

## City of Petersburg

### Planning Commission Meeting Agenda

Thursday, February 5, 2026

6:00 PM

Petersburg Public Library

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Meeting ID: 247 909 409 188

Passcode: J8yoAt

1. **Call to Order**
2. **Roll Call**
3. **Adoption of the Agenda**
4. **Consent Agenda**
  - a. January 8, 2026 Regular Meeting Minutes (pages 3-9)
  - b. January 15, 2026 Special Meeting Minutes (pages 10-13)

5. **Public Comment**

Comments and Correspondence from citizens, visitors, and delegations in the audience on items not on the agenda. Individuals wishing to speak should sign up prior to the start of the meeting. Please limit comments to no more than three minutes. Total Public Comment period shall not exceed 15 minutes.

6. **Public Hearings**

- a. 2026-SUP-01: Consideration of a resolution recommending approval of a request by Ibrahim Al Tamimy, on behalf of 601 E Wyth St LLC, for a special use permit to operate a stand-alone vehicle repair shop at 601 East Wythe Street, Parcel ID 012270012, in the B-2, General Commercial Zoning District (pages 14-49)

7. **Old Business**

8. **New Business**

9. **Secretary/City Staff Reports**

10. **Announcements/Commissioner Reports**

11. **Adjournment**

**City of Petersburg**  
**Planning Commission Meeting Minutes**  
**January 8, 2026**

**Members Present:**

Fenton Bland  
Thomas Hairston  
Dianne Harley  
Kirsten Katzenbach  
James Norman

**Members Absent:**

Marshall Ford, Chair  
Alvin Cannon, Vice-Chair  
Tony McDaniel  
Aku Reinhardt

**Others Present:** Jared Crews, City Planning Staff

**1. Call to Order:**

The City of Petersburg Planning Commission meeting held on Thursday, January 8, 2026, was called to order by Mr. Crews at 6:07 p.m.

**2. Roll Call:**

A quorum was established by Mr. Crews. Mr. Crews stated a chairperson would need to be elected for the meeting since the Chair and Vice-Chair were not present. Commissioner Bland motioned for Commissioner Norman to serve as chair for the meeting. The motion was seconded by Commissioner Hairston and passed unanimously.

**3. Adoption of the Agenda:**

Commissioner Norman called for any changes to the agenda.

Commissioner Bland moved to adopt the agenda as presented. Commissioner Hairston seconded the motion, which passed unanimously.

#### **4. Consent Agenda:**

Commissioner Bland motioned to approve the consent agenda which included the December 4, 2025 regular meeting minutes and the 2025 fourth quarter attendance report. Commissioner Katzenbach seconded the motion which passed unanimously.

#### **5. Public Comment:**

Commissioner Norman opened the floor for public comments.

Scott Perkins, 1918 Dodson Road, stated he would like to speak in opposition to 2025-REZ-06 and the proposed data center at 2233 Halifax Road. Mr. Perkins stated the proposed development is too close to the existing residential neighborhood and that the proposed streets built for access will negatively impact residents. Mr. Rush questioned what would stop the developer from building structures directly adjacent to residential development.

Randy Rush, 1961 Dodson Road, stated he was concerned about the impact of the proposed 2025-REZ-06 rezoning on property values for neighboring residents. Mr. Rush also noted construction traffic would have difficulty accessing the property from Defense Road and asked that the Planning Commission recommend the developer provide access from Halifax Road as originally proffered or that the proposal be denied.

Grant Northrup, 2023 Bannister Road, stated he was concerned about the impact of 2025-REZ-06 on property values in the area, noting no property value impact study was completed. Mr. Rush stated he has concerns with the proposed Defense Road access due to flooding issues and that no environmental or engineering study had been presented. Mr. Northrup stated he was also concerned there is no mechanism to enforce that access to and from the development from Townes Road would only take place during emergencies.

Greg Kitchen, 1983 Dodson Road, asked whether the proposed data center development in 2025-REZ-03 would involve a traffic light on Defense Road. Mr. Kitchen stated he had concerns with the noise levels from the data center and did not understand why the rezoning of 2233 Halifax Road needed to be expanded. Mr. Kitchen asked whether there was a way to guarantee traffic from the data center would not use Townes Road for access.

Merrilee Cohen, 1983 Dodson Road, stated a proposed data center would not create many jobs and could displace 5,000 residents from their current employment. Ms. Cohen stated she is also concerned about Native American artifacts that may be present where the data center is proposed at 2233 Halifax Road.

Maxine Wilson, 2787 South Crater Road, stated she is a Ramblewood resident and the proposed data center at 2233 Halifax Road was incompatible with the neighborhood which is currently quiet. Ms. Wilson stated she has concerns about safety and the quality of life, traffic, and infrastructure in the area.

With no further comments, the public comment period was closed.

## 6. Public Hearings:

- a. **2025-SUP-05:** Consideration of a resolution recommending approval 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

Mr. Crews gave an overview of the request, explaining the applicant was seeking to construct seven townhome-style apartments on the property along with an off-street parking area and an open space area. Mr. Crews noted the request met the minimum requirements of the Zoning Ordinance but staff had identified some concerns with demand for parking, lack of greenspace, and resident amenities on the site due to the relatively small area. Mr. Crews stated staff would also prefer to see higher-quality building materials used than what is shown in the plans. Mr. Crews stated staff were recommending nine conditions of approval for the project.

Raymond Akoury, RGC Investments, stated he had reviewed the proposed conditions and had no objection to them. Mr. Akoury stated he was open to using Hardie Board siding and wood-composite windows on the buildings if that should be conditioned.

Commissioner Hairston asked how waste would be managed on the site. Mr. Akoury stated he could look to find a suitable place for a dumpster on site. Mr. Akoury was asked about security and surveillance on the site and noted he could potentially install cameras where the light poles are proposed. Mr. Akoury stated the proposed units would initially be for rent but he was willing to look at a condominium ownership configuration in the future. The Commission discussed the size of the site and the lack of room for additional parking and landscaping on the site. The Commission stated the common area did not appear large enough for a playground or anything other than small amenities. Mr. Akoury stated he is willing to find areas where plantings could be accommodated and to find amenities that would fit within the common area.

Commissioner Norman opened the public hearing.

Mr. Crews stated one written comment had been received and provided to the Commission which identified questions about fencing between the subject property and the surrounding properties, and concerns about security, traffic, trash and the number of units compared to the size of the lot.

Myron Haskins, 1329 Hinton Street, stated he opposed the request because the existing development on Hinton Street comprises primarily single-family dwellings. Mr. Haskins stated there is not enough room on the site for the proposed apartments and he had concerns over access to the apartments, litter and loitering from residents of the apartments, and the impact to property values. Mr. Haskins stated the proposed apartments would create a lot of traffic on Hinton Street.

With no further comments, the public hearing was closed.

Mr. Akoury stated a fence was proposed along the Hinton Street frontage and noted greenspace was planned behind the units as well as along West Washington Street.

The Commission discussed the concerns over the size of the lot and whether the property would be able to meet the newly adopted requirements for parking lot greenspace and overall canopy coverage. Mr. Akoury noted it may be challenging to accommodate plantings in the parking lot due to the light poles required and the limited space. Commissioner Katzenbach motioned to table the request until the City Arborist could review the plans and determine if the site could comply with the landscaping requirements. Commissioner Harley seconded the motion.

Commissioner Hairston made a substitute motion to recommend denial of the request due to the proposed apartments not aligning with the scale and character of the existing development in the area, particularly due to the proposed orientation of the buildings. Commissioner Hairston noted the plans did not align with the Comprehensive Plan's principles for a Historic Core Neighborhood. Commissioner Bland seconded the motion, which passed unanimously.

