am enthusiastically opposed** to allowing a night club to further degrade the area where my property is located.

Thank you for your time and consideration.



Kevin W. Winfree, Owner
English Hills Properties, LLC

Phone: 804-892-0532

Fax: 804-631-9977

Email: kevin.englishhills@gmail.com

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Jared Crews

From: Jared Crews
Sent: Thursday, January 8, 2026 2:17 PM
To: Jared Crews
Subject: FW: Statement of Support for New Lounge at 2793 S. Crater Road

Dear Members of the Zoning and Planning Board,

I am writing to you today to express my strong support for the approval and operation of the new lounge proposed for 2793 S. Crater Road.

I am aware that there is opposition to this establishment. My support, however, is grounded in a fundamental principle: respect for our city's laws and the integrity of our regulatory processes. This applicant has diligently and transparently navigated every required procedure to establish their business legally. They have sought the necessary permits, undergone the proper reviews, and have been open and cooperative with city departments throughout. This responsible approach is commendable and deserves recognition.

It has come to my attention, through consultation with our own Zoning and Planning Department, that this lounge stands to be the only establishment in the immediate vicinity operating with full compliance.

Other nearby businesses and entities, including the church and the reportedly private club, do not have the requisite paperwork on file such as a valid Certificate of Occupancy, Special Use Permit, or Place of Assembly Permit that would confirm their legal operation.

In essence, they are operating without having completed the proper and legal procedures that this applicant has faithfully followed.

My purpose is not to cast undue criticism on existing entities, but to highlight a critical point of fairness and civic duty. We cannot in good conscience penalize an applicant who has shown respect for our city's ordinances, while turning a blind eye to others who have not.

To deny this application would send a damaging message that compliance is optional and that those who follow the rules are at a disadvantage.

This lounge represents more than a new business; it represents a commitment to lawful operation and partnership with the City. Supporting this application reinforces the importance of our zoning and safety standards for all.

Therefore, I support approval the application for the lounge at 2793 S. Crater Road. It is a step toward ensuring consistent application of our laws and rewarding those who choose to operate within the framework we have established.

Thank you for your time and consideration of this important matter.

Sincerely,

Councilman Marlow Jones
Petersburg City Council, Ward 1
mjones@petersburg-va.org

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City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance to Approve a Request by Alexander Graham Jr., on Behalf of the Warrenton Group, to Rezone Property at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive, Parcel IDs 070080002, 069070001, 077010801, from the A Agricultural and R-1A Single-Family Residence Zoning Districts to the M-1 Light Industrial Zoning District with Proffers and to Amend the Existing Proffers for Property at 2233 Halifax Road, Parcel ID 076030800 in the M-1 Light Industrial Zoning District**

PURPOSE: Schedule a public hearing to consider special use permit request for rezoning of property at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive to the M-1 District with proffers and to amend proffers for property at 2233 Halifax Road.

REASON: The city received a petition from Alexander Graham Jr. on behalf of the Warrenton Group to rezone the subject properties to the M-1 District with proffers and to amend the existing proffers for 2233 Halifax Road in the M-1 District.

RECOMMENDATION: Planning Commission recommended approval of the rezoning with the proffers as submitted in a 5-1 vote with 2 abstentions.

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE:

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 25-REZ-06 Memo
2. Presentation
3. Draft Ordinance
4. Application
5. Proposed Proffers
6. Original Proffers
7. Boundary Exhibit
8. Concept Plan
9. Traffic Impact Study
10. Zoning Map
11. Future Land Use Map
12. Adjoining Property Owners
13. Public Comment Received 1
14. Public Comment Received 2
15. Public Comment Received 3
16. Public Comment Received - Petition
17. Warrenton Group Responses to Public Comments



City of Petersburg

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

MEMORANDUM

DATE: February, 2026

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of the Planning Commission

RE: 2025-REZ-06: Consideration of a request by Alexander Graham, Jr., on behalf of the Warrenton Group, to rezone property at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive, Parcel IDs 070080002, 069070001, 077010801, from the A Agricultural and R-1A Single-Family Residence Zoning Districts to the M-1 Light Industrial Zoning District with proffers and to amend the existing proffers for property at 2233 Halifax Road, Parcel ID 076030800, in the M-1 Light Industrial Zoning District

EXECUTIVE SUMMARY:

The City has received a request to modify rezoning request 2025-REZ-03 by including three additional parcels within the M-1, Light Industrial Zoning District and amending the approved proffers, which would apply to both the existing and newly added property. The proposed use of the property remains a data center and the modifications are proposed to add additional space for site design and options for site access; no structures are proposed on the additional parcels.

CHRONOLOGY OF EVENTS:

1. January 7, 2025 – City Council voted to authorize the City Manager to enter into an option agreement and convey the subject property to Warrenton Group.
2. January 21, 2025 – City Council approved Zoning Ordinance amendment permitting and regulating data center uses in the city
3. April 3, 2025 – Planning Commission recommended approval of 2025-REZ-03, , a petition to rezone property at 2233 Halifax Road to the M-1, Light Industrial District for the purpose of constructing a data center campus in a 8-0 vote.
4. April 15, 2025 – City Council approved 2025-REZ-03, subject to 10 proffered conditions.

5. April, 2025 – Present – Through ongoing site design, the developer has identified the need for additional land for access to the development and mitigation of wetland impacts.
6. November 12, 2025 – Staff received a petition to rezone three additional parcels for inclusion in the project area and to amend the approved proffers to reflect the proposed update to the site layout.
7. December 4, 2025 – Planning Commission held a public hearing on the request.
8. January 12, 2026 – The applicant attended the Ward 7 public meeting to address the community on concerns and questions with the proposal.
9. January 15, 2026 – The Planning Commission recommended approval of the request with the proffers as submitted in a 5 (aye) and 1 (nay) vote with two abstentions.

BACKGROUND:

On April 15, 2025 City Council approved 2025-REZ-03, which rezoned 173 acres commonly known as the Collier Yard property, located at 2233 Halifax Road from the A, Agricultural Zoning District to the M-1, Light Industrial District subject to ten proffered conditions. Since that time, the developer has been working on plans for site design and layout and during this process, challenges were identified, particularly with gaining primary access to the site from Halifax Road and avoiding and mitigating impacts to wetlands on the site. The current request, 2025-REZ-06, is to expand the rezoning to include three additional parcels in the M-1 district to add room to design around wetlands and create alternative points of access. The request also includes amending the originally approved proffers and applying those proffers to the three additional parcels.

The application was accompanied by an updated concept plan showing the proposed layout of the site with six data centers as well a gatehouse and an electric substation. All structures on the site would still be constructed on the originally rezoned property at 2233 Halifax Road and the new parcels would be used for access and potential wetland mitigation. Upon completion, primary access to the development is proposed from a newly-constructed entrance drive from Defense Road. Secondary emergency access is shown from the newly-constructed Townes Road and access to the substation would be provided from Brierwood Road. The applicant has noted that final site design is ongoing and the concept plan may be subject to change.

The applicant also provided a traffic evaluation report addressing the projected impacts of the data center development. The study area included the Squirrell Level Road and Defense Road intersection as well as the proposed site entrance from Defense Road which will serve as the construction entrance and the primary access for the site after construction. Traffic volume to the site will be highest during construction with approximately 492 trips during peak morning hours and 268 trips during peak evening hours. Once the site is operational, the report estimates about 1,424 daily trips with 181 trips during peak morning hours and 57 trips during peak evening hours.

The report includes a turn lane warrant analysis which demonstrates that a 100-foot right turn taper is warranted at the proposed entrance to the site from Defense Road. The report also indicates that If adjustments to signal timings at the Squirrell Level Road and Defense Road intersection may be necessary during construction. If the request is approved, these improvement will be reviewed during the site plan review process.

The applicant has stated the site is ideal for the data center development due its size and proximity to existing electrical infrastructure supportive of large industrial development, including a 230-kilovolt transmission line. The application also states the approval of the rezoning would unlock the economic potential of the subject properties and create a significant source of tax revenue for the City through a large-scale industrial development.

If the rezoning is approved, the property will be subject to Article 17 of the Zoning Ordinance which specifies the regulations of the M-1, Light Industrial District in general as well the specific regulations for data centers. Development of the property would also be subject to rules for parking, loading, architectural treatment, and site plan review found in Articles 19, 20, 25, and 38 respectively. Once the definite location of the substations on the property is determined, the Planning Commission will be asked to review that location for accordance with the PetersburgNext Comprehensive Plan as required by Code of Virginia Section 15.2-2232. Additionally, if the proposed data center development on the site cannot meet the development standards listed in Article 17, a special use permit would be required before the use could be established.

Additional Parcels:

The applicant is seeking to add three properties to the M-1, Light industrial District to accommodate the planned data center campus. The properties are located at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive. 2088 Defense Road and 1926 Bogese Drive are currently within the A, Agricultural Zoning District and 1918 Townes Road is currently within the R-1A, Single-Family Residence Zoning District. The properties total approximately 37.18 acres in area.

The applicant plans to use the property at 2088 Defense Road to create the primary entrance into the site from Defense Road in place of the originally planned primary entrance from Halifax Road. The access drive would be improved to VDOT street standards. There is an existing at-grade railroad crossing into the site from Halifax Road, but this crossing would not be feasible for a permanent full accessway into the site due to the frequency of train travel.

The property at 1918 Townes Road is split into three pieces of land which are planned to be incorporated into the site for additional buffer. Townes Road is currently unimproved right-of-way and the developer intends to pave the street and install a restricted-access emergency egress point from the site onto the improved street. Construction traffic during site development would be limited to the new entrance from Defense Road and potentially the existing at-grade crossing from Halifax Road.

The property at 1926 Bogese is intended to be incorporated into the site to expand the total site area allowing more space to avoid the wetlands and to mitigate wetland impacts if necessary. No buildings or utility infrastructure is planned to be constructed on the parcel which will remain vegetated.

Amended Proffers:

2025-REZ-03 was approved subject to ten proffered conditions voluntarily offered by the applicant and accepted by the City. Due to the changes in the planned design of the project, the applicant is proposing to amend several proffers and offering four new proffers. The full list of proposed proffers is included as an attachment to this report, but the amended and new proffers are covered below.

Amended Proffers:

- There will be a minimum of 125-foot setbacks from all residential properties for all principal structures, including substations. Where possible, these setbacks will be increased. The originally accepted proffer was for 100-foot setbacks.
- The data center buildings will be designed with architectural treatment features to be reviewed by Planning staff during site plan and permit review; originally this proffer included design for substations, but those designs would be dependent on the utility provider rather than the applicant.
- The applicant will work with the Department of Environmental Quality (DEQ) and the Army Corp of Engineers to avoid or mitigate any wetland or stream impacts. If any historic archaeological features are identified on the site, the applicant will negotiate protection of those features during site plan review. This proffer was accepted with the original approval, but the updated proffer would expand its conditions to the new parcels.
- Access to the site during construction and operation of the facilities will be provided from Halifax Road and Defense Road. Access during operation will be provided primarily from the access drive off Defense Road, which will be improved to VDOT standards. Emergency egress and access for emergency vehicles and utility servicers will be available from Townes Road and Brierwood Road. The original proffer limited site access to Halifax Road other than for emergencies and utility servicing.

Additional Proffers:

- The site will exceed the City's newly adopted standards for parking lot landscaping and overall tree canopy coverage by 10 percent.
- Any required wetland mitigation will be determined and negotiated with the City and the Army Corps of Engineers during the site plan review process.
- The cost of construction of water and sewer infrastructure throughout the site will be responsibility of the applicant.

- The newly added parcels will be kept in the existing vegetative state except where wetland mitigation or the construction of the access drives requires disturbance.

The remainder of the originally accepted proffers are proposed to remain unchanged, including conditions pertaining to the site’s landscape buffer, pre-and-post-construction noise studies, generator testing, use of recycled water for cooling, avoiding residential areas for utility extensions, abandonment of easements, and planning commission review of utility infrastructure such as the substation.

PUBLIC HEARING:

On December 4, 2025, the Planning Commission held a public hearing on the request. During the public hearing and subsequent discussion, several concerns with the request were raised, including the following:

- Noise impacts from the proposed development and whether proposed buffers are sufficient
- Traffic impacts from the proposed development, particularly impacts to residential streets
- Environmental impacts, including to wildlife and potential cultural and historic resources
- Incompatibility with the surrounding residential development and quality of life
- Proposed access and
- and capacity concerns for construction traffic
- The density of the proposed buildings
- Water demands
- Impacts from lighting
- Potential effects from railroad traffic
- Lack of community engagement

Following the public hearing, the Planning Commission tabled the request and directed staff to schedule a special meeting for the request once the applicant could hold a meeting with community members to discuss concerns. The applicant attended the Ward 7 meeting on January 13, 2026 to provide additional information and answer questions from the community. The above mentioned concerns were raised again at the meeting and the applicant provided written responses to the concerns prior to the January 15, 2026 Planning Commission meeting.

ADJACENT ZONING/USES:

Property directly to the north of the subject property is zoned a combination of A, Agricultural and R-1A, Single-Family Residence while the property to the east is zoned entirely R-1A. The property to the south is zoned a combination of A, Agricultural and M-2, Heavy Industrial and the property to the west . The property to the west across Halifax Road is zoned M-1, Light Industrial.

Land uses to the north and east are primarily residential, including the Ramblewood and Westbourne subdivisions. The property is bordered to the south by the CSX railroad, but uses south of the railroad are within the Petersburg Industrial Park, including Bleachtech, Infra-Metals, and Allan Myers Asphalt Plant. The property is bordered to the west by both CSX railroad and Halifax Road, but uses across Halifax Road are also industrial, including International Paper.

COMPREHENSIVE PLAN CONSIDERATIONS:

The property at 2233 Halifax Road which was rezoned in 2025-REZ-03 is designated as General Industrial on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. The plan states that these are areas readily accessible by road and rail and are where heavy industrial uses should be sited. The plan goes on to say that where these areas border residential development, ample setbacks and buffering should be provided and where sites are largely impervious, adequate elements for stormwater management should be provided and environmental justice considerations should be addressed. Primary land uses in General Industrial areas include business and employment uses, logistics and distribution, and moderate to heavy industrial uses like factories or lumberyards.

The new parcels within the subject request are designated as Community Residential on the Future Land Use Map. Community Residential areas are generally more suburban in character than the majority of the city and uses encouraged in these areas are residential. The Comprehensive Plan states that new construction in these areas should fit or enhance the scale of the existing development pattern.

The M-1 Zoning would not typically be appropriate for an area designated as Community Residential, but it should be noted that the applicant is not proposing any industrial development on the newly-acquired properties. If the request is approved with the proffered conditions as drafted, these parcels would remain undisturbed and vegetated except for the construction of the access drive and potentially wetland mitigation. The proposed project and the proffered conditions do incorporate several development principles for General Industrial areas, including enhancing setbacks and screening from residential areas, providing plantings through the site where existing trees cannot be preserved, and incorporating the environmental assessments and avoiding and/or mitigating potential impacts to the environment.

The Comprehensive Plan also talks specifically about the development of the Collier Yard site at 2232 Halifax Road and its importance for economic development. Strategy 3.1.4 under “Strategies for a Healthy and Robust Economic Climate” is to develop Collier Yard which would expand one of Petersburg’s existing industrial clusters. Finding alternative means to access the site from Halifax Road is listed as a priority transportation project. While the applicant has explored potential ways to access the site from Halifax Road, the existing railroad right-of-way and frequency of train traffic makes this difficult. To address this challenge, the applicant has

proposed the entrance from Defense Road as an alternative which still largely avoids the existing residential development adjoining the subject property.

PUBLIC Input:

Seven members of the public spoke in opposition to the request during the public hearing on December 4, 2025. Approximately 20 comments and questions were received at the Ward 7 meeting on January 13, 2026 and the Planning Commission allowed six individuals to speak on the request at the January 15, 2026 special meeting. Several written comments on the request were also received, including a petition opposing the request with signatures from neighboring property owners.

RECOMMENDATION:

Planning Commission recommended approval of the rezoning with the proffers as submitted.

