



City of Petersburg

Department of Planning and
Community Development
804-733-2308

135 N. Union Street, Room 304
Petersburg, Virginia 23803
srobinson@petersburg-va.org

To: Chairwoman Tammy L. Alexander, and Members of the Planning Commission

From: Reginald Tabor, Planning Manager
Sandra A. Robinson, Zoning Administrator

Date: April 25, 2023

Subject: Case 2023-SUP-04
712 High Street
Tax Parcel: 023020005

23-SUP-04: Request by SCDHC -High Street LLC owner, request for a Special Use Permit to construct a new 12-unit apartment building at property addressed as 712 High Street, further identified as TP# 023020005. The parcel has a public street frontage of 44.00 ft and an approximate lot area of 5,676 or .130 acres. See attached survey plat dated 2/7/2013, by JL Surveying, LLC 365 Deep Creek Road, Crewe, Virginia 23930. Per a new text amendment of Article 23 requiring a Special Use Permit for Multi Dwellings in B-2 and B-3 districts. The applicant is required to obtain a SUP to move forward with their plans for construction. This requirement has been added to Article 23, Section 4. Special Use Enumerated. The subject property is zoned B-2, General Commercial District. The Comprehensive Plan suggests this area is suitable for commercial uses.

I. Summary of Case

An application for a Special Use Permit was received from the applicant in an attempt to obtain written zoning certification for application submittal to the City Manager for signature, the subject property had received previous approval to build a 12-unit apartment building at the proposed site, however due to a text amendment of the city's zoning ordinance having been implemented and adopted 23-ORD-20 on 3/21/2023 by the Petersburg City Council, SCDHC was required to submit an application for a SUP, to be allowed to build a multi-family structure in an area zoned as B-2, General Commercial District. The subject property is also located within the Old Towne Historic District. The project had been approved by the City of Petersburg around 2013, however, due to a delay in funding and resources the project had stalled.

The proposal is for the new construction of a 12-unit apartment building. All units are 1-bedroom, 1-bath units, which will meet UFAS Section 504 standards for accessibility. The property is currently a vacant lot.

Article 19, Off-Street Parking Regulations, Section 6. Minimum Parking Spaces. Each parking space shall be properly delineated (marked) to identify the space. Any parking lot having ten or more spaces must have at least one (1) handicapped space.

(18) Residential:

(c) Multifamily (including two-family dwelling(s): One (1) space per each one-bedroom unit; two (2) spaces per every two- or more bedroom dwelling units.

II. Surrounding Conditions

The subject property is zoned B-2, General Commercial District, and properties located along the north side and south side along the intersection of High Street with University Blvd and N South Street are zoned B-2, General Commercial District, M-1, Light Industrial District and R-3, Two-Family Residence District. Adjacent property addressed as 714 High Street is owned by the applicant and used for multi-family dwelling purposes. Though the project had been previously delayed all funding sources are now secured and the applicants would like to move forward with the project. The Special Use Permit is a matter of procedure.

III. Findings

- A. The 2014 Comprehensive Plan designates the subject property for Commercial usage.
- B. The property is currently zoned under the "B-2", General Commercial district classification and permits the requested use contingent upon the approval of a Special Use Permit as adopted on or about February 21, 2023.
- C. The proposed use is currently being performed on adjacent properties, by the applicants and benefiting the welfare of the public by providing safe, decent, sustainable, affordable housing in an area of opportunity for Petersburg residents, businesses, and the community.
- D. SCDHC has owned, operated, and managed the adjacent 10-unit apartment building at 714 High Street in Petersburg since August 2020, positively contributing to the safety and cleanliness of the surrounding neighborhood.
- E. As for the preparation of this report, our office has not received any negative or positive public input regarding the request.
- F. The project will help with the continuation of the redevelopment of the N South Street/Canal St and High St intersection which has several vacant lots and will encourage beautification and provide an opportunity for businesses in the area to thrive and increase property values for adjacent property owners and eliminate blight.
- G. An approved landscape plan should be submitted and approved by the Planning Department staff to ensure that proper buffering of the neighboring residential areas will be protected and properly lit to not produce glare onto the adjoining properties.
- H. Per Article 21, Sign Regulations. Section 9. Permitted Signs by Zoning District. Section 9.4. The maximum advertising display area for accessory or business signs in District B-2 shall not exceed one hundred fifty (150) square feet. Article 21. Sign Regulations, Section 6. Prohibited Signs. Section 6.7. All portable or nonstructural signs. 6.8. Roof signs. It should be noted that the subject property is located within the Old Towne Historic district and signage size and appearance will be governed accordingly by the Architectural Review Board (ARB).
- I. The applicant(s) SCDHC are not making any changes from their originally approved plans and are aware that if any changes are made to the proposal, to the exterior building concept or landscape they will be required to undergo another review of the Architectural Review Board/City Council.

IV. Statement of Law

Article 15, "B-2" General Commercial District was created to provide appropriate locations for all types of commercial and miscellaneous service activities, particularly along existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or nuisance factors if dust, order, and noise associated with manufacturing.

For the applicant to be allowed to construct the previously approved 10-unit apartment building they will require the approval of the requested Special Use Permit.

Article 23 of the City of Petersburg Zoning Ordinance provides for the establishment of certain uses. Recognizing that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district, certain special uses listed in section 4, when found to be in the interest of the public health, safety, morals, and general welfare of the community, may be permitted in any district from which they are prohibited. Before the location or establishment thereof, or before any change of use of the premises existing at the time of the effective date of the regulations, or permitted as herein provided, is made,

preliminary plans in sufficient detail, and a statement as to the proposed use of the buildings, structures, and premises, shall be submitted to the planning commission. The commission shall hold a public hearing as provided in article 28, and shall review such plans and statements and shall, after a careful study thereof and of the effect that such buildings, structures or uses will have upon the surrounding territory, submit a recommendation to the City Council within thirty (30) days following said hearing. Following receipt of the commission's report, the City Council may permit such buildings, structures, or uses, where requested; provided, that the public health, safety, morals, and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

V. Recommendation

The Department of Planning & Community Development will withhold its recommendation until after the public hearing and the presentation by the petitioner(s).

VI. Exhibits

- 1) Tax Parcel Map Extract
- 2) Zoning Map Extract
- 3) Tax Assessor File Record
- 4) Applicants Petition
- 5) Miscellaneous Information

AN ORDINANCE APPROVING A ZONING ORDINANCE TEXT AMENDMENT – B-2 ZONING DISTRICT TO AMEND PERMITTED USES FROM RB TO R-3 AND REQUIRING A SPECIAL USE PERMIT FOR USES PERMITTED IN THE R-5 ZONING DISTRICT, INCLUDING MULTI-FAMILY RESIDENTIAL USES.

WHEREAS, the City of Petersburg Code of Ordinances Appendix B. Zoning includes Article 15. "B2" General Commercial District Regulations; and

WHEREAS, the purpose of this district is to provide sufficient space inappropriate locations for all types of commercial and miscellaneous service activities, particularly along certain existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor and noise associated with manufacturing; and

WHEREAS, currently, within the regulations, Section 2. Use regulations. State that "A building or premises shall be used only for the following purposes: (1) Any use permitted in the "B-1" Shopping Center District and "RB" Office-Apartment District." The RB District permits (1) Any use permitted in the "R-5" Multiple Dwelling District; and

WHEREAS, currently there are 805 parcels in the City of Petersburg zoned B-2 General Commercial District. These parcels are generally located along commercial corridors, including Washington Street, Wythe Street, Halifax Street, S Crater Road, County Drive, Wagner Road, and Rives Road; and

WHEREAS, the 2014 Comprehensive Plan Future Land Use Plan designates properties zoned B-2 as Commercial, Development Corridors and other uses.

WHEREAS, pursuant to the requirements of Title 15.2-2204 of the Code of Virginia, as amended, the Planning Commission held a public hearing on February 2, 2023, and considered a resolution recommending approval of the amendment to the City Code, Appendix B. Zoning – B-2, and the public hearing was advertised, in accordance with applicable laws.

WHEREAS, this is a proposal to amend the Code Appendix B. Zoning in accordance with the attached Exhibit A.

