



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-05
1602 W. Washington Street
Tax Parcel: 028040012

Request:

Request by Sada Allen, leaser and owner of the prospective car wash and detailing establishment as provided under Article 23, Section 4 (23) of the Zoning Ordinance to an existing, vacant building. The proposed car wash is to be located on the north and east side of the building where the bays are located along McKinney Street at property addressed as 1602 W Washington Street, Tax Parcel ID 028040012. Under this section of Article 23, the proposed land uses include 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. The subject parcel is currently zoned B-2, General Commercial District.

Project Summary & Background Information:

The applicant and her family will be the business owner and operator of the car wash and detailing operation. Ms. Allen is requesting to use the vacant structure, which was formerly Jerry's Electrical office and has been vacant for well beyond 5 years. The applicant strives to provide services to residents and customers in the tri-cities area including the City of Petersburg by offering vehicle hand washing and detailing services, which in the future will include the sale of retail products. She discovered when consulting with the Planning Department staff that she would be required to obtain a Special Use Permit which requires the Planning Commission to review and make a recommendation to

the City Council for approval. The Zoning Ordinance was amended May 1, 2001, by ordinance 01-ORD-23 to require a Special Use Permit for stand-alone vehicle repair uses as per Article 23 of the Zoning Ordinance. Among the delineated uses included with vehicle repair in Article 23, Section 4 (23) are car washes and detailing operations. In addition, these uses are permitted by Special Use Permit only in the B-2, General Commercial Districts and M-1, Light Industrial Districts. The applicant has been receptive to following the appropriate process and procedures to promote and grow her business.

The property is .386 acres. The applicant proposes to utilize the existing commercial structure for the establishment of the car wash and auto detailing activity. The applicant has begun renovating the building and making improvements to the exterior of the property, including paving, and delineating the parking spaces by painting or stripping the parking lot, painting the structure, and cleaning the premises. The property is kept clean and free of outside storage of equipment and materials. The existing business is set up in such a manner that the customer or client would need to enter the building to request services.

The applicant believes that should the Planning Commission accept and recommend approving her proposal the additional use will allow her to create jobs in the city allowing increased revenue and continued business and community growth along the Washington Street corridor.

Existing and Surrounding Zoning:

The subject property is zoned B-2, General Commercial District and is identified as 1602 W. Washington Street. The surrounding properties are zoned B-2, as well, however properties along the north side of Washington Street are zoned M-1, Light Industrial and M-2, Heavy Industrial. The area along McKinney Street directly across from the subject site at its intersection with Washington St is also zoned M-1, Light Industrial District, and is the former location of Old Mansion but now serves as a heating, plumbing & refrigeration company. The subject property along the rear is zoned R-2, Single-Family Residence District. This area is known as the Kenilworth Neighborhood. S&S Riggins, Russell Fencing Company, the Anchor Sheds, Pepsi Cola building and Dominion Power contractors, storage yard are in proximity, in addition to several other commercial businesses along the W. Washington St corridor. There are a few scattered residences located next door to the potential business from 1616 through 1654 W Washington Street, these homes are all zoned B-2, General Commercial District and a few are in the process of being renovated. This area of W Washington St is a highly travelled thoroughfare and commercial activity has increased as you eventually hit the Dinwiddie, Virginia County line towards the Dominion Energy main office site. There is one other car wash establishment in the vicinity located at 1450 W Wythe St (TP# 029030800) this property has a commercial convenience store, gas station and restaurant.

Comprehensive Plan:

The City's Comprehensive Plan designates the area for commercial uses.

Public Input:

As of the writing of this report, staff did not receive any telephone calls or letters of support of or in opposition to this request.

Recommendation:

The Department of Planning and Community Development will make a recommendation regarding this petition following the public hearing. Should the Planning Commission recommend approval of this request, staff recommends approval with the following conditions:

1. The Special Use Permit shall be granted to the applicant, Sada Allen, and cannot be transferred to run with the land.
2. A business license shall be obtained for the car wash and auto detailing and retail services.
3. The applicant shall continue to maintain a clean site with no outside storage of materials or equipment.
4. Signage at the location will require a sign permit to be reviewed and approved by the City of Petersburg's Planning Department, specifically, the Zoning Administrator. Per Article 21. Sign Regulations Section 9. Permitted Signs by zoning district. 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 in area, and no more than one (1) freestanding sign with a maximum size of fifty (50) square feet. No new freestanding sign shall be established without the removal of any existing free-standing sign(s).
5. This permit shall be subject to revocation if the applicant fails at any time to comply with the established conditions and any other applicable regulations.
6. The requested use is an applicable use as enumerated in Article 23, Section 4 (23) of the Zoning Ordinance.
7. There appears to be an adequate parking area to meet Zoning Ordinance requirements for on-site parking as per Article 19, Off-Street Parking Regulations.
8. No vehicle stored on the property awaiting cleaning, may be retained on the premises for a period more than 48 hours.
9. No general vehicle repair shall be operated on the subject premises.
10. Other requirements may be imposed as deemed necessary to provide for the protection of surrounding property, persons, and neighborhood values.