## **7. Old Business:**

- a. **2025-SUP-07:** Consideration of a resolution recommending approval 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

Mr. Crews provided an overview of the request and the concerns that were raised at the December 4, 2025 public hearing, including the aesthetic impact of the proposed use, the current condition of the subject property, and the billboard on the site. Mr. Crews

explained the applicant had updated the application and plans to show streetscape improvements along the frontage of the property, including the installation of sidewalk, replacement of the existing chain-link fence with a decorative iron fence with brick columns and the planting of street trees for screening. Mr. Crews noted the applicant had cleared the vehicles that were stored on the site except for a semi-trailer used for storage. The applicant, Pedro Rosario, clarified the billboard on the property was subject to a lease through October, 2028 and stated he would accept a condition of approval requiring the billboard to be removed when the lease terminates. Staff presented the conditions drafted for consideration.

Commissioner Katzenbach made a motion to recommend approval of the request with the conditions as drafted along with a condition requiring plantings around the perimeter of the property subject to review by the City Arborist. Commissioner Hairston seconded the motion, which passed unanimously.

- b. **2025-SUP-06:** Consideration of a resolution recommending approval 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 District

Following discussion on the number of individuals present with interest in the case, Commissioner Hairston motioned to add thirty minutes of public comment period to the discussion on that agenda item. The motion was seconded by Commissioner Katzenbach and passed unanimously.

The applicant, Donte Threatt, addressed the Commission and stated he had tried to make contact with the neighboring properties, particularly the churches and the Elite Horsemen, as requested but had not been able to speak with them at length. Mr. Threatt stated he wanted to clarify that the proposed club would be upscale with a focus on serving an older clientele and committed to avoiding any issues or conflicts with neighbors. Mr. Threatt stated concerns had been raised about what he had done for the community and he noted he has worked with high school athletes and provided scholarship opportunities through his church.

Commissioner Norman opened the floor for the public comment period.

Belinda Baugh, 3650 Beechwood Drive, Pastor of New Divine Worship Center, stated she is opposed to the request, noting the worship centers uses the parking lot in conjunction with the other surrounding uses and there would be parking conflicts with the addition of the club use. Ms. Baugh stated there are individuals who travel in wheelchairs from the Jesse Lee Apartments to the worship center and the additional traffic would raise safety concerns.

Teresa Steele, 715 Ann Street, stated she supported the request, noting the club would create jobs and meet a need for entertainment venues in the city, particularly for older residents.

Karl Pulliam, 5500 Hair Road, Disputanta, stated he is president of the Elite Horseman Club and opposes the request. Mr. Pulliam stated the Elite Horseman has events on Saturday and Sunday evenings with at least 100 people. Mr. Pulliam stated he works with the worship center on sharing the parking, but there is not enough parking for the proposed club.

Allen Roney, 19294 Turkey Egg Road, Dinwiddie, stated he supports the request and believes the parking area is big enough to support the proposed club. Mr. Roney stated the community needs to support growth.

Maxine Wilson, 2787 South Crater Road, In His Presence Apostolic Ministry, stated the applicant had not contacted her and she remained opposed to the request. Ms. Wilson stated the location was not appropriate for the use and noted concerns over gun violence.

Gaylord Daniels, 2836 Homestead Drive, stated he supports the request and noted the applicant had provided security and management plans. Mr. Daniels stated the building would be soundproofed and that he felt the neighbors should welcome the new use.

Lash Barksdale, 2787 South Crater Road, stated he is the adjacent property owner and opposes the request. Mr. Barksdale says he was not contacted by the applicant. Mr. Barksdale stated his tenants were in their building first and the proposed use was not appropriate due to the parking conflicts and adjacent apartments.

D'Angelo Nicholson, 22241 Jordan Heights Drive, stated he supports the request and there is a need for entertainment venues in the city. Mr. Nicholson stated the community needs to work together and support growth.

Joyce Vinson, 1608 Kings Road, stated she was contacted by Mr. Threatt but unable to talk at the time and there was no further communication. Ms. Vinson stated she opposed the request and the applicant was not helping to grow the city. Ms. Vinson stated she would rather see a STEM center.

Janet Wright, 360 Kings Road, stated she is a member of In His Presence Apostolic Ministry and opposed to the request due to safety concerns and the incompatibility of a club so close to a church.

With no further comments, Commissioner Norman closed the public comment period.

Commissioner Hairston stated he felt there was not enough information on the request and he felt the Police Department should review the request and make a recommendation to the Planning Commission. Mr. Crews stated the applicant had provided management and security plans in accordance with the Zoning Ordinance.

Commissioner Katzenbach stated she agreed there was a need for entertainment uses in the city but shared the concerns of the adjoining property owners about noise, conflicts over parking, and incompatibility between uses.

Commissioner Bland motioned to recommend denial of the special use permit request, noting the concerns over parking, noise, and impacts to neighbors as well as the applicant's failure to talk with the neighboring properties prior to the meeting. Commissioner Harley seconded the motion, which passed 4-1 with Hairston dissenting.

**8. New Business:**

There was no new business for discussion.

**9. Secretary/City Staff Reports:**

Due to time constraints, Mr. Crews did not present a secretary/staff report.

**10. Announcements/Commissioner Reports:**

There were no additional announcements or Commissioner reports.

**11. Adjournment:**

The meeting was adjourned at 8:22 p.m. on motion by Commissioner Hairston.

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Planning Commission Chair

\_\_\_\_\_  
Date

**City of Petersburg**  
**Planning Commission Special Meeting Minutes**  
**January 15<sup>th</sup>, 2026**

**Members Present:**

Fenton Bland  
Alvin Cannon, Vice-Chair  
Thomas Hairston  
Dianne Harley  
Kirsten Katzenbach  
Tony McDaniel  
James Norman  
Aku Reinhardt

**Members Absent:**

Marshall Ford, Chair

**Others Present:** Jared Crews, City Planning Staff

**1. Call to Order:**

The City of Petersburg Planning Commission Special meeting held on Thursday, January 15<sup>th</sup>, 2026, was called to order by Vice-Chair Cannon at 6:05 p.m.

**2. Roll Call:**

A quorum was established by Mr. Crews

**3. Adoption of the Agenda:**

Vice-Chair Cannon called for any changes to the agenda. Commissioner Bland moved to approve the agenda as presented. Commissioner Bland seconded the motion, which passed unanimously.

**4. Old Business:**

- a. **2025-REZ-06:** 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 IDs 070080002, 069070001, 077010801, from the A Agricultural and R-1A

Single-Family Residence Districts to the M-1 Light Industrial District with proffers and to amend the existing proffers for property at 2233 Halifax Road, Parcel ID 076030800, in the M-1 Light Industrial District:

Mr. Crews gave an overview of the request and reminded the Commission the request had been tabled following the December 4, 2025 public hearing with the Planning Commission requesting the applicant to hold a meeting with the community to address questions and concerns. Mr. Crews stated the applicant had responded by attending the Ward 7 meeting on January 13 and presenting additional information and holding a question-and-answer period. Mr. Crews stated about twenty individuals spoke about the request at the Ward 7 meeting and voiced concerns about the proposed development.

Mr. Crews stated that issues raised at the public hearing and the Ward 7 meeting include noise, light, traffic impacts to surrounding community, environmental impacts, incompatibility with surrounding residential developments, insufficient buffers, lack of community engagement, site access, and street capacity for construction traffic. Mr. Crews stated there were several additional written comments provided prior to the meeting which had been printed and brought for the Commission, including a petition opposing the request. Mr. Crews noted the applicant had also provided written responses to concerns that have been identified.

Bandle McQueen, was present on behalf of Warrenton Group. Mr. McQueen stated the Warrenton Group has worked with city staff to provide proffers that would create a sufficient buffer between the data center development and to ensure safe access to the property with minimum impact to the surrounding community. The Commission asked the developer to clarify the access into the development during construction and operation. Mr. McQueen stated construction traffic would enter the site either by Defense Road or Halifax Road depending on the time of day and size of vehicles and the Townes Road access to the site would only be used in cases of emergency.