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Petersburg approves an ordinance amending the City Code Appendix B. Zoning – B-2 zoning district to amend permitted uses from RB TO R-3 and requiring a

special use permit for uses permitted in the R-5 zoning district, including multi-family residential uses, as indicated in (Exhibit A).

Ordinance 23-ORO-20
adopted by the City of Petersburg Council
of the City of Petersburg on:

3/21/2023


Clerk of City Council

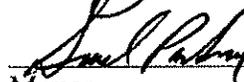

Mayor

Exhibit A

ARTICLE 15. "B-2" GENERAL COMMERCIAL DISTRICT REGULATIONS

Section 1. [Purpose.]

The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the "B-2" General Commercial District. The purpose of this district is to provide sufficient space ~~in~~ inappropriate locations for all types of commercial and miscellaneous service activities, particularly along certain existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor and noise associated with manufacturing. (Ord. No. 94-140, 11-15-94)

Section 2. Use regulations.

A building or premises shall be used only for the following purposes:

- (1) Any use permitted in the "B-1" Shopping Center District and ~~"RB" Office Apartment District~~ the "R-3" Two-Family Residence District;
- (2) Amusement place in an enclosed building, auditorium or theater, except open air drive-in theaters;
- (3) Athletic field or baseball field;
- (4) Bottling works; dyeing and cleaning works or laundry; plumbing and heating shop; painting shop; upholstering shop, not involving furniture manufacture; tin smithing shop; tire sales and service, including vulcanizing, but no manufacturing; appliance repairs; and general service and repair establishments similar in character to those listed in this item; provided, that no outside storage of material is permitted; and further provided, that no use permitted in this item shall occupy more than six thousand (6,000) square feet of floor area;
- (5) Bowling alleys and billiard parlors;
- (6) Food storage lockers;
- (7) Hotels, motels, and motor hotels containing forty-five or more units only;
- (8) Outdoor advertising structure or sign. Any sign or display in excess of one hundred (100) square feet in area shall be attached flat against a wall of a building.
- (9) Bus terminals;
- (10) Printing, publishing, and engraving;
- (11) Stone yard or monumental works located within three hundred (300) feet of a cemetery;
- (12) Accessory buildings and uses;
- (13) Family day care home;
- (14) Child care center;

Exhibit A

(15) Private nursery school;

(16) Adult book store, provided that the property devoted to such use shall not be situated within five hundred (500) feet of property in a residential district, nor within five hundred (500) feet of any property occupied by a church or other place of worship, public or private elementary, intermediate or high school, public library, lodging house, day care center, nursing-home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater or adult video store;

(17) Adult entertainment establishment, provided that the property devoted to such use shall not be situated within five hundred (500) feet of any property in a residential district, nor within five hundred (500) feet of any property occupied by a church or other place of worship, public or private elementary, intermediate or high school, public library, lodging house, day care center, nursing home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater, or adult video store;

(18) Adult motion picture theater, provided that; the property devoted to such use shall not be situated within five hundred (500) feet of property in a residential district, nor within five hundred (500) feet of any property occupied by a church or other place of worship, public or private elementary, intermediate or high school, public library, lodging house, day care center, nursing home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater, or adult video store;

(19) Adult video store, provided that the property devoted to such use shall not be situated within five hundred (500) feet of property in a residential district, nor within five hundred (500) feet of any property occupied by a church or other place of worship, public or private elementary, intermediate, or high school, public library, lodging house, day care center, nursing home, hotel, motel, adult book store, adult entertainment establishment, adult motion picture theater, or adult video store.

Notwithstanding any other provisions of the Petersburg Zoning Ordinance, a building or premises may be used for an adult bookstore, and adult entertainment establishment, and adult motion picture theater, or an adult video store, as restricted and limited by this section, only in the "B-2" General Commercial District with the issuance of a Special Use Permit and in no other zoning district established by the Petersburg Zoning Ordinance.

(20) Multiple dwellings as authorized in and controlled by the "R-5" Multiple Dwelling District with the issuance of a Special Use Permit.

ARTICLE 23. SUPPLEMENTARY USE REGULATIONS SPECIAL USES

Exhibit A

Section 4. - Special uses enumerated.

The following special uses may be approved by the council, as provided in this article:

- (1) Airports and landing fields;
- (2) Circus or carnival grounds, temporary for a specified period;
- (3) Drive-in theater;
- (4) Fairgrounds;
- (5) Public utilities or public service uses, buildings, structures or appurtenances thereto, including limited off-street parking adjoining, or adjacent to, the property when located in a residence district; provided no business involving the repair, servicing or sale, or display of vehicles shall be conducted on such parking area; and no structures, including signs, will be erected on the parking area; and no charge will be made for parking within the premises; and the parking will be set back from the street in keeping with the existing front and side yard regulations of the residence district;
- (6) Public or government buildings;
- (7) Hospitals or sanitariums;
- (8) Cemetery;
- (9) Sports arena or stadium;
- (10) Race track;
- (11) Radio or television tower or broadcasting station;
- (12) Child care centers in residential district.
- (13) Bed and breakfast inn in R-3, R-4, R-5, and RB districts meeting the following requirements:
 - (a) Permitted capacity of two (2) persons per sleeping room, not to exceed a maximum of twenty (20) persons per structure;
 - (b) One-half (½) off-street parking space per sleeping room;
 - (c) Resident-manager on premises;
 - (d) Permitted sign area not to exceed two (2) square feet;
 - (e) Other requirements as deemed necessary to provide for the protection of surrounding property, persons, and neighborhood values.
- (14) Operations involving shredding, cutting or otherwise processing of used or discarded tires, or operations involving the storage, distribution, or sale of used tires or discarded tires if more than two hundred (200) such tires are located on site, even if such operation is ancillary to the main use of the site. Notwithstanding any other regulations within this article, these uses may only be permitted in M-1 and M-2 zoning districts.

Exhibit A

- (15) Nightclub in B-2 and M-1 zoning district only.
- (16) Boarding, rooming, or lodging houses such to be permitted only in R-5 and B-2 zoning districts.
- (17) Convalescent and nursing homes such to be permitted only in R-5 and B-2 zoning districts.
- (18) Adult book store, adult entertainment establishment, adult motion picture theater and adult video store such to be permitted only in the B-2 zoning district.
- (19) Vehicle rebuilder, such to be allowed only in the M-1 and M-2 zoning districts.
- (20) Vehicle removal operator, vehicle storage lot, or vehicle tow lot, such to be permitted within the M-1 and M-2 zoning districts only.
- (21) Auto body shop and vehicle painting operations not accessory to a new-vehicle dealership such to be permitted only in the B-2, M-1, and M-2 zoning districts only.
- (22) Stand-alone used vehicle sales not associated with a new-vehicle dealership or not located upon the same parcel as such new-vehicle dealership, if located upon parcels of less than one acre in area, such to be permitted within the B-2 and M-1 zoning districts only.
- (23) Stand-alone vehicle repair, to include general automobile repair shops, truck repair shops, transmission repair shops, engine repair shops, car washes or car washing and detailing operations, and similar facilities, such to be permitted within the B-2 and M-1 zoning districts only.
- (24) Small engine repair shop to be allowed within the B-2 and M-1 zoning districts only.
- (25) Tractor-trailer service station, to be allowed within the B-2, M-1, and M-2 zoning districts only.
- (26) Automobile service stations, to be permitted within the B-2, M-1, and M-2 zoning districts only.
- (27) Boat, semi-trailer truck, or recreational vehicle dealerships, to be allowed in the B-2 and M-1 zoning districts only.
- (28) Contractor storage yards such to be permitted within the M-1 and M-2 zoning districts only.
- (29) Mulching or composting facilities or yards such to be permitted within the M-1 and M-2 zoning districts only.
- (30) Mini-storage facilities or self-storage facilities such uses permitted within the B-2, M-1, and M-2 zoning districts only.
- (31) Homeless shelter.
- (32) Private Jails, halfway houses, or private prisons, whether for-profit or non-profit, such to be permitted within the B-2 zoning district only.

Exhibit A

(33) Hotels and motels providing fewer than forty-five (45) guest rooms, such to be permitted within the B-1, B-2, B-3, and MXD-2 Districts only.

(34) Mobile home sales or the sales, storage, or display of modular housing units or mobile homes, such to be permitted within the M-1 District only.