CITY COUNCIL
MEETING

FEBRUARY,
2026

2025-REZ-06:

Consideration of a request by Alexander Graham, Jr., on behalf of the Warrenton Group, to rezone property at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive, Parcel IDs 070080002, 069070001, 077010801, from the A Agricultural and R-1A Single-Family Residence Zoning Districts to the M-1 Light Industrial Zoning District with proffers and to amend the existing proffers for property at 2233 Halifax Road, Parcel ID 076030800, in the M-1 Light Industrial Zoning District

Subject Properties



Background and Request Overview

- April 15, 2025 – City Council approved rezoning of 2233 Halifax Road to M-1 with 10 proffers for data center development
- During site design process, developer has identified challenges with access from Halifax Road and presence of wetlands on site
- Seeking to expand overall project footprint to provide alternative access to the site and to provide room for wetland avoidance/mitigation
- Seeking to amend proffers to account for updated plans

Expansion of Footprint

- Three additional parcels acquired; 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive; currently zoned A, Agricultural and R-1A, Single-Family Residence
- New entrance and access drive proposed from Defense Road; traffic study provided with application outlining improvements during and after construction
- Townes Road to be improved and provide point of emergency egress from property
- Property at 1926 Bogese Drive allows the site layout to be adjusted to avoid wetland impacts
- Newly acquired properties to remain undeveloped with exception of infrastructure for access and potential wetland mitigation





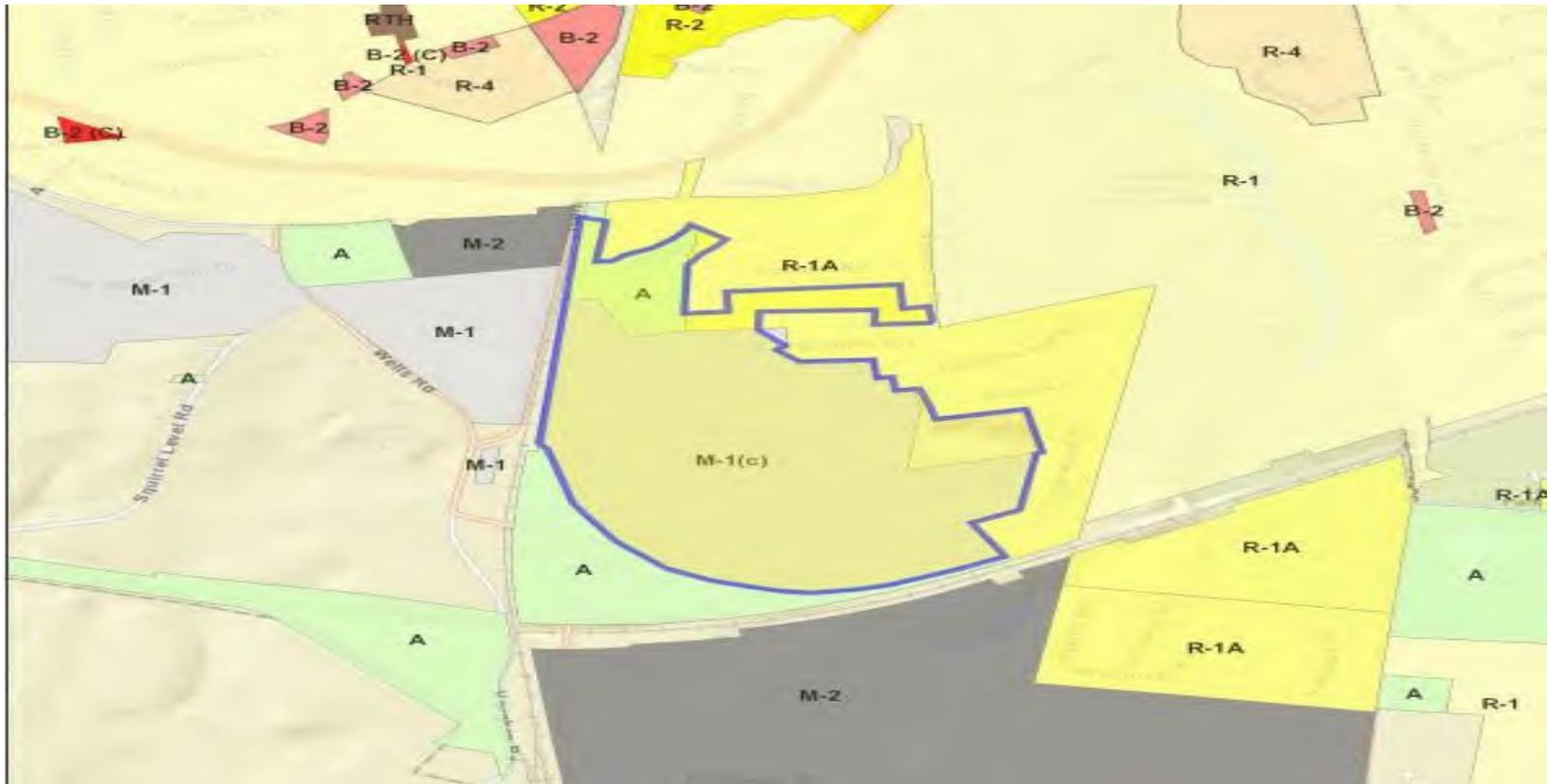
Amended Proffers

- Existing proffer limits site access to Halifax Road; proposed proffer allows access from proposed Defense Road entrance
- Minimum setbacks are enhanced from 100 feet to 125 from all residential properties
- Proffers pertaining to architectural treatment, landscaping buffer, noise studies, water recycling, power supply, environmental resources, title matters, and review of the substation will remain in place will expand to apply to newly-acquired properties

Additional Proffers

- Site will exceed newly adopted landscaping regulations for new plantings and canopy preservation by a minimum 10 percent
- Any required wetland mitigation will be coordinate with City and Army Corps of Engineers
- Applicant will be responsible for cost of water/sewer infrastructure throughout site
- Newly added parcels will be kept in existing vegetative state except where wetland mitigation or the construction of the access drives requires disturbance

Adjoining Zoning/Uses



Comprehensive Plan Considerations

- Property at 2233 Halifax Road is designated General Industrial on Future Land Use Map
 - Enhanced screening and setbacks from residential development encouraged
 - Focus on planting and retaining trees, avoiding and mitigating impacts to environment
- Newly acquired parcels are designated as Community Residential;
 - Uses encouraged are residential, new development should fit or enhance scale of existing pattern
 - M-1 Zoning not typically appropriate for Community Residential area; applicant is proffering no industrial structures on the new parcels
- Economic Development Strategies include utilizing Collier Yard site; finding means to access the site is listed as a priority transportation project

Public Input

- Several concerns raised during and following public hearing:
 - Noise, light, traffic impacts to surrounding community
 - Environmental impacts
 - Incompatibility with surrounding residential developments
 - Insufficient buffers
 - Lack of community engagement
 - Site access
 - Street capacity for construction traffic
- Applicant attended Ward 7 meeting to provide additional information and address questions; written responses to concerns provided subsequently

Recommendation

- Planning Commission recommended approval of the rezoning with the 14 proffers as submitted in a 5 (aye) and 1 (nay) vote with two abstentions.

AN ORDINANCE APPROVING A PETITION TO REZONE PROPERTY LOCATED AT 2088 DEFENSE ROAD, 1918 TOWNES ROAD, AND 1926 BOGESE DRIVE, PARCEL IDENTIFICATION NUMBERS 070080002, 069070001, 077010801, FROM THE A AGRICULTURAL AND R-1A SINGLE-FAMILY RESIDENCE ZONING DISTRICTS TO THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT WITH PROFFERS AND TO AMEND THE EXISTING PROFFERS FOR PROPERTY AT 2233 HALIFAX ROAD, PARCEL IDENTIFICATION NUMBER 076030800 IN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT

WHEREAS, the City of Petersburg approved a petition from The Warrenton Group to rezone the property located at 2233 Halifax Road from A, Agricultural District to M-1, Light Industrial District with proffers on April 15, 2025; and

WHEREAS, The Warrenton Group proffered conditions for the City's consideration including a condition that access to the site would be provided via Halifax Road; and

WHEREAS, the applicant has determined that access to the site from Halifax Road is not feasible and that the presence of wetlands on the property warrants an expansion of the overall project area; and

WHEREAS, an updated concept plan was provided showing the expansion of the site to include property at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese drive for the purpose of providing alternative site access and potential for wetland mitigation; and

WHEREAS, the applicant has offered amended proffers for consideration which would apply to the property at 2233 Halifax Road as well as the properties at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive; and

WHEREAS, the proposed proffers include a condition that the properties at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive will remain undeveloped with the exception of infrastructure providing access to the site and potential wetland mitigation; and

WHEREAS, the proposed proffers include commitments to exceeding the minimum landscaping and planting requirements of the Zoning Ordinance and an increase to the buffer from residential properties; and

WHEREAS, the remaining proffers will still apply, including conditions for architectural treatment, landscaping buffer, noise, water recycling, power supply, environmental resources, title matters, and review of the substation will remain in place; and

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

NOW THEREFORE BE IT ORDAINED that the City Council Commission does hereby approve the petition to rezone property at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive, from the A Agricultural and R-1A Single-Family Residence Zoning Districts to the M-1 Light Industrial Zoning District with proffers and to amend the existing proffers for property at 2233 Halifax Road as presented in Exhibit A.

EXHIBIT A

Summary of Proffers to be Negotiated between the Applicant and the City of Petersburg Relating to 2233 Halifax Road Site, as Expanded

1. Setbacks. Applicant agrees to increase its prior setback commitment by 25%. Where the data center (“Project”) adjoins residential properties, the primary Project structures (including substations) will now be located at least 125 feet from the shared boundary with each adjoining residence (prior commitment was 100 feet).
2. Architectural Treatment. Applicant will work with its design team on façade treatments for the data center buildings and submit those for review by the City Planning Staff during the Site Plan negotiations.
3. Enhanced Landscape Buffer. A natural and landscaped buffer fifty (50) feet in width shall be provided along the northern and eastern boundary lines of the Project site in the area generally shown on the concept plan entitled “The Warrenton Group Data Center Concept Plan prepared by Timmons Group and dated September 22, 2025. Such buffer shall be sized to provide visual screening (upon the maturity of the new landscape elements) from residences adjoining such buffer. Applicant will submit a drawing of proposed buffer images to the City Planning Department for its review.
4. Noise from Operations and Generators. Applicant will cause the data center buildings to meet the statutory noise limitation of 79 dBA during the day and 72 dBA at night (or lower), as measured from the property line. A pre-construction noise study shall be ordered by the Applicant and delivered to the City when completed; a post-construction noise study shall be submitted to the City within 180 days after receipt of the Certificate of Occupancy for the Project. The noise study shall be prepared by a Commonwealth Licensed Professional

EXHIBIT A

Engineer. Outside of backup/emergency use, generator use will be limited to testing or commissioning activities on weekdays between 8:00am and 5:00pm.

5. Water. If water-based cooling is employed for the Project, a closed-loop system will be utilized.
6. Power Supply. Applicant has engaged with Dominion Energy regarding the capacity of existing power transmission lines that would serve the Project. The Applicant will advocate that any additional power infrastructure required to serve the Project will avoid routing through existing residential neighborhoods. Additionally, the Applicant is assessing the viability of utilizing natural gas as a partial or full energy source for the Project. The Applicant is actively consulting with the local natural gas provider and similarly commits to advocating that any necessary extension or enhancement of natural gas infrastructure will also avoid routing through existing residential neighborhoods.
7. Environmental, Historic and Cultural Resources Assessments. To the extent required by the Virginia Department of Environmental Quality (“DEQ”) and/or the U.S. Army Corps of Engineers (“USACE”), the Applicant will engage with them on issues of wetlands and stream impacts and how those impacts can be mitigated to the maximum extent practicable. Applicant has previously contracted with ECS Mid-Atlantic to perform a preliminary archeological sensitivity analysis of the original 172-acre site. The additional parcels being acquired to enlarge the Project site will also be investigated by ECS Mid-Atlantic. Should any earthwork fortifications or other archaeologically sensitive areas be identified, Applicant will coordinate an appropriate response during the site plan negotiation with the City Planning Department.
8. Access to Project Site. Primary access to the Project site during construction activities shall be via Defense Road through the Patton parcel and via Halifax Road. No construction

EXHIBIT A

entrance will be routed through any residential neighborhood. Upon conclusion of Project construction, access to the Project site will be primarily via Defense Road and the internal access road within the Project site from Defense Road will be constructed to VDOT standards by the Project developer. Emergency egress and access by utility providers to maintain, repair, or service utility infrastructure, will occur via Townes Road, Halifax Road, Brierwood Road, and the new road to be constructed through the Patton property.

9. Title Matters. A title report on the original Project site and the additional five parcels has been received by the Applicant indicating the presence of easements on several of the sites. To the extent that any existing easements cannot be abandoned, Applicant will work with its design and engineering teams to accommodate those easements.
10. Compliance with VA Code Section 15.2-2232. Prior to construction of any new utilities on the Project site, Applicant will submit the location and character of the utilities to the Planning Commission for its determination that those utilities are substantially in accord with the City's Comprehensive Plan.
11. Compliance with Off-Street Parking Regulations in Article 19 of the City of Petersburg Zoning Ordinance. Applicant will exceed the minimum design standards for off-street parking areas including landscaping medians, perimeter plantings, and maintaining the requisite tree canopy coverage by a minimum of 10% above the amounts found in the City's Zoning Ordinance.
12. Wetlands Mitigation. Discussions with the City about wetlands mitigation will occur during negotiation of the Site Plan with the City Planning Department, and with the USACE during the permitting process.
13. Construction of new water and sewer lines within the Project site will be the responsibility of the Applicant who shall pay the costs of these infrastructure improvements.

EXHIBIT A

14. Voluntary Limitation of Construction on Additional Parcels. Applicant will commit to leave the five additional parcels being acquired (identified on the concept plan entitled “The Warrenton Group Data Center Concept Plan prepared by Timmons Group and dated September 22, 2025) in their existing vegetative state except as may be required for the construction of new wetlands, access roads, or any related improvements.



Adam C. Weers

TWG Petersburg LLC

Submitted November 12, 2025

DRAFT



City of Petersburg

Department of Planning and Community Development

PROCEDURES FOR PETITION FOR REZONINGS

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

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

PETITION FOR REZONING

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

CASE NUMBER: 2025-REZ-03
APPLICANT: TWG Petersburg LLC
ADDRESS: 14 Ridge Square, NW, Suite 300
Washington, DC 20016

I, Adam Weers hereby petition to rezone the following described properties

from zoning district A- Agricultural for 2088 Defense Rd, and to zoning district M-1 Light Industrial
1926 Bogese Dr.- R-1A for 3 parcels with a common address of 1918 Townes Rd

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

See Response A and Summary of Proffers attached.

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

Original Petition- 070080800; Amended Petition- 7008002, 77010801, 69070001

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

Original Petition- 2233 Halifax Rd., Petersburg, VA 23805; Amended Petition- 1926 Bogese Dr. Petersburg, VA 23805

2088 Defense Rd, Petersburg, VA 28305, 1918 Townes Rd, Petersburg, VA 28305

3. Approximate Area:

<u>7,522,216 (Original Petition)</u>		<u>Original Petition - 172.66</u>	
<u>1,611,720 (Amended Petition)</u>	sq. ft.	<u>Amended Petition - 37.00</u>	acres

4. Public Street Frontage:

<u>Original Petition - 1,510</u>	ft.
<u>Amended Petition- 3,311</u>	

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

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

Not Applicable

7. Brief:

Said deed restrictions will expire on:

Not Applicable

C. JUSTIFICATION FOR REZONING

1. **The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (Provide a detailed statement of reasons why the proposed rezoning should be granted).**

See Response C-1 attached.

2. **The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).**

See Response C-2 attached.

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

See Response C-3 attached.

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

See Response C-4 attached.

D. CERTIFICATION:

The undersigned applicant certifies that they:

(a) are the owner, lessee or agent for (specified in writing)

(b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed:



Mailing Address:

14 Ridge Square, NW, Suite 300
Washington, DC 20016

Phone Number:

202-731-2688

Email Address:

aweers@warrentongroup.com

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

RESPONSE “A” TO JUSTIFICATION FOR REZONING

The proposed use is for a data center that will support and secure the future of critical digital infrastructure in the Tri-Cities region. An initial Concept Plan for the site, prepared by the Timmons Group, was included with the original Petition and is appended here. An Updated Concept Plan by Timmons shows how the site is proposed to be expanded by 37 acres through the addition of five more parcels to create a more campus-like setting. Having more land will allow for multiple access points and create more options to deal with existing wetlands. Three of the five additional parcels are currently zoned R-1A and the other two are zoned A-Agricultural.

Included with this Amended Petition is a list of proposed proffer topics that the Applicant would like to discuss with Planning Department staff. One such proffer relates to the construction of tree islands in the designated parking areas to comply with new City Ordinance 2025-ORD-056.

The Project site does not share a boundary with any public parks. The cooling systems will use recycled water. As more engineering occurs, all later iterations of the Concept Plans will be shared with Planning Department Staff.

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RESPONSES TO JUSTIFICATION FOR REZONING

Response: C.1

Goal 1 of the City's Comprehensive Plan (adopted 5/21/24) is aimed at developing a plan to transfer or sell City-owned property to private investors and lists development of Collier Yard among the City's economic objectives (see p.271).

The current agricultural zoning and residential use of the five additional parcels are inconsistent with the highest and best use of these properties. These parcels are ill-suited for agricultural and residential use due to their proximity to existing industrial infrastructure and the presence of a 230 kV power line, which makes these parcels far more suitable for industrial development, such as a data center. Rezoning the five additional parcels to M-1, light industrial use, will align their proposed use with nearby industrial properties, creating a cohesive land-use pattern that supports the City's economic growth objectives.

Response: C.2

The proposed rezoning of the five additional parcels to M-1, light industrial use (which now expressly permits data center development) will transform these agricultural and single-family properties into revenue-generating assets, contributing meaningfully to the City's tax base without placing additional burdens on having to provide public services. Additionally, M-1, light industrial zoning setbacks and buffers will be proffered to protect the residential neighborhoods to the North and Northeast of the Collier Yard site, maintaining privacy and mitigating noise both during the construction period and later during the operation of the data center. The addition of the Nester property will help ensure this goal.

This redevelopment project will promote job creation, economic growth, and technological advancement, consistent with the City's long-term development goals while ensuring compatibility with surrounding land uses.

Response: C.3

This is a unique opportunity to both convert a large, public, non-revenue-generating parcel (i.e., Collier Yard) and residential and agricultural-zoned properties into a significant source of tax revenue and economic development for the City. The proposed use will not only generate substantial tax revenues, but also create high-quality jobs, further supporting the local economy. The City would receive more real estate and machinery tax revenues that could be directed to the improvement of the public school system and other priorities.

From a planning perspective, M-1, light industrial zoning now requires setbacks, screening, and buffer requirements for data centers adjacent to residential properties. The addition of five more parcels to the development site will result in more buffering while allowing for sustainable redevelopment. By granting rezoning of the five additional parcels, the City will unlock the economic potential of all these properties, align land use with modern infrastructure, and support the broader community welfare, all while preserving and enhancing the value and enabling the highest and best use of all these properties.

Response: C.4

Given the City's small land area, and significant existing development, very few sites in the City are large enough to support investment of the magnitude being proposed in this Amended Petition.

