



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: Chairman Alexander and Members of the Petersburg Planning Commission

FROM: Reginald Tabor, Planning Manager
Sandra A Robinson, Zoning Administrator

SUBJECT: Case 2023-REZ-05
2255 Jamestown Road and 2262 County Drive
Tax Parcel: 040030005 and 040030006

DATE: May 25, 2023

A petition from Onward and Upward Land LLC c/o Andrew M. Condlin, Power of Attorney, Roth Jackson Gibbons Condlin, PLC to rezone 2255 Jamestown Road further identified as Tax Parcel # 040030005 and containing approximately 73.87 acres of land which is zoned A, Agricultural District and having no road frontage; and 2262 County Drive further identified as Tax Parcel # 040030006, zoned B-2, General Commercial District, having approximately 2.272 acres of land fronting along the south side of County Drive to M-1, Light Industrial District to permit Industrial Development and Distribution uses. The project covers a total acreage of approximately 76.142 acres. This project is located on the south side of the intersection of U.S. Route 460E (County Dr.) at the unimproved portion of Jamestown Road. This parcel of land has approximately 600' of public road frontage along County Drive. The city's 2014 Comprehensive Plan suggests that the area is suitable for commercial and/or industrial uses.

DATE: Delivery to the Planning Department on May 4, 2023, for consideration of the rezoning of properties located at 2255 Jamestown Road and 2262 County Drive.

I. APPLICANT'S PROPOSAL

The applicant is requesting to rezone said property, fronting along County Drive (2262 County Drive, a residentially built structure presently utilized as a Barber Shop) from B-2, General Commercial District to M-1, Light Industrial District. The applicant proposes to develop a 950,000 square foot warehouse distribution center accompanied by parking and other site related improvements. Please see the submitted conceptual plan provided by the applicant and titled "sekivolutions" Sheet No C1. Per the site plan, it is the applicants desire to construct in phases three (3) warehouse buildings ranging in size from Warehouse Building #1 – 391,000 sq ft with 96 loading spaces; Warehouse Building # 2 – 308,800 sq ft with 85 loading spaces and lastly, Warehouse Building #3 - 250,660 sq ft, with 54 loading spaces; Although, Article 22. Height, Area, and Bulk Requirements

restrict the height of buildings not to exceed seventy-five (75') feet or six (6) stories. It is further stipulated within Article 17. Light Industrial District Regulations. Section 3. Height, area, and bulk regulations (3) Whenever any building in the M-1, Light Industrial District adjoins or abuts upon a residential district, such building shall not exceed two (2) stories nor thirty-five (35') in height, unless it is setback one foot from all required yard lines for each one foot of additional height above thirty-five (35') feet. The ordinance also stipulates that there shall be a side yard of not less than ten (10') feet in width on the side of a lot adjoining a residential district and a rear yard not less than ten (10') feet in depth on the rear of a lot adjoining a residence district.

The proposed structures would allow usage for wholesale, processing, and warehousing with indoor storage. There is a required One Hundred (100') foot setback measured from the center line of County Drive. Given the sites proximity to I-95, and I-295 corridors the applicant believes this site is ideally suited for distribution uses, which would create hundreds of jobs in the city. The applicant also believes that the request to rezone the subject parcels of land is consistent with the city's future land use goals. There has been no particular user identified or selected and the applicant would like to be prepared and in position to secure an industrial user involved in distribution, processing, production, and warehousing services.

The proposed rezoning designation of M-1, which is the Light Industrial zoning designation would permit a range of light industrial uses, such as light manufacturing, trucking, storage, warehousing, and production operations. Typically, these uses may have a lot of truck and vehicular traffic, however, the subject property will include dedicated access to and from Route 460, which prevents conflicts between vehicles serving the site and other uses in the vicinity. The uses proposed are low-intensity industrial uses and are generally compatible with adjoining, existing uses currently in the area, to include Norfolk Southern Railway, Interstate 95, Route 460 (County Drive) large tracts/parcels of vacant land and a very limited number of residential properties. There are several mobile home parks in the vicinity of the proposed request. Those Mobile Home Parks namely are as follows: Spring Garden Mobile Home Park and Campground, 2178 County Dr, TP# 035030003; Ford's Mobile Home Park, 2122 County Dr, behind Whelan's Garage/Truck/Convenience Store TP# 034030006 and 1.77 acres; at 14.8 acres, Sunset Mobile Home Park, 2120 County Dr. TP# 034030003; 2200 Jamestown Dr, TP# 035030006, Shodon, vacant/heavily wooded parcel of land 30.91 acres zoned Mobile Home Park; 2174 County Dr., Alpha Storage LLC., 5 acres, TP# 035030006. Other uses in the area include the American Inn Hotel, at 2209 County Dr.: The Budget Motor Inn Motel at 2151 Jamestown Dr and the California Inn at 2214 County Dr.

Warehousing, wholesale distribution, fabrication, processing, and manufacturing are uses allowed under the M-1, Light Industrial zoning designation. It should be noted that in some instances, a particular use may be required to be approved for an overlay district classification per Article 23. Supplementary Use Regulations-Special Uses. The proposed use requested, if permitted, will be controlled by zoning conditions and ordinance standards.

The parcel of land located in the rear of 2262 County Dr. and addressed as 2255 Jamestown Dr. is currently entirely wooded. If properly buffered the development of the subject parcel of land should not have any impact on any neighboring residential developments or residentially used properties. The location is excellent for commercial or light industrial activities, as it's near the highway and other commercially related uses. A specific user has not been identified at the time of application submittal.

The applicant is proposing to provide appropriate landscaping and buffering of the project area within the City of Petersburg, Virginia to reduce any potential negative impact to existing residential properties along Poe Lane. The applicant has met with the City's' Development Review Team to discuss the regulations as it relates to public utilities, VDOT standards for construction of internal roadways.

This rezoning request would only allow by-right development. If a use is deemed objectionable as defined in the Zoning Ordinance or as determined by the Zoning Administrator that use will require review and approval by the Planning Commission and City Council.

The development of this land would provide opportunities for additional jobs, and taxes for the City of Petersburg.

II. CHARACTER OF THE AREA

The access point of the subject property is immediately adjacent to the California Inn, and the intersection of N. Stedman Dr., Poe Lane, and County Drive. See Sheet C1 submitted by the applicant.

It is my understanding that discussions from an engineering standpoint, the subject parcel is anticipated to be served by public utilities (water and sewer) from Poor Creek system.

III. PUBLIC INPUT:

As of the writing of this report, the staff has received support of the request from the Director of Economic Development, Mr. Brian Moore, two telephone inquiries were made from adjoining property owners prior to the receipt of the application for a rezoning petition was received from the applicant(s). These owners were not in support of the request.

IV. FINDINGS AND STAFF ANALYSIS:

The City's Comprehensive Plan 2014 designates the area for commercial/light industrial uses. Staff recommends approval of the request to rezone the subject properties, addressed as 2262 County Dr., Tax Parcel # 040030006 from B-2, General Commercial District and 2255 Jamestown Dr., Tax Parcel # 040030005 from A, Agricultural District to M-1, Light Industrial District. The proposed use requested, if permitted, will be controlled by zoning conditions and ordinance standards.

Any land disturbance associated with the project more than 10,000 sq ft will require review and approval by Mr. Darryl Walker, Stormwater Manager, City of Petersburg. Other permits may be required contingent upon the acreage and size of building(s) to be constructed.

See correspondence dated April 5, 2023, and signed by Stig Owens, P.E. sekivsolutions. Traffic Impact Analysis, GOROVE SLAD, dated April 20, 2023; VDOT Commercial Entrance Design information.

Any disturbances to areas designated as wetlands must possibly undergo a review by the Army Corps of Engineers.

The proposed project will require the submission of a site plan and meet all applicable zoning requirements, building and fire code regulations.

If the subject request is approved, the Petersburg Department of Planning and Community Development will work with the applicant(s) to ensure that all building/zoning permit reviews & approvals are granted prior to the authorization of construction of any new structures.