(35) Height waiver for commercial uses including, but not limited to, hotels, offices, and other retail or commercial uses that have been determined by city council to promote and further the city's long-term economic needs and which have been determined by city council to be consistent with the city's strategic plan and goals.

(36) Multiple dwellings as authorized in and controlled by the "R-5" Multiple Dwelling, such Special Use Permits to be allowed only in the B-2 and B-3 districts.

(Ord. No. 19-44, 9-17-2019)

Supp.No.16

Petersburg, Virginia

Parcel: 023020005

Summary

Owner Name	SCDHC-HIGH STREET LLC	National Historic District:	Old Towne
Owner Mailing Address	1624 HULL ST RICHMOND, VA 23224	Enterprise Zone:	Yes
Property Use	400	Opportunity Zone:	
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	712 HIGH ST Petersburg, VA	Congressional District:	4
Legal Acreage:		City Ward:	4
Legal Description:	LT 2 BK A P W SMITH PROP PLAT (1939)	Polling Place:	Tabernacle Baptist Church
Subdivision:	Smith Tract	Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8103
Local Historic District:	Old Towne	Elementary School:	Pleasants Lane
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

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

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
CANTERBURY ENTERPRISES LLC,	8/14/2020	\$760,000	2020/1970
OLD TOWN 2 RA LP	9/27/2013	\$0	2013/2671
CANTERBURY ENTERPRISES LLC	12/3/2012	\$90,000	2012/2876

Assessments

Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000

Property Tax (Coming Soon)

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

Petersburg, Virginia

Legend

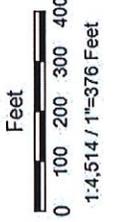
- County Boundaries
- Parcels
- Zoning

- A
- B-1
- B-2
- B-3
- M-1
- M-2
- MXD1
- MXD2
- PUD
- R-1
- R-1A
- R-2
- R-3
- R-4
- R-5
- R-6
- RB
- RMH
- RTH



Parcel #: 023020005

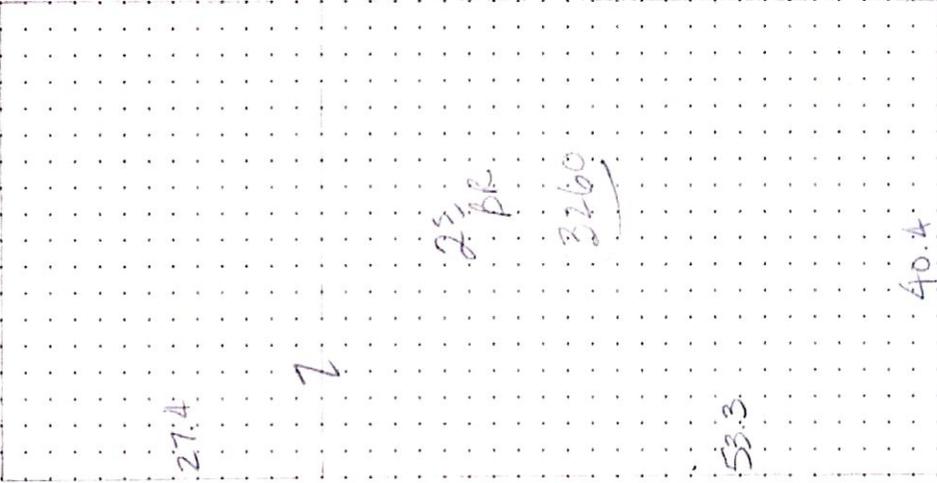
Date: 4/28/2023



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.

3599

OWNER OF RECORD		DATE RECORDED	DEED OR WILL BOOK	CONSIDERATION	MAP #:	023-02-005
HIGH STREET CHURCH OF CHRIST		12-19-75	338-683	\$ 50800	8	
Old Town 2 RA, LP		12/03/12	12-2876	\$ 90,000*	LEGAL:	712-718-HIGH STREET Lot 2 Blk A P.W. Smith Prop. Plat (1939)
Canterbury Enterprises, LLC		9/27/13	13-2671	\$Correction*	SITE DESCRIPTION	
				\$	ZONING:	B2
				\$	USE CODE:	400 75+
					FRONTAGE:	93
					DEPTH:	129
					SQ. FEET:	ACREAGE:
YEAR	LAND VALUE	BUILDING VALUE	TOTAL VALUE	REMARKS	BUILDING DESCRIPTION	
8/89	7,800	73,800	81,600		REMARKS: Part is TAXABLE SENIOR CITIZENS HOME *Parcel split from 023-02-0004	
90	7800	77500	85300		OCCUPANCY: <input type="checkbox"/> S. FAMILY <input type="checkbox"/> DUPLEX <input type="checkbox"/> M-FAMILY <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUST. <input type="checkbox"/>	
92	7700	77600	85,300		STORY TYPE: <input type="checkbox"/> 1 STORY <input type="checkbox"/> 1 1/2 STORY <input checked="" type="checkbox"/> 2 STORY	
93	—	—	—	7/1/93	EXTERIOR WALL: <input type="checkbox"/> W. SIDING <input type="checkbox"/> C. BLK. <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> ALUM. <input type="checkbox"/> METAL <input type="checkbox"/>	
12	24,000	—	24,000	1/1/13 - N/P Split from 23-2-4 #13-109	ROOF: <input type="checkbox"/> COMPOS. SHINGLE <input type="checkbox"/> METAL YR. BLT. <input type="checkbox"/> SLATE <input checked="" type="checkbox"/> T&G	
13	24,000	—	24,000	7/1/13 - N/P + Sold Split from 23-2-4 - #13-110	ROOMS: BEDROOMS: BATHS:	
					HEAT: <input type="checkbox"/> FHA <input type="checkbox"/> EBB <input type="checkbox"/> HEAT PUMP <input type="checkbox"/> RAD. <input type="checkbox"/> F. FURN. <input type="checkbox"/>	
					% A/C: BASEMENT: Part FP:	



Front lower Section was for Laundry
 Now as Member Room

7/11/93.4

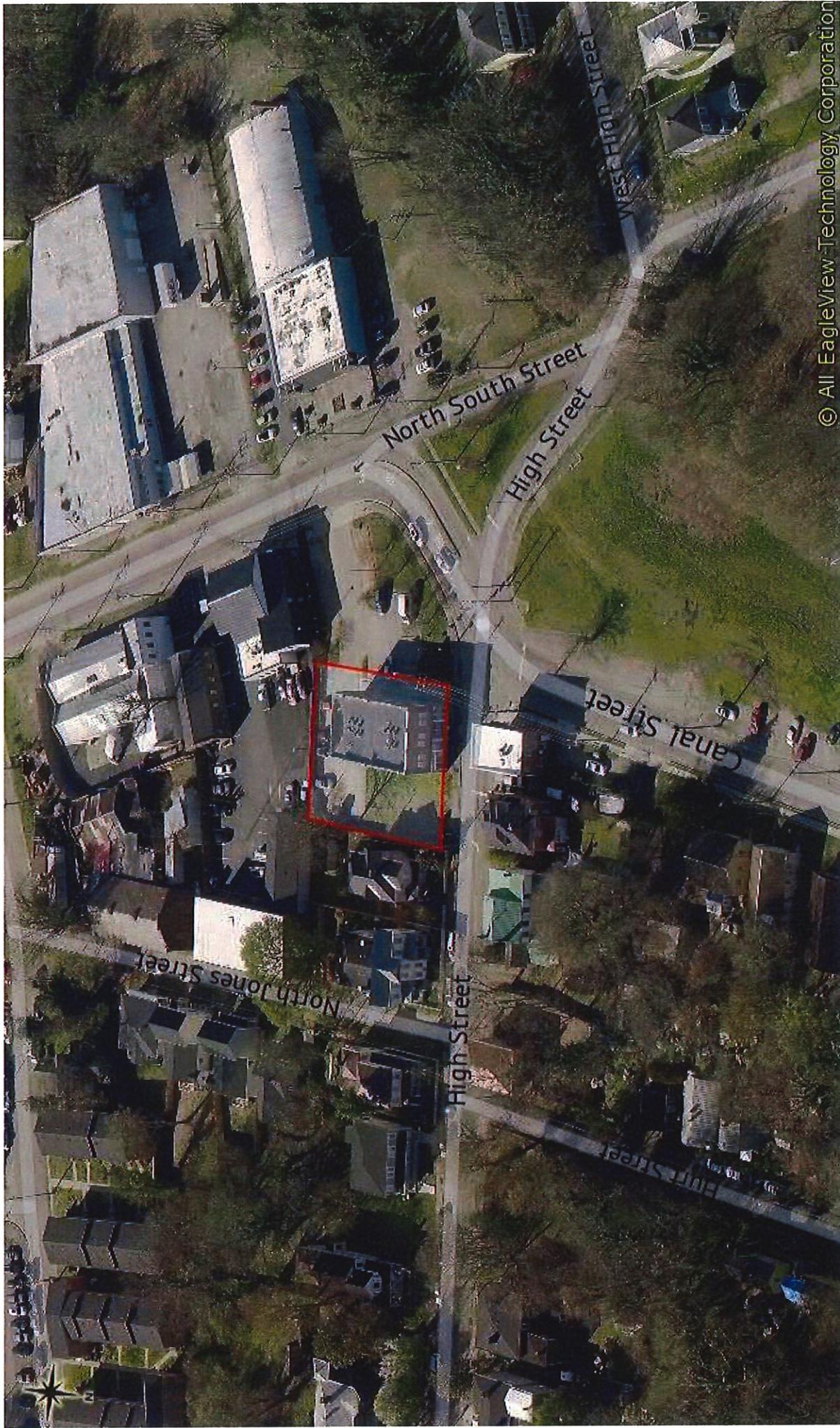
V61D This Card for 23-2-A
 (Combined w/ 23-2-A)

