

The Regular Meeting of the Petersburg City Council was held on April 28, 2026, at Petersburg Public Library. Mayor Samuel Parham called the meeting to order at 5:46 p.m. The meeting video link is <https://petersburgva.new.swagit.com/videos/384209>

1. ROLL CALL:

Present:

Samuel Parham, Mayor -- Ward 3
Darrin Hill, Vice Mayor -- Ward 2
Marlow Jones, Councilor -- Ward 1
Charles Cuthbert, Jr., Councilor -- Ward 4
W. Howard Myers, Councilor -- Ward 5
Annette Smith-Lee, Councilor -- Ward 6
Arnold Westbrook, Jr., Councilor -- Ward 7

Absent:

Present from City Administration:

City Manager John "March" Altman, Jr.
City Attorney Anthony C. Williams
City Clerk Tangi R. Hill

2. PRAYER

Vice Mayor Hill led the Council meeting in prayer.

3. PLEDGE OF ALLEGIANCE

Mayor Parham led the Council and the citizens in the pledge of allegiance.

4. DETERMINATION OF THE PRESENCE OF A QUORUM

A quorum was present.

5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS

There were no items under this portion of the agenda.

6. RESPONSES TO PREVIOUS PUBLIC INFORMATION POSTED

There were no items under this portion of the agenda.

7. APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETINGS):

a. Minutes of the Previous Meetings

- March 31, 2026, Special Joint FY27 Budget Work Session with the PCPS Board
- April 7, 2026, Closed Session

b. First Read and Schedule a Public Hearing for Joel Mieses, on behalf of Miguel Olivarez, to Appeal a decision Made by the Architectural Review Board to Deny Approval of In-Field Deviations from

Approved Plans for the Dwelling Constructed at 217 South South Street in the Folly Castle Historic District

- c. First Read and Schedule a Public Hearing for Diane Curling to Appeal a Decision Made by the Architectural Review Board to deny Approval of Exterior Paint Colors for 116 Liberty Street in the Poplar Lawn Historic District

Council Member Myers made a motion to approve the consent agenda with removal of Item 7C. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

8. OFFICIAL PUBLIC HEARINGS

- a. A Public Hearing for Consideration of an Ordinance to Approve a Request by Harry Bawa, Pinetree Apartments LLC, on Behalf of Chanmeet Signh LLC, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 3060 and 3090 Pinetree Drive, Parcel IDs 059010806 and 059010807 in the B-2 General Commercial District

Jared Crews, Interim Director of Planning and Community Development, provided a summary of the item. He explained that this item was a special use permit (SUP) request for a multifamily dwelling on the properties at 3060 and 3090 Pinetree Drive. The applicant's request is to construct a three-story apartment building with 57 market-rate units, composed of 52 two-bedroom and six one-bedroom units. A special use permit is required for multifamily units in the B-2 District, and if approved, will be subject to the R-5 Multifamily District standards along with any conditions of approval with the permit. The property is currently undeveloped and was adjacent to the Liberty Pointe Phase I and Pinetree Apartments.

Mr. Crews noted that the City Council had previously considered a request for this property last year, but this was a different request under a different applicant. He provided photographs depicting the existing conditions of the property and the concept plan as submitted by the applicant. He further reviewed the Comprehensive Plan considerations, which denoted the property as Community Mixed-Use on the Future Land Map, compact development pattern and resident amenities were encouraged, and the goal of creating diverse and attainable housing stock which emphasized identifying areas for compatible infill development.

Mr. Crews summarized that the Planning Commission unanimously recommended approval of the request, and staff also recommended approval. He reviewed the proposed conditions.

Mayor Parham asked if the applicant had a presentation.

Jared Anderson, Roth Jackson, gave a presentation. He stated that the applicant had a long history of developing projects in the region. One of the key factors they considered was how this application aligned with the Comprehensive Plan. He noted the Comprehensive Plan's emphasis on housing diversity, affordability, and safety throughout the city and how the request for 57 market-rate multifamily units with several amenities met these requirements and aligned with the City's goals and objectives. The Comprehensive Plan identified this area as Community Mixed-Use, which specifically outlined multifamily residential and infill development.

Mr. Anderson said that given the existing development around the site, including roads and utilities, they considered this project to be infill development. The project included multiple green spaces and recreational opportunities, and the sidewalk would provide connectivity. The Plan also stated that the project should not endanger historic core, neighborhoods, or conservation areas, which was met by their application. Furthermore, the proposed units had high-quality exterior and interior finishes, as well as a range of amenities, such as a playground pavilion, bike racks, sidewalks, and landscaping throughout the project area.