Commissioner Katzenbach stated it had come to her attention that the option agreement between the city and the applicant on the purchase of the property had expired January 7, 2025 and asked whether the applicant had an updated agreement. Warren Williams of the Warrenton Group stated an amendment to the agreement was currently being considered by the city. Commissioner Katzenbach stated she had asked that the City Attorney attend the meeting to provide guidance on whether the Planning Commission had standing to make a recommendation on the request.

Mr. Crews stated he had spoken with the City Attorney prior to the meeting and believed that the Planning Commission was able to move forward with a recommendation. Commissioners Katzenbach and Bland mentioned they had spoken with a City Council member and believed they were not able to make a recommendation. Mr. Crews stated he had asked the Attorney specifically whether the Planning Commission could make a recommendation and was told yes, noting the negotiation of the option agreement between the City and Warrenton Group was a City Council matter outside the Planning Commission purview.

Vice-Chair Cannon stated he would allow for a 15-minute public comment period on the request.

Randy Rush, 1961 Dodson Road, stated he was concerned that not enough people in the community were aware of the request and that residential property would be rezoned to industrial. Mr. Rush stated the Planning Commission did not have time to review the petition they received.

Cyndi Perkins, 1918 Dodson Road, asked why traffic construction would be allowed to enter the site from Halifax Road but Halifax Road could not be used after the project was approved. Ms. Perkins stated the applicant had written that Norfolk Southern was in support of the project and asked why the rezoning was necessary. Ms. Perkins asked why the additional properties needed to be rezoned if no structures were proposed on them.

Grant Northrup, 2034 Bannister Road, stated the proposed gatehouse shown on the plans is well inside property boundaries and asked how the developer could control access from Townes Road without having a gate at the end of the road. Mr. Northrup stated he feels the proposed proffer language about structures on the newly-acquired parcels read as voluntary and that language could not be enforced on future owners.

Greg Kitchen, 1983 Dodson Road, stated he didn't understand why the additional properties were needed for the development. Mr. Kitchen asked whether Townes Road and Bannister Roads would be upgraded to commercial streets.

Merrilee Cohen, 1983 Dodson Road, stated construction traffic would be using a residential neighborhood and stated she had used Artificial Intelligence to look up the dangers of data centers and the proposed data center campus is larger than any data center she has heard of. Ms. Cohen stated data centers strain electric and water resources and create environmental impacts.

James Beck, 1977 Vesonder Road, stated his property is closest to the proposed data center development. Mr. Beck stated he understands Townes Road is existing right-of-way but doesn't understand why the properties adjoining the proposed access along Townes Road needed to be rezoned to the M-1 District. Mr. Beck stated the rezoning will decrease the property values in the area. Mr. Beck asked why the city could not just build Townes Road without the rezoning.

Arnold Westbrook, 1737 Ramblewood Road, stated he was speaking as a resident and not a member of City Council. Mr. Westbrook stated change is hard but the City has missed development opportunities in the past. Mr. Westbrook noted school systems and city resources have suffered as people have left the city due to lack of opportunity. Mr. Westbrook stated the Warrenton Group is seeking to be a good neighbor to the city and provide proffers that will avoid negative impacts to the community. Mr. Westbrook noted construction traffic is already traveling through Ramblewood due to the ongoing residential development and noted the traffic for the data center project would be routed outside Ramblewood.

With no further comments, Vice-Chair Cannon closed the public comment period.

Commissioner Katzenbach asked whether the Warrenton Group would be the owner and operator of the proposed data center. Mr. McQueen stated whether or not Warrenton Group remained owner of the property or sold it would depend on the user of the facilities, noting some users prefer to lease data center spaces while others prefer to purchase the property.

Commissioner Hariston stated he had opposed the city allowing data centers, but the decision had been made to allow them and he did not feel it was appropriate to for city officials to oppose them where deals were already in place.

Commissioner Norman made a motion to recommend approval of the rezoning request with the proffers as presented. Commissioner Aku seconded the motion, which passed in a 5-1 vote with Commissioner Katzenbach dissenting.

Commissioners Hairston and McDaniel abstained from the vote.

## **5. Adjournment:**

The meeting was adjourned at 7:03 p.m.

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Planning Commission Chair

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Date



## City of Petersburg

Department of Planning and Community Development

135 N Union St, Room 304

Petersburg, VA 23803

(804) 733-2308

# MEMORANDUM

**DATE:** February 5, 2026

**TO:** Planning Commission

**FROM:** Planning and Community Development

**RE:** 2026-SUP-01: Consideration of a resolution recommending approval of a request by Ibrahim Al Tamimy, on behalf of 601 E Wyth St LLC, for a special use permit to operate a stand-alone vehicle repair shop at 601 East Wythe Street, Parcel ID 012270012, in the B-2, General Commercial Zoning District

## EXECUTIVE SUMMARY:

The applicant is requesting to operate a stand-alone vehicle repair shop at 601 East Wythe Street 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 Community Mixed-Use on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. 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. Staff is recommending denial of the request as submitted.

## CHRONOLOGY OF EVENTS:

1. December 10, 2025 – Planning and Zoning staff met with the applicant on site to discuss the proposed use and the special use permit process.
2. January 6, 2026 – Staff received petition by applicant for special use permit to operate stand-alone vehicle repair shop at 601 East Wythe Street.

## BACKGROUND:

The subject property is a 0.23-acre lot located on the North Side of East Wythe Street at the intersection of South Little Church Street. The applicant is seeking to establish a stand-alone vehicle repair shop within the existing structure on the property. 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 existing building on the property was built in 1946. It is approximately 1,500 square feet with three garage bays. The building has been used as a vehicle repair shop as well as a carwash in the past, but it has not been used in over two years, meaning there is no legal nonconforming status. Staff visited the site on December 10, 2025 and observed the building needs significant repairs and renovations before it would be safe to occupy and use.

The application was accompanied by architectural renderings and a concept plan showing the layout of the site along with proposed improvements. The plans indicate shrubs and trees will be planted along the East Wythe Street frontage and the existing parking area will be repaired, repaved, and restriped to establish employee and visitor parking. The plans also show the installation of pedestrian-scale lighting for the parking area. The existing entrances from East Wythe Street and South Old Church Street will be retained. The nonconforming sign structure currently on the site is shown as removed in the plans.

The plans state all work will occur indoors and no outdoor storage of materials, equipment, or vehicles for repair is permitted. The plans also state no vehicle repair will occur, meaning the use of the facilities would be limited to proactive servicing such as lubricating and inspecting vehicles.

### **Staff Considerations:**

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

- There are inconsistencies between the application and plans submitted and the use of the property as explained by the applicant in person.
  - The plans indicate no vehicle storage will occur on the site, but the applicant has stated repeatedly that he intends to store vehicles from his existing vehicle sale and service business at 610 East Washington Street. In the application, the applicant notes the new facility will be like the business at 601 East Washington Street, which includes significant vehicle storage.
  - The plans indicate only vehicle service uses will occur, but the applicant has mentioned several uses including vehicle repair and sales and tire sales on the property.
- Over the last several years, City Council has emphasized the importance of the major corridors of the city and the desire to avoid uses that may have a negative visual impact while encouraging uses that will revitalize the corridors. There are already several vehicle repairs shops, tire shops, and used car sales lots along East Wythe and East Washington Street in the area surrounding the subject property which have an

observable impact on the aesthetics of the heavily traveled corridors.

- In similar cases considered, facilities have been functional at the time of application and the special use permits were requested due largely to the nonconforming status of the use, but in this case, the building needs significant repair before the facility being safely operational.