Had 27 Rms for Homeless Antiques
 Program - Now Vac 4/83 - Bldg
 Lot 5 in Vac. & paved

GROSS AREA: 6520^{sq}

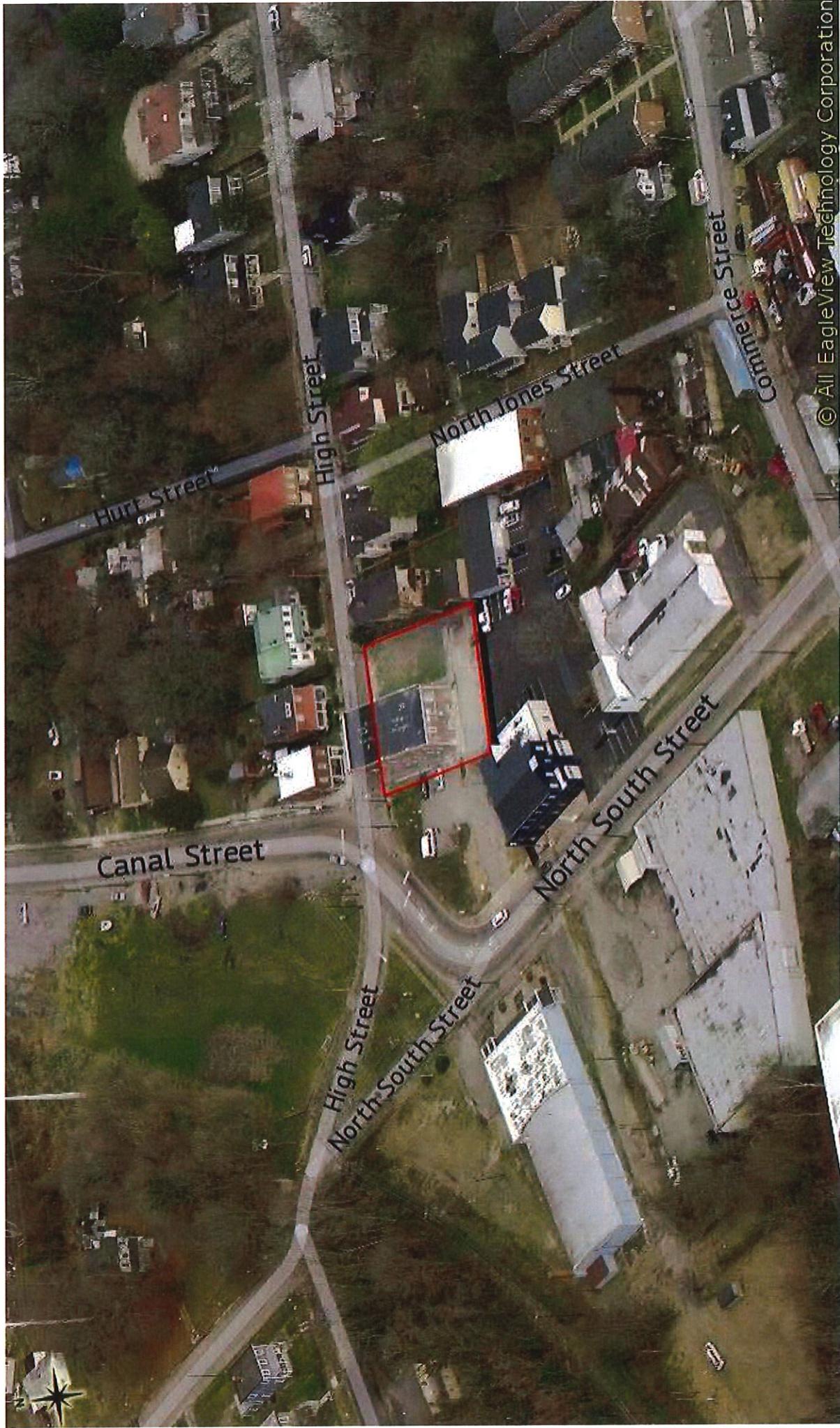
NOTES: LICENSED 20 PATIENTS

712 High Street looking south



© All EagleView Technology Corporation

712 High Street - SUP Application



© All EagleView Technology Corporation

712 High Street

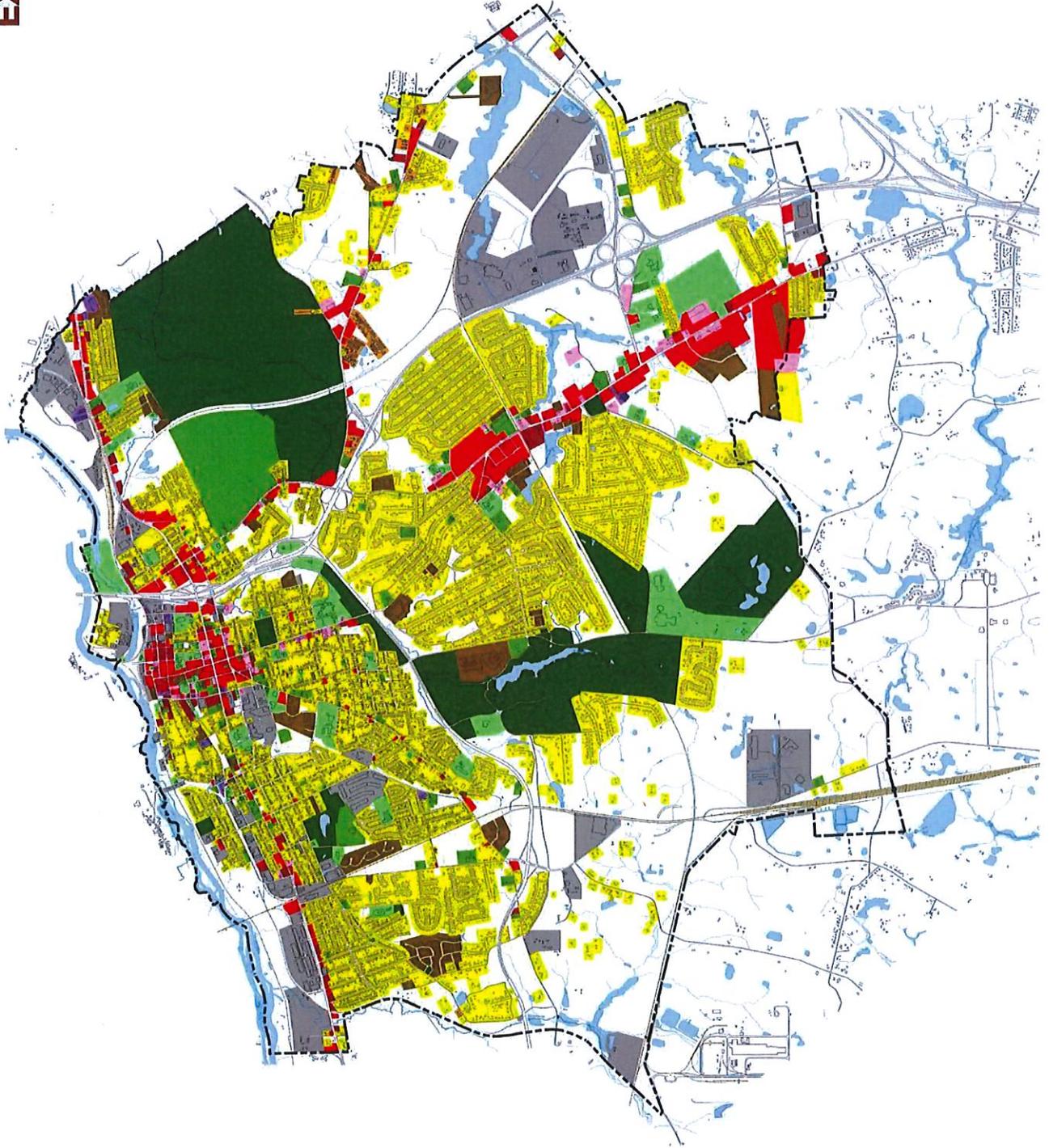


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EXISTING LAND USE COMPREHENSIVE PLAN

City of Petersburg, Virginia

- LEGEND**
Land Use Classifications
- Residential
 - SINGLE FAMILY
 - MOBILE HOME
 - MULTI-FAMILY
 - Commercial
 - RETAIL & SERVICE
 - GENERAL COMMERCIAL
 - BUSINESS / PROFESSIONAL SERVICE
 - Industrial
 - INDUSTRIAL
 - WAREHOUSING
 - Public & Semi-Public
 - COMMUNITY FACILITIES
 - PLACES OF WORSHIP, CEMETERIES
 - LODGES
 - PARKS & RECREATION
 - VACANT

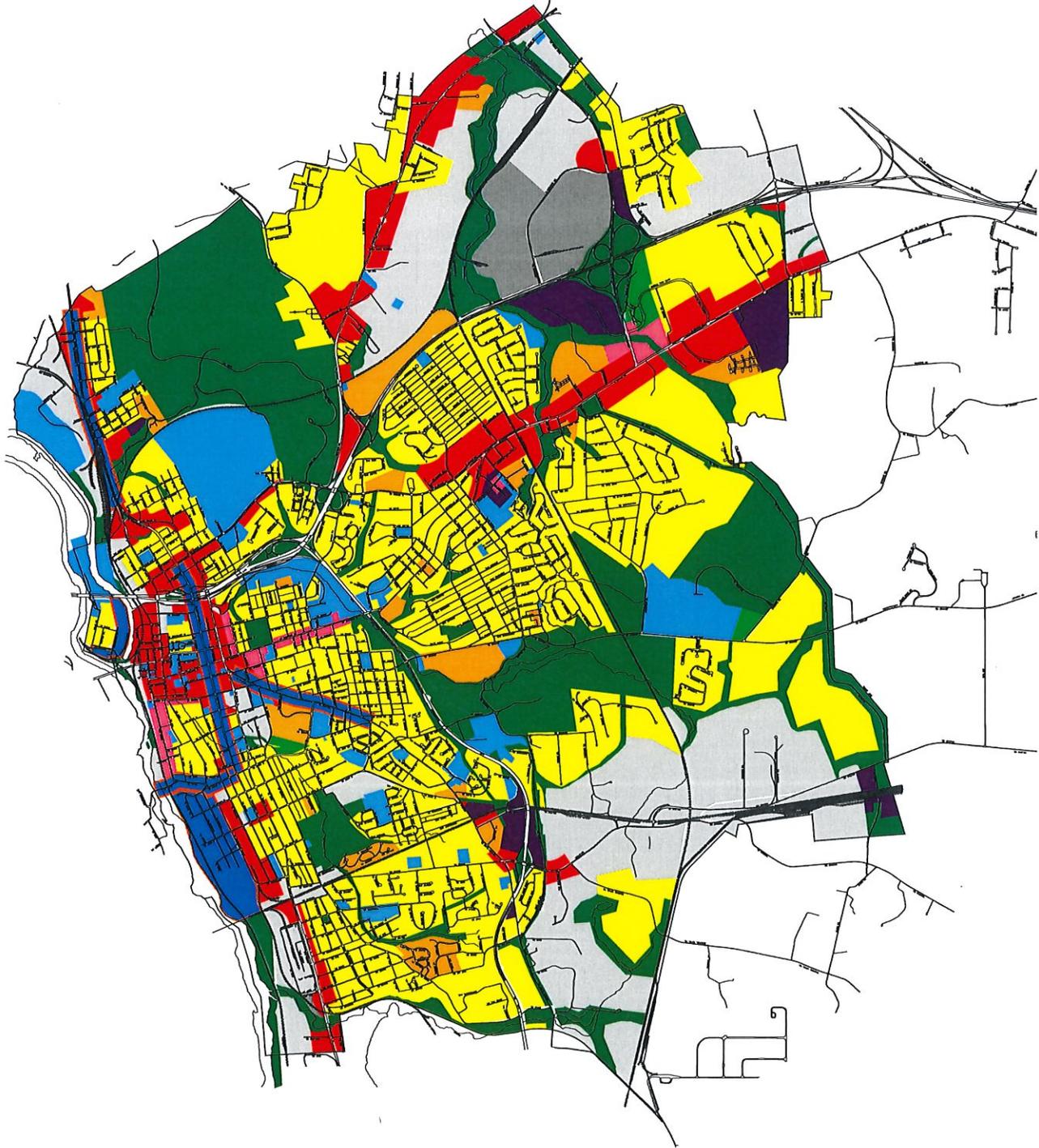


(1100) 650 1279 0 500 1100 2200 4400
GRAPHIC SCALE IN FEET

MAY 20, 2008
K.W. Poore and Associates, Inc.
Community Development Consultants

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- MIXED COMMERCIAL / PROFESSIONAL COMMERCIAL
- LIGHT INDUSTRIAL/FLEXIBLE
- HEAVY INDUSTRIAL
- INSTITUTIONAL
- PUBLIC USES
- PARKS & OPEN SPACE
- MIXED USE (OFFICE, INSTITUTIONAL, COMMERCIAL, RESIDENTIAL)
- RTE. 36 (E. WASHINGTON STREET) DEVELOPMENT CORRIDOR
- EAST CITY LIMITS to E. BANK STREET