ATTACHMENTS

1. Staff Report
2. Special Use Permit Application
3. Department Comments
4. Miscellaneous Information

Petersburg, Virginia

Parcel: 028040012

Summary

Owner Name	MWW LLC	National Historic District:	
Owner Mailing Address	PO BOX 24173 RICHMOND, VA 23224	Enterprise Zone:	
Property Use	425	Opportunity Zone:	
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	1602 WASHINGTON ST Petersburg, VA	Congressional District:	4
Legal Acreage:	.386	City Ward:	7
Legal Description:	Pembroke lot 12 Pt lots 12 13 14 Bk C	Polling Place:	Stuart School
Subdivision:	Pembroke	Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8103
Local Historic District:		Elementary School:	Pleasants Lane
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	1,670	Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	2
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	0%

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
BAR JEFF SAM LLC,	1/27/2022	\$175,000	2022/0327
	3/10/2010	\$130,000	2010/555

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	\$61,200	\$61,200	\$61,200	\$61,200	\$61,200
Improvement Value	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500
Total Value	\$88,700	\$88,700	\$88,700	\$88,700	\$88,700

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**

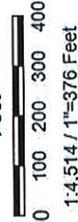
-  A
-  B-1
-  B-2
-  B-3
-  M-1
-  M-2
-  MXD1
-  MXD2
-  PUD
-  R-1
-  R-1A
-  R-2
-  R-3
-  R-4
-  R-5
-  R-6
-  RB
-  RMH
-  RTH