Mr. Anderson stated that these features were intended to ensure that the project was consistent with the surrounding area and aligned with the City's Comprehensive Plan and goals. Therefore, the applicant respectfully requested that the City Council approve this special use permit.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Council Member Jones stated that he wanted to discuss the previously proposed project that Council considered for this property. He said that it was essentially the same project, but Council had denied the application. He reviewed the comments made by the Planning Commission and the City Council Members on that previous project, which included concerns about the playground being too small, crime, concentration of poverty, and the residents would not meet their target market. He questioned why none of those concerns were raised by the Commission about this current application.

Council Member Jones stated that the Planning Department had recommended approval of that previous project, with the same kind of conditions for other multifamily projects. He stated that the opposition stemmed from the belief that tenants of affordable housing projects were less desirable than market-rate tenants. He emphasized that this had nothing to do with planning or judgment; it was discrimination. He stated that this project had fewer commitments, less scrutiny, and a different developer, and this resulted in a double standard.

Council Member Jones asked the applicant about their intention to build market-rate apartments. He asked if "market rate" was defined in the City's Zoning Ordinance.

Mr. Anderson replied that he believed it was not defined in the Zoning Ordinance.

Council Member Jones asked what specifically prevented him, after receiving his Certificate of Occupancy, from setting rents at whatever price the market would bear or even selling the property to someone else.

Mr. Anderson that he believed there was a market push for what people could afford, and they needed to strike a balance between setting rates that were too high or too low. He said that they had an incentive to position them at rates that were optimal. He said that if the rates were too low, they risked not generating a sufficient return on investment. He said that if the rates were too high, the apartments may become unaffordable for the target market.

Council Member Jones asked if that could be considered affordable housing.

Mr. Anderson clarified that they would be affordable for people looking for one- and two-bedroom apartments in Petersburg at the market rate. They would not be constructing subsidized housing.

Council Member Jones asked if the applicant would consider committing to a rental rate that would remain in effect for ten years.

Mr. Anderson replied no. They were planning to conduct a market analysis to ensure they were in the appropriate range so that people would be able to rent these apartments.

Council Member Jones stated that the previous applicant had proposed 50 affordable units with a documented track record, \$18.9 million investment, and \$54,000 in annual tax revenue. He stated that despite this, Council denied the application. He stated that in this case, the applicant was asking Council to approve 57 units based on a stated intention to charge market rents, with no enforceable commitment. He asked what the difference was between the previous application and the current one that justified approval.

Mr. Anderson stated that he was aware of the previous application for subsidized affordable housing, and that was the main difference between the applications.

Council Member Jones asked what would prevent the applicant from making these affordable units in the future. He noted that there was a housing crisis and everyone deserved a place to live.

Mr. Anderson said that affordability was relative. He stated that their units would be affordable in that they would set the rents so that there were zero vacancies in the building. He said that they would be affordable to some people, but they needed to do a market analysis, so their price points were fair.

Council Member Jones stated that his concern was that Council had previously denied an application that wanted to achieve the same thing. He said that this applicant intended to charge market-rate rents; however, the market rate was not defined in the Zoning Ordinance. Therefore, there was no mechanism to enforce it.

Council Member Jones emphasized that in the conditions of approval, there was no commitment to rental rates. This meant that if the developer made changes in the future, or sold the property to someone else, the units could become affordable, luxury, or short-term rentals. He stated that from that perspective, Council was not voting on market-rate or affordable housing. They were voting on a developer's stated intention. He questioned why Council did not negotiate further with the previous applicant to provide the market-rate housing. He stated that in his opinion, the issue was about who was doing the development and the intention to house people. He stated that everyone needed affordable housing and they must prioritize that. He said that they did not want to discriminate against anyone in the City.

Council Member Cuthbert made a motion to approve the request by Harry Bawa, Pinetree Apartments LLC, on Behalf of Chanmeet Signh LLC, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 3060 and 3090 Pinetree Drive, Parcel IDs 059010806 and 059010807 in the B-2 General Commercial District, with the conditions recommended by the Planning Commission, and that the apartments be used for market-rate rents only. Vice Mayor Hill seconded the motion.

Council Member Jones made a substitute motion to deny the request, based on concerns of inequity and inconsistency on behalf of the City in addressing the housing crisis.

Mayor Parham stated that there was no second to the substitute motion, so the motion died and the original motion remained on the floor.

The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Westbrook, Smith-Lee, and Hill; no: Jones, Myers, and Parham; abstain: N/A.