The subject properties are uniquely suited for industrial use, due to their adjacency to a 230 kV power transmission line — a critical infrastructure component for high-demand technology facilities. Despite this advantageous positioning, the current agricultural and residential zoning of the five additional lots prohibits industrial development, preventing those properties from being repurposed for their highest and best use.

While there are other properties zoned M-1, light industrial use within the City, they lack the essential combination of size and proximity to high-voltage power infrastructure required for a data center. In short, there are no other industrial properties in the City large enough to support a large-scale industrial facility with proper setbacks and buffers than the proposed, enlarged site which would have a total size of almost 210 acres if re-zoned.

150298014.3

**Summary of Proffers to be Negotiated between the
Applicant and the City of Petersburg
Relating to 2233 Halifax Road Site, as Expanded**

1. Setbacks. Applicant agrees to increase its prior setback commitment by 25%. Where the data center (“Project”) adjoins residential properties, the primary Project structures (including substations) will now be located at least 125 feet from the shared boundary with each adjoining residence (prior commitment was 100 feet).
2. Architectural Treatment. Applicant will work with its design team on façade treatments for the data center buildings and submit those for review by the City Planning Staff during the Site Plan negotiations.
3. Enhanced Landscape Buffer. A natural and landscaped buffer fifty (50) feet in width shall be provided along the northern and eastern boundary lines of the Project site in the area generally shown on the concept plan entitled “The Warrenton Group Data Center Concept Plan prepared by Timmons Group and dated September 22, 2025. Such buffer shall be sized to provide visual screening (upon the maturity of the new landscape elements) from residences adjoining such buffer. Applicant will submit a drawing of proposed buffer images to the City Planning Department for its review.
4. Noise from Operations and Generators. Applicant will cause the data center buildings to meet the statutory noise limitation of 79 dBA during the day and 72 dBA at night (or lower), as measured from the property line. A pre-construction noise study shall be ordered by the Applicant and delivered to the City when completed; a post-construction noise study shall be submitted to the City within 180 days after receipt of the Certificate of Occupancy for the Project. The noise study shall be prepared by a Commonwealth Licensed Professional Engineer. Outside of backup/emergency use, generator use will be limited to testing or commissioning activities on weekdays between 8:00am and 5:00pm.

5. Water. If water-based cooling is employed for the Project, a closed-loop system will be utilized.
6. Power Supply. Applicant has engaged with Dominion Energy regarding the capacity of existing power transmission lines that would serve the Project. The Applicant will advocate that any additional power infrastructure required to serve the Project will avoid routing through existing residential neighborhoods. Additionally, the Applicant is assessing the viability of utilizing natural gas as a partial or full energy source for the Project. The Applicant is actively consulting with the local natural gas provider and similarly commits to advocating that any necessary extension or enhancement of natural gas infrastructure will also avoid routing through existing residential neighborhoods.
7. Environmental, Historic and Cultural Resources Assessments. To the extent required by the Virginia Department of Environmental Quality (“DEQ”) and/or the U.S. Army Corps of Engineers (“USACE”), the Applicant will engage with them on issues of wetlands and stream impacts and how those impacts can be mitigated to the maximum extent practicable. Applicant has previously contracted with ECS Mid-Atlantic to perform a preliminary archeological sensitivity analysis of the original 172-acre site. The additional parcels being acquired to enlarge the Project site will also be investigated by ECS Mid-Atlantic. Should any earthwork fortifications or other archaeologically sensitive areas be identified, Applicant will coordinate an appropriate response during the site plan negotiation with the City Planning Department.
8. Access to Project Site. Primary access to the Project site during construction activities shall be via Defense Road through the Patton parcel and via Halifax Road. No construction entrance will be routed through any residential neighborhood. Upon conclusion of Project construction, access to the Project site will be primarily via Defense Road and the internal

access road within the Project site from Defense Road will be constructed to VDOT standards by the Project developer. Emergency egress and access by utility providers to maintain, repair, or service utility infrastructure, will occur via Townes Road, Halifax Road, Brierwood Road, and the new road to be constructed through the Patton property.

9. Title Matters. A title report on the original Project site and the additional five parcels has been received by the Applicant indicating the presence of easements on several of the sites. To the extent that any existing easements cannot be abandoned, Applicant will work with its design and engineering teams to accommodate those easements.
10. Compliance with VA Code Section 15.2-2232. Prior to construction of any new utilities on the Project site, Applicant will submit the location and character of the utilities to the Planning Commission for its determination that those utilities are substantially in accord with the City's Comprehensive Plan.
11. Compliance with Off-Street Parking Regulations in Article 19 of the City of Petersburg Zoning Ordinance. Applicant will exceed the minimum design standards for off-street parking areas including landscaping medians, perimeter plantings, and maintaining the requisite tree canopy coverage by a minimum of 10% above the amounts found in the City's Zoning Ordinance.
12. Wetlands Mitigation. Discussions with the City about wetlands mitigation will occur during negotiation of the Site Plan with the City Planning Department, and with the USACE during the permitting process.
13. Construction of new water and sewer lines within the Project site will be the responsibility of the Applicant who shall pay the costs of these infrastructure improvements.
14. Voluntary Limitation of Construction on Additional Parcels. Applicant will commit to leave the five additional parcels being acquired (identified on the concept plan entitled "The

Warrenton Group Data Center Concept Plan prepared by Timmons Group and dated September 22, 2025) in their existing vegetative state except as may be required for the construction of new wetlands, access roads, or any related improvements.

A handwritten signature in black ink, appearing to read "Adam C. Weers", with a long, sweeping horizontal stroke extending to the right.

Adam C. Weers
TWG Petersburg LLC
Submitted November 12, 2025

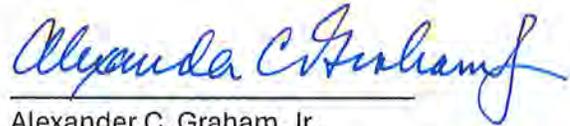
**Summary of Proffers to be Negotiated between the
Applicant and the City of Petersburg
Relating to 2233 Halifax Road**

1. Setbacks. Where the data center ("Project") adjoins residential properties, the primary Project structures (including substations) would be located at least 100 feet from the shared boundary with each adjoining residence. Provided wetlands are not adversely impacted, Applicant will endeavor to increase this setback.
2. Architectural Treatment. Applicant will work with its design team on façade treatments for the data center buildings, and the two substations, and submit those for review by Planning Staff.
3. Enhanced Landscape Buffer. A natural and landscaped buffer fifty (50) feet in width shall be provided along the northern and eastern boundary lines of the Property in the area generally shown on the concept plan entitled "The Warrenton Group Data Center Concept - 1" prepared by Timmons Group and dated February 21, 2025. Such buffer shall be sized to provide visual screening (upon the maturity of the new landscape elements) from residences adjoining such buffer. Applicant will submit a drawing of buffer images to the City Planning Department for review.
4. Noise from Operations and Generators. Applicant will cause the data center buildings to meet the noise limitation of 79 dBA during the day and 72 dBA at night (or lower), as measured from the property line. A pre-construction noise study shall be ordered by the Applicant and delivered to the City when completed; a post-construction noise study shall be submitted to the City within 180 days after receipt of the Certificate of Occupancy for the Project. The noise study shall be prepared by a Commonwealth Licensed Professional Engineer. Generator use will be limited to testing or commissioning activities on weekdays between 8:00 a.m. and 5:00 p.m. and for backup/emergency use only.

5. Water. If water-based cooling is employed for the Project, a closed-loop system will be utilized.
6. Power Supply. Applicant has engaged Dominion Energy regarding the capacity of existing power transmission lines that would serve the Project. The Applicant will advocate that any additional power infrastructure required to serve the Project will avoid routing through existing residential neighborhoods. Additionally, the Applicant is assessing the viability of utilizing natural gas as a partial or full energy source for the Project. The Applicant is actively consulting with the local natural gas provider and similarly commits to advocating that any necessary extension or enhancement of natural gas infrastructure will also avoid routing through existing residential neighborhoods.
7. Environmental, Historic and Cultural Resources Assessments. To the extent required by the Virginia Department of Environmental Quality (“DEQ”) and the Army Corps of Engineers, the Applicant will engage with them on issues of wetlands and stream impacts and how those impacts can be mitigated to the maximum extent practicable. Applicant has engaged ECS Mid-Atlantic to perform a preliminary archeological sensitivity analysis of the site, and that work is ongoing. Should any earthworks or other archaeological sensitive areas be identified, Applicant will proffer to protect those during the site plan negotiation.
8. Access to Site. Access to the Project site during construction and post-construction activities shall be via Halifax Road and shall not occur through any residential neighborhood, except for emergency egress and for access by utility providers to maintain, repair, or service utility infrastructure, including during emergencies.
9. Title Matters. A title report on the Project site has been received by the Applicant indicating the presence of easements on the site. To the extent that any existing easements cannot be

abandoned, Applicant will work with its design and engineering teams to accommodate those easements.

10. Compliance with VA Code Section 15.2-2232. Prior to construction of any new utilities on the site, Applicant will submit the location and character of the utilities to the Planning Commission for its determination that those utilities are substantially in accord with the City's Comprehensive Plan.



Alexander C. Graham, Jr.
Legal Counsel for The Warrenton Group

Submitted March 26, 2025

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S:\110671897-Preleburg_Data_Concept\DWG\Sheet\Exhibit\897_Exhib_Zoning.dwg | Plotted on 11/11/2025 11:47 AM | by Justin Blanks



SCALE 1"=200'

CONSTRUCTION ACCESS

PRIMARY ACCESS AND CONSTRUCTION ACCESS

EMERGENCY ACCESS

GATE HOUSE

6" EXISTING SANITARY LINE AND WATERLINE

125' BUFFER ALONG RESIDENTIAL LOTS

SUBSTATION ACCESS

THE WARRENTON GROUP
CONCEPT PLAN

6333 WALFORD ROAD PETERSBURG, VA
DATE: SEP 20, 2024 SCALE: AS SHOWN
DRAWING: OF PROJECT: T787

To: Jared Crews (Petersburg Planning)
From: Scott Dunn, AICP, PTP
RE: 2233 Halifax Road Site – Traffic Evaluation
Date: November 24, 2025
Copy: Adam Weers (WG); Derrick Johnson (TG); Steve Schmidt (TG)

This work provides an overview of the anticipated traffic impacts associated with the proposed 1,989,940 sf data center in the City of Petersburg, Virginia, located to the east of Halifax Road and south of Defense Road as shown on Figure 1.

Once operational, access to the site will be provided via one (1) entrance on Defense Road as shown on Figure 2.

When complete, the data center will generate 1,424 daily trips, 171 AM peak hour trips (94 in and 77 out) and 57 PM peak hour trips (17 in and 40 out). For the purposes of this analysis, it was assumed that the development will be completed and occupied by 2034.

The study area consists of two (2) intersections, the signalized intersection of Squirrel Level Road and Defense Road and the intersection of Defense Road and the proposed Site Entrance. The existing intersection geometry can be found in Figure 3.

Background Information

Squirrel Level Road is a two-lane, undivided major collector road with a posted speed limit of 35 mph. According to 2024 VDOT AADT data, the most recent available, Squirrel Level Road services 5,094 vehicles per day.

Defense Road is a two-lane, undivided minor arterial roadway with a posted speed limit of 35 mph. According to 2024 VDOT AADT data, the most recent available, Defense Road services 3,547 vehicles per day between Johnson Road and Squirrel Level Road and 2,437 vehicles per day between Squirrel Level Road and Boydton Plank Road.

Existing Analysis

Peak hour turning movement counts were completed at the intersection of Squirrel Level Road and Defense Road on April 4, 2025. The AM peak hour was found to be 7:30 AM – 8:30 AM; the PM peak hour was found to be 4:30 PM – 5:30 PM. The 2025 existing volumes can be found in Figure 4.

Analysis for 2025 existing conditions was performed using Synchro version 11 and Simtraffic. The performance of the intersection under existing conditions is shown in Table 1 below.

As shown in Table 1, the overall intersection operates at LOS B during both peaks. All approaches operate at LOS B during both peaks with minimal queuing present. All queues fit within the existing provided storage.

Table 1: 2025 Existing Analysis LOS and Queueing

Intersection and Type of Control	Movement and Approach	Turn Lane Storage (ft)	AM PEAK HOUR				PM PEAK HOUR			
			Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)	Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)
1. Squirrel Level Road (N-S) Defense Road (E-W) Signalized	EB Left-Thru		14.6	B	59	74	15.1	B	82	100
	EB Right	140	13.5	B	0	32	13.4	B	0	56
	<i>EB Approach</i>		<i>14.4</i>	<i>B</i>	--	--	<i>14.7</i>	<i>B</i>	--	--
	WB Left-Thru		13.7	B	33	57	13.9	B	57	74
	WB Right	175	14.0	B	1	58	14.0	B	19	58
	<i>WB Approach</i>		<i>13.9</i>	<i>B</i>	--	--	<i>14.0</i>	<i>B</i>	--	--
	NB Left	225	12.4	B	20	81	14.3	B	18	41
	NB Thru-Right		16.0	B	133	155	18.9	B	157	169
	<i>NB Approach</i>		<i>15.7</i>	<i>B</i>	--	--	<i>18.6</i>	<i>B</i>	--	--
	SB Left	165	13.3	B	36	56	16.3	B	61	87
	SB Thru		16.5	B	118	143	19.2	B	128	144
	SB Right		12.8	B	0	3	15.3	B	0	4
	<i>SB Approach</i>		<i>15.8</i>	<i>B</i>	--	--	<i>18.2</i>	<i>B</i>	--	--
	Overall			15.4	B	--	--	17.1	B	--

¹ Overall intersection LOS and delay reported for signalized intersections and roundabouts only.

2034 Background Analysis

The 2025 existing traffic volumes were grown by a 0.5% growth rate for nine (9) years to obtain the 2034 background traffic volumes shown in Figure 5. The performance of the intersection under 2034 background conditions can be found in Table 2 below.

Table 2: 2034 Background Analysis LOS and Queueing

As shown in Table 2, the intersection continues to operate similar to existing conditions at an overall LOS B with similar queueing and similar delay.

Intersection and Type of Control	Movement and Approach	Turn Lane Storage (ft)	AM PEAK HOUR				PM PEAK HOUR			
			Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)	Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)
1. Squirrel Level Road (N-S) Defense Road (E-W) Signalized	EB Left-Thru		14.8	B	61	74	15.9	B	86	101
	EB Right	140	13.6	B	0	33	13.6	B	0	44
	<i>EB Approach</i>		<i>14.6</i>	<i>B</i>	--	--	<i>15.4</i>	<i>B</i>	--	--
	WB Left-Thru		13.8	B	34	59	14.3	B	60	71
	WB Right	175	14.0	B	1	61	14.3	B	21	55
	<i>WB Approach</i>		<i>13.9</i>	<i>B</i>	--	--	<i>14.3</i>	<i>B</i>	--	--
	NB Left	225	12.7	B	21	79	15.2	B	20	38
	NB Thru-Right		16.3	B	137	164	20.1	C	166	173
	<i>NB Approach</i>		<i>16.0</i>	<i>B</i>	--	--	<i>19.8</i>	<i>B</i>	--	--
	SB Left	165	13.6	B	37	48	17.5	B	66	83
	SB Thru		16.8	B	121	119	20.6	C	136	138
	SB Right		13.1	B	0	3	16.4	B	0	11
	<i>SB Approach</i>		<i>16.1</i>	<i>B</i>	--	--	<i>19.5</i>	<i>B</i>	--	--
	Overall			15.6	B	--	--	18.1	B	--

¹ Overall intersection LOS and delay reported for signalized intersections and roundabouts only.

Trip Generation

The proposed development consists of a 1,989,940 sf data center which will be accessed via one (1) entrance on Defense Road as shown in Figure 2.

In March 2023, Bowman Consulting Group published a trip generation study of six (6) existing data centers in Virginia. The study analyzed the trips generated by each site over the course of a full year and averaged the trips to determine rates for the AM peak hour, PM peak hour, and average daily trips. The study was approved by VDOT Central Office and has become the standard for estimating data center trip generation.

The site generated trips shown in Table 3 below were calculated using the Bowman Study rates with square footage as the independent variable.

Table 3: Trip Generation

Proposed Use	Size	Units	AM PEAK HOUR			PM PEAK HOUR			ADT
			IN	OUT	TOTAL	IN	OUT	TOTAL	
Data Center Trip Generation									
Total Volumes	1,898,940	SF (GFA)	94	77	171	17	40	57	1,424
Total Trips			94	77	171	17	40	57	1,424

Note: (1) Trip generation based on AWS Data Center Trip Generation Assessment (Table 3 and Table 6) prepared by Bowman Consulting Group, March 2023.

As shown in Table 3, the proposed development will generate 1,424 daily trips, 171 AM peak hour trips (94 in and 77 out) and 57 PM peak hour trips (17 in and 40 out).

The site trips were distributed across the roadway network based on the nature of use, the existing traffic counts and local knowledge with the following distributions:

- 85% to/from the north on Squirrel Level Road;
- 5% to/from the south on Squirrel Level Road; and
- 10% to/from the west on Defense Road.

The site trip distributions can be found in Figure 6 and the distributed trips can be found in Figure 7.

2034 Future Analysis

The 2034 background volumes (Figure 5) were combined with the site trips (Figure 7) to develop the 2034 total future volumes shown in Figure 8.

The performance of the intersection of Squirrel Level Road and Defense Road and the Site Entrance and Defense Road can be found in Table 4 below.

As shown in Table 4 below, the intersection of Defense Road and Squirrel Level Road continues to operate at an overall LOS B during both peaks. All approaches continue to operate at LOS B or better with queueing of less than ten vehicles present.