Parcel #: 028040012

Date: 5/1/2023

Feet

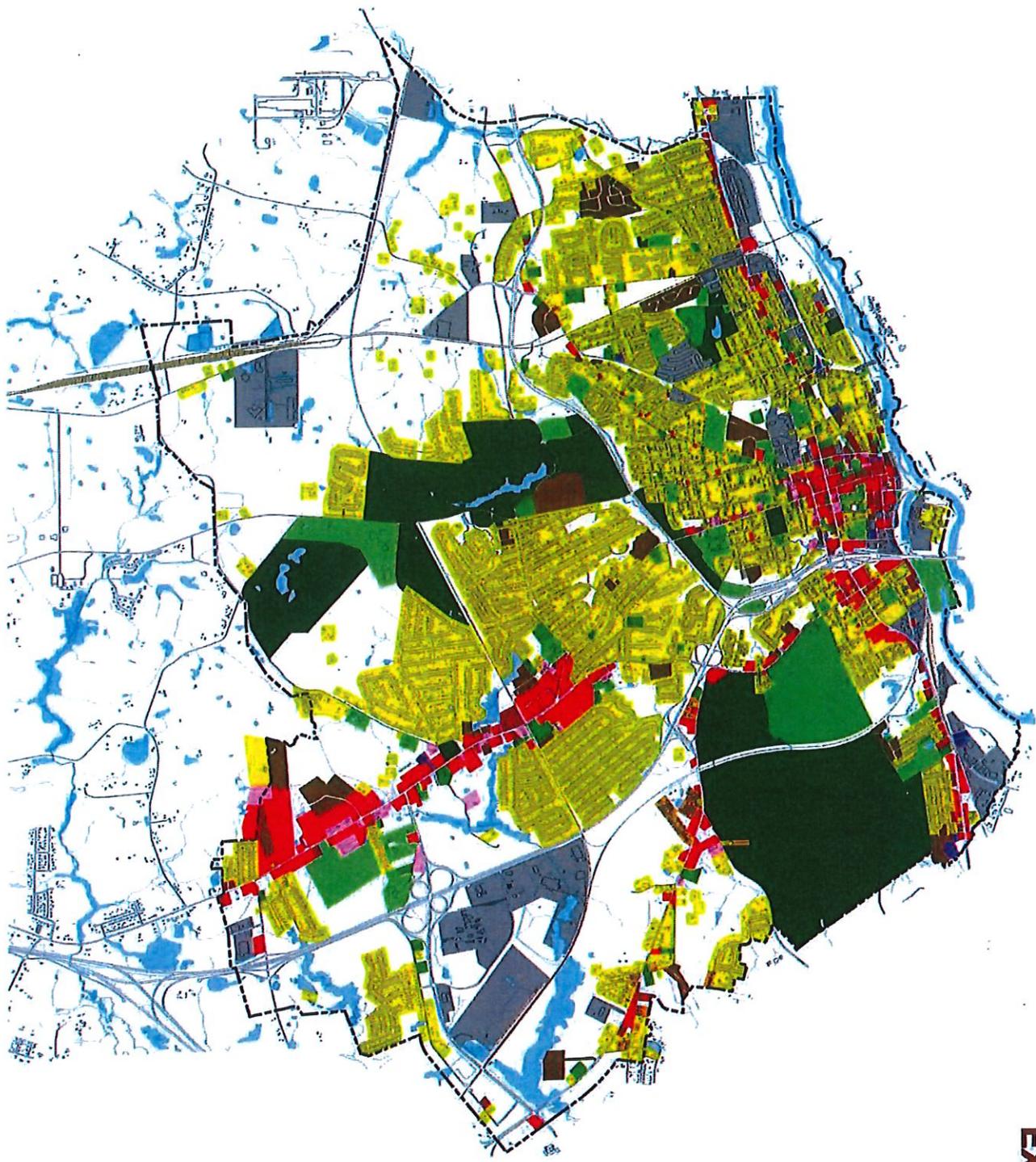


1:4,514 / 1"=376 Feet

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.



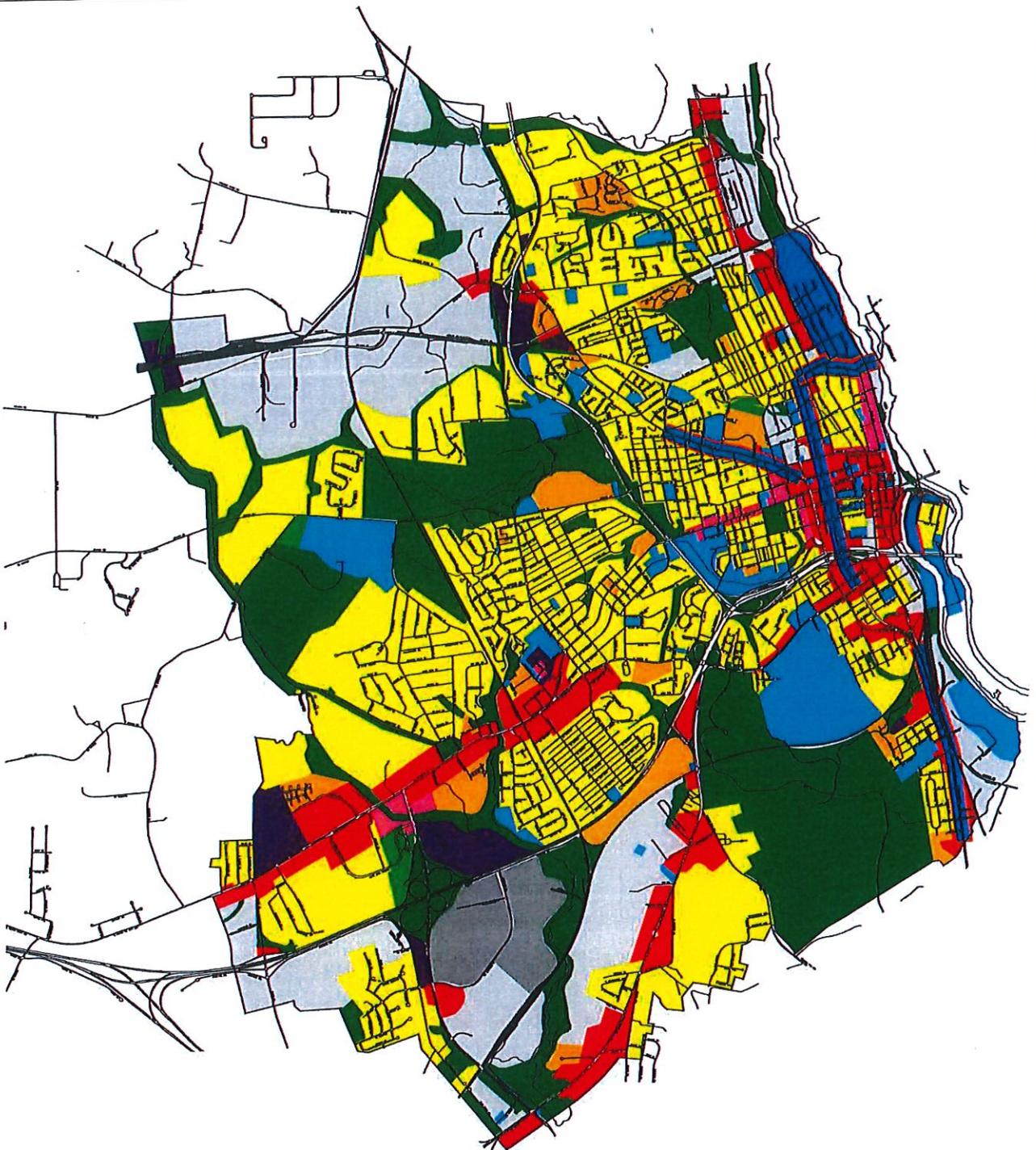
EXISTING LAND USE
COMPREHENSIVE PLAN
 City of Petersburg, Virginia