### **ADJACENT ZONING/USES:**

All properties adjoining 601 East Wythe Street are also within the B-2, General Commercial Zoning District. The property is adjoined to the north by the Royal Inn hotel and the Best Inn is to the west across South Old Church Street. The King Motel and Studio 622 apartments are located to the south across East Wythe Street and Bethany Baptist Church is to the east. As noted, there are a number of automobile-oriented uses like tire shops, repair shops, and car sales lots, including the applicant's existing business in the surrounding areas.

### **COMPREHENSIVE PLAN CONSIDERATIONS:**

The subject property is located in a Community Mixed-Use area on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Community Mixed-Used areas are described as centers of commerce and amenities which create a vibrant street life and contribute to Petersburg's overall economy. According to the plan "these areas are walkable, dense, and interconnected environments of entertainment, shopping, personal services, restaurants, hotels, offices, the arts, and residential use."

Primary land uses in Community Mixed-Use areas include infill development, hospitality uses, multi-family dwellings, offices, personal services, and small commercial uses. Development principles for Community Mixed-Use areas include use of compact development patterns, provision of trails, bike routes, and recreational amenities, and preservation of open space and the existing tree canopy.

The property is also located on one of the city's main corridors. The Comprehensive Plan states that these corridors are important travel routes and commercial destinations which strongly influence the city's "accessibility, attractiveness, and economic vitality," It goes on to say "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." Improving the conditions, character, and quality of these corridors should be a primary planning focus.

### **PUBLIC INPUT:**

As of the writing of this report, staff have received no telephone calls, emails, or letters in support of or in opposition to the request.

## **POSSIBLE CONDITIONS OF APPROVAL:**

Should the special use permit be approved, Planning staff would recommend the following conditions of approval:

1. The site shall be developed in substantial conformance with the application and Architectural Site Plan prepared by Purecraft Homes titled "601 Wythe St Service Center" dated December 31, 2025. This shall include the following:
  - a. All site improvements shown on the site plan, including the parking lot repairs, landscape screening, lighting, and on-site amenities shall be in place prior to the issuance of a certificate of occupancy for the facility.
  - b. The facility shall adhere to the "Operational & Use Restriction" section, including restrictions on storage, hours of operation, hazardous materials, and noise levels.
  - c. The parking area shall be reserved for employees and visitors; vehicles shall not be stored on the site overnight.
  - d. All vehicle service uses shall be occur within the existing building.
2. The business shall be limited to routine service and maintenance uses and shall not include vehicle sales, storage or sales of tires, towing or storage of vehicles, or vehicle repair consisting of the serving or rebuilding of engines and transmissions, vehicle suspensions, vehicle electrical, hydraulic, or fuel systems, or the provision of major overhauls and maintenance.
3. The expansion of the building footprint or the addition of any uses beyond what is defined in the application and plans or otherwise allowed by-right in the B-2, General Commercial Zoning District, shall require a new special use permit.
4. In addition to the landscape plantings shown on the site plan, landscape plantings shall be provided along the South Old Church Street frontage where possible; plantings shall be subject to review and approval by the City Arborist and shall be installed prior to the issuance of a certificate of occupancy for the facility.
5. The property shall be kept and maintained in a clean, orderly manner; no open, outdoor storage of materials, including tires, is permitted.
6. The existing nonconforming sign on the site shall be removed as part of site development. Any new signage will be permitted in compliance with the requirements of the Zoning Ordinance.
7. 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.
8. The 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:**

Staff recommends denial of the special use permit as presented.

While the application and plans provided indicate a willingness to mitigate the impacts of the use through modest streetscape and site improvements, the applicant has repeatedly mentioned use of the site for sales, storage, and repair as an extension of his existing business at 610 East Washington Street during conversations with staff. If the special use permit is approved and the applicant does not abide by the conditions of approval, compliance would have to be pursued through a violation process which could be timely.

Additionally, the proposed use does not appear to align with the guidance of the Comprehensive Plan, particularly in a Community Mixed-Use area along a major corridor. Uses in the Community Mixed-Use areas should promote vibrancy with a focus on serving residents and visitors in a pedestrian-oriented way. The plan emphasizes the need to improve the character of major corridors and calls for maximizing potential of properties in terms of attractiveness and economic vitality. The surrounding area already includes several vehicle repair, sales, and service facilities and while the proposed use could be viewed as a personal service, staff believe this site would be better suited for one of the primary uses identified in the Comprehensive Plan as appropriate for Community Mixed-Use areas.

**ATTACHMENTS**

- Presentation
- Resolution
- Application
- Location Map
- Architectural Site Plan and Renderings
- Zoning Map
- Future Land Use Map
- Comprehensive Plan Excerpt – Community Mixed-Use
- List of Adjoining Property Owners

PLANNING  
COMMISSION  
MEETING

FEBRUARY 5,  
2026

*Petersburg*  
VIRGINIA

## 2026-SUP-01:

Consideration of a resolution recommending approval of a request by Ibrahim Al Tamimy, on behalf of 601 E Wyth St LLC, for a special use permit to operate a stand-alone vehicle repair shop at 601 East Wythe Street, Parcel ID 012270012, in the B-2, General Commercial Zoning District

# Subject Property

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# Request and Background

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- Subject property is 0.23 acres located in B-2, General Commercial District
- Applicant seeking to operate stand-alone vehicle repair shop in existing ~1,500 s.f. building
- Legal nonconforming status for former shop on property expired and special use permit is required
- 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