At the unsignalized intersection of the Site Entrance and Defense Road, the Site Entrance operates at LOS B during both peaks with a maximum queueing of approximately 3 vehicles.

Table 4: 2034 Total Future Analysis LOS and Queueing

Intersection and Type of Control	Movement and Approach	Turn Lane Storage (ft)	AM PEAK HOUR				PM PEAK HOUR			
			Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)	Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)
1. Squirrel Level Road (N-S) Defense Road (E-W) Signalized	EB Left-Thru		15.2	B	69	90	15.7	B	88	90
	EB Right	140	14.4	B	0	48	13.7	B	0	41
	<i>EB Approach</i>		15.0	B	--	--	15.3	B	--	--
	WB Left-Thru		14.6	B	44	75	14.4	B	64	75
	WB Right	175	17.8	B	38	71	14.8	B	39	73
	<i>WB Approach</i>		16.9	B	--	--	14.7	B	--	--
	NB Left	225	12.2	B	22	69	15.1	B	20	43
	NB Thru-Right		15.8	B	146	162	19.9	B	167	173
	<i>NB Approach</i>		15.5	B	--	--	19.6	B	--	--
	SB Left	165	14.0	B	87	116	17.6	B	74	82
	SB Thru		15.4	B	125	132	20.4	C	137	125
	SB Right		12.3	B	0	3	16.2	B	0	7
<i>SB Approach</i>		14.8	B	--	--	19.3	B	--	--	
Overall			15.4	B	--	--	17.9	B	--	--
2. Defense Road (E-W) and Site Entrance (S) Unsignalized	EB Thru-Right		†	†	†	0	†	†	†	0
	<i>EB Approach</i>		†	†	--	--	†	†	--	--
	WB Left-Thru		0.0	A	0	0	0.0	A	0	0
	<i>WB Approach</i>		0.0	A	--	--	0.0	A	--	--
	NB Left-Right		10.2	B	10	63	10.8	B	5	52
<i>NB Approach</i>		10.2	B	--	--	10.8	B	--	--	

¹ Overall intersection LOS and delay reported for signalized intersections and roundabouts only.

† SYNCHRO does not provide level of service or delay for unsignalized movements with no conflicting volumes.

Turn Lane Warrant Analysis

A right turn lane warrant analysis was completed at the proposed site entrance on Defense Road using the appropriate nomograph from Appendix F of VDOT’s *Roadway Design Manual*. The nomograph can be found in Figure 9.

As a result of the turn lane warrant analysis, a 100’ right turn taper is warranted at the proposed entrance on Squirrel Level Road.

Construction Traffic Evaluation

A construction scenario was also completed to determine the impact of construction traffic on the study intersections. This traffic is temporary in nature and will only occur during the buildout of the site. Once construction is complete (assumed 2034), this traffic will cease and be replaced by the site traffic discussed above.

The construction traffic volumes were developed from construction traffic counts at a data center in Mecklenburg County, Virginia that was actively under construction at the time of the counts. The construction site trips are shown in Table 5 below and in Figure 10. The total 2034 construction volumes are shown in Figure 11.

Table 5: Construction Site Trips

				AM			PM		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Data Center Trip Generation									
Data Center	3,894,000	SF (GFA)		471	21	492	16	252	268
Total Trips				471	21	492	16	252	268

Note: (1) Trip generation based on traffic counts from under construction data center in Mecklenburg County, Virginia, April 2023

The performance of the intersection of Squirrel Level Road and Defense Road and the Site Entrance and Defense Road under construction conditions are shown in Table 6 below. It is noted adjustments to the signal timings (splits/offsets) may be required during construction and the results below include those adjustments.

As shown in Table 6 below, under the construction scenario the intersection of Squirrel Level Road and Defense Road operates at an overall LOS C during the AM peak and LOS B during the PM peak. All approaches operate at LOS C or better during both peaks. Some queueing issues are present for the southbound left queue which fills the existing provided storage and extends into the through lane during the AM peak. At the unsignalized intersection of Defense Road and the Site Entrance, the northbound approach of the Site Entrance operates at LOS B during both peaks with a maximum queue of seven vehicles in the PM peak.

Table 6: 2034 Construction Analysis LOS and Queueing

Intersection and Type of Control	Movement and Approach	Turn Lane Storage (ft)	AM PEAK HOUR				PM PEAK HOUR			
			Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)	Delay ¹ (sec/veh)	LOS ¹	95th Percentile Queue Length (ft)	Simulated Maximum Queue Length (ft)
1. Squirrel Level Road (N-S) Defense Road (E-W) Signalized	EB Left-Thru		34.5	C	124	135	14.5	B	88	106
	EB Right	140	20.0	B	0	53	13.8	B	0	63
	<i>EB Approach</i>		<i>32.9</i>	C	--	--	<i>14.4</i>	B	--	--
	WB Left-Thru		21.0	C	47	63	14.4	B	86	122
	WB Right	175	20.8	C	11	67	19.7	B	61	51
	<i>WB Approach</i>		<i>20.9</i>	C	--	--	<i>18.3</i>	B	--	--
	NB Left	225	21.9	C	28	91	15.3	B	19	51
	NB Thru-Right		29.1	C	209	225	20.1	C	168	171
	<i>NB Approach</i>		<i>28.6</i>	C	--	--	<i>19.8</i>	B	--	--
	SB Left	165	23.8	C	329	164	17.8	B	74	112
	SB Thru		17.2	B	125	283	20.6	C	137	154
	SB Right		15.1	B	0	8	16.4	B	0	8
	<i>SB Approach</i>		<i>21.8</i>	C	--	--	<i>19.5</i>	B	--	--
Overall			24.7	C	--	--	18.5	B	--	--
2. Defense Road (E-W) and Site Entrance (S) Unsignalized	EB Thru-Right		†	†	†	0	†	†	†	2
	<i>EB Approach</i>		<i>†</i>	†	--	--	<i>†</i>	<i>†</i>	--	--
	WB Left-Thru		0.0	A	0	0	0.0	A	0	0
	<i>WB Approach</i>		<i>0.0</i>	A	--	--	<i>0.0</i>	A	--	--
	NB Left-Right		11.3	B	5	36	14.1	B	50	125
<i>NB Approach</i>		<i>11.3</i>	B	--	--	<i>14.1</i>	B	--	--	

¹ Overall intersection LOS and delay reported for signalized intersections and roundabouts only.

† SYNCHRO does not provide level of service or delay for unsignalized movements with no conflicting volumes.

Conclusions

The proposed data center located east of Halifax Road and south of Defense Road will be serviced by one (1) entrance on Defense Road. When complete, the development will generate 1,424 daily trips, 171 AM peak hour trips (94 in and 77 out) and 57 PM peak hour trips (17 in and 40 out).

Under 2025 existing and 2034 background conditions, the intersection of Squirrel Level Road and Defense Road operates at an overall LOS B during both peaks with minimal queueing present.

Under 2034 future conditions, the intersection of Squirrel Level Road and Defense Road continues to operate and at overall LOS B during both peaks with some extension of queues present. At the unsignalized intersection of Defense Road and the Site Entrance, the northbound approach of the Site Entrance operates at LOS B during both peaks with a maximum queue of approximately 3 vehicles.

A turn lane warrant analysis was completed at the proposed Site Entrance and indicates an eastbound right turn taper is warranted at the entrance.

Under 2034 construction conditions, the overall intersection of Squirrel Level Road and Defense Road operates at LOS C during the AM peak and LOS B during the PM peak with some extension of queueing present, namely the southbound left in the AM peak which extends beyond the existing provided storage. Signal timing adjustments may be required during the construction of the site.

At the unsignalized intersection of Defense Road and the Site Entrance, the northbound approach of the Site Entrance operates at LOS B during both peaks with a maximum queue of approximately ten vehicles in the PM peak.

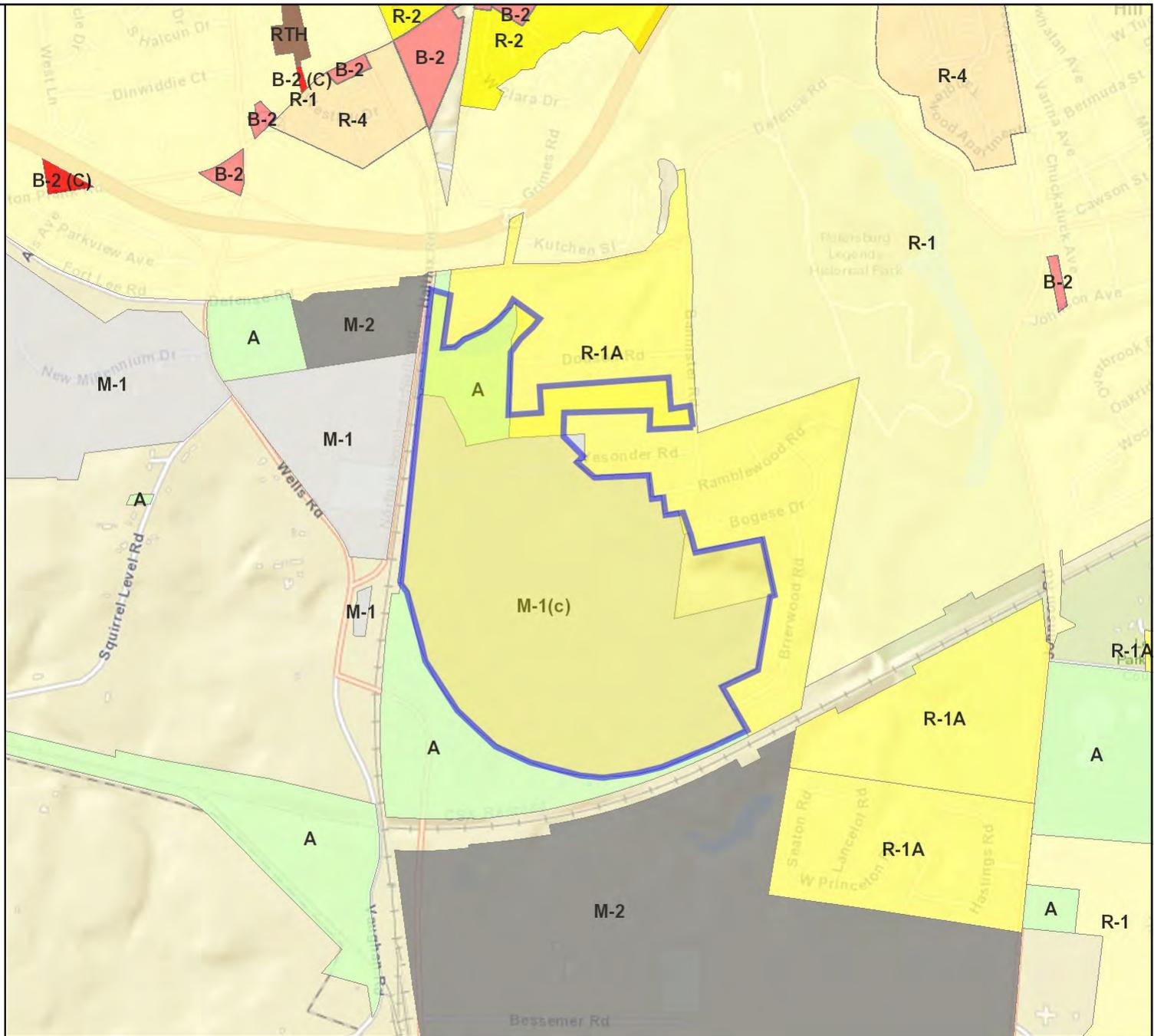
Overall, during construction and built out of the site, the proposed development will have minimal impact on the surrounding roadway network.

Petersbug, Virginia

Legend

Zoning

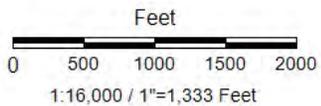
- A
- B-1
- B-2
- B-2 (C)
- B-3
- B-3 (C)
- ERC
- M-1
- M-1 (C)
- M-2
- MXD1
- MXD2
- MXD3
- PUD
- R-1
- R-1 (C)
- R-1A
- R-1A (C)
- R-2
- R-3
- R-4
- R-5
- R-5 (C)
- R-6
- RB
- RMH
- RTH
- RTH (C)



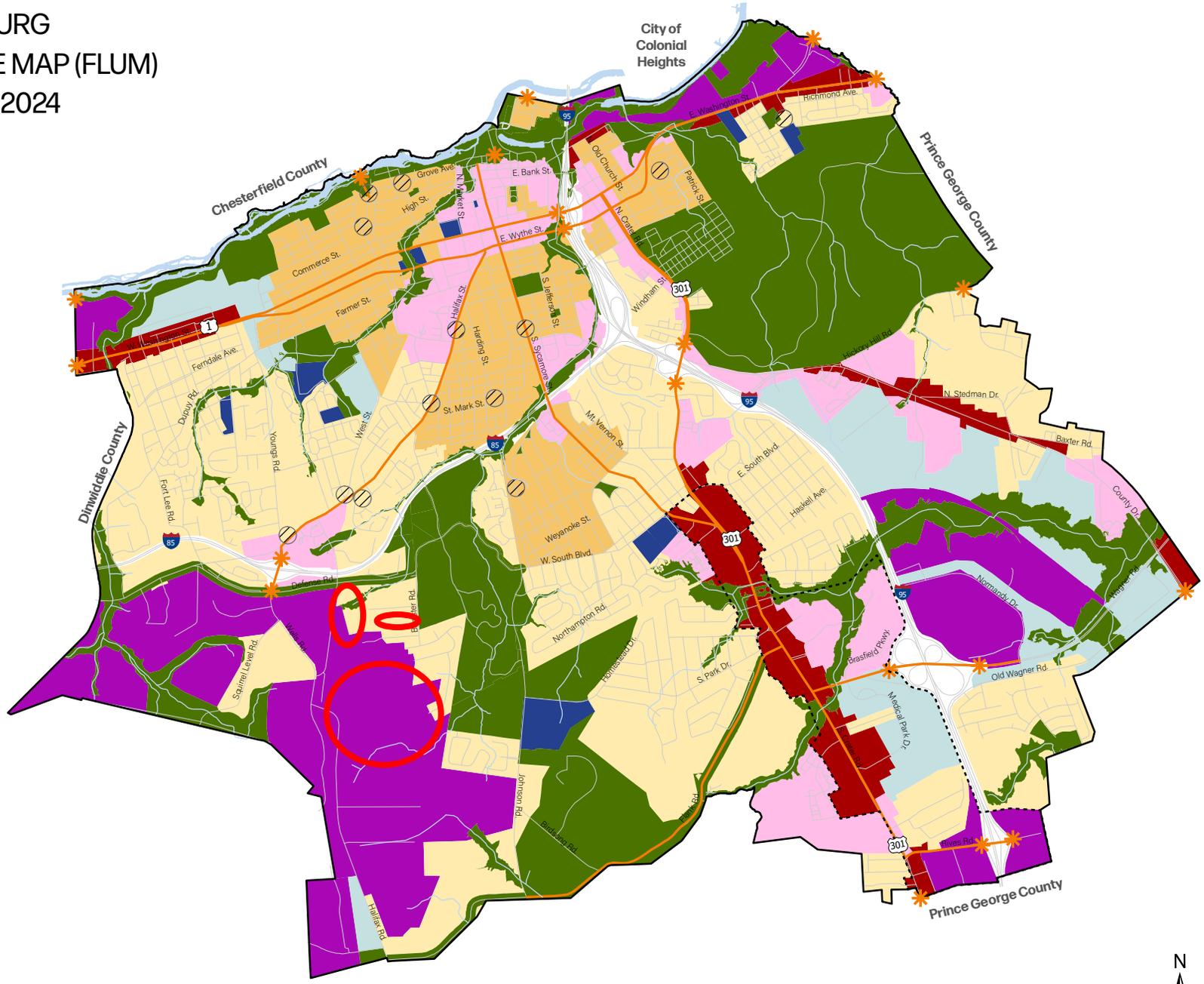
Title: Zoning Map

Date: 11/18/2025

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.