- WASHINGTON STREET DEVELOPMENT CORRIDOR
- CRATER ROAD to ADAMS STREET
- WASHINGTON STREET DEVELOPMENT CORRIDOR
- ADAMS STREET to SOUTH STREET
- HALIFAX STREET DEVELOPMENT CORRIDOR
- W. WYTHE STREET to VIRGINIA AVENUE
- UNIVERSITY BOULEVARD / N. SOUTH STREET DEVELOPMENT CORRIDOR
- W. WASHINGTON STREET to APPOMATTOX RIVER
- POCAHONTAS ISLAND DEVELOPMENT DISTRICT
- BATTERSEA DEVELOPMENT DISTRICT



FUTURE LAND USE PLAN

CITY OF PETERSBURG, VIRGINIA
COMPREHENSIVE PLAN 2014

CASE NUMBER 2023-SUP-4

Applicant: SCDHC-High Street LLC

Dianna Bowser

712 High Street

PETITION FOR REZONING OR SPECIAL USE PERMIT

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

A. Property Information

1. SCDHC-High Street LLC, do hereby petition to ^{SUP} ~~rezone~~ the following described properties from zoning district N/A B-2 to zoning district N/A to permit This Application is to request a Special Use Permit.

2. Legal Description: (Use attachment if necessary) - Identify proposed Use
Legal Description: LT 2 BK A P W SMITH PROP PLAT (1939); please see attachment.
Proposed use is the new construction of a 12-unit apartment building at 712 High Street. All proposed units are 1-bedroom, 1-bath units, and 2 units will meet UFAS Section 504 standards for accessibility.
The property is currently a vacant lot. The proposed use was previously approved by the City of Petersburg.