All buffering, landscaping, access, and road improvements to include outdoor lighting will be addressed during the site plan review process with the Development Review Team and staff in the Department of Planning and Community Development. An adequate buffer to block out potentially loud noise, dust, emission of odors, or toxic gases and smoke should be addressed and implemented particularly where construction and use may

impact those residents who reside along Poe Lane. If possible, a natural, mature tree line would be helpful in maintaining a sound barrier from any potential noise or dust from truck or delivery vehicle traffic within the Jamestown Drive Warehouse site. Those homeowners who live near the site will feel more at ease knowing that their property is protected as well as their solitude giving them better peace of mind.

The applicant will review a copy of this case report prior to the meeting date.

The request is in line with the City of Petersburg's Comprehensive Plan and in keeping with the City's Economic goals by promoting economic growth, job creation, and increased tax revenue.

V. EXHIBITS

Tax Parcel Map Extract

Zoning Map Extract

Applicants Petition

Supplemental Information:

TIA Study BSI – VDOT; RPA Approval.

Public Notification Information

Petersburg, Virginia

Parcel: 040030006

Summary

Owner Name	ARAKAWA WOODROW L TAE C	National Historic District:	
Owner Mailing Address	2709 OXFORD DR SUTHERLAND, VA 23885	Enterprise Zone:	
Property Use	410	Opportunity Zone:	51730811200
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	B-2	Va House District:	63
Property Address	2262 COUNTY DR Petersburg, VA	Congressional District:	4
Legal Acreage:	2.272	City Ward:	1
Legal Description:	2.272 ACRES	Polling Place:	Blandford Academy
Subdivision:		Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8112
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	2,195	Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	1
Enclosed Porch:	45	Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	100%

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	5/16/2006	\$250,000	2006/2365

Assessments

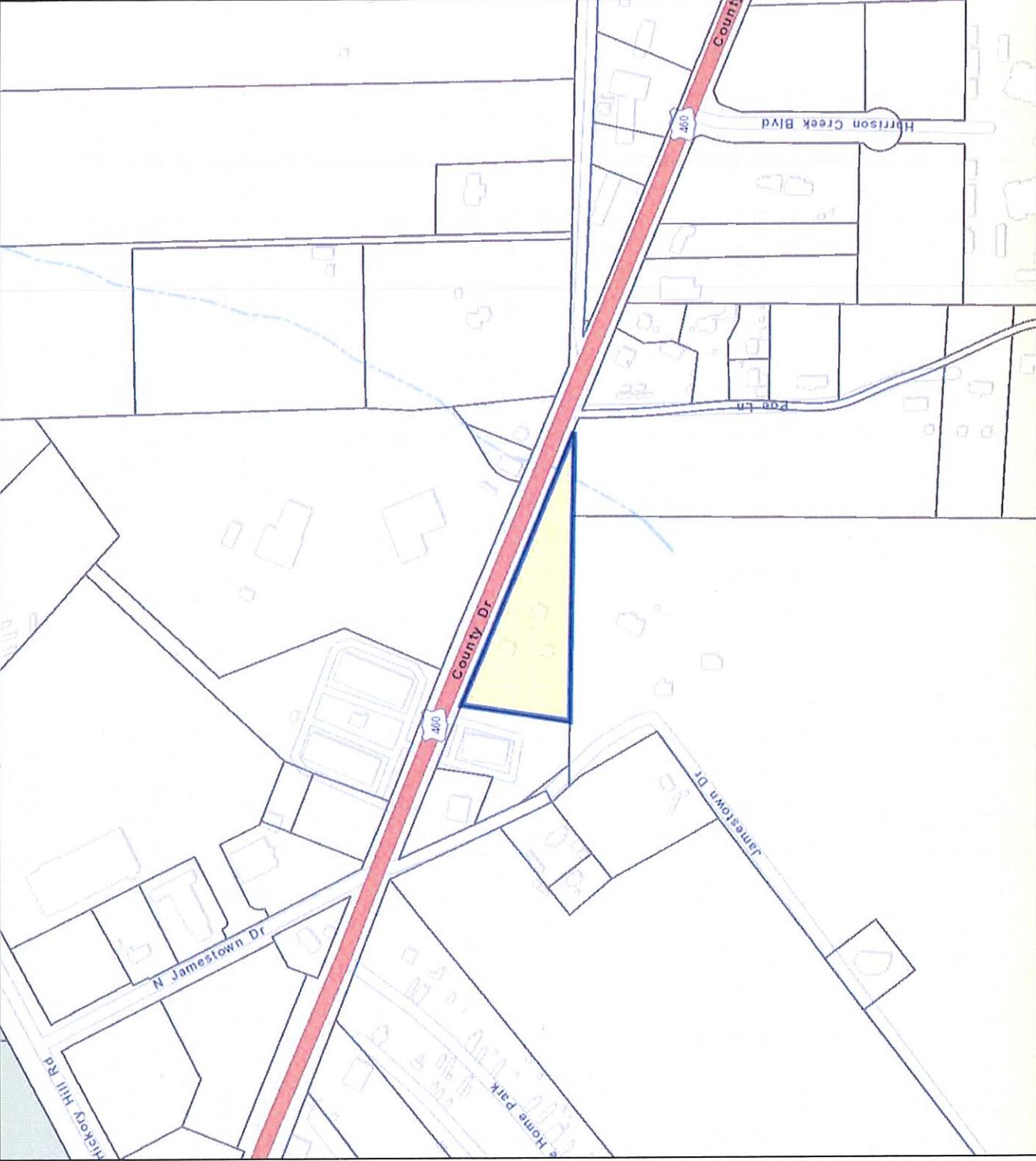
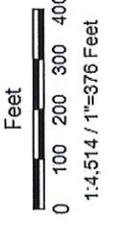
Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$94,600	\$94,600	\$94,600	\$94,600	\$94,600
Improvement Value	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
Total Value	\$213,400	\$213,400	\$213,400	\$213,400	\$213,400

Property Tax (Coming Soon)

Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 040030006

Date: 5/25/2023

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.

2262 County Dr - B-2, General Commercial



Petersburg, Virginia

Parcel: 040030005

Summary

Owner Name	CLEMENTS LARRY THOMAS THACKSTON MARY C	National Historic District:	
Owner Mailing Address	401 RIVERS BEND CT CHESTER, VA 23836	Enterprise Zone:	
Property Use	501	Opportunity Zone:	51730811200
State Class:	5 Agricultural 20 - 100 acres	VA Senate District:	16
Zoning:	A	Va House District:	63
Property Address	2255 JAMESTOWN DR Petersburg, VA	Congressional District:	4
Legal Acreage:	73.87	City Ward:	1
Legal Description:	73.87 ACRES	Polling Place:	Blandford Academy
Subdivision:		Primary Service Area:	G
Assessment Neighborhood Name:		Census Tract:	8112
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	1,740	Shed:	
Basement:		Total Rooms:	6
Attached Garage:		Bedrooms:	3
Detached Garage:		Full Baths:	1
Enclosed Porch:	360	Half Baths:	1
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	0%

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
2255 JAMESTOWN DRIVE LLC,	11/8/2017	\$0	2017/0086
CLEMENTSELIZABETH H & LARRY T	10/13/2016	\$0	2016/2585
	12:00:00 AM	\$0	644/702

