

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:

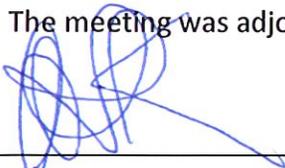
Due to time constraints, Mr. Crews did not present a secretary/staff report.

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.



Planning Commission Chair

2/5/2026

Date