3. Tax Parcel Identification Number(s):	Map	Block	Lot
	<u>023</u>	<u>02</u>	<u>0005</u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>

4. Current Street Address(es): - (if assigned) 712 High Street, Petersburg, VA 23803

5. Approximate Area: 5,676 sq. ft. 0.130 acres

6. Public Street Frontage 44.00 ft.

7. A boundary plat of this property outlining the area to be rezoned shall be attached to this petition.

8. The following deed restrictions may affect the use of this property:
N/A

9. **Brief:**

Said deed restrictions will expire on : N/A

B. JUSTIFICATION FOR REZONING

- 1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (A detailed statement of reasons why the proposed rezoning should be granted),**

The proposed Special Use Permit will develop a vacant lot in the Old Towne Historic District and will bring safe, decent, sustainable, affordable housing to an area of opportunity for Petersburg residents. Petersburg has a shortage of quality rental housing, and SCDHC's properties are proven to be assets in the community. This project will benefit surrounding business owners and homeowners by bringing new residents into the community and increasing surrounding property values. SCDHC's on-site property management will ensure the property remains clean and safe.

- 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).**

The proposed Special Use Permit will not be detrimental to public welfare of the City nor adjacent property owners because SCDHC is a mission-driven nonprofit with a 35-year track record as an owner of rental properties and quality asset management. SCDHC has owned and managed the adjacent 10-unit apartment building at 714 High Street in Petersburg since August 2020, and in that time the property has positively contributed to the safety and cleanliness of the surrounding neighborhood.

- 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).**

The proposed Special Use Permit will be advantageous to the City and benefit the welfare of the general public because it will provide safe, decent, sustainable, affordable housing in an area of opportunity for Petersburg residents. The project will help spur redevelopment of the N South St./Canal St./High St. intersection which currently has several vacant lots and vacant storefronts and is part of the Old Towne Historic District. Developing a vacant lot in the district will increase beautification, provide an opportunity for businesses in the area to thrive, and increase property values for adjacent homeowners.

- 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).**

The proposed Special Use Permit is necessary because on 2/21/2023 the Petersburg City Council adopted an ordinance requiring proposed Multi-Family Dwellings within a "B-2" zoning district to obtain a Special Use Permit. This project, as proposed, was approved by the City of Petersburg and obtained

Attachment A:

The Legal Description of the Property known as 712 High Street, Petersburg, VA is:

712 High Street, Petersburg, Virginia

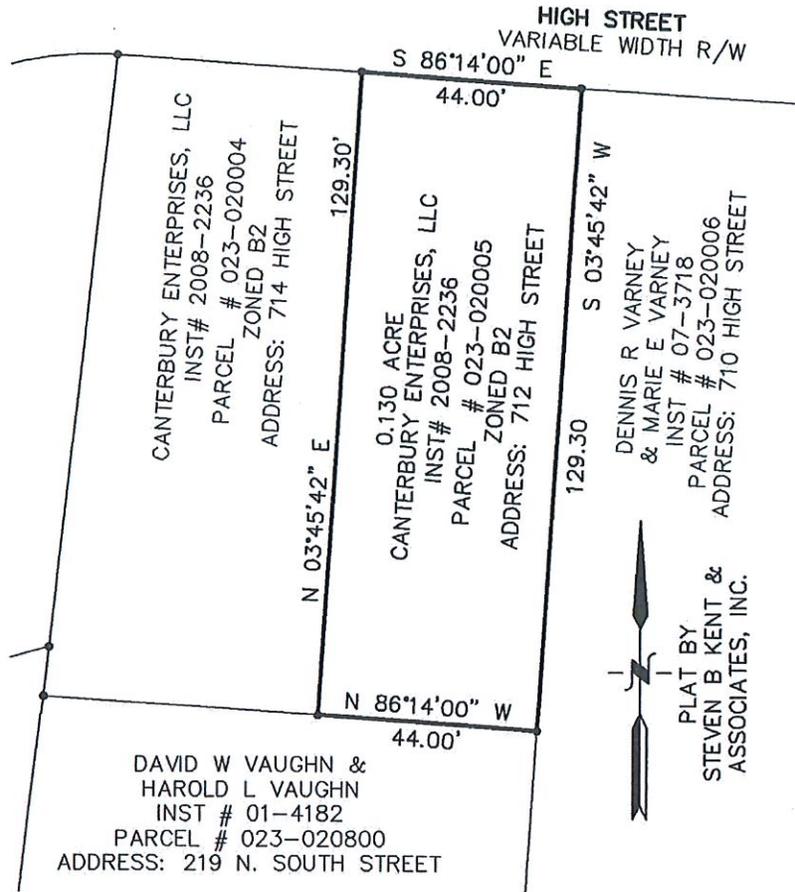
Parcel Three:

ALL the certain lot or parcel of real property, with the improvements thereon and the appurtenances thereto belonging, lying, being and situate in the City of Petersburg, Virginia, fronting for a distance of 44.00 feet, more or less, on the south line of High Street and running back therefrom in a southerly direction by and between parallel side lot lines for a distance of 129.30 feet, more or less, and being designated as "Lot No. 2, in Block A" on a plat entitled "Map Showing Property Situated on High and Jones Streets, City of Petersburg, VA. Known as The P.W. Smith Property", dated March 1939, made by, J. W. Pugh, Reg. Engr., a copy of which is recorded in the Clerk's Office of the Circuit (formerly Hustings) Court of the City of Petersburg, Virginia, in Plat Book, 2, Page 200.

BEING the same real estate conveyed to Canterbury Enterprises, LLC, a Virginia limited liability company by Deed from Richard Bailey and Magaly T. Martin, dated March 31, 2008, recorded May 21, 2008, in the Clerk's Office, Circuit Court, City of Petersburg, Virginia, as Instrument No. 08-002236.

NOTES:

- 1) ALL CORNERS SET UNLESS OTHERWISE NOTED.
- 2) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 3) NO TITLE BINDER WAS PROVIDED, EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- 4) NO CEMETERIES WERE OBSERVED WHILE PERFORMING A PERIMETER SURVEY.
- 5) IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN
- 6) THIS PROPERTY SHOWN ON THIS PLAT LIES WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL NO: 5101120006C EFFECTIVE DATE FEB. 4, 2011.
- 7) BOUNDARY LINES WERE ESTABLISHED BY A PLAT BY STEVEN B KENT & ASSOCIATES, PC. ENTITLED "PLAT OF PROPERTY SITUATED ON THE SOUTHWEST CORNER OF HIGH STREET AND SOUTH STREET" AND DATED MARCH 25, 2008.



PLAT SHOWING 0.130 ACRE OF LAND LYING ON THE SOUTH LINE OF HIGH STREET

CITY OF PETERSBURG, VIRGINIA

JL SURVEYING, LLC.

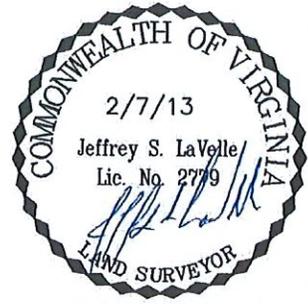
365 DEEP CREEK ROAD
 CREWE, VIRGINIA 23930
 (434) 645-7960 (888) 504-5252 Fax
 jbmllavelle@yahoo.com



DATE: FEB. 7, 2013	SCALE: 1" = 30'
CHKD BY: JSL	DRAWN BY: JSL
JOB NO: 11147	FILE: 11147MS

THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD TRAVERSE OF THE PROPERTY SHOWN. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE MINIMUM FIELD AND OFFICE PROCEDURES FOR BOUNDARY SURVEYS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA HAVE BEEN COMPLIED WITH.

Jeffrey S. LaVelle
 JL SURVEYING, LLC.