Assessments

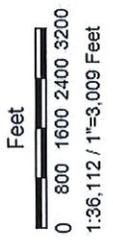
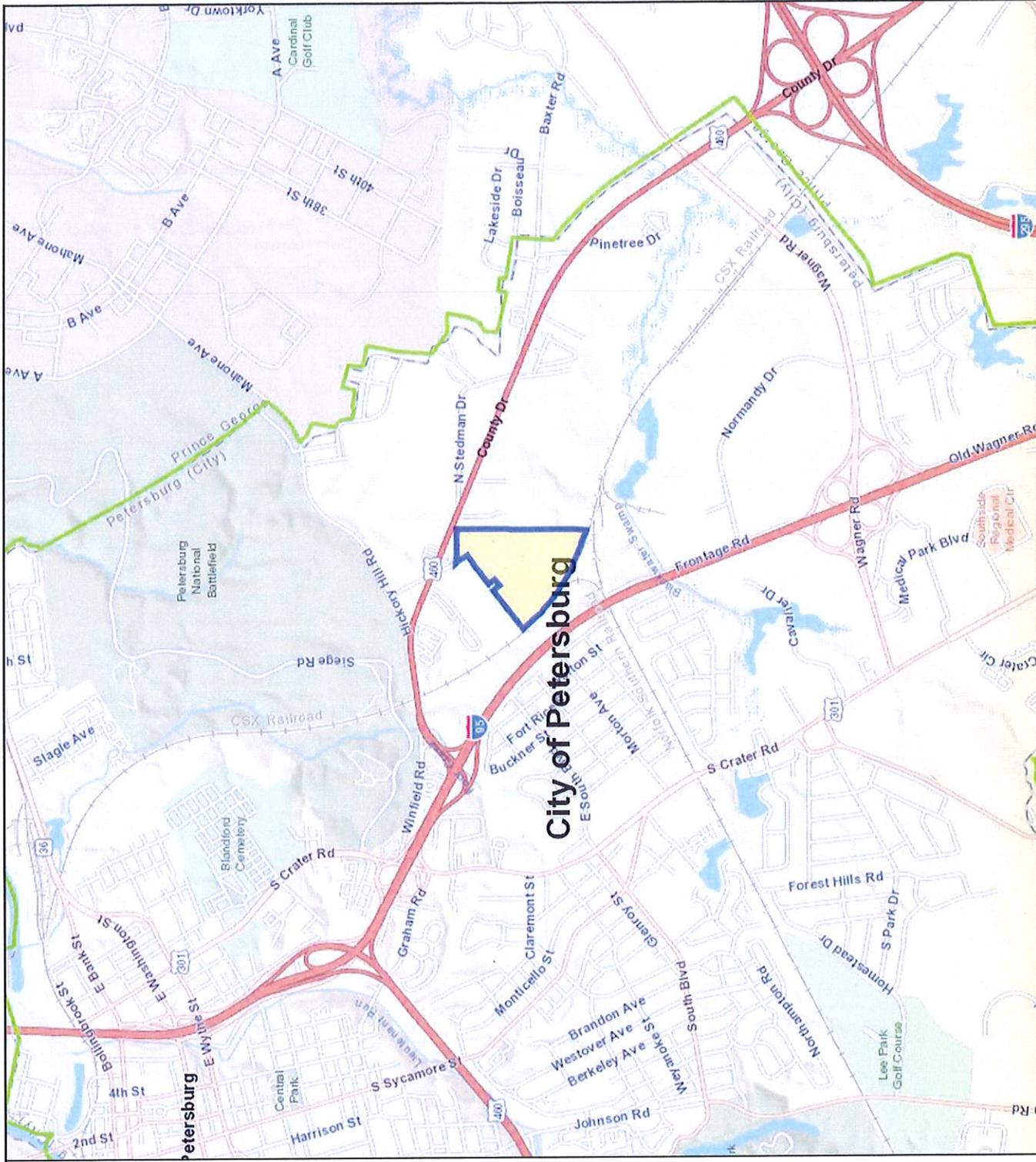
Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$429,600	\$429,600	\$429,600	\$429,600	\$429,600
Improvement Value	\$108,900	\$108,900	\$108,900	\$108,900	\$108,900
Total Value	\$538,500	\$538,500	\$538,500	\$538,500	\$538,500

Property Tax (Coming Soon)

Petersburg, Virginia

Legend

 County Boundaries



Parcel #: 040030005

Date: 5/25/2023

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2255 Jamestown Dr - Agricultural District