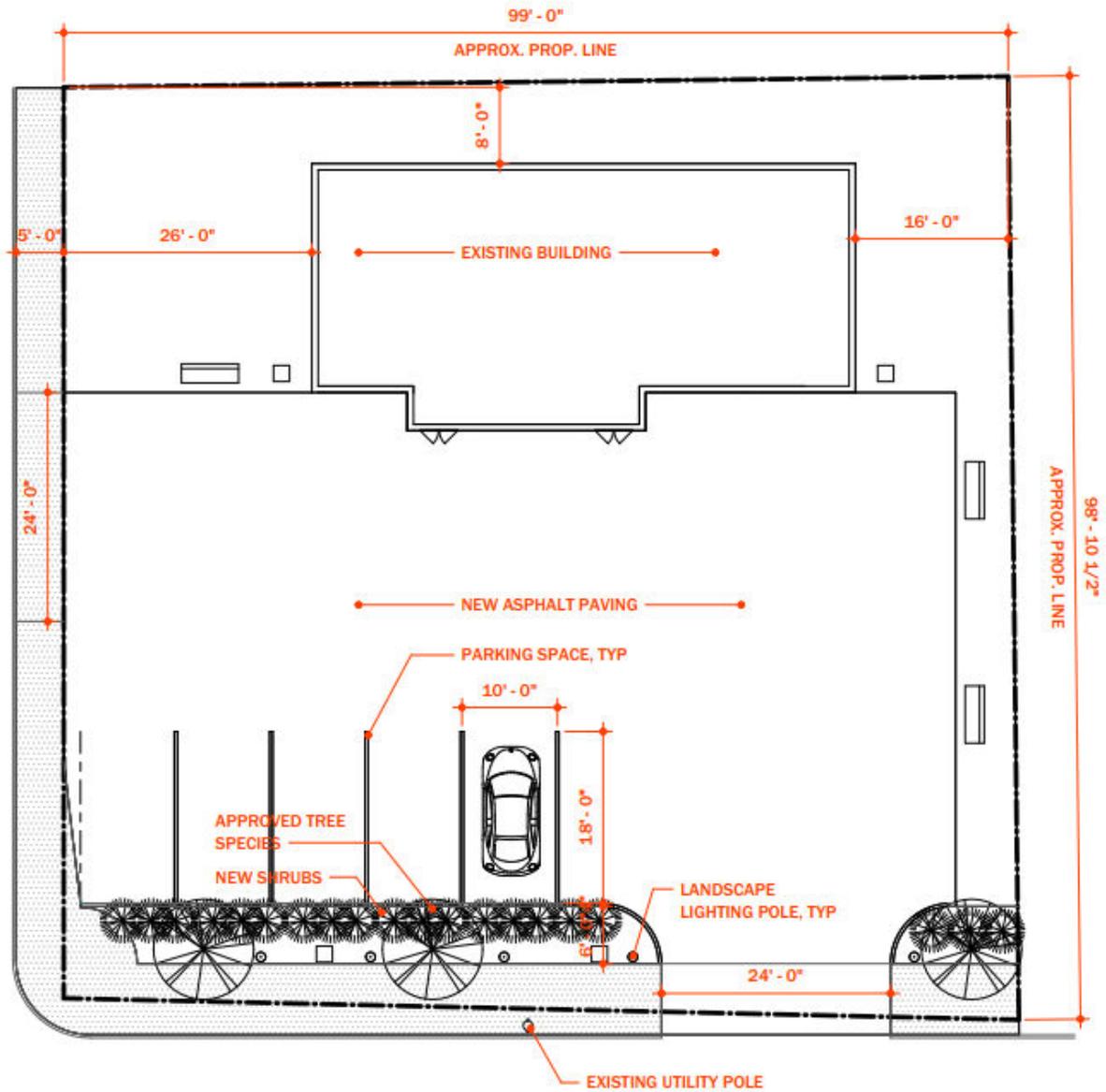


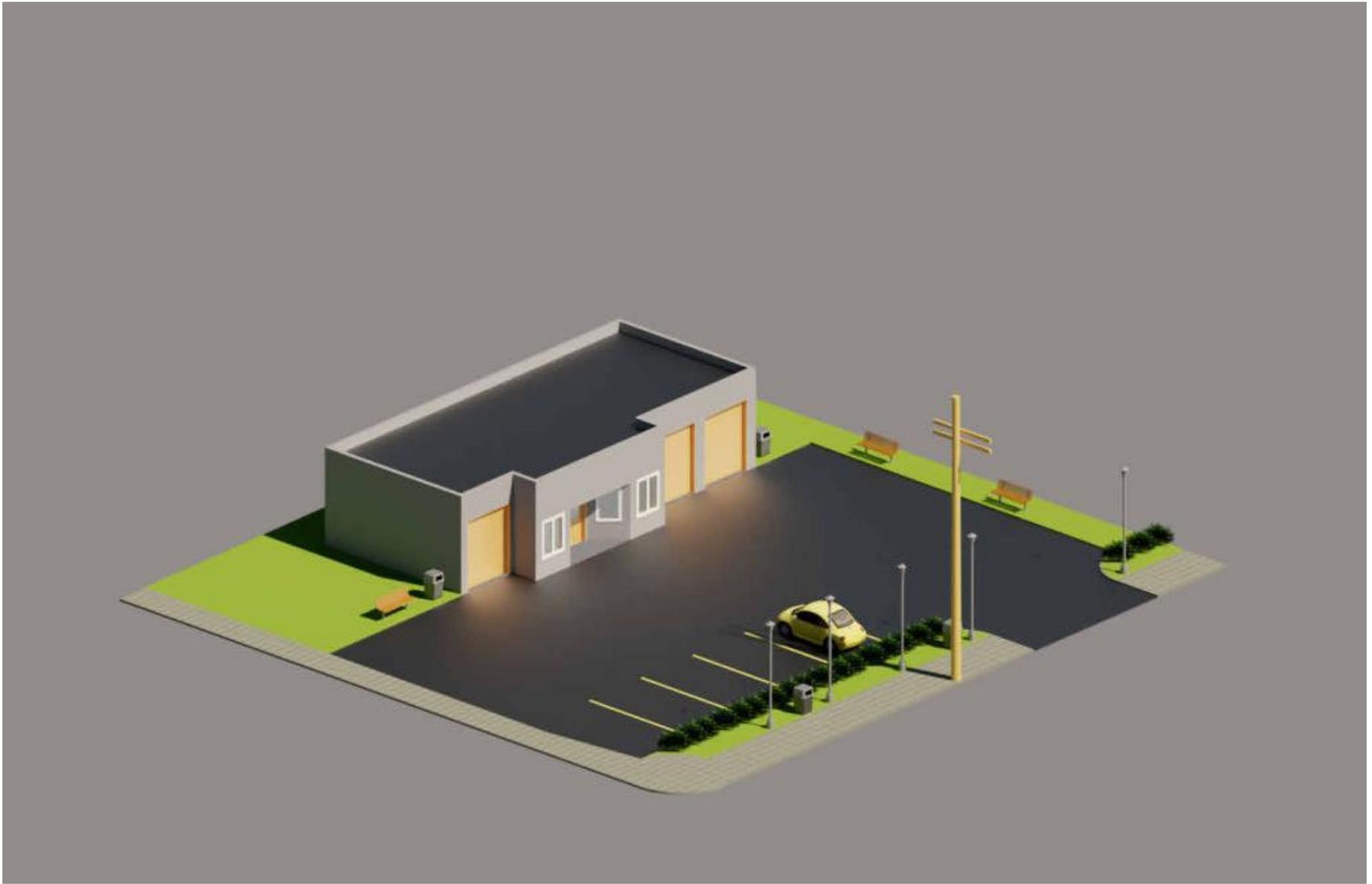
*Petersburg*  
VIRGINIA

# Application and Plans

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- Application accompanied by layout and elevation plans
  - Proposed site improvements include repaving/resurfacing and striping parking area, shrubs along Wythe Street frontage, lighting, and benches
  - Repairs to building, but no expansion of footprint
  - Existing site entrances to be used
- Plans include notes on compliance and use limitations:
  - No vehicle repair, meaning only servicing (lubricants, inspections, etc.)
  - No outdoor storage of materials, equipment, or vehicles
  - Daytime hours of operation and compliance with noise ordinance
- Application notes use would be similar to existing business at 610 East Washington





*Petersburg*  
VIRGINIA

# Adjoining Zoning/Uses

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# Comprehensive Plan Considerations

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- Designated as Community Mixed-Use on Future Land Use Map;
  - Centers of commerce and amenities which create a vibrant street life and contribute to Petersburg's overall economy
  - "Walkable, dense, and interconnected environments of entertainment, shopping, personal services, restaurants, hotels, offices, the arts, and residential use"
  - Land uses encouraged include hospitality uses, multi-family dwellings, offices, personal services, and small commercial uses
- Property located on designated corridor:
  - Corridors are defined places that strongly influence city's "accessibility, attractiveness, and economic vitality"
  - Corridors can vary depending on surrounding uses, but improving the conditions, character, and quality of these corridors should be a primary planning focus

# Staff Considerations

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- City Council has emphasized the need to improve major corridors and gateways by limiting uses with negative visual impacts and encouraging uses that revitalize the corridors
  - There are several vehicle repair and sales facilities in the vicinity on East Wythe and Washinton Streets which create an impact on the character of the corridor
- Existing building needs significant repairs before being safely operational
- Inconsistencies between application and use described by applicant:
  - Plans indicate no vehicle storage, but applicant has described proposed business as extension of his facilities at 610 East Washington Street
  - Plans state only proactive vehicle servicing would occur (e.g. lubrication, inspections, etc.) while applicant has indicated desire for additional uses such as repair, tire sales, car sales



*Petersburg*  
VIRGINIA

# Conditions for Consideration

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1. The site shall be developed in substantial conformance with the application and Architectural Site Plan prepared by Purecraft Homes titled “601 Wythe St Service Center” dated December 31, 2025. This shall include the following:
  - a) All site improvements shown on the site plan, including the parking lot repairs, landscape screening, lighting, and on-site amenities shall be in place prior to the issuance of a certificate of occupancy for the facility.
  - b) The facility shall adhere to the “Operational & Use Restriction” section, including restrictions on storage, hours of operation, hazardous materials, and noise levels.
  - c) The parking area shall be reserved for employees and visitors; vehicles shall not be stored on the site overnight.
  - d) All vehicle service uses shall be occur within the existing building.
2. The business shall be limited to routine service and maintenance uses and shall not include vehicle sales, storage or sales of tires, towing or storage of vehicles, or vehicle repair consisting of the serving or rebuilding of engines and transmissions, vehicle suspensions, vehicle electrical, hydraulic, or fuel systems, or the provision of major overhauls and maintenance.
3. The expansion of the building footprint or the addition of any uses beyond what is defined in the application and plans or otherwise allowed by-right in the B-2, General Commercial Zoning District, shall require a new special use permit.