**CITY OF PETERSBURG
FUTURE LAND USE MAP (FLUM)
ADOPTED MAY 21, 2024**



LEGEND

- City Limits
- Roads
- Appomattox River
- Waterways
- - - South Crater Urban Development Area (UDA)
- Historic Core Neighborhoods
- Community Residential
- Neighborhood Commercial
- Community Mixed-Use
- Corridor Commercial
- Research and Development
- General Industrial
- Civic
- Conservation and Recreation
- Gateways
- Corridors



ADJOINING PROPERTY OWNERS			
Address	Owner	Mailing Address	City, State, ZIP
2066 Defense Rd	Abacus Construction LLC	101 W Front St Ste A	Monroe, MI 48161
1918 Dodson Rd	Adams Michael L Teresa M	1918 Dodson Rd	Petersburg, VA 23805
1862 Bogese Dr	Balthrop Willie L Doris C	1862 Bogese Dr	Petersburg, VA 23805
2832 Brierwood Rd	Bannister-Grant Norma J	2832 Brierwood Rd	Petersburg, VA 23805
1985 Vesonder Rd, 1996 Townes Rd, 1982 Townes Rd	Beck James D Gale L	1977 Vesonder Rd	Petersburg, VA 23803
2445 Halifax Rd, 2425 Halifax Rd	Bluewater Transport LLC	10713 Squirrel Level Rd	Dinwiddie, VA 23803
1842 Bogese Dr	Bradley Jerry M Et Ux	1842 Bogese Dr	Petersburg, VA 23805
2930 Brierwood Rd	Burgess Michele	2930 Brierwood Rd	Petersburg, VA 23805
1946 Townes Rd, 1668 Townes Rd	Carey Andrew T Gloria A	1969 Vesonder Rd	Petersburg, VA 23805
2233 Halifax Rd, 2000 Tyler Rd	City Of Petersburg	135 N. Union St	Petersburg, VA 23803
2032 Dodson Rd	Clarke John M	2032 Dodson Rd	Petersburg, VA 23805
2947 Brierwood Rd	Cornerstone Development Group LLC	6507 Whisperwood Dr	N Chesterfield, VA 23234
1948 Vesonder Rd	Craine Kyle J Craine Cassandra J	1948 Vesonder Rd	Petersburg, VA 23805
2626 Brierwood Rd	Creal Delinda	2626 Brierwood Rd	Petersburg, VA 23805
1918 Townes Rd	Crosspoint Development Corp	10132-C Hull St Rd	Midlothian, VA 23112
2701 Halifax Rd	Csx Transportation Inc. Csx-Tax Dept	500 Water St	Jacksonville, FL 32202
1812 Bogese Dr	Dial James L Jr Debra Lee	1812 Bogese Dr	Petersburg, VA 23805
1950 Dodson Rd	Edmonds Elwin Iii Jacqueline	1950 Dodson Rd	Petersburg, VA 23805
1941 Ramblewood Rd	Florentine Holding Co Vi LLC	2400 First St Ste 3003	Ft Myers, FL 33901
1934 Dodson Rd	Fuller Orlando Wayne	294 Hutchinson Blvd	Mount Vernon, NY 10552
2734 Brierwood Rd	Global Economic Consortium Co	20 E Tabb St Ste 106	Petersburg, VA 23803
1938 Vesonder Rd	Good Neighbor Properties LLC	7001 Jahnke Rd	Richmond, VA 23225
1986 Vesonder Rd	Grant John A Linda E	1986 Vesonder Rd	Petersburg, VA 23805
1923 Vesonder Rd	Greely Heather	1923 Vesonder Rd	Petersburg, VA 23805
2110 Dodson Rd	Greer Jacqueline J	2110 Dodson Rd	Petersburg, VA 23805
2016 Dodson Rd	Hollemon Constance	18706 Telegraph Springs Rd	Purcellville, VA 20132
1910 Bogese Dr	In His Presence Apostolic Ministry Inc	2787C S Crater Rd	Petersburg, VA 23805
2333 Wells Rd	Inland Container Corporation C/O International Paper Co.	Po Box 2118	Memphis, TN 38101
1918 Bogese Dr	Johnson Taylor Jr Irene	1918 Bogese Dr	Petersburg, VA 23805
2942 Brierwood Rd	Jones Arnetta T	2942 Brierwood Rd	Petersburg, VA 23805
1852 Bogese Dr	Keaton James E Betty J	1852 Bogese Dr	Petersburg, VA 23805
2918 Brierwood Rd	Kelley Joan Shawntae	2918 Brierwood Rd	Petersburg, VA 23805
2810 Brierwood Rd	Long Tara	2810 Brierwood Rd	Petersburg, VA 23805
1982 Dodson Rd	Manns Theresa A	1982 Dodson Rd	Petersburg, VA 23805
1941 Vesonder Rd	Mccarthy Paul W Fumiko M	1941 Vesonder Rd	Petersburg, VA 23805
2720 Brierwood Rd	Mitchell-Keith Willia G	2720 Brierwood Rd	Petersburg, VA 23805
1913 Vesonder Rd	Moore Roy Jr	1913 Vesonder Rd	Petersburg, VA 23805
1926 Bogese Dr	Nester Debra L	403 Maycox St	Petersburg, VA 23805
2088 Defense Rd	Patton William A	2066 Defense Rd	Petersburg, VA 23805
2100 Defense Rd	Petersburg VA Holdings LLC	3480 Grand Ave	Pittsburgh, PA 15225
1962 Vesonder Rd	Polk Walter Jr Annie J	1962 Vesonder Rd	Petersburg, VA 23805
1932 Ramblewood Rd	Pulliam Kelvin W Valerie	1932 Ramblewood Rd	Petersburg, VA 23805
1974 Vesonder Rd	Reyes Guzman Edwin Rene Reyes Maria Anita	1974 Vesonder Rd	Petersburg, VA 23805
2936 Brierwood Rd	Ricks-Haskett Gwendolyn L	2936 Brierwood Rd	Petersburg, VA 23805
2820 Brierwood Rd	Robinson Natonya S Helen J Williams	2820 Brierwood Rd	Petersburg, VA 23805
2086 Defense Rd	Skinner Gary N Sr Johnnie	2086 Defense Rd	Petersburg, VA 23805
2115 Dodson Rd	Sports Performace Properties LLC	3200 Sailview Dr	Midlothian, VA 23112
1925 Bogese Dr	Squires Kelly J Et Als	23717 Sparrow Ct	N Dinwiddie, VA 23803
2708 Brierwood Rd	Thompson Rhonda T	2708 Brierwood Rd	Petersburg, VA 23803
1933 Vesonder Rd	Tucker Fabian S Bartina A	1933 Vesonder Rd	Petersburg, VA 23805
1919 Townes Rd	VA Equity Solutions LLC	10312 Doyle Blvd	Mckenny, VA 23872
2912 Brierwood Rd	Walton Hope N Walton Walton Roy Hugh Jr Kent Nina	Po Box 1193	Colonial Heights, VA 23834
2636 Brierwood Rd	Watson Ronnie D	2636 Brierwood Rd	Petersburg, VA 23805
2924 Brierwood Rd	Weaver Anthony A	2924 Brierwood Rd	Petersburg, VA 23805
1922 Ramblewood Rd	Whitehead Jordan B	1922 Ramblewood Rd	Petersburg, VA 23805
2426 Wells Rd	Wilkins Troy Melissa	2344 Wells Rd	Petersburg, VA 23805
1832 Bogese Dr, 1822 Bogese Dr	Williams Kenya	20900 Truth Dr	S Chesterfield, VA 23803
1966 Dodson Rd	Yancey Lawrence A Jr	1966 Dodson Rd	Petersburg, VA 23805

Public Comment for Planning Commission Record

Rezoning Case: 2025-REZ-06

Name: Grant Northrop

Address: 2034 Bannister Rd, Petersburg, VA 23805

Date: January 8, 2026

Meeting: Planning Commission – Public Comment (Non-Agenda Items)

Good evening.

My name is **Grant Northrop**, and I live in the neighborhood directly adjacent to the parcels involved in **Rezoning Case 2025-REZ-06**, concerning **Defense Road, Townes Road, and Bogese Drive**.

I understand this item is not on tonight's agenda, but I want to ensure that my comments are entered into the public record **before this case returns for further consideration**.

Key Concerns

1. Property Value Impacts

This rezoning would place **M-1 Light Industrial zoning within an established Community Residential area**, solely to support access and mitigation for an existing data center.

No independent **property value impact study** has been completed for the residential properties directly bordering these parcels. Residents are being asked to accept potential loss in property value without analysis or safeguards.

2. Flooding and Access Feasibility

The proposed primary access route relies on **Defense Road at the railroad underpass**, which floods frequently.

No environmental or engineering study has been presented demonstrating that this corridor can reliably support data center traffic or emergency access without increasing flooding or creating additional safety risks.

3. Enforcement of "Emergency-Only" Access

The applicant has stated that **Townes Road access will be limited to emergency use**, but there is currently **no clearly defined or enforceable mechanism** to prevent construction or operational traffic from using this road in the future once rezoning is approved.

Ordinance and Subdivision Consistency Addendum

Recent updates to the City's Zoning and Subdivision Ordinances place increased emphasis on site suitability, stormwater management, enforceable access controls, and compatibility with surrounding residential areas. In this case, the requested rezoning would permanently convert Residential and Agricultural parcels to M-1 Light Industrial zoning **before** critical issues such as flooding, wetlands mitigation, access feasibility, and enforcement mechanisms are fully evaluated through site plan or subdivision review. Approving rezoning in advance of these analyses reverses the intent of the updated ordinance framework, which is designed to ensure environmental impacts, pedestrian safety, and neighborhood compatibility are addressed **prior to** committing land to more intensive industrial use. I respectfully request that ordinance consistency and cumulative impacts be explicitly considered before this case advances.

Closing

I respectfully ask that when this case returns, the Planning Commission require **clear, enforceable conditions and independent studies** addressing these unresolved issues **before** considering a recommendation.

Thank you for allowing these comments to be entered into the public record.

My name is Scott Perkins and I live at 1918 Dodson Road.

- I want to first state that I want our city to prosper. I want to see it move forward and make decisions that will benefit and make life better for everyone who lives in Petersburg.
- I want to address the Data Center and Substations on Halifax road that were approved on April 3, 2025, and the subsequent Rezoning Request by the Warrenton Group on December 4, 2025.
 - I do not think the Data Center should have been approved. It is simply too close to the Ramblewood community.
 - We already hear a lot of noise from the steel plant, but at least it is not all the time.
 - The noise from the Data Center will be constant, 24/7 and 365 days a year.
- I am **very much** opposed to the Rezoning Request by the Warrenton group at the Dec. 4 meeting.
 - They seek to rezone large tracts of land in our community from Residential to light industrial
 - They want to create a main access point off of defense road, an emergency access point from townes, and service access from Brierwood road.
 - If rezoned and these roads are used for access to the data centers and sub stations, our community will never be the same
 - The Warrenton group knew the challenges of entering the property from Halifax when they sought approval for the data center at the April 3 meeting
 - They are now seeking the least expensive and easiest way to access the property
 - They have decided that coming through a residential community is the way they want to proceed.
- Since April 3, they have purchased large tracts of land in our community
- They ARE NOW seeking to rezone it from Residential to Light Industrial

- They say they are not planning to build structures on this land, but they do plan to build roads that will negatively effect our residential neighborhood.
- And what will stop them in the future from putting structures on this land?

The City of Petersburg has a Future Land Use Map that was referenced on page 74 of the December 4, Petersburg Planning Agenda Packet....

And I Quote:

“The new parcels within the subject request are designated as Community Residential on the Future Land Use Map.

Community Residential areas are generally more suburban in character than the majority of the city, and uses encouraged in these areas are residential.

The Comprehensive Plan states that new construction in these areas should **fit or enhance the scale of the existing development pattern.**

Let me repeat,

new construction in these areas should **fit or enhance the scale of the existing development pattern**

And then it is written:

LIGHT INDUSTRIAL Zoning would not be appropriate for an area designated as Community Residential.....”

END Quote.

I say that Nothing about rezoning this land to Light Industrial Fits or Enhances our current Community Residential Area, known as Ramblewood.

I would ask that you go by **your own guidelines** and not allow our Residential Community to be rezoned to Light Industrial.

If a data center is to be built, the Warrenton group needs to find a way to access it from Halifax Road and leave our community alone.

health issues with data center in Data c X [voice icon] [camera icon] [search icon] [flask icon] [grid icon] [S icon]

AI Mode All Images News Shopping Short videos Videos More Tools

Submitted by Cyndi Perkins of 1918 Dodson Rd -

These are results for health issues with **data** center in Data center alley in Loudoun County, VA

Search instead for health issues with dara center in Data center alley in Loudoun County, VA

This is in response of Warrenton developer who said no to in Loudoun County health issues

AI Overview

Health issues near Loudoun County's "Data Center Alley" primarily stem from **persistent, low-frequency noise** causing sleep disruption, stress, anxiety, and reduced quality of life, alongside concerns over **air pollution (diesel fumes/particulates)** from backup generators and increased power demand, impacting respiratory/cardiovascular health, with residents reporting effects even miles away.

Key Health Concerns:

- **Noise Pollution:** Constant humming/whirring from cooling systems disrupts sleep, concentration, and mental well-being, leading to anxiety, stress, and general misery, even with windows closed.
- **Air Quality:** Backup diesel generators, used during grid strain, emit pollutants (NOx, particulate matter) that raise concerns about respiratory and cardiovascular problems, notes.
- **Electromagnetic Fields (EMFs):** Residents and schools near new high-voltage transmission lines express worry about potential health hazards from these lines, according to LoudounNow.

Reported Impacts:

- Residents describe an "eerie hum" affecting daily life, with some experiencing symptoms like headaches and poor concentration.
- Concerns exist about long-term impacts, including increased cancer risk and respiratory illnesses from generator emissions.

Mitigation & Response:

- Loudoun County is exploring stricter zoning and design standards to mandate better soundproofing for new facilities.

- Environmental groups advocate for stricter regulations and better planning to reduce impacts, like locating centers away from homes.
- Some data centers have retrofitted older facilities with sound dampening, but residents still push for better solutions. 

In essence, while data centers bring economic benefits, their density in Loudoun County has created significant environmental noise and air quality challenges impacting local residents' health and quality of life. 

Virginia's 'Data Center Alley' residents say an eerie hum is keeping ...

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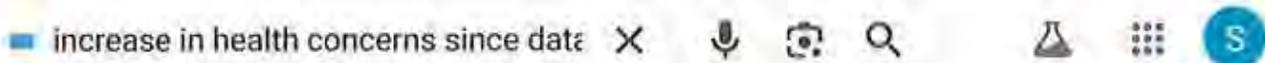


Virginia Mercury

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Virginia regulators weigh expanded use of data centers ...

Dec 16, 2025 — This past summer, a fire at an electrical substation forced **data centers in Loudoun County** to rely on backup diesel generators as their power ... [Read more](#)



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These are results for increase in health concerns since data centers have come to Loudoun County, VA

Search instead for increase in health concerns since data centers have come to Loudoun County, VA

AI Overview

Submitted by Cyndi Perkins of 1918 Dodson Rd. In response to Warrenton developer who said no

Yes, residents and environmental groups in Loudoun County have raised **significant health concerns** related to the proliferation of data centers, specifically regarding **air quality, noise pollution, and water contamination.**

↑ in health concerns in Loudoun County!

Key Health Concerns

- **Air Quality and Pollution:** Data centers rely on thousands of backup diesel generators that produce harmful pollutants like nitrogen oxides (NOx), particulate matter (PM2.5), carbon monoxide, and volatile organic compounds (e.g., benzene).
 - These emissions are linked to serious health issues, including cardiopulmonary disease, respiratory problems, asthma, and even death.
 - While data centers are not always running their generators, routine testing and potential use during grid strain expose nearby residents to these toxins. A legislative report noted that in a worst-case scenario, backup generators could release tons of NOx, equivalent to a significant portion of the region's annual emissions.
- **Noise Pollution:** The constant low-frequency hum and whirring from cooling fans and ventilation systems have been a major source of complaint.
 - Residents report that this persistent industrial noise, audible even indoors, disrupts sleep, causes stress and anxiety, and generally diminishes their quality of life.
- **Water Quality:** Concerns have been raised about the massive water consumption of data centers (Loudoun County data centers used 899 million gallons of potable water in 2023) and potential water contamination.
 - Some reports allege links between data centers and worsened nitrate contamination in local water supplies due to the concentration of pollutants during the cooling process.



Community groups like the [Loudoun Climate Project](#) have launched local air monitoring initiatives to gather more data and advocate for greater transparency and stricter regulations. Elected officials and residents have held town halls to vocalize their opposition and demand action from local and state governments.

Virginia's 'Data Center Alley' residents say an eerie hum is ...

Nov 26, 2023 — As more data centers get built across the nation, public- health experts expect to see noise complaints from adjacent communities ...

Prince William County Government ...



Health, Security, Environmental Impacts of Data Centers ...

Dec 4, 2025 — "And I actually have a few questions at the federal level about the national security implications of building so many data center...

LoudounNow.com



Data Center Impacts in Virginia | Sierra Club

Data Center Impacts in Virginia. Data Centers are expanding across Virginia and they present serious impacts to our land and neigh...

Sierra Club

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LoudounNow.com

<https://www.loudounnow.com/news/health-security-...>

Health, Security, Environmental Impacts of Data Centers ...

Dec 5, 2025 — Recent investigative reports, notably by Rolling Stone, **have** alleged a link between **data centers** in rare cancers and miscarriages among ... [Read more](#)

Missing: increase | Show results with: increase



VIRGINIA MERCURY

submitted by Cyndi Perkins 1918 Dodson Rd

Virginia regulators weigh expanded use of data centers' polluting generators

The state's Department of Environmental Quality would expand permissible uses during emergencies to include "planned outages" by grid operators, presumably for power line upgrades.

BY: CHARLES PAULLIN - DECEMBER 16, 2025 5:22 AM



The construction of a data center in Loudoun County, Virginia. (Photo by Charles Paullin/Inside Climate News)

This past summer, a fire at an electrical substation forced data centers in Loudoun County to rely on backup diesel generators as their power source.

Grid failures like this happen often, but this time, shoppers in a nearby Walmart parking lot heard the noisy generators start up and reported smelling diesel fumes.

"People were like, 'What is going on?'" said Julie Bolthouse, the director of land use for the Piedmont Environmental Council, an environmental nonprofit fighting data center sprawl. "This sounds like planes landing constantly for over 24 hours."

Loudoun County Supervisor Mike Turner, who represents the Ashburn region known as "Data Center Alley" because it is home to the world's largest concentration of the facilities, said email complaints flooded his inbox during the incident.

"Frankly, they're filthy," Turner said of the diesel generators that had to run for four or five days. "As soon as they start running their backup generators, we start getting complaints."

Now, new guidance from the state's Department of Environmental Quality (DEQ) may expand the circumstances under which data centers could use their backup diesel generators next year, raising concerns among residents and environmentalists about air and noise pollution.

"Any increase in how often they're running is going to cause corresponding localized air pollution," said Tyler Demetriou, an associate attorney with the Southern Environmental Law Center.

The DEQ guidance surfaced in a Sept. 30 [memo](#) from Mike Dowd, director of the Air and Renewable Energy Division, to Director Michael Rolband. It expands the definition of an emergency, allowing for the use of the diesel generators, known as Tier II generators.