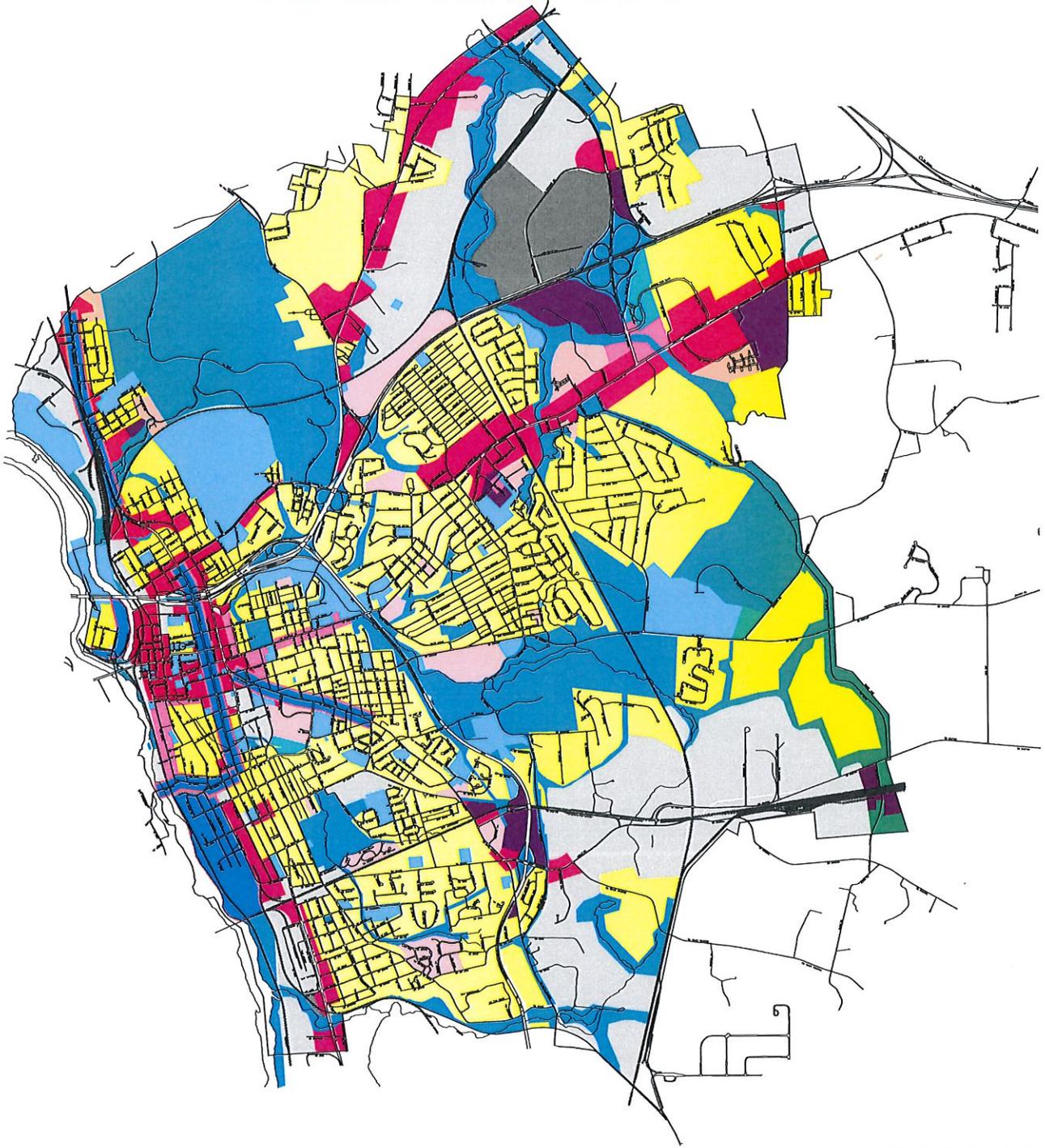


LEGEND

- 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

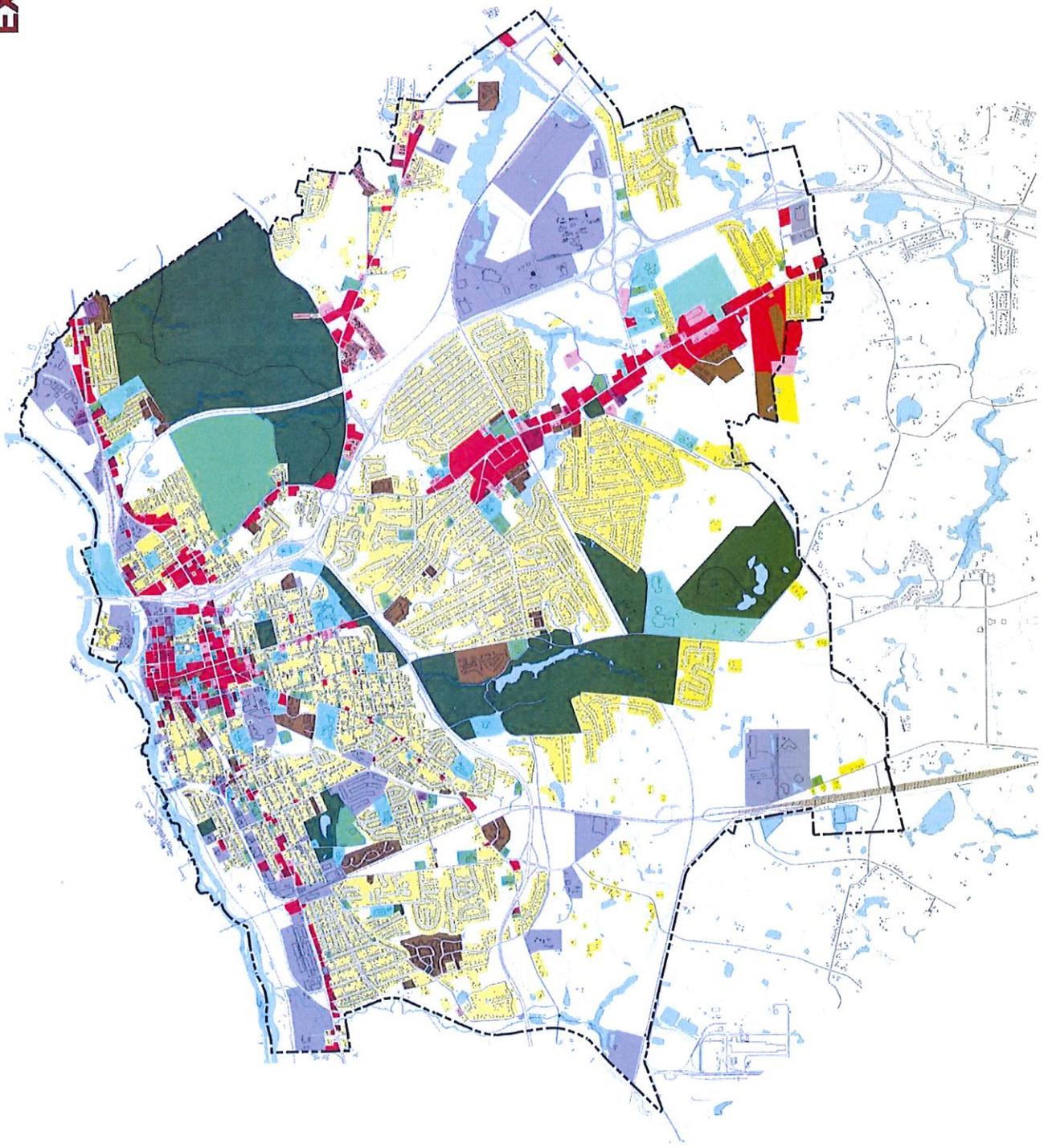


EXISTING LAND USE

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



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

Public Notice

Notice is hereby given to all interested persons, that the City of Petersburg Planning Commission will hold a Public Hearing on Thursday, June 1, 2023, beginning at 6:30pm., at the Petersburg Public Library, Multi-Purpose Room, 201 W Washington Street, Petersburg, Virginia, 23803 to hear the following case:

2023-REZ-05: A public Hearing and consideration of a resolution recommending approval of a Petition to rezone the property located at 2255 Jamestown Drive and 2262 County Drive from B-2, General Commercial District and A, Agricultural District to M-1, Light Industrial District to allow for the development of a warehouse distribution center with parking and related site improvements.

Information and related material concerning the Public Hearing items may be examined on the Planning Commission Website: <http://www.petersburgva.gov/119/Planning-Commission>, or by contacting the Department of Economic Development, Planning and Community Development at (804)-733-2308.

All interested persons shall have the opportunity to be heard at said public hearing.

Should you have any questions or need additional information, please contact the Department of Economic Development, Planning and Community Development by postal mail sent to 135 N Union Street, Petersburg, VA. 23803, via telephone at 804-733-2308, or via email at pcd@petersburg-va.org.

Reginald Tabor, Planning Manager

Department of Economic Development, Planning and Community Development



Goals and Objectives

Issues, Policy Goals, Objectives

The purpose of the Comprehensive Plan is to set the relevant policies which will help carry out Vision of the City. The intent of the Plan and its recommendations is to improve and protect the health, safety, and welfare of the citizens of Petersburg.

Issues

Issues identified through background reports, public input and consultation with community stakeholders are the foundation for formulating policy goals and objectives. It is important to note the identified issues are usually connected to other issues, and solutions may require a comprehensive approach which incorporates innovative and out of the box initiatives. Housing issues may be influenced by the economy while the economy is affected by land use and transportation.

Policy Goals

A policy sets forth the principles and values which will guide the actions to be taken by the City of Petersburg to solve identified public issues. In this document policies were formulated through input from the public and community stakeholders.

Objectives

Objectives are intended to be the beginning steps to overcome identified issues, and the means to carrying out adopted policies. Objectives are measurable tasks for which specific city departments and managers are responsible and held accountable.

Housing Issues

- Older city neighborhoods have a concentration of deteriorating, vacant, and blighted housing.
- Renovated or new affordable, safe housing is in short supply.
- Homeownership rates are low.
- Renters currently have a greater Housing Cost Burden than home owners.
- The City of Petersburg owns a lot of property that is currently vacant land. Reinvestment in housing is not targeted or done at a scale large enough to impact the neighborhoods in decline.
- Historic Districts have a high concentration of blighted and derelict properties.
- Historic Property Owners doing work without the appropriate approvals.

Housing Policies

Policy Goal I: Encourage the renovation or new construction of housing in older neighborhoods in a manner which provides a critical mass to investment and revitalization efforts.

Objective 1: Partner with the PRHA or a non-profit CDC to aggressively target priority revitalization and redevelopment efforts.

“Housing Cost Burden” is a standard HUD formula that calculates household income to housing costs. Generally, households who are paying greater than 30% of their income on housing are seen as “burdened” by those costs.



Policy Goal II: Act as an equal partner in public/private ventures to revitalize historic, older and downtown neighborhoods and improve the housing stock.

Objective 1: Review and identify city-owned properties for redevelopment opportunities in partnership with nonprofit housing agencies and developers.

Objective 2: Prioritize infrastructure improvements and CDBG funds to maximize the impact of redevelopment efforts with non-profit housing partners and developers.

Objective 3: Utilize local community plans, such as the Battersea Quality of Life Plan, as a guide for City revitalization in neighborhoods identified in the future land use plan.

Policy Goal III: Promote a variety of affordable housing types to meet the needs of owners and renters of varying levels of income through partnerships with nonprofits and developers.

Objective 1: Prioritize revitalization activities and efforts according to the Comprehensive Plan.

Objective 2: Update and take to Planning Commission and Council for action a revised zoning ordinance which includes policies toward allowing for diversity in neighborhood, design standards and varied housing types, and increased densities.

Policy Goal IV: Continue to do an inventory in all the Historic Districts to understand where the most critical need exist.