# Conditions cont.

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4. In addition to the landscape plantings shown on the site plan, landscape plantings shall be provided along the South Old Church Street frontage where possible; plantings shall be subject to review and approval by the City Arborist and shall be installed prior to the issuance of a certificate of occupancy for the facility.
5. The property shall be kept and maintained in a clean, orderly manner; no open, outdoor storage of materials, including tires, is permitted.
6. The existing nonconforming sign on the site shall be removed as part of site development. Any new signage will be permitted in compliance with the requirements of the Zoning Ordinance.
7. 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.
8. 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.

# Planning Commission Options

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- Recommend approval of special use permit with conditions as drafted
- Recommend approval of special use permit with amended conditions
- Recommend denial of the special use permit

Staff recommendation: Denial of special use permit based on Comprehensive Plan guidance and concerns over impacts to surrounding area and corridor

**A RESOLUTION RECOMMENDING APPROVAL OF A PETITION FOR A SPECIAL USE PERMIT TO OPERATE A STAND-ALONE VEHICLE REPAIR SHOP AT 601 EAST WYTHE STREET PARCEL IDENTIFICATION NUMBER 012270012 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 Ibrahim Al Tamimy, on behalf of 601 E Wyth St LLC, owner of 601 property at East Wythe Street, 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 will be improving the existing parking area and providing plantings and lighting along the street frontage; and

WHEREAS, the applicant intends to develop the subject property in accordance with the application and architectural site plan entitled "601 Wythe St Service Center" dated December 31, 2025, including limitations on the intensity of the use and storage of vehicles on site; and

WHEREAS, the Comprehensive Plan designates the property as Community Mixed-Use on the Future Land Use Map and the property is within a designated corridor; and

WHEREAS, the Planning Commission have 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 RESOLVED** that Planning Commission does hereby recommend approval of a petition for a Special Use Permit to operate a stand-alone vehicle repair shop at 601 East Wythe Street subject to the following conditions:

1. The site shall be developed in substantial conformance with the application and Architectural Site Plan prepared by Purecraft Homes titled "601 Wythe St Service Center" dated December 31, 2025. This shall include the following:
  - a. All site improvements shown on the site plan, including the parking lot repairs, landscape screening, lighting, and on-site amenities shall be in place prior to the issuance of a certificate of occupancy for the facility.
  - b. The facility shall adhere to the "Operational & Use Restriction" section, including restrictions on storage, hours of operation, hazardous materials, and noise levels.
  - c. The parking area shall be reserved for employees and visitors; vehicles shall not be stored on the site overnight.
2. All vehicle service uses shall be occur within the existing building.
3. The business shall be limited to routine service and maintenance uses and shall not include vehicle sales, storage or sales of tires, towing or storage of vehicles, or vehicle repair consisting of the serving or rebuilding of engines and transmissions, vehicle suspensions, vehicle electrical, hydraulic, or fuel systems, or the provision of major overhauls and maintenance.

4. The expansion of the building footprint or the addition of any uses beyond what is defined in the application and plans or otherwise allowed by-right in the B-2, General Commercial Zoning District, shall require a new special use permit.
5. In addition to the landscape plantings shown on the site plan, landscape plantings shall be provided along the South Old Church Street frontage where possible; plantings shall be subject to review and approval by the City Arborist and shall be installed prior to the issuance of a certificate of occupancy for the facility.
6. The property shall be kept and maintained in a clean, orderly manner; no open, outdoor storage of materials, including tires, is permitted.
7. The existing nonconforming sign on the site shall be removed as part of site development. Any new signage will be permitted in compliance with the requirements of the Zoning Ordinance.
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 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 regulation.



## 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: IBRAHIM AL TAMIMI

ADDRESS: 1001 E WYTHE STREET PRINCETON VA

I, Ibrahim Al Tamimi hereby petition for a special use permit for SPINNE CENTER  
at the following described properties:

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

THE PROPOSED USE IS A SMALL SCALE INDOOR SPINNE CENTER  
& LIGHT SPINNE OPERATIONS WITHIN THE EXISTING BUILDING.  
ALL ACTIVITIES WILL OCCUR INDOORS ONLY.

**B. PROPERTY INFORMATION**

1. Tax Parcel Identification Number(s):

012270012

2. Current Street Address(es) if assigned):

1001 E WYTHE STREET, PRINCETON VIRGINIA 23803

3. Approximate Area:

1,533 sq. ft.

0.23 acres

4. Public Street Frontage:

100 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).

THE PROPOSED SERVICE CENTER ENHANCES PUBLIC HEALTH, SAFETY & WELFARE THROUGH SITE IMPROVEMENTS INCLUDING FRONTYARD LANDSCAPING PERMANENT W/ SHRUBS & TREES OF THE PARKING AREA. STREET LIGHTS WILL BE INSTALLED TO IMPROVE SAFETY & SECURITY FOR THE SITE & SURROUNDING AREA.

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).

THE ABOVE STATEMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC BECAUSE ALL ACTIVITIES ARE CONDUCTED INDOORS WITH NO INDUSTRIAL OPERATIONS, OUTDOOR STORAGE, OR EXCESSIVE NOISE.

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 IS ADVANTAGEOUS TO THE CITY BY REDEVELOPING AN EXISTING COMMERCIAL PROPERTY & INVESTING IN SITE IMPROVEMENTS THAT ENHANCE APPEARANCE & SAFETY.

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

LOW E WASHINGTON STREET.  
YES, I'VE OPERATED A BUSINESS SIMILAR TO THE PROPOSED USE FOR ABOUT 35 YEARS

**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:

610 E Washington St  
Petersburg - Va - 23803

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):

1/6/2026

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

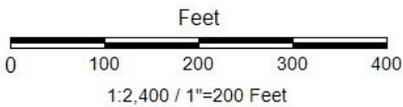
Date of City Council Hearing:

City Council Action(s):

# Petersburg, Virginia

## Legend

-  City Boundary
-  Parcels



**Title:**

**Date:** 1/26/2026

*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.*



601 E WYTHE STREET, PETERSBURG, VIRGINIA 23803

Premier Partner



AMERICAN INSTITUTE of  
BUILDING DESIGN  
MEMBER NUMBER: 7cc5c8b5f1

12/31/2025

FOR THE MEMBER FAMILY

RESIDENTIAL  
DESIGNER

MARLOW JONES, PR  
mjones@purecraft-homes.com  
(703) 504-5223

CLIENT

ESSENCE OF NATURE  
lauramj@ehow.com  
(844) 963-5346

CONTRACTOR

address  
phone

601 WYTHE ST SERVICE CENTER  
the 2025-068

# 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 **BIMOUSTURE 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 ACCECT/SPECIALY 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 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.I.F. VERIFY IN FIELD

# DRAWING LIST

- C0.0 COVER PAGE
- G0.1 GENERAL NOTES
- C0.1 ARCHITECTURAL SITE PLAN
- C0.2 ARCHITECTURAL RENDERINGS
- C0.3 ARCHITECTURAL RENDERINGS
- C0.4 ARCHITECTURAL RENDERINGS

# SCOPE OF WORK

THE PROJECT INCLUDES THE ADAPTIVE REUSE OF AN EXISTING COMMERCIAL BUILDING TO OPERATE AS A SERVICE CENTER AT 601 E WYTHE STREET, PETERSBURG, VIRGINIA. WORK INCLUDES SITE IMPROVEMENTS SUCH AS RESURFACING AND STRIPING OF THE PARKING AREA, INSTALLATION OF FRONTAGE LANDSCAPING AND BEAUTIFICATION ELEMENTS, AND THE ADDITION OF PEDESTRIAN SCALE SITE LIGHTING TO ENHANCE SAFETY AND VISUAL QUALITY. MINOR EXTERIOR AND INTERIOR IMPROVEMENTS MAY BE PERFORMED AS REQUIRED FOR CODE COMPLIANCE, WITH NO EXPANSION OF THE BUILDING FOOTPRINT OR OUTDOOR STORAGE PROPOSED.