712 High Street

- Property has zoning certification (zoned for B-2) and certificate of appropriateness granted through City Council ordinance 12-ord-24. Has passed all required environmental reviews and will meet EarthCraft certification requirements
- Meets City's revitalization goals for the area on a property that has been vacant for years



712 High Street

- Target residents: Up to 80% Area Median Income: Richmond metro area
- Petersburg median income: \$36,135

Petersburg city

MSA: Richmond, VA MSA

Median Income: \$89,400.00

Percentage	One	Two	Three	Four	Five	Six	Seven	Eight
30%	\$18,800.00	\$21,450.00	\$24,150.00	\$26,800.00	\$30,680.00	\$35,160.00	\$39,640.00	\$44,120.00
40%	\$25,040.00	\$28,640.00	\$32,200.00	\$35,760.00	\$38,640.00	\$41,520.00	\$44,360.00	\$47,240.00
50%	\$31,300.00	\$35,800.00	\$40,250.00	\$44,700.00	\$48,300.00	\$51,900.00	\$55,450.00	\$59,050.00
60%	\$37,560.00	\$42,960.00	\$48,300.00	\$53,640.00	\$57,960.00	\$62,280.00	\$66,540.00	\$70,860.00
80%	\$50,050.00	\$57,200.00	\$64,350.00	\$71,500.00	\$77,250.00	\$82,950.00	\$88,700.00	\$94,400.00



SCDHC Background

- Homeownership focused – largest single-family non-profit developer in Richmond metro area
- Not large multi-family developer – deliberate in its choices
- Commitment to racial equity: 98% homes built since 1988 bought by Black households, in 2020 97% of clients BIPOC

SCDHC
Services
Pipeline

Financial
Opportunity
Center

SERVICE LIST OVERVIEW

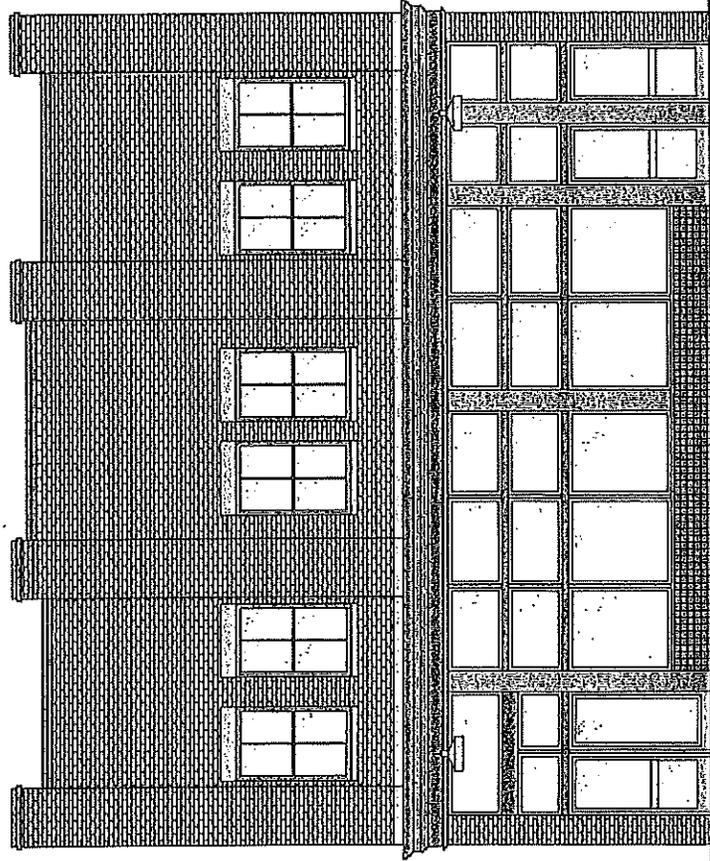
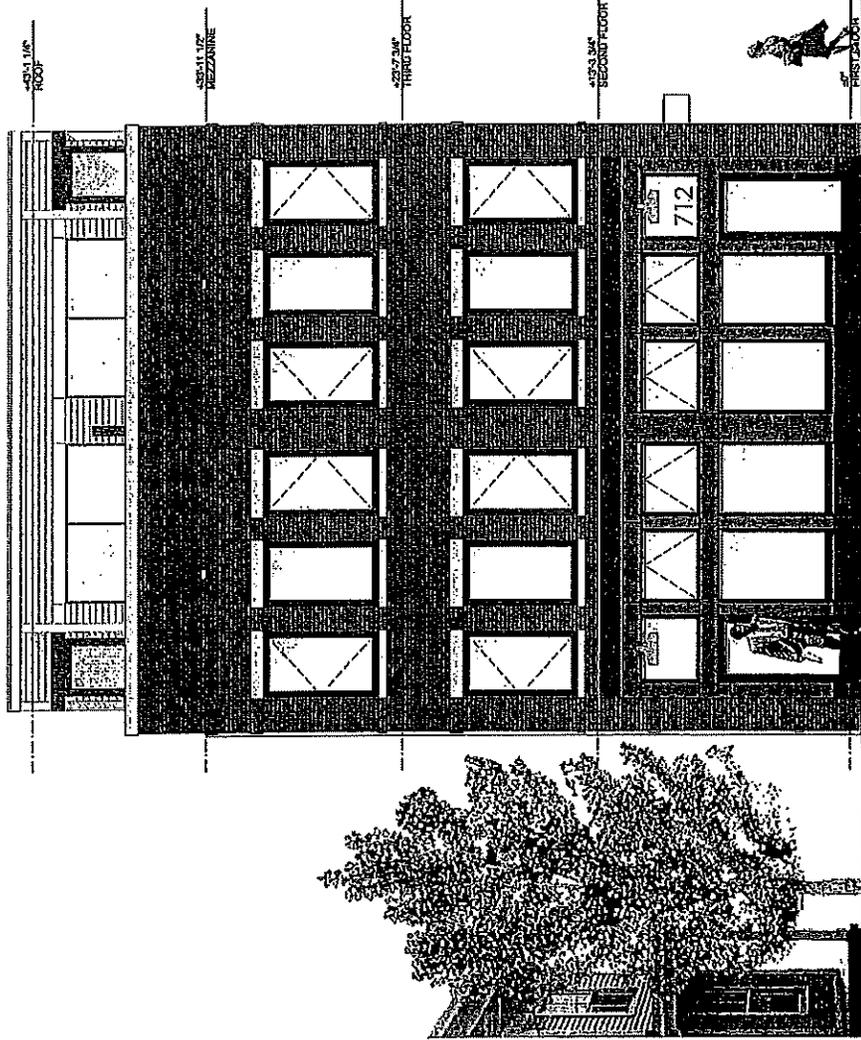
Employment & Career Counseling
Income Support
Credit Counseling
Budget Counseling
Digital Literacy Training

Housing
Counseling
Center

SERVICE LIST OVERVIEW

Rental Counseling
Homeownership Education
[Down Payment Assistance](#)
[Foreclosure Prevention](#)
[VIDA Match Program](#)