Objective 1: Procure the services of Preservation Virginia to complete an inventory for the remaining historic districts not inventoried.

Objective 2: Create a Community Land Trust with the assistance of LISC using the Detroit Model. This

Objective 3: Continue to seek out educational and financing opportunities for residents owning homes in a historic district or potential homeowners in a historic district.

Land Use & Transportation Issues

- Vibrant/alternative land uses are needed at Gateways and main neighborhood entrance corridors to improve the city's image.
- Large industrial parcels are not available for the expansion or relocation of manufacturing to Petersburg.
- Land Use and zoning are inconsistent in certain areas of the city.
- Contiguous parcels are not readily available for redevelopment and investment in new/renovated housing.
- No policies or master plan exists for parking in Old Towne and the Central Business District.
- Infrastructure improvements for cars, pedestrians, and bikes are needed in historic neighborhoods as well as new growth areas.
- Public Transit has limited hours and service to/from neighborhoods to regional employment centers.
- Directional sign improvements are needed along entrance corridors and interstates.
- Congestion/lack of road interconnectivity on South Crater Road around the new Southside Regional Medical Center



Land Use & Transportation Policies

Policy Goal II: Promote redevelopment of gateway corridors to have a vibrant mixed-use component.

Objective 1: Include in the Zoning Ordinance overlay district guidelines for the Halifax Corridor, Route 36 Corridor, West Washington Street Corridor, University Boulevard Corridor, Commerce Street Corridor and Gateways.

Policy Goal III: Promote redevelopment of blighted areas comprehensively through both the Petersburg Housing Authority and the Industrial Development Authority.

Objective 1: Overhaul the zoning ordinance to coincide with the Land Use Plan and allow for by-right mixed-use developments on an urban/pedestrian scale incorporating transit oriented and new urbanism principles and design standards.

Objective 2: Create an urban design ordinance using the R/UDAT Plan as the guide and tie it to the City's zoning ordinance

Objective 3: Coordinate with public works infrastructure and utility improvements based on revitalization and redevelopment initiatives.

Objective 4: Continue to utilize CDBG resources within a land use and transportation framework that creates collaboration between City departments and primary stakeholders.

Policy Goal III: Promote an efficient, well-marked, and convenient parking network in the central business district and Old Town without compromising aesthetics but accommodating pedestrian and multi-modal transit activity.

Objective 1: Undertake a master plan and management effort for parking in the Central Business District.

Objective 2: Study the benefit and cost versus expense of maintaining parking meters or a pay parking system.

Objective 3: Consider a private/public initiative to construct a parking deck in a strategic location convenient to businesses, entertainment and recreational uses.

Policy Goal IV: Provide efficient, frequent, reliable transit service to employment centers.

Objective 1: Continue to study and identify route and service improvements to better connect Petersburg residents with employment centers throughout the region.

Objective 2: Continue to seek grants to offset the expansion of service cost.

Policy V: Promote interconnected pedestrian and road network to reduce "bottle-neck" congestion on major thoroughfares.

Objective 1: Identify roadway connections to improve the street grid to reduce "bottle-neck" congestion, such as on South Crater Road and Exit 52.

Objective 2: Install traffic lights at the appropriate intersections to manage the traffic flow during peak hours.

Economic Issues

- A disproportionate number of residents of Petersburg residents go to other localities to shop.
- Petersburg must continue to capitalize on partnerships, such as Fort Lee.



- Petersburg has a shortage of available, marketable industrial land above 50 acres.
- Challenges with the public schools and perception of high crime make attracting investors and developers problematic.
- Perception of the City from current residents.

Economic Policies

Policy Goal I: Assess the skills needed for the industries the City is working to attract, as well as the industries that are currently in the City.

Objective 1: Build and strengthen partnerships with regional and local organizations to create meaningful workforce development programs.

Objective 2: Design training programs that meet the future and current employer's needs.

Policy Goal II: Build partnerships with private sector players, regional and community stakeholder groups to capitalize on significant development opportunities.

Objective 1: Continue to work with Virginia's Gateway Region to promote the City's many assets to potential investors.

Objective 2: Continue hosting the Executive Roundtable Discussions; expand to include institutions of higher learning and private schools as well as smaller family owned businesses.

Objective 3: Review and become familiar with the Strategic Economic Development Plan.

Objective 4: Continue to promote the Vision of the City.

Objective 5: Create a Vision for the Office of Economic Development.

Objective 6: Continue to build significant partnerships with regional agencies such as the Virginia Gateway Region, Ft. Lee and the Cameron Foundation and City businesses.

Objective 7: Educate City leaders and staff on redevelopment projects eligible for New Market Tax Credit, and other federal, state and local incentives (see incentives in Appendices).

Objective 8: Leverage CDBG monies and stakeholder efforts in specified revitalization areas as identified in the Future Land Use Map.

Objective 9: Creatively capitalize on development opportunities at the old hospital site, Titmus and Roper Brothers.

Policy Goal III: Promote the assembly of smaller tracts of land through the IDA to create marketable industrial or technology development sites.

Objective 1: Work closely with the Assessor's Office and the Office of Planning and Community Development to assemble contiguous parcels of underutilized land for large marketable industrial or development sites.

Policy Goal IV: Consider the benefit of expanding the Enterprise Zones to other districts and areas of the City.

Objective 1: Apply for an expansion of our current Enterprise Zones and consider adding two additional zones.

Objective 2: Create a Business Improvement District for Downtown

Policy Goal V: Increase revenue by working with the Planning Department to permit nightclubs and other cultural and

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).**

Given the City's urbanization, agricultural uses are no longer desirable within the City limits, and there are very few remaining sites suitable for light industrial uses. Given the site's close proximity to I-95, the applicant believes this site is ideally suited for distribution uses, which would create hundreds of jobs in the City. Furthermore, the City has already expressed a desire for light industrial uses at this site, as indicated in its 2014 Comprehensive Plan. The applicant therefore believes this rezoning is entirely consistent with the City's future land use goals.

- 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 subject property will include dedicated access to/from Route 460, which prevents conflicts between vehicles serving the site and other uses in the vicinity. The low-intensity industrial uses proposed are generally compatible with adjoining uses, which include the Norfolk Southern Railway, Interstate 95, Route 460, large tracts of vacant land and a very limited number of residential properties

- 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 development will align the property with the City's future land use designation of "light industrial" as indicated in the 2014 Comprehensive Plan. By promoting economic growth, job creation, and increased tax revenue for the City. The requested rezoning also supports the City's economic goals, as indicated on page 99 of the 2014 Comprehensive Plan.

- 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).**

Few, if any, undeveloped parcels larger than 70 acres are suitable for light industrial uses within the City limits. In order to achieve the City's economic objectives and future land use goals (as reflected in the 2014 Comprehensive Plan), rezoning of underused agricultural parcels is required.

D. CERTIFICATION:

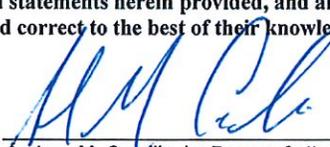
The undersigned applicant certifies that they:

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

X (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:



Andrew M. Condlin, by Power of attorney

Mailing Address:

Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

Phone Number:

(804) 977-3373

Email Address:

acondlin@rothjackson.com

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

5-4-2023

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

**SPECIAL LIMITED POWER OF ATTORNEY
LAND USE APPLICATIONS**

KNOW ALL MEN BY THESE PRESENTS, that MARY C. THACKSTON authorized on behalf of LARRY THOMAS CLEMENTS AND MARY C. THACKSTON and 2255 JAMESTOWN DRIVE, LLC has made, constituted and appointed, and by these presents do hereby make, constitute and appoint ANDREW M. CONDLIN or KIMBERLY M. LACY, either of whom may act, our true and lawful attorney-in-fact ("Attorney"), to act as our true and lawful attorney-in-fact in our name, place and stead with such full power and authority we would have, if acting personally, to file all such applications required by the City of Petersburg, Virginia (the "City"), with respect to that certain real property currently under contract the undersigned, such real estate being located in the City, commonly known as situated along Jamestown Drive, containing approximately +/-73.87 acres, and designated in the Real Estate Assessment Records of the County as Tax Parcel 040030005 (the "Property"), including, but not limited to, an application to rezone the Property and to submit and amend proffers. Our said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the rezoning Application, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the City of Petersburg Application and related to the Property, as fully as we might or could do if acting personally.