Currently, Virginia's regulations allow Tier II generators to operate only in emergencies, generally defined as "sudden and reasonably unforeseeable" events, including power outages or natural disasters. Cleaner-burning generators, known as Tier IV generators, can run outside of emergencies, but their emission-control technology is more costly.

The new guidance would add a "planned outage" scheduled by a utility to the list of emergencies when dirtier, cheaper Tier II generators could run. DEQ uses a scenario in which notice of an outage is provided within 14 days or less.

"In light of this analysis, DEQ considers that an electric outage may sometimes be a 'sudden and reasonably unforeseeable' event, even if the electricity service provider has 'scheduled' or 'planned' the outage and given notice to a source in advance," Dowd wrote in his memo to Rolband.

Dominion Energy, Virginia's largest utility, did not respond to requests for comment on the DEQ guidance.

But the Data Center Coalition, an industry group representing data center developers and many of the world's wealthiest big-tech corporations, supports the new definition, given data centers' need for guaranteed, continuous power.

Despite its support, the coalition deferred questions about the guidance to DEQ, which told Inside Climate News that interested parties had requested the guidance.

"DEQ is unable to speculate on the timing or duration of potential future outages," a DEQ spokesperson said. "However, each data center will need to comply with their permitted emission limits."

There are about 9,000 generators in Virginia, with about 4,700 in Loudoun County. Of the total, around 8,000 are Tier II, Bolthouse said. A recent report from Virginia's legislative research arm noted that data center operators want to use backup generators for days-long outages. "But in practice, the generators are rarely run for prolonged periods," the report said. "Most [data center] operators reported experiencing zero to two minor outages per site in the last two years, with nearly all outages being between one and five hours long."

Currently, Tier II generators have limits on how many hours they can run and the amount of pollutants they can emit. From a local health perspective, diesel generators produce [many harmful pollutants](#), including those that contribute to ground-level ozone formation and particulate matter.

Among those substances: air pollutants such as particulate matter (PM_{2.5}), nitrogen oxides, carbon monoxide, sulfur dioxide and ozone precursors; toxic air contaminants, such as black carbon, polycyclic aromatic hydrocarbons, benzene, formaldehyde and aldehydes, and the greenhouse gases carbon dioxide (CO₂) and methane.

[These pollutants have been associated](#) with cardiopulmonary death, hospitalizations for cardiovascular and respiratory disease and emergency room visits for asthma, among other health effects.

The Virginia legislative research report determined that, in a worst-case scenario, data centers' backup generators could release 9,000 tons of nitrogen oxides in the region. "That is equal to about half of what has typically been emitted annually in Northern Virginia by all sources," the report said.

One factor driving the desire for greater flexibility in diesel generator use in Virginia is the state's need for upgrades to grid transmission lines, over 100 of which are planned to deliver more power to energy-guzzling data centers. These upgrades involve cutting existing lines before adding new ones, which often necessitates temporary outages for grid users.

Waiting for transmission upgrades prompted an earlier attempt by DEQ in 2023 to grant a broader variance from emission controls for diesel generators. Patrick Fanning, Virginia staff attorney with the Chesapeake Bay Foundation, sees this guidance memo as another attempt.

"I think the whole concept is that you plan ahead for the outage, not treat it as an emergency," said Fanning. "I don't see it as beneficial to the public or Dominion (Energy), more so as beneficial to the data centers themselves, so that they can ensure no power interruption, which seems to be sort of like their golden standard—never having a power disruption."

Questions about exactly when diesel generators could be used, and pollution concerns, point to flaws in DEQ's efforts to "shoehorn these planned outages into its existing definition of an emergency, where they don't really fit," SELC's Demetriou said. "If it wants to expand that

definition to cover this sort of thing, it has the regulatory power to do that, but it needs to go through the full notice and comment rulemaking process to amend the regulation.”

The Northern Virginia area just east of Loudoun remains under an ozone “non-attainment” designation for failing to meet air quality standards due to heavy car use in the region. DEQ’s Dowd and local government officials recently celebrated findings showing attainment has been achieved, but a formal plan to maintain attainment needs to be devised by the agency and approved by the EPA before the designation is lifted.

The increased use of diesel generators may have an impact, particularly on hot days when air quality worsens, said Jeff King, director of climate, energy, and air programs with the Metropolitan Washington Council of Governments. But it’s not clear if it would affect attainment measures, he said.

“Without having all the emissions data, and all the understanding of how much are we really talking about, it’s hard to know for sure,” said King.

But recent reports indicate that ratepayer savings could be realized by avoiding grid investments if data centers use less grid energy, which worries Bolthouse, of the Piedmont Environmental Council. Bolthouse is concerned that onsite generator use will happen more often. Data center developers are now often trying to “bring their own power capacity” to be plugged into the grid faster, without disruption or delay.

At the same time, the U.S. Department of Energy under President Donald Trump wants to eliminate emissions controls to enable faster data centers connectivity. The Trump administration’s Speed to Power Initiative, a related effort, includes 17.6 gigawatts of planned data center capacity across five Virginia counties.

“Of course, the Trump administration is trying to dismantle the Clean Air Act,” Bolthouse said, raising the possibility that Trump might in the future favor diesel generator use more broadly, beyond emergencies.

Battery storage systems are available to help power data centers during grid outages, the Sierra Club pointed out in comments submitted to DEQ. But Bolthouse noted those systems take up land space. Turner, the Loudoun County supervisor, noted that traditional battery systems provide power for only four hours before they need to be recharged.

“I am not that surprised,” Turner said of DEQ’s guidance memo. “All these forces are operating right now simultaneously. We have a constrained grid in Loudoun County. It makes perfect sense for DEQ to widen the aperture of what constitutes an emergency, to allow the data centers to use the backup generators ... I don’t know if I agree with it.”

All this has led environmental groups to request a 30-day extension to comment on the guidance. Under Virginia rules, DEQ must grant it, which would mean the change would still be under review when governor-elect Abigail Spanberger, a moderate Democrat, takes office in January.

Where she will come down on diesel generators isn't clear. For now, a Spanberger spokesperson declined to comment.

This article originally appeared on [Inside Climate News](#), a nonprofit, non-partisan news organization that covers climate, energy and the environment. Sign up for their newsletter [here](#).

Hand-Submitted
packet 1 of 2 1/14/2026 @ 10:35 AM

Protest Petition Against Rezoning Application 2025-REZ-06

This petition was Presented December 4, 2025 regarding "Consideration of a resolution recommending approval of a request by Alexander Graham, Jr., on behalf of the Warrenton Group, to rezone property at 2088 Defense Road, 1918 Townes Road, and 1926 Bogese Drive, Parcel Ida 070080002, 06907070001, 077010801, from the A Agricultural and R-1A Single Family Residence Zoning Districts to the M-1 Light Industrial Zoning District with proffers and to amend the existing proffers for property at 2233 Halifax Road, Parcel ID 076030800, in the m-1 Light Industrial Zoning District.

We are opposed to approving this rezoning Application and ask that you DO NOT approve this rezoning application.

Approval of this Rezoning Application will negatively impact on our community.

- This is a quiet, residential community with much natural beauty. Rezoning sections in the middle of our neighborhood from Residential to Light Industrial will forever change our peaceful and quiet residential community.
- On page 85 of the minutes from the December 4, 2025 planning commission meeting it is written:
 - Newly acquired parcels (as stated in resolution above) are designated as Community Residential:
 - Uses encouraged are residential, new development should fit or enhance scale of existing pattern
 - M-1 Zoning not typically appropriate for Community Residential area
- I submit that rezoning sections in the middle of our community from Residential to Light Industrial does not "fit or enhance" the scale of existing pattern.
- M-1 Zoning is not typically appropriate for Community Residential, and it is still not appropriate in this case.
- Defense road at the railroad underpass frequently floods. The proposed main entrance to the Data center will be unavailable quite often due to this flooding.
- The proposed access road off of Defense will run right along our community. It will run beside several homes. These homes are residential, single-family homes. This new road will change the neighborhood forever.
- Banister Road and other roads in our community are not built to withstand the increased traffic. The increase in traffic is a particular concern. The roads are narrow with no shoulders.

- The increase in traffic is a safety hazard. Many residents in our community walk our streets regularly. They walk their dogs, exercise and just enjoy walking in the neighborhood. More traffic will make walking on these streets hazardous.
- Concerning the proposed “emergency access road” developed as Townes:
 - There are no guarantees this road will not eventually be used for more than emergencies.
 - It will be very hard to monitor its use.
 - There will be increased traffic on Banister Road during construction of Townes and then there will most likely be much more traffic than “emergency” traffic
- The use of the land acquired at the end of Bogese is not addressed very well. There is no mention of where this property will be accessed. Our fear is there will be more traffic down Bannister.
- Property values will be lowered if sections of our community are allowed to be Rezoned from Residential to Light Industrial.
- The current rezoning application states that no structures will be built on these properties and they will be left in vegetative state.
 - We have no confidence that at some point in the future, there will be more applications to develop these properties.

We are respectfully asking you Not to Approve this Rezoning Application.

NAME	ADDRESS	PHONE NUMBER
Sandra K. Rush	1961 Dodson Rd 23805	804-307-3795
Randolph A. Rush	1961 Dodson Rd 23805	804-731-5965
Greg Kitaly	1983 Dodson Rd 23805	804-995-6767
Mercedes Colon	1983 Dodson Rd 23805	646-684-5332
Jacqueline J. Allen	2110 Dodson Rd 23805	804-733-3807
John Williams	2110 Dodson Rd 23805	804-733-3807
Theresa Mann	1982 Dodson Rd	804-721-7751
James V. [unclear]	1944 Dodson Rd 23805	804-300-2561
Alice Wilson	1919 Dodson Road 23805	804-869-8776
Gray Wilcox	2108 Bannister Rd	804-704-4937
Chynah M. [unclear]	2052 Bannister Rd.	910-916-4309
Donna B. [unclear]	2052 Bannister Rd.	804-896-5438
Melvin E. West II	2052 Bannister Rd.	703-408-5444
Nykecia J. [unclear]	4250 Creech Way Chester	972-878-3289
Frederick [unclear]	1933 Vesondel Rd 23805	804-943-9391



PETITION CONTINUED - PAGE
3

NAME	ADDRESS	PHONE NUMBER
CASSANDRA MATTO	1948 Vesonder Rd	910 233-3411
Walter Paik	1962 Vesonder Rd	804-931-4880
Linda Grant	1986 Vesonder Rd	84-733-6706
Jayla Grant	1986 Vesonder Rd	804-733-6706
JOHN A. GRANT	1986 Vesonder Rd	" " "
Jordan Whitehead	1922 Ramblewood Rd	804 243 6722
Azaka Thompson	1922 Ramblewood Rd "	" "
Natalie J Whitehead	1922 Ramblewood Rd	" "
Joshua Martin	1929 Ramblewood Rd	765-491-3658
Scott Perkins	1918 Dodson Rd	575-973-5518
Cyndi Perkins	1918 Dodson Rd	575-973-5518
Valerie Pulliam	1932 Ramblewood Rd	804-726-4567
Ruth Mickens	1966 Dodson Rd. 23805	804-289-0993
Orlando Mickens	1966 Dodson Rd. 23805	" " "
Maria P. Harris	1849 Ramblewood Rd 23805	804-318-0094
Celast Wyn Remik	4006 Twisted Oak Rd	804 592-0262
MARY S HOWARD	608 S. Park Drive 23805	804-943-9227
W. E. MURPHY	1638 E. TUCKAHOE ST 23805	804 721 7515
Kathleen Murphy	1638 E. Tuckahoe St.	(804) 721 7985
Grant Northrop	2034 Pamister Rd	787 676 2198
Roy Johnston	1842 Bogese Drive	804-919-0363
Stacy Johnston	" " "	804-914-3222
Jerry Gary Bask	" " "	804-894-1342
Sharon Bask	" " "	804-908-9816
Bobbie Johnston	" " "	804-926-5739
Barbara Marris Green	4 Botany Bay Cir Petersburg	804 943 2626
Nathan Howard	10119 Townes Rd 23805	804 920 6826
Jordan Howard	1919 Townes Rd 23805	804-295-8097

↳

Protest Petition Against Rezoning Application 2025-REZ-06

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We are respectfully asking you Not to Approve this Rezoning Application.

NAME	ADDRESS	PHONE NUMBER
Maxine Wilson	1910 Bogese DR	
Maxine Wilson	1910 Bogese DR	804-721-7828
Joyce Vinson	1608 Kings Rd	804-655-8759
Hilda Dailey	2555 Bogese Dr.	804 720-3540
Kenya Williams	1822 Bogese DR.	804/7201542
Roger Clarke	2032 Dodson Rd	—
Januk Milligan Artis	1827 Bogese Drive	804-727-4107
DAVID ARTIS	1827 Bogese Drive	804-943-2130
Andrew T. Carey	1969 Vesonder Rd.	804-861-0074
Charles Williams	1822 Bogese Drive	804-704-2740

Additional Community Feedback (w/responses)

1. This is the wrong use for this site
 - The City's vision for this site has always been for commercial development, and the site was originally acquired from Norfolk Southern for this purpose. Development as a data center (rather than other uses) provides significant benefit to the City in the form of high paying jobs and taxes that can be used to reinvest in services that will directly benefits residents
2. The site should remain undeveloped so wildlife so birds and deer can stay
 - The City has not communicated wildlife protection as a primary factor in its land use policy to date. Given the significant positive impacts to the residents of Petersburg that can come from development of this site, it may be prudent for the City to prefer benefit to its residents over birds and deer.
3. There could be historic artifacts on the site
 - The development is subject to the USACE and NEPA processes that require extensive study and exploration of the historic significance of the site and testing for the existence of artifacts on the property.
 - These are Federal regulations that cannot be sidestepped, and construction will not be allowed to start until a USACE approval is obtained.
4. There should be a bigger buffer
 - The City's zoning regulations require a 100-foot buffer for this project when adjacent to residential uses.
 - The project has committed to a 25% increase over the required buffer (125-feet) which is a voluntary proffer made to ensure added mitigation of community concerns (light, noise, site-lines, etc.).
5. You can't access the site as shown on the plans
 - All plans shown to date are created by Timmons, one of the most prolific and well-respected civil engineering firms in the region. The team is confident in our ability to build what is proposed.
6. You won't be able to use Defense Road as you expect (overpass/bridge concerns)
 - The team has no concerns about the use of Defense Road as a primary access point for permanent and construction traffic. If certain trucks or equipment are too large for the underpass, they will utilize a different rout to the Defense Road entrance which will not impact the neighborhoods.
7. You can't cross the railroad tracks as shown on the plans

- The team is in direct conversations with Norfolk Southern about this project and they have expressed strong support for the project as currently designed (including access point on Halifax Rd.).
8. General concerns about environmental impact
- Our project is subject to all local, state, and federal environmental regulations. The team will comply with all of them.
9. There is a lot of flooding in the area already and your project will make it worse
- The project is subject to all local, state, and federal environmental regulations and will comply with all of them.
10. Some neighbors weren't aware any of this was happening
- The team has participated in numerous public meetings and hearings over the past year, each of which was properly advertised and announced, and intends to continue to this public engagement going forward.
11. Will there be a high-speed rail line coming to this site that will impact your plans?
- The team has no evidence of any high-speed rail planned for this site based on our research and direct conversations with Norfolk Southern to date, has no reason to believe that will change.
12. What is the need for Brierwood access to the substation? Will it be used only in an emergency and primarily for Dominion?
- Yes. The Brierwood access is intended primarily for Dominion Energy to reach the electrical substation. It would be used rarely and mainly for emergency response, maintenance, or utility-related work, not for regular data center traffic.
13. Will there be a locked gate on Townes Road?
- Yes. Access points into the data center campus will be controlled with locked gates. Only authorized personnel and emergency responders will be allowed through.
14. How do you plan to handle access from Defense Road?
- Defense Road access would be for construction and operations and controlled. Regular operational traffic would be routed to minimize neighborhood impact.
15. Will there be a physical gatehouse with operational or physical controls?
- Yes. The site will include physical security measures such as controlled gates, access controls, cameras, and a staffed or monitored gatehouse (depending on final security design).
16. Air emissions and noise from the generators

- Backup generators will comply with all state and federal air-quality regulations and emissions limits. Testing is limited in frequency and duration.
- Noise mitigation measures (acoustic enclosures, barriers, and distance) will be used to reduce impact to surrounding properties.

17. Low-frequency hums

- Equipment will be designed, oriented, and buffered to meet local noise ordinances, including use of sound attenuation, enclosures, and setbacks to minimize any audible hum at nearby homes.

18. Water supply and the amount of water used per day

- The facility will use a controlled and permitted water supply. Water use depends on final cooling design, but the intent is to minimize consumption and avoid stress on local water resources.
- Current water use is minimal prior to operation. Once operational, water usage will be monitored, reported as required, and kept within permitted limits.
- Hyperscale users are aware of this issue and actively work to partner with local jurisdictions to address concerns and minimize impacts. An example of this can be seen in a recent (1/13/26) announcement from Microsoft that included their commitment to “replenish more water than its data centers consume, saying it would start publishing water-use information for each data center region in the U.S., along with its progress on replenishment”
 - [Microsoft rolls out initiative to limit data-center power costs, water use impact | Reuters](#)

19. How do you deal with e-waste?

- All electronic waste is handled by certified recyclers following state and federal regulations. Equipment is reused or recycled whenever possible, and hazardous materials are disposed of properly.

20. Why are you using Townes Road and not another access road?

- Townes Road provides the safest and most practical access based on existing infrastructure, traffic patterns, and emergency response needs while minimizing impacts to surrounding residential streets.

21. How is the equipment going to be cooled? Liquid vs. air cooling?

- Cooling may involve a combination of high-efficiency air cooling and limited liquid cooling, depending on final design. The goal is to maximize energy efficiency and minimize water use.