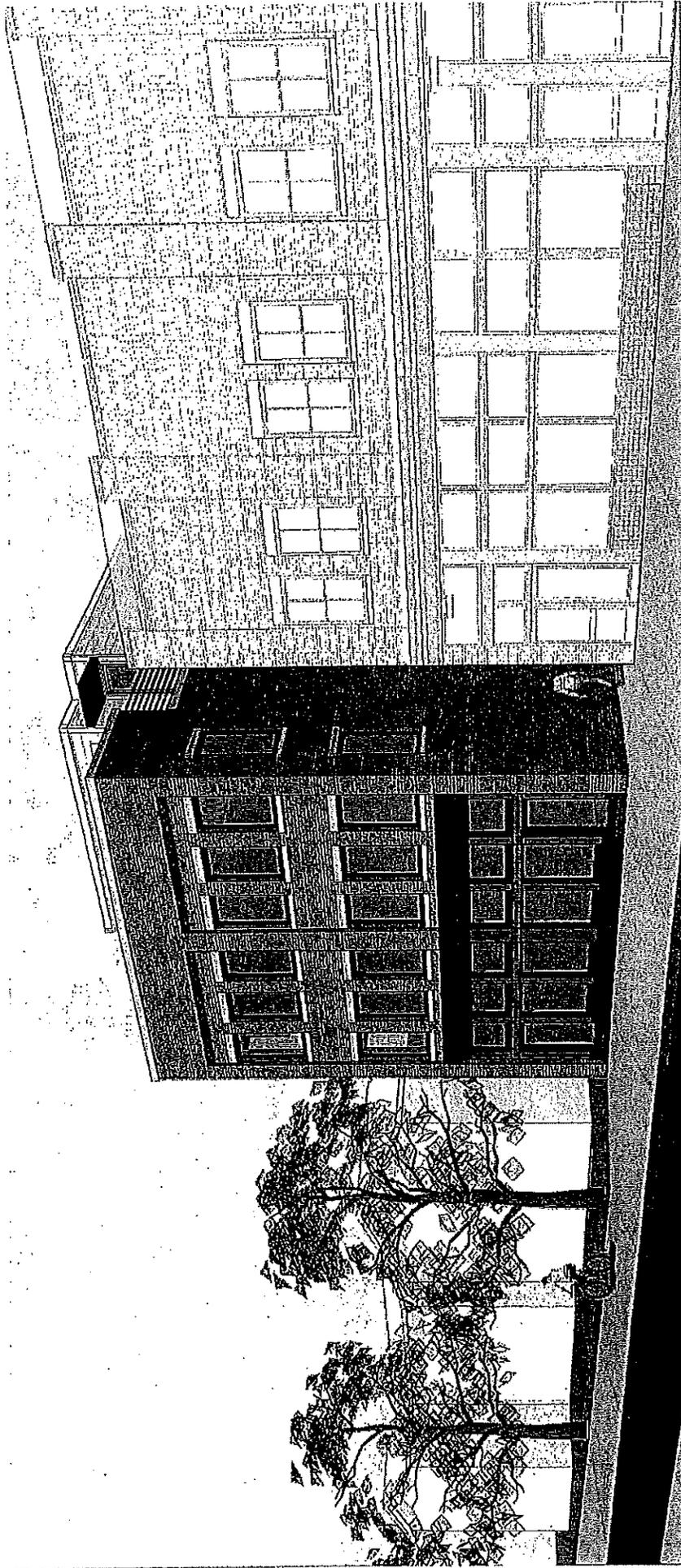
SCDHC services are designed to promote neighborhood stability and to provide pathways for people on public assistance to reach financial self-sufficiency and work towards homeownership



STREETSCAPE ELEVATION
3/27/12

HIGH STREET LOFTS
712 HIGH STREET PETERSBURG, VA 23803

walter PARKS
ARCHITECT



HIGH STREET LOFTS

712 HIGH STREET PETERSBURG, VA 23803

walter PARKS
ARCHITECT

STREETSCAPE PERSPECTIVE

3/27/12



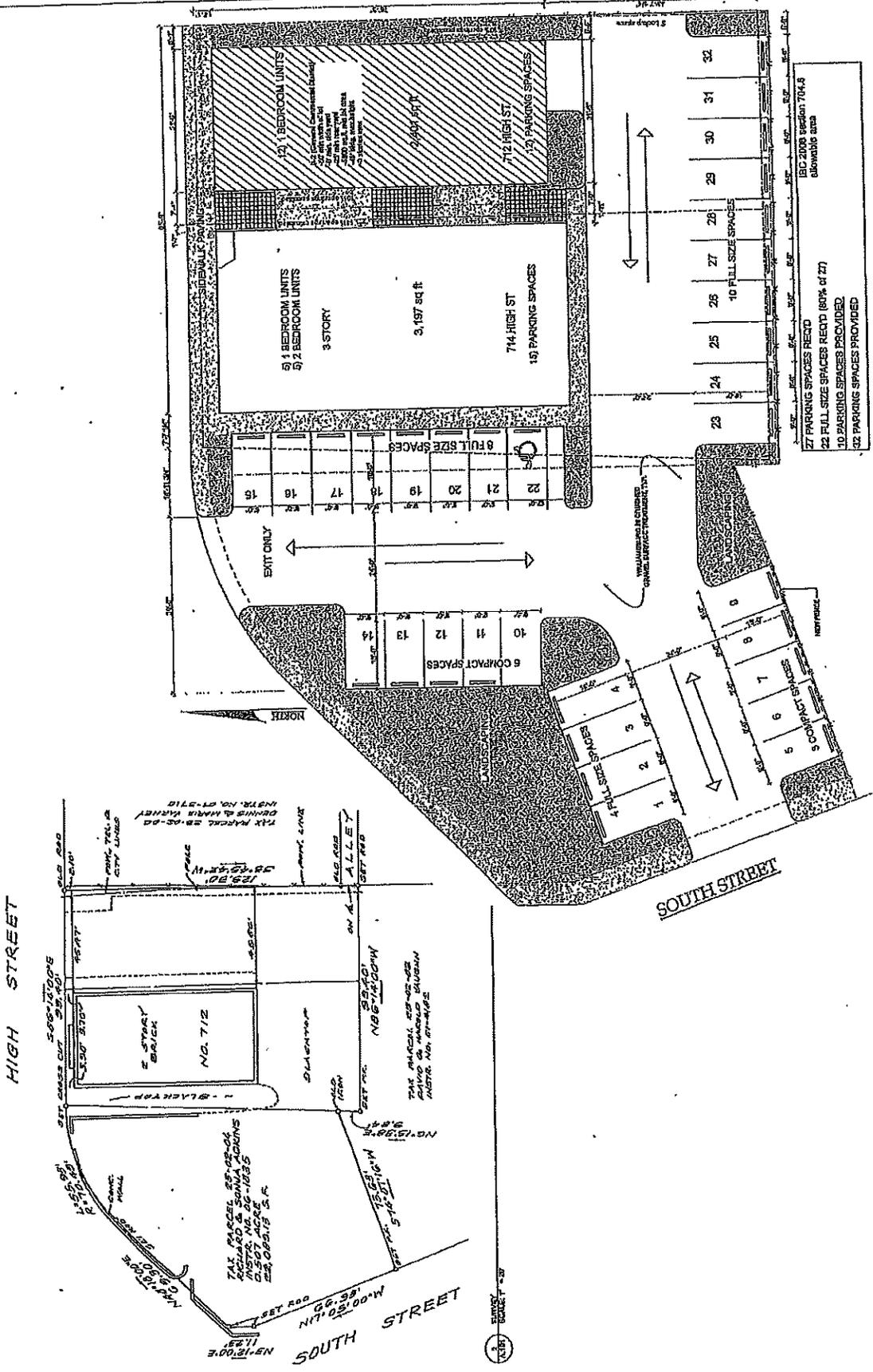
High Street
712 High Street
Petersburg, VA

REVISIONS	NO.	DATE

WALTER PARKS
ARCHITECT

1111 MARKET STREET
PETERSBURG, VA 23104
TEL: 804.702.1111
FAX: 804.702.1112
PROJECT # 1003
DATE: 10/11

SITE PLAN
A.101



- 27 PARKING SPACES REQ'D (80% of 27)
- 22 FULL SIZE SPACES PROVIDED
- 10 PARKING SPACES PROVIDED
- 32 PARKING SPACES PROVIDED

PRINTING DATE: 10/11
SCALE: 1" = 10'

AN ORDINANCE OVERTURNING THE ARCHITECTURAL REVIEW BOARD'S DECISION AND GRANTING THE APPEAL TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR PROPERTY LOCATED AT 712 HIGH STREET.

WHEREAS, on January 25, 2012, the Petersburg Architectural Review Board ("ARB") denied a Certificate of Appropriateness ("COA"), for the construction of an in-fill, multi-family housing unit containing twelve (12) one-bedroom units on a vacant lot addressed as 712 High Street, further identified as Tax Parcel 023-02-0004, adjacent to a previously approved mixed-use, multi-family building rehabilitation, in the Old Towne Historic District; and

WHEREAS, Gerald Burr, representing Canterbury High Street, LLC, has submitted a request for consideration of an appeal of the ARB's decision; and

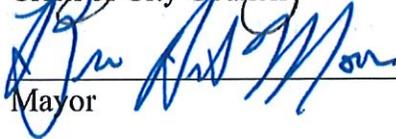
WHEREAS, on April 3, 2012, in a vote of 5-2, City Council voted to reverse the ARB's decision and approve the application for a COA.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Petersburg, that Council hereby reverses the decision of the Petersburg Architectural Review Board to deny a certificate of appropriateness, and hereby approves the Certificate of Appropriateness to construct an in-fill, multi-family housing unit of twelve (12) one-bedroom apartments on a vacant lot addressed as 712 High Street.

Ordinance 12-Ord-24
adopted by the City of Petersburg Council
of the City of Petersburg on:

4/3/2012


Clerk of City Council


Mayor