The undersigned hereby confirm all lawful acts done by our Attorney pursuant to this Special Limited Power of Attorney. We further declare that as against ourselves or persons claiming under us, everything which our Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who

(015206#0)v1)

has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall continue until it is otherwise rescinded or modified.

WITNESS the following signatures and seals this 18 day of April, 2023.

Mary C. Thackston (SEAL)
MARY C. THACKSTON, Individually

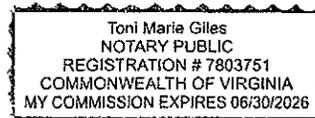
2255 JAMESTOWN DRIVE, LLC

Mary C. Thackston (SEAL)
BY: MARY C. THACKSTON, Member

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Chesterfield, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Mary C. Thackston, individually and as a member of 2255 JAMESTOWN DRIVE, LLC, on this 18 day of April, 2023.

Toni Marie Giles
Notary Public
My Commission expires: 6-30-2026
My Registration No.: 7803751



**SPECIAL LIMITED POWER OF ATTORNEY
LAND USE APPLICATIONS**

KNOW ALL MEN BY THESE PRESENTS, that **LARRY THOMAS CLEMENTS** authorized on behalf of **LARRY THOMAS CLEMENTS AND MARY C. THACKSTON and 2255 JAMESTOWN DRIVE, LLC** has made, constituted and appointed, and by these presents do hereby make, constitute and appoint **ANDREW M. CONDLIN** or **KIMBERLY M. LACY**, either of whom may act, our true and lawful attorney-in-fact ("Attorney"), to act as our true and lawful attorney-in-fact in our name, place and stead with such full power and authority we would have, if acting personally, to file all such applications required by the City of Petersburg, Virginia (the "City"), with respect to that certain real property currently under contract the undersigned, such real estate being located in the City, commonly known as situated along Jamestown Drive, containing approximately +/-73.87 acres, and designated in the Real Estate Assessment Records of the County as Tax Parcel 040030005 (the "Property"), including, but not limited to, an application to rezone the Property and to submit and amend proffers. Our said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the rezoning Application, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the City of Petersburg Application and related to the Property, as fully as we might or could do if acting personally.

The undersigned hereby confirm all lawful acts done by our Attorney pursuant to this Special Limited Power of Attorney. We further declare that as against ourselves or persons claiming under us, everything which our Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall continue until it is otherwise rescinded or modified.

WITNESS the following signatures and seals this 18th day of April, 2023.

(01520672)v1.1

Larry Thomas Clements (SEAL)
LARRY THOMAS CLEMENTS, Individually

2255 JAMESTOWN DRIVE, LLC
Larry Thomas Clements (SEAL)
BY: LARRY THOMAS CLEMENTS, MEMBER

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Chesterfield, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by Larry Thomas Clements, individually and as a member of 2255 JAMESTOWN DRIVE, LLC, on this 18 day of April, 2023.

Toni Marie Giles
Notary Public
My Commission expires: 6-30-2026
My Registration No.: 7803751

Toni Marie Giles
NOTARY PUBLIC
REGISTRATION # 7803751
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 06/30/2026

SPECIAL LIMITED POWER OF ATTORNEY/LAND USE APPLICATIONS

PIN: 040-030006

Prepared By:
THOMAS P CHEELEY, ESQ.
VSB #16680
2314 Boulevard
Colonial Heights, Virginia 23834

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, both jointly and individually have made, constitutes and appointed, and by these presents do hereby make, constitute and appoint ANDREW M. CONDLIN and/or KIMBERLY M. LACY, either of whom may act, our true and lawful Agents to act as our true and lawful attorney-in-fact, in name, place and stead with full power and authority we would have, if acting personally, to file any and all applications required by the City of Petersburg, Virginia (the "City"), with respect to that certain real property currently under contract with the undersigned as Sellers and Onward and Upward Land LLC, as Purchasers, with such land being located in the City of Petersburg, Virginia, commonly known as situated along County Drive, and containing approximately 2.272 +/- acres, and designated in the Real Estate Assessment Records of the City as Tax Parcel 040-030006 (the "Property"), including, but not limited to, an application to rezone the property and to submit and amend proffers; *however subject to*.

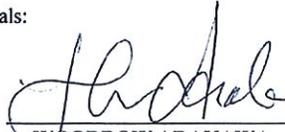
AGENTS SHALL NOT INCUR ANY COSTS, FEES, PROFFERS, OR ANY OTHER EXPENSES IN WHICH THE PRINCIPALS HEREIN SHALL BEAR OR BE REQUIRED TO REIMBURSE, OTHERWISE THE PRINCIPALS SHALL BE ENTITLED TO VOID THIS POWER OF ATTORNEY *AB INITIO*. AGENTS SHALL REIMBURSE AND/OR INDEMNIFY THE PRINCIPALS FOR ANY AND ALL EXPENSES THAT MAY ARISE ON ACCOUNT OF THEIR ACTIONS TAKEN BY VIRTUE OF THIS POWER OF ATTORNEY. REGARDLESS OF WHETHER THE REZONING REQUEST IS SUCCESSFUL OR NOT OR WHETHER THE CONTINGENT CONTRACT IS CONSUMMATED INTO A SETTLEMENT OR NOT, THE AGENTS HEREIN PERSONALLY OR THE PURCHASER AS THEIR PRINCIPAL OR EMPLOYER SHALL ASSUME AND BEAR RESPONSIBILITY FOR ALL COSTS AND DAMAGES.

The appointed Agents herein are authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the rezoning Application, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the City of Petersburg Application as related to the property, as fully as we might or could do if acting personally.

The undersigned further confirm all lawful acts done by our Agents pursuant to this Special Limited Power of Attorney. We further declare that as against ourselves or persons claiming under us, everything which our Agent shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This express authorization shall continue until 12:01 P.M. on December 15, 2023 unless it is otherwise modified or rescinded by a written document recorded in the Circuit Court Clerk's Office of the City of Petersburg, Virginia.

WITNESS the following signatures and seals:


WOODROW ARAKAWA (SEAL)

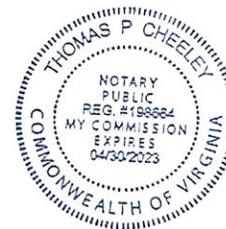

TAE C. ARAKAWA (SEAL)

COMMONWEALTH OF VIRGINIA
CITY OF COLONIAL HEIGHTS, to-wit::

The foregoing Instrument was acknowledged before me on this 24th day of April, 2023, by
WOODROW ARAKAWA and TAE C. ARAKAWA.


Notary Public

My Commission expires: April 30, 2023
Notary Registration No: 198664.