# 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.

STAMP SEAL



601 WYTHE ST SERVICE CENTER 2025-068

Project No. 200088

12/31/2025

Revisions


Name  
1. PERMIT DRAWINGS  
2.  
3.

Scale 1/4" = 1'-0"

GENERAL NOTES

# GO.1

Sheet No. 03025



## ARCHITECTURAL RENDERING NOTES

RENDERINGS ARE CONCEPTUAL AND ILLUSTRATE THE INTENDED ARCHITECTURAL CHARACTER, SITE ENHANCEMENTS, AND BEAUTIFICATION IMPROVEMENTS FOR THE PROPOSED SERVICE CENTER.

THE BUILDING DESIGN REFLECTS A LOW-PROFILE, MODERN COMMERCIAL AESTHETIC COMPATIBLE WITH THE SURROUNDING CORRIDOR.

FRONTAGE LANDSCAPING INCLUDES NATIVE AND URBAN-TOLERANT TREES, SHRUBS, AND GROUNDCOVER TO ENHANCE STREETSCAPE APPEARANCE AND SOFTEN SITE EDGES.

PAVED PARKING AREAS ARE IMPROVED TO CREATE AN ORGANIZED, CLEAN, AND VISUALLY COHESIVE SITE.

PEDESTRIAN-SCALE, DOWNWARD-DIRECTED LIGHTING IS PROVIDED TO ENHANCE SAFETY, VISIBILITY, AND SITE CHARACTER.

STREETSCAPE ELEMENTS AND PLANTINGS ARE INTENDED TO SUPPORT CITY BEAUTIFICATION GOALS AND NEIGHBORHOOD REVITALIZATION.



STAMP SEAL



Premier Partner



AMERICAN INSTITUTE of  
BUILDING DESIGN  
MEMBER NUMBER: 700508001

601 WYTHE ST SERVICE CENTER  
2025-068

601 E WYTHE STREET, PETERSBURG, VIRGINIA 23103

Project No. 20058

12/31/2025

Revisions


Notes

1. PERMIT DRAWINGS
- 2.
- 3.

Scale

ARCHITECTURAL  
RENDERINGS

**C0.2**

Sheet No. 02025



STAMP SEAL



PURECRAFT  
HOMES

Premier Partner



AMERICAN INSTITUTE of  
BUILDING DESIGN  
MEMBER NUMBER: 705060601

601 WYTHE ST SERVICE CENTER  
2025-068

601 WYTHE STREET, PETERSBURG, VIRGINIA 23101

Project No. 20058

12/31/2025

Revisions


Notes

1. PERMIT DRAWINGS
- 2.
- 3.

Scale

ARCHITECTURAL  
RENDERINGS

**C0.3**

Sheet No. 02025



STAMP SEAL



Premier Partner



AMERICAN INSTITUTE of BUILDING DESIGN  
MEMBER NUMBER: 70020001

601 WYTHE ST SERVICE CENTER  
2025-068  
601 E WYTHE STREET, PETERSBURG, VIRGINIA 23103

Project No. 20008

12/31/2025

Revisions


Name  
1. PERMIT DRAWINGS  
2.  
3.

Scale

ARCHITECTURAL RENDERINGS

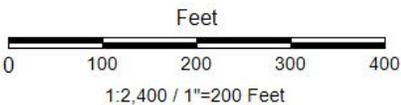
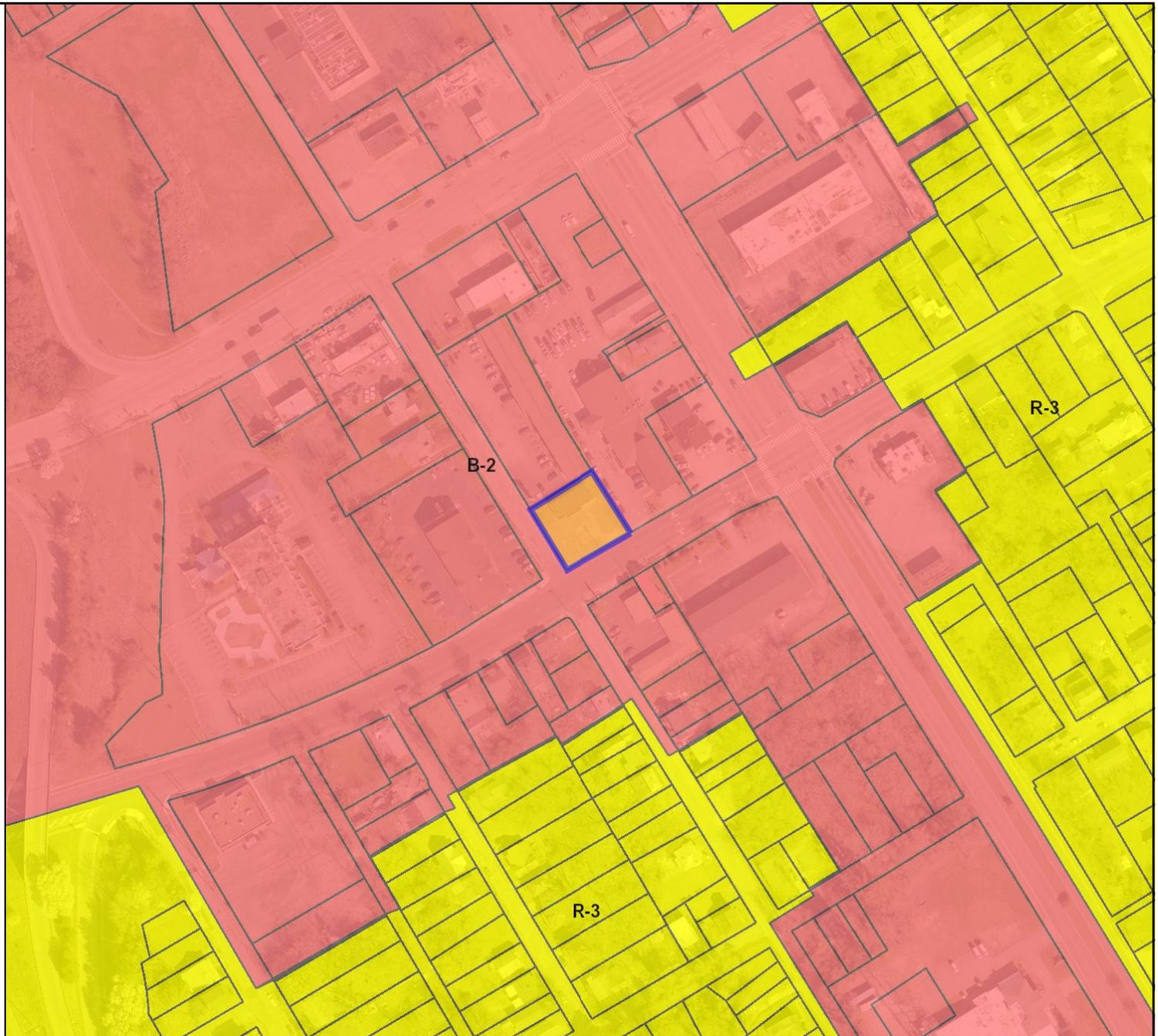
**C0.4**