22. What are the envisioned emergencies that create the need for emergency access?

- Potential emergencies include power outages, severe weather events, utility failures, or safety incidents requiring utility or first-responder access.

23. Will there be traffic lights at Bannister Road?

- Any required traffic improvements, including signals (if warranted), will be determined by the City and/or VDOT to ensure safe operations.

24. Native American artifacts

- Cultural and archaeological assessments are conducted as required by state and federal regulations. If artifacts are discovered, work stops and appropriate authorities are notified to ensure preservation.

25. How will neighbors a few hundred feet from the project be affected?

- Buffering, setbacks, landscaping, and noise mitigation are planned to reduce visual and sound impacts on nearby residents, including properties close to the site.

26. What is TWG's expertise in data centers?

- The Warrenton group has nearly 30 years of development experience. Our team has over 90 years of experience developing many different property types. We always employ the best professionals and consultants and in this case our partners at Timmons (civil engineer) and Gensler (architect) have designed a significant number of data centers of the size planned and larger.

27. Health issues associated with data centers

- Data centers do not emit radiation or pollutants beyond regulated limits. When properly designed and operated, they pose no known unique health risks to nearby residents. This project is committed to complying with all local, state, and federal laws and regulations.

28. How did we acquire the land?

- The land was acquired through a legal, voluntary transaction from the previous owner, following all applicable zoning and land-use regulations.

29. What will this development do to property values?

- Data centers do not inherently reduce property values. As with any high quality new development that is thoughtfully planned and executed, this project may very well increase property values as well as the local tax base, benefiting community services.

30. How many jobs are going to be available at the data center?

- Construction will create a significant number of temporary jobs. Once operational, the data center will employ a smaller number of permanent, well-paying technical, security, and facilities roles.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Brian Moore

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance Authorizing the City Manager to Execute the Purchase Agreement Between the City of Petersburg and LDJ Petersburg LLC (Ansal McCal) for the Development of a Sub-Parcel (5.36 Acres) of 3501 Halifax Road, Located in Petersburg, VA, Tax Map No.: 092010001**

PURPOSE:

REASON:

RECOMMENDATION: To Authorize the City Manager to Execute the Purchase Agreement Between the City of Petersburg and LDJ Petersburg LLC (ANSA McAL) for the development of a sub-parcel (5.36 acres) of 3501 Halifax Road, located in Petersburg, VA, Tax Map No.: 092010001.

BACKGROUND:

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 2/17/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. Purchase Agreement with markup
2. Ordinance - Ansa McCAL

REAL ESTATE PURCHASE AGREEMENT

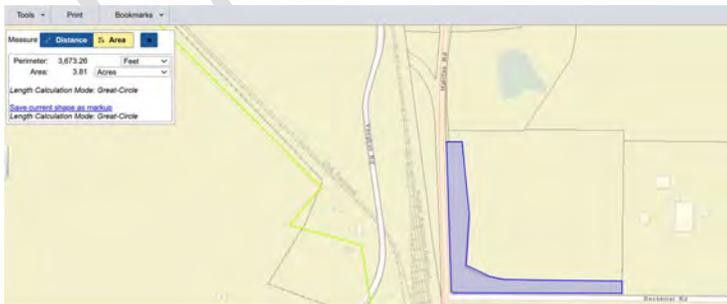
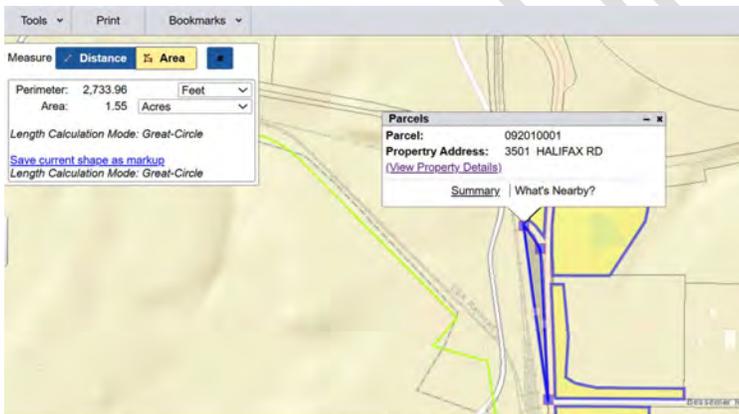
Assessed Value: \$ 188,600, 94.131 acres
 Consideration: \$ 26,800, 5.36 acres

Tax Map No.: 092010001 (sub-parcels identified below)

Parcel: 092010001

Summary	Improvements	Ownership History	Assessments	Property Tax	Images
Owner Name: CITY OF PETERSBURG Owner Mailing Address: 130 N. Union St. Petersburg, VA 23802 Property Use: 490 Industrial Vacant State Class: 7 General Local Zoning: M-2 VA Senate District: 16 VA House District: 63 Congressional District: 4 City Ward: 1 Funding Base: Street School Primary Service Area: W-5 Census Tract: 8111					
Property Address: 3501 HALIFAX RD Petersburg VA Legal Acreage: 94.131 Legal Description: PT FRANCES ABB 94.131 ACRES. Subdivision: Petersburg Industrial Park Assessment Neighborhood Name: Local Historic District: National Historic District: Enterprise Zone: Opportunity Zone:					
School: Elementary School: Pleasant Lane Middle School: Vernon Johns Middle School High School: Petersburg High School					

• To confirm utility information please contact Public Utilities at 804-733-2353
 • To confirm zoning, historic districts, national use permits and approved property uses please contact Planning and Community Development at 804-733-2308.
 • To confirm Enterprise and Opportunity zones please contact Economic Development at 804-618-2292.



1600244574.2

insert date

This Real Estate Purchase Agreement (the "Agreement") is dated [Date], between the CITY OF PETERSBURG, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to a "Seller" and party of the first part, LDJ Petersburg LLCANSA McALMcAL, hereinafter referred to as "Purchaser", and party of the second part, and Pender & Coward (the "Escrow Agent") and recites and provides the following:

RECITALS:

The Seller owns certain parcel(s) of property and all improvements thereon and appurtenances thereto located in Petersburg, Virginia, commonly known as:

3501 Halifax Road, being a portion of Tax Map No.: 092010001092010001, as further described and shown on Exhibit A attached hereto and made a part hereof (the "Property").

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

1. **Sale and Purchase:** Subject to the terms and conditions hereof, Seller shall sell, and Purchaser shall purchase, the Property. The last date upon which this Agreement is executed shall be hereinafter referred to as the "Effective Date".
2. **Purchase Price:** The purchase price for the Property is twenty-six thousand, eight-hundred dollars (\$26,800) (the "Purchase Price"). The Purchase Price shall be payable all-in cash by wired transfer or immediately available funds at Closing.
3. **Deposit:** Purchaser shall pay ten percent (10%) of the Purchase Price, Two-thousand, six-hundred eighty dollars (\$2,680) (the "Deposit") within fifteen (15) business days of the Effective Date of the Agreement, to the Escrow Agent which shall be held and disbursed pursuant to the terms of this Agreement. The Deposit and any interest accrued thereon, shall be applicable to the Purchase Price at Closing.
4. **Closing:** Closing shall take place on or before ninety (90) business days after the completion of the Due Diligence Period described in Section 5: (the "Closing Date"). The Purchaser may close on the Property prior to completion of the Due DiligentDiligence Period with reasonable advancefifteen (15) days prior written notice to the Seller.
 - a. At Closing, the Seller shall convey to Purchaser, by Quitclaim Deed Without Warranty, (the "Deed"), good and marketable title to the Property in fee simple, subject to any and all easements, covenants, and restrictions of record and affecting the Property and current taxes.

leave in

In the event a title search done by Purchaser during the Due Diligence Period reveals any title defects that are not acceptable to the Purchaser, Purchaser shall have the right, by giving

~~written notice to the Seller within the Due Diligence Period, to either (a) terminate this Agreement, in which event this Agreement shall be null and void, and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party and the entire Deposit is refunded to the Purchaser or (b) waive the title objections and proceed as set forth in this Agreement. Seller agrees to cooperate with Purchaser to satisfy all reasonable requirements of Purchaser's title insurance carrier.~~

~~b. **Due Diligence Period:** Not to exceed one hundred twenty (120) calendar days after the Effective Date. Seller and Purchaser shall execute any affidavits or other documents required by the title insurance company as a prerequisite of issuing an owner's title insurance policy without standard exceptions, written evidence of the consent and approval of the partners or members, if the Seller is an entity, a closing statement and such additional documents as might be reasonably requested by Purchaser or the title company to consummate the sale of the Property.~~

~~c. At Closing, the Property shall be free and clear of any claims or rights of possession of any party other than Purchaser or as indicated on the Title Commitment.~~

5. **Due Diligence Period:** The Purchaser and its representatives, agents, employees, surveyors, engineers, contractors and subcontractors shall have the reasonable right of access to the Property for the purpose of inspecting the Property, making engineering, boundary, topographical and drainage surveys, conducting soil test, planning repairs and improvements, and making such other tests, studies, inquires and investigations of the Property as the Purchaser may deem necessary; ~~for a period not to exceed one hundred twenty (120) calendar days after the Effective Date, as may be extended as set forth in Section 6 below (the "Due Diligence Period").~~ The Purchaser agrees that each survey, report, study, and test report shall be prepared for the benefit of, and shall be certified to, the Purchaser and Seller (and to such other parties as the Purchaser may require). A duplicate original of each survey, report, study, test report shall be delivered to Seller's counsel at the notice address specified in Section 15 hereof within ten (10) days following Purchaser's receipt thereof. ~~In the event a title search done by Purchaser during the Due Diligence Period reveals any title defects that are not acceptable to the Purchaser, Purchaser shall have the right, by giving written notice to the Seller within the Due Diligence Period, to either (a) terminate this Agreement, in which event this Agreement shall be null and void, and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party and the entire Deposit is refunded to the Purchaser or (b) waive the title objections and proceed as set forth in this Agreement. Notwithstanding the foregoing, Seller shall be obligated to take all necessary action to remove all monetary encumbrances revealed by Purchaser's title search on the Property on or before the Closing Date. Seller agrees to cooperate with Purchaser to satisfy all reasonable requirements of Purchaser's title insurance carrier, including but not limited to executing a commercially reasonable form of Owner's Affidavit.~~

~~All closing costs shall be paid by the Purchaser including but not limited to any real estate commission, Seller's attorney fees, applicable Grantor's tax and the costs associated with the preparation of the deed and other documents required hereunder.~~

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a.—**Subdivision.** At or before the ~~extinguishing~~ expiration of the Due Diligence Period, the Purchaser shall ~~is~~ be responsible for ~~surveying the sub-parcels and obtaining an ALTA Survey of the Property, and submitting all applications required to legally subdivide the Property as may be necessary to convey such Property as a separately conveyable parcel to Purchaser at Closing, including~~ complying with all requirements of Appendix A of the Petersburg Zoning Ordinance with respect to the subdivision of land, including but not limited to dividing the sub-parcels from the main parcel subject to the division of the property via approval and recordation of a minor subdivision plat in accordance with Appendix A. – Subdivisions of the City Code: ~~(the “Subdivision”).~~ The plat shall be submitted for review to the office of Planning & Community Development and, upon approval, recorded at the office of the Circuit Court Clerk.²²

b.a. ~~The Purchase Agreement shall be recorded by reference in the deed of conveyance to the Property which shall include a right of reverter in the event that the Developer fails to comply with the terms of the Purchase Agreement.~~

b. The ~~purchaser~~ Purchaser shall be required to maintain and pay for any rail repairs required for operations on the rail or spur on the ~~sub-parcels~~ Property.

6.

6. Upon satisfaction of all subdivision requirements, the Purchaser will be required to ensure that ~~it~~he submits any necessary documentation to the City to ensure that new parcel numbers and street addresses are assigned to the subdivided parcels.

~~6.~~ In the event Purchaser has not completed the Subdivision on or before the expiration of the Due Diligence Period, Purchaser shall have the right, by providing written notice to Seller on or before the expiration of the Due Diligence Period, to extend the Due Diligence Period by an additional ninety (90) days in order for Purchaser to complete the Subdivision.

7. Closing Costs.

All closing costs shall be paid as follows: Purchaser shall pay Purchaser’s attorney fees, title examination and abstracts, title insurance premiums, property tax certificates, recording of the Quitclaim Deed, escrow fees, and any fees for surveys, property inspections, and appraisals that are ordered by Purchaser, applicable Grantor’s tax and the costs associated with the preparation of the deed and other documents required hereunder. The Purchase Price shall be adjusted by all taxes, assessments, utility charges, and other customary items that are normally prorated at Closing. If the Property is not assessed as a separate tax parcel, the existing assessment will be further prorated based on the allocation of acres contained in the Property and the acres contained in the tax parcel. Purchaser will pay the real estate commission for its broker. Seller will pay the real estate commission for its broker. Purchaser and Seller each agree to indemnify, defend and hold each other harmless from and against any and all liabilities, losses, costs, damages and expenses (including attorneys’ fees and expenses and costs of litigation) that either may suffer or incur because of any claim by any broker, agent or finder engaged by Purchaser or Seller, for any compensation with regard to this Agreement or this transaction. This paragraph shall survive Closing or any termination of this Agreement.

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7.8 Termination Prior to Conclusion of Due Diligence Phase:

a. If Purchaser determines that the project is not feasible during the Due Diligence Period, then, ~~after Purchaser shall have the right to terminate this Agreement upon~~ written notice ~~by Purchaser delivered to the Seller prior to the expiration of the Due Diligence Period, in which case,~~ nine percent (9%) of the Purchase Price shall be returned to the Purchaser ~~by Escrow Agent~~ and one percent (1%) of the Purchase Price shall be ~~delivered by Escrow Agent to Seller, which shall be~~ disbursed ~~to Seller~~ from the Deposit held by Escrow Agent, and ~~thethereafter Seller and~~ Purchaser ~~waives any shall have no further rights, duties or remedies it may have at law or in equity obligations hereunder.~~

~~b. If during the Due Diligence phase Seller determines that Purchaser does not possess sufficient resources to complete the sale of the sub-parcels, then nine percent (9%) of the Purchase Price shall be returned to the Purchaser and one percent (1%) of the Purchase Price shall be disbursed to Seller from the Deposit held by Escrow Agent.~~

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

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

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

- f. Seller has not received any written notice of default under, and to the best of Seller's knowledge, Seller and Property are not in default or in violation under, any restrictive covenant, easement or other condition of record applicable to, or benefiting, the Property.
- g. Seller currently possesses and shall maintain until Closing general liability insurance coverage on the Property which policy shall cover full or partial loss of the Property for any reason in an amount equal to or exceeding the Purchase Price.

h. To Seller's knowledge the Property is not in violation of any federal, state or local law, ordinance or regulation or to the environmental conditions on or under the Property including but not limited to soil and groundwater conditions. During the time in which Seller owned the Property, neither Seller nor, to the best of Seller's knowledge, any third party has used, generated, manufactured, produced, stored or disposed of on or under the Property or transported to or from the Property or the Servitude Area any flammable explosives, asbestos, radioactive materials, hazardous wastes, toxic substances or related injurious materials, whether injurious by themselves (collectively, "Hazardous Materials"). To Seller's knowledge, there is no proceeding or inquiry by any governmental authority with respect to the presence of such Hazardous Materials on the Property or the migration thereof from or to other property. For the purpose of this Agreement, Hazardous Materials shall include but not be limited to substances defined as "hazardous substances," "hazardous materials," or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq.; and those substances defined as "hazardous waste" under Virginia law and in the regulations adopted and publications promulgated pursuant to said laws. To Seller's knowledge there is not on or under the Property any underground storage tanks of any size or for any purpose. Seller has never received written notice or other written communication concerning any alleged violation of any governmental requirement relating to the Property or concerning alleged liability (including claims, suits or investigations) associated with the presence of suspected presence of any toxic or Hazardous Material on the Property.

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i. As of the Closing, there will be no leases, easements, encumbrances or other contracts or agreements affecting the Property except as disclosed to Purchaser by the Seller and approved in writing by Purchaser. To Seller's knowledge, Seller is not in violation of any covenants, conditions or restrictions set forth in any document of record or otherwise disclosed to Purchaser by Seller.

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As used in this Agreement, the phrase "to the best of Seller's knowledge," or words of similar import, shall mean the actual, conscious knowledge (and not constructive or imputed knowledge) without any duty to undertake any independent investigation whatsoever. Seller shall certify in writing at the Closing

that all such representations and warranties are true and correct as of the Closing Date, subject to any changes in facts or circumstances known to Seller.