Mr. Darryl E. Walker
Stormwater Program Manager
Office of Development and Operations
1340 East Washington Street
Petersburg, VA 23803
Direct Telephone: 804.733.2357
Office Telephone: 804.733.2353

April 5, 2023

Re: Jamestown Drive Warehouses - RPA Determination Approval
2255 Jamestown Drive & 2262 County Drive - City of Petersburg, VA

Dear Mr. Walker:

As you are aware, Greg Monnett of **Enviro-Utilities** performed a wetlands and Waters of the U.S. delineation for the proposed project located at the above referenced location (see exhibit below). In conjunction with this effort, **Enviro-Utilities** also performed a Resource Protection Area Determination (RPAD) and submitted this report to you for review and approval on March 28, 2023. In this report, it is stated that **"Enviro-Utilities, Inc. (EU) evaluated the above property to conduct a wetland delineation and Resource Protection Area (RPA) determination study on the referenced property. Wetlands were delineated utilizing the Routine Determination Method as outlined in the 1987 Corps of Engineers Wetland Delineation Manual. Any connected or contiguous streams (Waters of the US) were evaluated for perenniality using the North Carolina DEQ Stream Identification Method. Forested wetlands were observed on the property and were flagged in the field and GPS located. The wetland locations are shown on the attached map. The streams which were downstream of the wetlands on the property scored as intermittent, therefore, these waters and associated wetlands do not have an associated RPA buffer."**

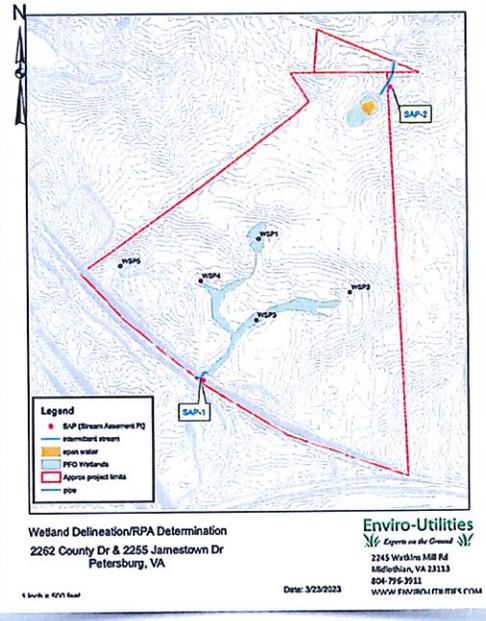
In an email back to Greg Monnett on March 28, 2023, you stated that you **"typically do not review site-specific RPA determinations submitted apart from the development plan submittals during the site plan review process. I will review the report upon the initial submittal of the proposed site plan and provide any comments I have at that time (along with the site plan comments from that initial submittal)."**

In other jurisdictions, we routinely have RPAD's reviewed and approved prior to the development of the site plans. In fact, because it is such a vital component to the overall planning and site plan development process, it is preferred to have this approval prior to the preparation of the site plans such that no time is wasted speculating on the limits of the RPA. Therefore, we respectfully request that the RPAD be reviewed and evaluated during the rezoning process for these properties such that the site plans can be developed with more certainty relative to constraints of the existing conditions. Thus, we have included this letter as part of the formal rezoning application.

Thank you for your consideration, and we hope to hear from you soon on this issue.



Stig Owens, P.E.
sekivsolutions



No-Build Conditions

Approved Developments

Based on our TIA scope meeting, we understand that there are no nearby approved developments that will impact the site driveway.

No-Build 2025 Traffic Volumes

The existing traffic volumes were increased by an annual growth rate of 1.0% for two years to estimate the No-Build 2025 traffic volumes, which are shown in Figure 4.

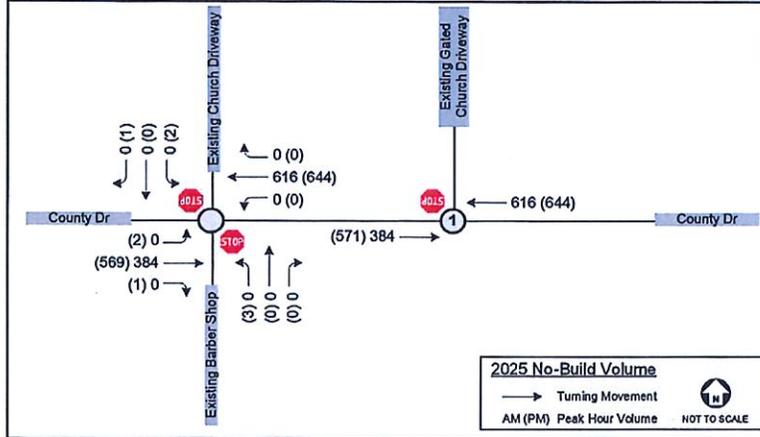


Figure 4: No-Build 2025 AM and PM Peak Hour Traffic Volumes

Build Conditions

Site Generated Trips

Table 1 shows the trip potential of the proposed commerce park based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Table 1: ITE Trip Generation – Typical Weekday – 11th Edition

Land Use (ITE Land Use Code)	Size	Average Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
High-Cube Transload and Short-Term Storage Warehouse (154)	260,000 SF	182	182	16	5	7	19
High-Cube Fulfillment Center Warehouse (Non-Sort) (155)	710,000 SF	643	643	86	21	44	70
Total	970,000 SF	825	825	102	26	51	89
80% Passenger Cars		660	660	82	21	41	71
20% Trucks		165	165	20	5	10	18

Site Traffic Distribution

The following site trip distribution was based on input from the City during the scoping meeting:

Inbound trips:

- 65% from the west on County Drive
- 35% from the east on County Drive

Outbound trips:

- 100% to the east on County Drive

The site trip distribution and assignment are shown in Figure 5 and Figure 6, respectively.

Build (2025) Traffic Volumes

The build traffic volumes were estimated by adding the no-build traffic volumes (Figure 4) and the site trip assignment (Figure 6). Figure 7 shows the build 2025 peak hour traffic volumes.