- 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



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)
 - ROUTE 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

PETITION FOR REZONING OR 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: 2023-Sup-05
APPLICANT: Sada Alken
ADDRESS: 2701 Ft. Emory Rd.
Petersburg, VA 23803

I, Sada Alken hereby petition to ~~rezone~~^{sup} the following described properties
from zoning district B-2 to zoning district N/A

A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)

Auto detail shop

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

028040012

2. Current Street Address(es) if assigned):
1602 W. Washington St. Petersburg VA 23803

3. Approximate Area:

sq. ft.

acres

4. Public Street Frontage:

ft.

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

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

7. Brief:

Said deed restrictions will expire on:

C. JUSTIFICATION FOR REZONING

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

Don would be the only business of this type in the immediate area.

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).

Property will be well kept. no place for loitering. Well travel location where police passes through frequently business hours are from 7am to 7pm.

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).

main thoroughfare, well travel by many accessible to many people needing services.

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).

D. CERTIFICATION:

The undersigned applicant certifies that they:

- _____ (a) are the owner, lessee or agent for (specified in writing)
- _____ (b) possess a proprietary interest in (contract or option agreement)

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

Signed: Tracie Allen
Mailing Address: 27001 Fort Emory Rd.
Petersburg VA 23803
Phone Number: (804) 295 2689
Email Address: allensada962@gmail.com

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

AD DATES: 4/20 & 4/27

Date Filed (with Planning Department): 3/15/2023
Date of Planning Commission Public Hearing: 5/4/2023
Planning Commission Action(s): _____
Date of City Council Hearing: _____
City Council Action(s): _____

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)



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Left side will
be tint only
side

Right side will
be for washing
only (drain located
on right
side)

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This is the right hand
side of bay area where
cars will enter on both
sides through doors.

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City of Petersburg
Customer Receipt
Petersburg, VA 23803
Department of Planning

PAID

PAYOR'S NAME: SARDA ALLEN & AUBRESHAW KING

Amount Received:

\$ 1500.00

Date:
3/29/2022

Form of Payment:

Postal Money Orders # 28409471695
28409471706

Purpose of Payment:

Special Use Permit Application Fee
Request: Car Wash/Auto Detailing
1602 W. Washington Street

Payment Received By:

Sandra A. Robertson, Zoning Administrator

UNITED STATES POSTAL SERVICE **POSTAL MONEY ORDER**

Serial Number: 28409471695

Year, Month, Day: 2023-03-14

Post Office: 238040

U.S. Dollars and Cents: \$1000.00

Amount: One Thousand Dollars and 00/100 *****

Pay to: Treasurer, City of Petersburg

Address: 135 N. Union St. City Hall
Room 304
Petersburg, VA 23803

From: SADA Allen / Aubresha King

Address: 27001 Fort Emory Rd.
Petersburg, VA 23803 (804) 295-2689

Memo: Special Use Permit Zoning Fee
1602 W. Washington St.

SEE REVERSE WARNING - NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

28409471695

1:00000800 21

UNITED STATES POSTAL SERVICE **POSTAL MONEY ORDER**

Serial Number: 28409471706

Year, Month, Day: 2023-03-14

Post Office: 238040

U.S. Dollars and Cents: \$500.00

Amount: Five Hundred Dollars and 00/100 *****

Pay to: TREASURER, CITY OF PETERSBURG

Address: 135 N. Union St. Rm 304
Petersburg, VA 23803

From: SADA Allen / Aubresha King

Address: 27001 Fort Emory Rd
Petersburg, VA 23803 (804) 295-2689

Memo: Special Use Permit Zoning Fee
1602 W. Washington St.

SEE REVERSE WARNING - NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

28409471706

1:00000800 21

**ARTICLE 23. SUPPLEMENTARY USE
REGULATIONS – SPECIAL USES**

Section 1. [Procedure for obtaining special use permit.]

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, below, 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.

Section 2. [Qualification of nonconforming use as special use.]

Any special use listed in section 4, below, existing at the effective date of these regulations, shall be considered a nonconforming use, unless it has qualified as provided above, and has been approved as a "special use" by the city council.

Section 3. [Additions or alterations to special uses.]

When [such changes are] found to be in the interest of the public health, safety, morals, and general welfare, the board of zoning appeals is hereby authorized to approve any and all additions or structural alterations to special uses after they have qualified and have been approved by the city council.

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 (1/2) 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.
- (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.
- (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.