Sheet No. 02005

# 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:**

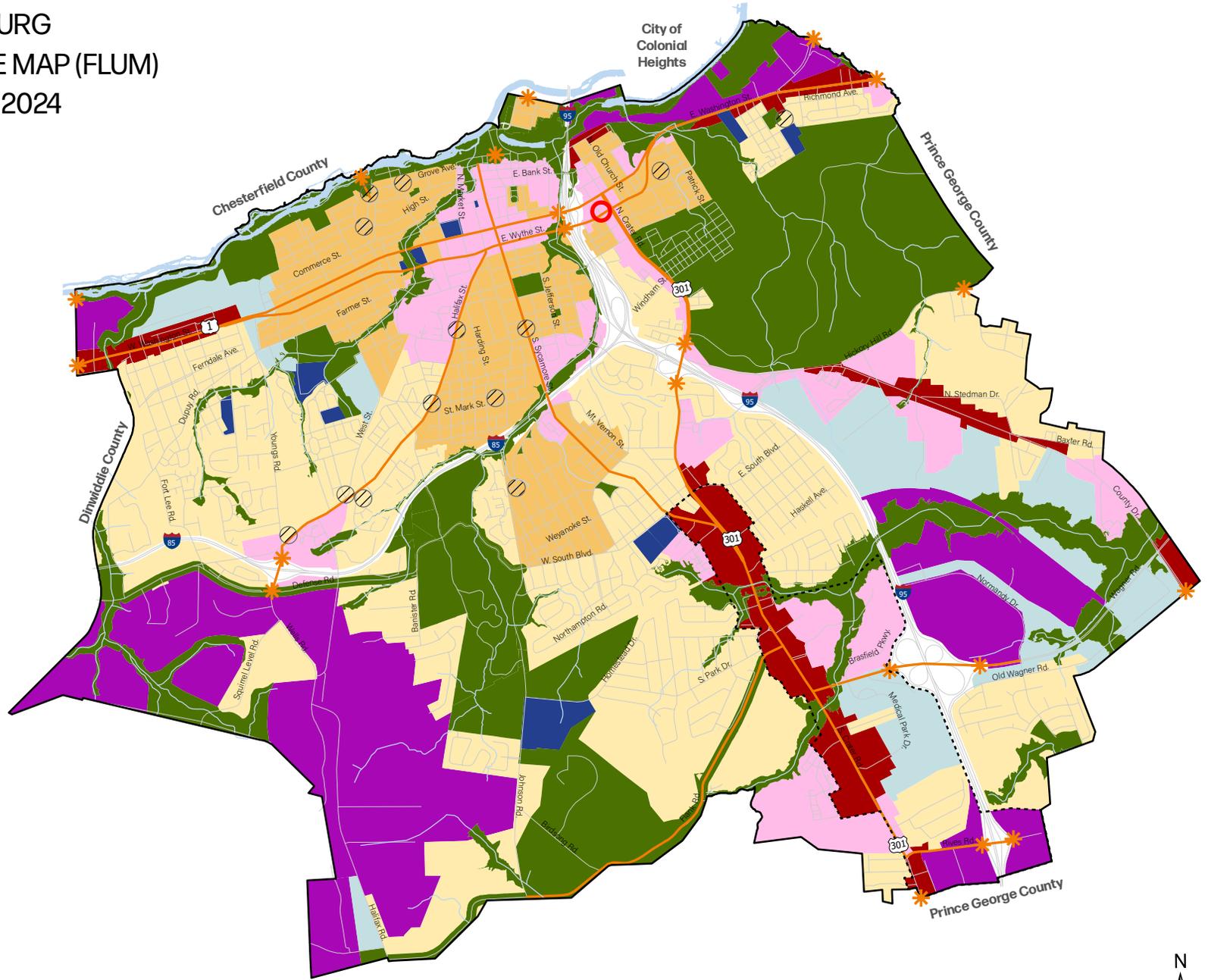
**Date: 1/25/2026**

*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



## COMMUNITY MIXED-USE

Community mixed-use areas are centers of commerce and amenities for Petersburg residents and visitors alike. These areas are walkable, dense, and interconnected environments of entertainment, shopping, personal services, restaurants, hotels, offices, the arts, and residential uses. While the footprint of community mixed-use areas should not expand in a manner that overwhelms or endangers historic core neighborhoods or conservation areas, their use and intensity may expand in ways that are compatible with Petersburg's historic and architectural character and urban form. Community mixed-use areas are appropriate areas for commercial uses that are pedestrian-oriented, enhance a vibrant street life, and contribute to Petersburg's overall economy. These areas should also integrate pocket parks, street trees, and urban gardens to promote an aesthetically pleasing streetscape and promote air quality and temperature reductions within identified heat islands.

In some community-mixed use areas, such as Old Towne, there may be few opportunities for new development. Therefore, adaptive reuse and infill are most likely to occur and be most appropriate given the historic context of the area. Any investment, however, should ensure the preservation of historic structures

and continue the architectural character of the surrounding area. Renovations, infill, and new construction within designated Local Historic Districts should conform to the Historic District Design Guidelines and decisions of the ARB. Where development and redevelopment occur within a quarter of a mile of a designated historic district, but are not regulated under historic district overlays, adherence to the City's Historic District Design Guidelines should be considered.

### **Primary Land Uses**

- Adaptive reuse
- Infill development
- Community hubs
- Hospitality-oriented uses (e.g., hotels, boutiques, galleries, restaurants)
- Live-work units
- Medical clinics (e.g., dentists, doctors, therapists)
- Multi-family residential dwellings
- Offices
- Parks and recreational spaces
- Personal services (e.g., hair salons, laundromats, pharmacies)
- Places of worship
- Small commercial (e.g., banks, specialty food stores)
- Small-scale manufacturing (e.g., makers' spaces, studios, microbreweries)
- Uses compatible with Fort Gregg-Adams



### **Planning + Development Principles**

- Compact development patterns, including cluster and traditional neighborhood development, are encouraged.
- Connect existing and established new trails, bicycle routes, and other recreational amenities.
- Incorporate use of public art, amenities (i.e., benches, trash cans, street trees), and wayfinding signage to orient visitors and create a sense of place.
- Implement traffic calming measures.
- Incorporate high-quality materials for all buildings.
- Open space should be integrated and provide for community spaces well-defined by streets and adjacent buildings.
- Preservation, renovation, reuse, and adaptive use of existing structures is encouraged.
- Preserve the existing tree canopy wherever possible and include native plantings when new landscaping is necessary.

<b>PROPERTY ADDRESS</b>	<b>OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY, STATE, ZIP</b>
601 E WYTHE ST	601 E WYTH ST LLC	12803 NIGHTINGALE DRIVE	CHESTER, VA 23836
23 S LITTLE CHURCH	ANAND M.S. MONICA ROYAL INN MOTEL	11806 MIDDLE COFF DR	CHESTER, VA 23836
613 E WYTHE ST	BETHANY BAPTIST CHURCH TRUSTEE	PO BOX 69	PETERSBURG, VA 23804
602 E WYTHE ST	BHASIN VEENA	602 E WYTHE ST	PETERSBURG, VA 23803
612 E WYTHE ST	BHASIN VEENA	602 E WYTHE ST	PETERSBURG, VA 23803
555 E WYTHE ST	KHUZDAR LLC	18099 SW 54TH ST	MIRAMAR, FL 33029
548 E WYTHE ST	MORRISON AND MARY BOATRIGHT	548 E WYTHE ST	PETERSBURG, VA 23803
622 E WYTHE ST	TRP WYTHE STREET OWNER LLC	11100 W BROAD ST	GLEN ALLEN, VA 23060