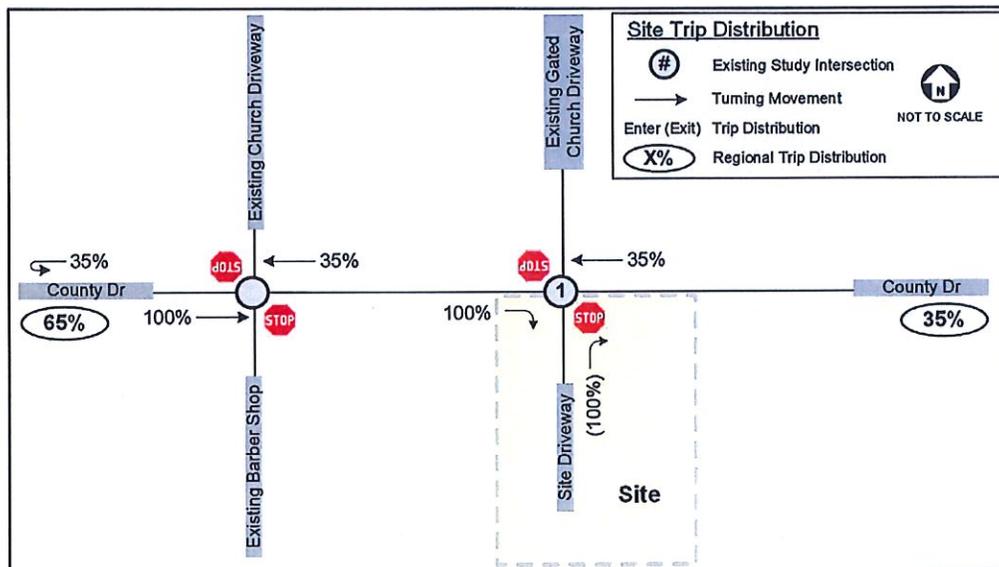


Figure 5: Site Trip Distribution

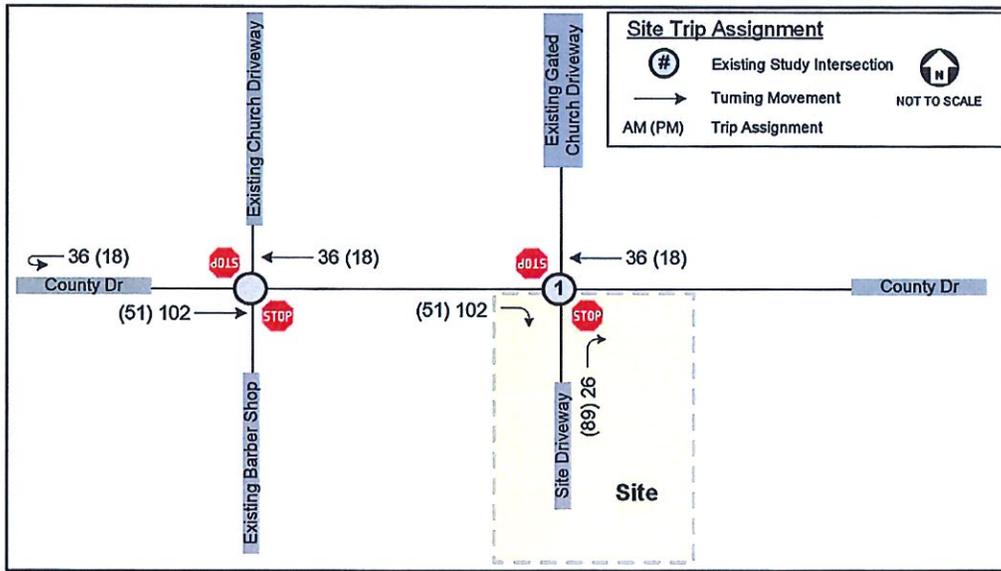


Figure 6: Site Trip Assignment

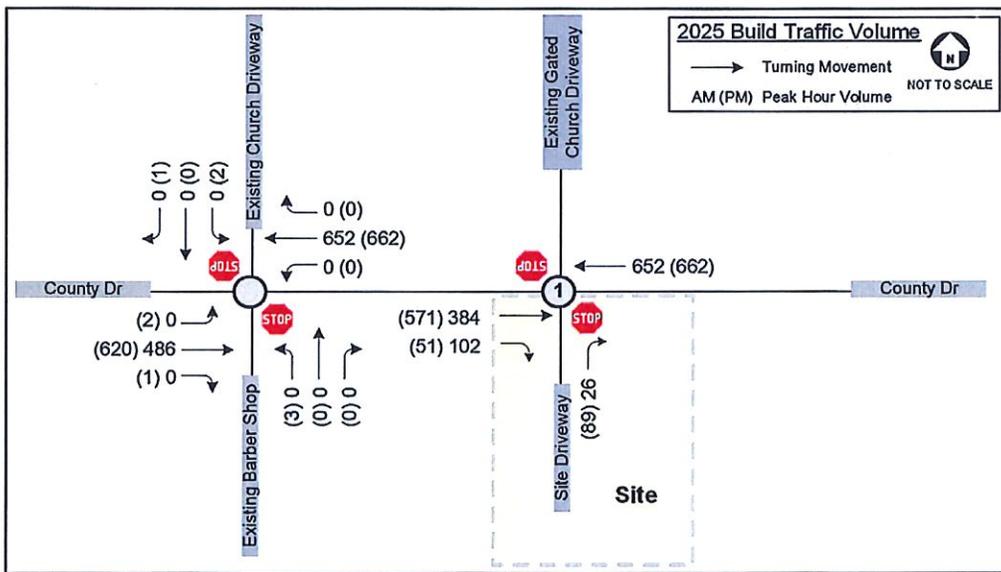


Figure 7: Build 2025 AM and PM Peak Hour Traffic Volumes

Turn Lane Warrant Analysis

The need for an eastbound right-turn lane was evaluated at the site driveway under build 2025 conditions. The VDOT turn lane warrant graphs are included in the Appendix.

Table 2: Right-Turn Lane Warrant Analysis

Intersection	Approach Volume	Right Turn Volume	Minimum Right Turn Taper Threshold	Minimum Right Turn Full Lane Threshold	Treatment
County Drive at Site Driveway (AM)	486	102	21	55	Full-width Lane and Taper Required
County Drive at Site Driveway (PM)	822	51	20	40	Full-width Lane and Taper Required

Capacity Analysis

Capacity analysis was performed at the study intersection during the weekday AM and PM peak hours under the build analysis scenario. Synchro, Version 11 was used to analyze the study intersection based on the Highway Capacity Manual (HCM) methodology and includes level of service (LOS), delay, and queue lengths for the turning movements analyzed. SimTraffic queues were based on the maximum of an average of 10 microsimulation runs. The queuing analysis results are summarized in the table below and the Synchro / SimTraffic output reports are included in the appendix.

For unsignalized intersections, the average delays for the minor street movements are described as short delays (less than 25 seconds), moderate delays (between 25 and 50 seconds), and long delays (greater than 50 seconds). It is common for side street movements to experience long delays during the peak hours at intersections with major thoroughfares.

Table 3: Level-of-Service Summary for County Drive at Church Driveway / Site Driveway

Condition	Lane Group	Lane Storage (ft.)	AM Peak Hour			PM Peak Hour		
			LOS	Delay (sec)	Queue (ft.)	LOS	Delay (sec)	Queue (ft.)
Build (2025) Conditions	EBT	-	-	-	-	-	-	-
	EBR	200	-	-	-	-	-	-
	WBT	-	-	-	-	-	-	-
	NBR	-	B	10.0	3	B	11.7	13

Under build conditions, the minor street right-turn movement is anticipated to operate with short delays during the AM and PM peak hours with the following configuration:

- Construct the site driveway with one ingress lane and one egress lane
- Construct an eastbound right turn lane on County Drive with 200 feet of storage and 150 feet of taper

Access Management

Access Management regulations were evaluated for the proposed site driveway on County Drive based on VDOT's Road Design Manual Appendix F. County Drive is classified as a Principal Arterial with a posted speed limit of 35 mph therefore, VDOT requires at least 305 feet of spacing. The proposed driveway is 465 feet east of the California Inn driveway and 390 feet west of Poe Lane, so an Access Management Exception (AME) is not required.

Conclusions

Based on the results of the analysis, the site driveway is expected to operate with short delays and queues under build 2025 conditions with the following configuration:

- Construct the site driveway with one ingress lane and one egress lane
- Construct an eastbound right turn lane on County Drive with 200 feet of storage and 150 feet of taper

The recommended lane configuration can be seen in Figure 8

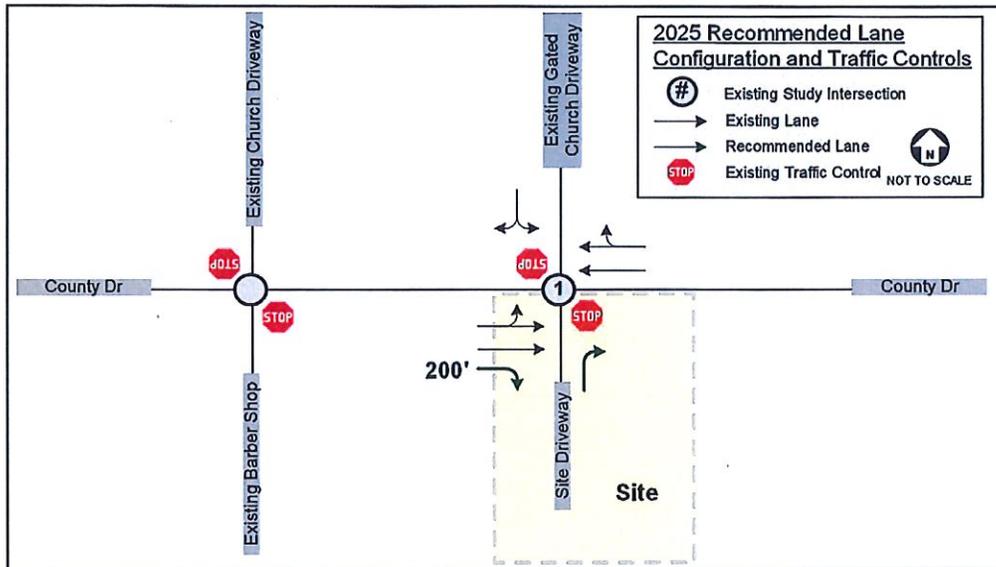


Figure 8: Build 2025 Recommended Lane Configuration