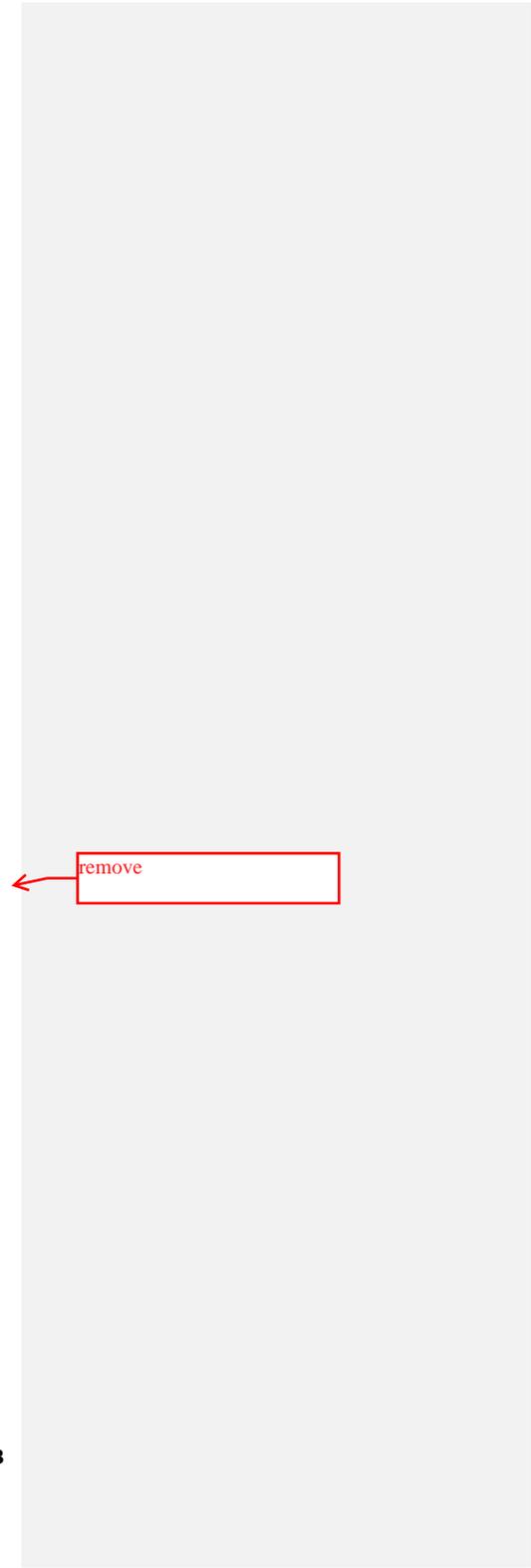
9-10. Purchaser's Representations and Warranties:

- a. There is no claim, action, suit, investigation or proceeding, at law, in equity or otherwise, now pending or threatened in writing against Purchaser, nor is Purchaser subject to the terms of any decree, judgment or order of any court, administrative agency or arbitrator, ~~that each of which~~ would affect Purchaser's ability and capacity to enter into this Agreement and transaction contemplated hereby.
- b. Purchaser has full power, authorization and approval to enter into this Agreement and to carry out its ~~obligation~~ obligations hereunder. The party executing this Agreement on behalf of Purchaser is fully authorized to do so, and no other signatures are required.

10-11. Condition of the Property: Purchaser acknowledges that, except as otherwise set forth herein, the Property is being sold "AS IS, WHERE IS AND WITH ALL FAULTS", and Purchaser has inspected the Property and determined whether or not the Property is suitable for Purchaser's use. Seller makes no warranties or representations regarding the condition of the Property, including without limitation, the improvements constituting a portion of the Property or the systems therein.

11-12. Insurance and Indemnification: Purchaser shall indemnify Seller from any loss, damage or expense (including reasonable attorney's fees and costs) resulting from Purchaser's use of, entry upon, or inspection of the Property during the Due Diligence Period. **Notwithstanding the foregoing, Purchaser shall only be responsible for any exacerbating of documented environmental conditions which exist on the Property and the Servitude Area as of the date hereof. "Documented environmental conditions" is defined as those conditions made known to Purchaser by Seller in writing.** This indemnity shall survive any termination of this Agreement **for a period of one year.** Notwithstanding any other provision of this Agreement, Purchaser's entry upon the subject property and exercise of due diligence is performed at Purchaser's sole risk. Purchaser assumes the risk and shall be solely responsible for any injuries to Purchaser, its employees, agents, assigns and third parties who may be injured or suffer damages arising from Purchaser's entry upon the property and the exercise of Purchaser's due diligence pursuant to this Agreement.

12-13. Escrow Agent: Escrow Agent shall hold and disburse the Deposit in accordance with the terms and provisions of this Agreement. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, the Escrow Agent may, in its sole discretion, continue to hold the monies that are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto. In the event of any suit where Escrow Agent interpleads the Deposit, the Escrow Agent shall be entitled to recover a reasonable attorney's fee and cost incurred, said fees and cost to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the Escrow Agent shall not be liable to any party or person whomsoever for mis-delivery to Purchaser or Seller of the Deposits, unless such mis-delivery shall be due to willful breach of this Agreement or gross negligence on the part of the Escrow



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Agent. The Escrow Agent shall not be liable or responsible for loss of the Deposits (or any part thereof) or delay in disbursement of the Deposits (or any part thereof) occasioned by the insolvency of any financial institution unto which the Deposits is placed by the Escrow Agent or the assumption of management, control, or operation of such financial institution by any government entity.

13-14. Risk of Loss: All risk of loss or damage to the Property by fire, windstorm, casualty or other cause is assumed by Seller until Closing. Except for damages proximately caused by Purchaser, its employees, agents, or assigns, in the event of a loss or damage to the Property or any portion thereof before Closing, Purchaser shall have the option of either (a) terminating this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall then be deemed null and void and none of the parties hereto shall then have any further obligation to any other party hereto or to any third party, or (b) affirming this Agreement, in which event Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and pay over to Purchaser any sums received as a result of such loss or damage. Seller agrees to exercise reasonable and ordinary care in the maintenance and upkeep of the Property between the Effective Date and Closing. Purchaser and its representatives shall have the right to make an inspection at any reasonable time during the Due Diligence Period or prior to Closing.

14-15. Condemnation: If, prior to Closing, all of any part of the Property shall be condemned by governmental or other lawful authority, Purchaser shall have the right to (1) complete the purchase, in which event all condemnation proceeds or claims thereof shall be assigned to Purchaser, or (2) terminate this Agreement, in which event the Deposit shall be returned to Purchaser and this Agreement shall be terminated, and this Agreement shall be deemed null and void and none of the parties hereto shall then have any obligation to any other party hereto or to any third party, except as otherwise provided in this Agreement.

16. Default by Seller. In the event Seller shall fail to consummate this Agreement for any reason, Purchaser shall be entitled, at its sole discretion, to either (i) specifically enforce the terms and conditions of this Agreement, including, but not limited to, requiring the Seller to convey and deliver the Property in accordance with the terms and conditions of this Agreement, together with payment of damages caused by such delay, or (ii) obtain the return of the Deposit, together with recovery of Purchaser's reasonable out-of-pocket diligence and inspection costs. In the event Purchaser engages an attorney to enforce its rights under this Section 16, Purchaser shall be entitled to recover from Seller its reasonable attorney's fees resulting from Seller's breach of this Agreement. Purchaser's damages in the event of Seller's default shall not exceed return of the Deposit and, if applicable, Purchaser's actual out of pocket diligence costs and reasonable attorney fees.

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17. Default by Purchaser. In the event Purchaser shall fail to consummate this Agreement for any reason, except Seller's default or the termination of this Agreement by Purchaser as provided for herein, Seller shall be entitled, as its sole and exclusive remedy, to terminate this Agreement and to receive the Deposit as liquidated damages for the breach of the Agreement, it being

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understood and agreed between Seller and Purchaser that the calculation of the actual damages to Seller, in the event of such breach, is impractical or impossible to ascertain and the amount of the Deposit is a reasonable estimate of liquidated damages. In the event Seller engages an attorney to enforce its rights under this Section 17, Seller shall be entitled to recover from Purchaser its reasonable attorney fees resulting from Purchaser's breach of this Agreement. Seller's damages in the event of Purchaser's default shall not exceed the Deposit amount and, if applicable, Seller's reasonable attorney fees.

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15.18. Notices: All notices and demands which, under the terms of this Agreement must or may be given by the parties hereto shall be delivered in person or sent by Federal Express or other comparable overnight courier, or certified mail, postage prepaid, return receipt requested, to the respective hereto as follows:

SELLER:

The City of Petersburg
John "March" Altman
City Manager
135 North Union Street
Petersburg, VA 23803

Anthony C. Williams, City Attorney
City of Petersburg, Virginia
135 N. Union Street
Petersburg, VA 23803

PURCAHSERPURCHASER:

ANSA McAL LimitedLDJ Petersburg LLC
Robert Richard, Chief Financial Officer
9th-11th Floors, TATIL Building
11 Maraval Road
Port of Spain, Trinidad
West Indies

COPY TO:

K & L Gates LLP
Olivia Byrne, Esq.
1601 K Street NW, Suite 1
Washington, DC 20006

Commented [1]: Once we confirm the Purchaser, we will provide the contact details.

(202) 778-9000

Notices shall be deemed to have been given when (a) delivered in person, upon receipt thereof by the person to whom notice is given, (b) as indicated on applicable delivery receipt, if sent by Federal Express or other comparable overnight courier, ~~two (2) days~~ one (1) day after deposit with such courier, courier fee prepaid, with receipt showing the correct name and address of the person to whom notice is to be given, and (c) as indicated on applicable delivery receipt if sent via certified mail or similar service.

16-19. Attorneys' Fees and Costs: Except as otherwise provided in this Agreement, should either party hereto incur costs, including attorney's fees, to enforce the terms of this Agreement, the substantially prevailing party shall be entitled to recover all such costs and attorney's fees from the non-substantially prevailing party.

17-20. Modification: The terms of this Agreement may not be amended, waived or terminated orally, but only by an instrument in writing signed by the Seller and Purchaser.

18-21. Assignment; Successors: This Agreement may not be transferred or assigned without the prior written consent of both parties. In the event such transfer or assignment is consented to, this Agreement shall inure to the benefit of and bind the parties hereto and their respective successors and assigns.

19-22. Counterparts: This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.

20-23. Survival: All of the representations, warranties, covenants and agreements made in or pursuant to this Agreement made by Seller shall survive the Closing and shall not merge into the Deed or any other document or instrument executed and delivered in connection herewith.

21-24. Captions and Counterparts: The captions and paragraph headings contained herein are for convenience only and shall not be used in construing or enforcing any of the provisions of this Agreement.

22-25. Governing Law; Venue: This Agreement and all documents and instruments referred to herein shall be governed by, and shall be construed according to, the laws of the Commonwealth of Virginia. Any dispute arising out of performance or non-performance of any term of this Agreement shall be brought in the Circuit Court for the City of Petersburg, Virginia.

23-26. Entire Agreement: This Agreement contains the entire agreement between Seller and Purchaser, and there are no other terms, conditions, promises, undertakings, statements or representations, expressed or implied, concerning the sale contemplated by this Agreement. Any and all prior or subsequent agreements regarding the matters recited herein are hereby declared to be null and void unless reduced to a written addendum to this Agreement signed by all parties in accordance with Section 16.

24-27. **Copy or Facsimile:** Purchaser and Seller agree that a copy or facsimile transmission of any original document shall have the same effect as an original.

25-28. **Days:** Any reference herein to "day" or "days" shall refer to calendar days unless otherwise specified. If the date of Closing or the date for delivery of a notice or performance of some other obligation of a party falls on a Saturday, Sunday or legal holiday in the Commonwealth of Virginia, then the date for Closing or such notice of performance shall be postponed until the next business day.

26. **Title Protection:** Deed to this property is conveyed without warranty. During the due diligence period, purchaser may research title issues associated with the property and may purchase title insurance at his own expense or terminate the agreement in accordance with the provisions of this contract in the event that issues regarding title are discovered.

restore

29. **Title Protection:** Intentionally Omitted.

Commented [2]: As-is covered above. Property being conveyed via quitclaim deed, which is without warranty.

27-30. **Purchase Agreement:** A Purchase agreement shall be executed prior to the transfer of the deed for the property. Intentionally Omitted.

Commented [3]: PSA required to be executed prior to deed... Not necessary

28. **Reversion Provision:** The deed of conveyance to this property shall contain a provision that this property will revert back to the City if purchase requirements are not met by the Developer within the time period specified in the Purchase Agreement upon Notice of Breach to the Purchaser and failure to timely cure. In the event of reversion, the property reverts to the City with all improvements thereon, and without reimbursement of any of the purchase price or expenses incurred by purchaser for improvements.

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31. **Reversion Provision:** Intentionally Omitted.

29-32. **Compliance with Zoning, land use and Development requirements:** Execution of this document shall not be construed to affect in any way the obligation of the purchaser to comply with all legal requirements pertaining to zoning, land use, and other applicable laws.

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

PURCHASER: _____

By: _____, _____

Title: _____

Date: _____

SELLER:

The City of Petersburg, Virginia

By: _____, John "March" Altman

Title: City Manager

Date: _____

ESCROW AGENT:

By: _____,

Title: _____

Date: _____

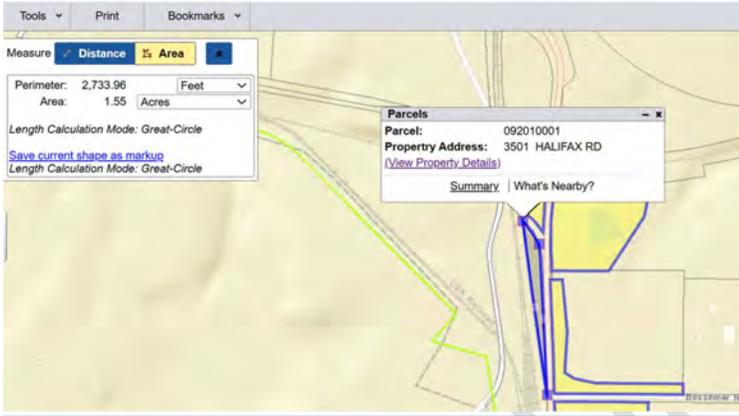
Approved as to form:

Date: _____

By: _____, Anthony Williams

Title: City Attorney

EXHIBIT A



ORDINANCE

This is an Ordinance Authorizing the City Manager to execute a Purchase Agreement toward the sale of a City-owned property to LDJ Petersburg LLC (Ansal McCal) for the Development of a Sub-Parcel (5.36 Acres) of 3501 Halifax Road, Located in Petersburg, VA, Tax Map No.: 092010001.

WHEREAS, the City of Petersburg has received a proposal to sell city owned property from LDJ Petersburg LLC (Ansal McCal) for the Development of a Sub-Parcel (5.36 Acres) of 3501 Halifax Road, Located in Petersburg, VA, Tax Map No.: 092010001.; and

WHEREAS, the potential benefits to the City include infill development, economic growth, and increased tax base; and

WHEREAS, in accordance with applicable legal requirements, a public hearing was held prior to approving and authorizing the lease of City-owned property.

NOW THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg hereby authorizes the City Manager to execute a Purchase Agreement with LDJ Petersburg LLC (Ansal McCal) for the Development of a Sub-Parcel (5.36 Acres) of 3501 Halifax Road, Located in Petersburg, VA, Tax Map No.: 092010001.



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: February 3, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: March Altman, Jr.

RE: **First Read and Schedule a Public Hearing on Consideration of an Ordinance Adopting the FY27 Real Property Tax Rate**

PURPOSE: First Read & to Schedule a Public Hearing on Consideration of an Ordinance adopting the FY27 Real Property Tax Rate

REASON: Consideration of the tax rates to support the Fiscal Year 2026-2027 Operating and Capital Improvement Budgets

RECOMMENDATION: Hold Public Hearing to receive comments

BACKGROUND: The adoption of the ordinance establishing the annual tax levy on various classes of real estate and personal property is required of the City Council each year. The ordinance establishes the real property tax rate at \$1.27/\$100 of assessed value. The attached tax rate ordinance proposed no changes to the current tax rate structure established with the adoption of the FY 2026-2027 Operating Budget.

Maintaining the real estate tax rate of \$1.27/\$100 of assessed value represents a proposed increase in real property tax resulting from the increase in the total assessed value of the real property exceeding last year's total assessed value of real property by 15.2 percent, resulting in a lowered tax rate of \$1.09/\$100 to offset the increase in assessed value. Based on the proposed real property tax rate and changes in other revenues, the total budget will exceed last year's by 5.37 percent.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 2/17/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. FY 27 Budget - Notice of Real Property Tax Increase
2. Ordinance - FY27 Tax Rate

CITY OF PETERSBURG

NOTICE OF PROPOSED REAL PROPERTY TAX INCREASE

The City Council of the City of Petersburg will hold a public hearing on Tuesday, February 17, 2026, at 5:00 PM in the Multi-Purpose Room, Petersburg Public Library, 201 W. Washington Street, Petersburg, Virginia to receive public comments regarding the proposed FY 2026-2027 Real Property Tax Rate.

The City of Petersburg proposes to increase real property tax levies.

1. **Assessment Increase:** Total assessed value of real property, excluding additional assessments due to new construction or improvements to property, exceeds last year's total assessed value of real property by 15.2 percent.
2. **Lowered Rate Necessary to Offset Increased Assessment:** The tax rate which would levy the same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be \$1.09 per \$100 of assessed value. This rate will be known as the "lowered tax rate."
3. **Effective Rate Increase:** The City of Petersburg proposes to adopt a tax rate of \$1.27 per \$100 of assessed value. The difference between the lowered tax rate and the proposed rate would be \$0.18 per \$100, or 16.51 percent. This difference will be known as the "effective tax rate increase."

Individual property taxes may, however, increase at a percentage greater than or less than the above percentage.

4. **Proposed Total Budget Increase:** Based on the proposed real property tax rate and changes in other revenues, the total budget of the City of Petersburg will exceed last year's by 5.37 percent.

A public hearing on the increase will be held on February 17, 2026, at 5:00 PM in the Multi-Purpose Room, Petersburg Public Library, 201 W. Washington Street, Petersburg, Virginia.

AN ORDINANCE TO IMPLEMENT THE ANNUAL AMENDMENT TO THE TAX RATE

WHEREAS, the City of Petersburg Code has a codified section that depicts a real property tax for all tracts of land, lots and improvements thereon; and

WHEREAS, this aforementioned tax is referenced in Section 106.1 of the Petersburg City Code; and

WHEREAS, the City of Petersburg City Council revisits this section of the Petersburg City Code in correlation with reviewing budget options for the impending fiscal year and amends the aforementioned tax rate to accomplish Council's priorities in the City of Petersburg next fiscal year's budget.

NOW THEREFORE BE IT ORDAINED that City Council does hereby adopt this ordinance and implement no change to the real estate tax rate of \$1.27 per \$100 of assessed value.