- b. A Public Hearing for Consideration of an Ordinance Authorizing the Vacation of Right-of-Way to Support the Construction of a New Courthouse

March Altman, City Manager, provided a brief summary of the item. He stated that before Council for consideration was an Ordinance that would authorize the vacation of the portion of East Tabb Street between Monroe and Adams Streets, as well as the alleyways currently located within the site designated for the courthouse construction. This vacation was necessary to move forward with the project. Staff would request Council's approval following the public hearing and authorize himself and the City Attorney to take the necessary steps to effectuate the vacation.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Vice Mayor Hill made a motion to approve the Ordinance Authorizing the Vacation of Right-of-Way to Support the Construction of a New Courthouse. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- c. A Public Hearing for Consideration of an Ordinance Granting Dominion Power an Easement for Overhead Power to Support the Construction of the New Courthouse

City Manager Altman gave a brief summary of the item. He explained that the next two items pertained to Dominion Power, one for overhead and one for underground power easements to support the courthouse construction. They had an Ordinance that granted Dominion the authority and easement for overhead power. Staff would like to request that the Council conduct a public hearing and approve the Ordinance, authorizing himself and the City Attorney to take the necessary steps to effectuate the granting of the easement.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Council Member Myers made a motion to approve the Ordinance Granting Dominion Power an Easement for Overhead Power to Support the Construction of the New Courthouse. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- d. A Public Hearing for Consideration of an Ordinance Granting Dominion Power an Easement for Underground Power to Support the Construction of the New Courthouse

City Manager Altman provided a brief summary of the item. He reiterated that this was the second Ordinance they were considering, granting Dominion Power an easement for underground power to support the construction of the courthouse. Staff requested the conduct of a public hearing and approval of the Ordinance to authorize himself and the City Attorney to take the necessary steps to effectuate the easement.

City Manager Altman further noted that with the construction of the courthouse, there were a number of easements that would need to be approved, and he would request Council to amend this Ordinance to authorize the City Manager to take additional actions on behalf of City Council to grant all easements necessary for the completion of the courthouse project, including the execution of deeds of easements and other documents legally necessary for this purpose. By doing so, they could move the project forward without having to revisit Council at every step and obtain approval before granting the easement.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Council Member Myers made a motion to approve the Ordinance Granting Dominion Power an Easement for Underground Power to Support the Construction of the New Courthouse, and with the amendment to Authorize the City Manager to take on any additional actions on behalf of City Council to grant all easements necessary for the completion of the courthouse project, including but not limited to the execution of deeds of easement and other documents legally necessary for this stated purpose. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

e. A Public Hearing for Consideration of an Amendment to the FY26 General Fund, Grants Fund, & Golf Fund

Garry Cozier, Budget Manager, provided a brief summary of the item. He stated that staff was proposing amendments to a few of their funds. First, they were amending the General Fund by \$235,000 for upgrades to the high school locker room. This transfer would go from the General Fund to the Schools in addition to the existing budget and appropriation. Second, to the Grants Fund, they had received several new grants from various agencies, including the Virginia Department of Health (VDH) Lead Services Line grant of \$3,068,400, the Environmental Protection Agency (EPA) Poor Creek Force Main grant of \$959,752, an adjusted grant for the Police Department's Operation Ceasefire program, which had added \$250,000 to the original grant, and a Calendar Year 2026 Rescue Squad Assistance Fund grant for the Fire Department in the amount of \$22,500. The total amendment to the Grants Fund would be \$4.3 million. Finally, the Golf Fund had realized additional revenues, so they were amending the budget to account for these increased revenues, ensuring the fund was up to date.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with Council.

Vice Mayor Hill made a motion to approve the Amendments to the FY26 General Fund, Grants Fund, and Golf Fund. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

9. PUBLIC INFORMATION PERIOD

Mayor Parham read the rules for the public information period.

Patricia Miller, 1732 South Halcun Drive, stated that she was a proud 1964 graduate of Peabody High School as well as a member of the Peabody National Alumni Association and one of the original organizers of PALDC. She said that she was aware that the Council had heard from several representatives regarding the proposed future of the Peabody complex.

Ms. Miller reminded Council that about ten years ago, PALDC had presented a plan to Council. At that time, they had financial backing and community support; however, the opportunity was missed. She encouraged Council to take this new opportunity to remedy the mistake by promoting Peabody High School as an important historic landmark in their tourism work. She requested City Council to consider returning the property to PALDC and allow them to renovate the building.

Vernel Gannaway, 652 Old Wagner Road, stated that Petersburg was a City about advancement and about being heard. He said that Council and citizens wanted the City to grow, and they could disagree but should not be disagreeable. He expressed his appreciation for all that Council and City Administration had done to address his past concerns, which benefited the whole of the City. He said that regarding Peabody High School, he asked that Council seriously consider the requests of PALDC and maintain that historic resource. He asked that Council please keep in mind their citizens who struggled to pay for their basic necessities. He said that also, on Old Wagner Road, there was an issue that needed to be addressed. He encouraged Council to stand together in one accord.

Marlo Green, 301 Rolfe Street, stated that she would like some clarity regarding the methodology used for City-owned property proposals. She said that from an audit and internal control perspective, the City should have a clear cut-off, so it was alarming to see such a high number of proposals on the docket. She stated that she had submitted two proposals in December to develop two properties on Pocahontas Island for the purpose of building homes, and they had been deferred indefinitely.

Ms. Green also requested transparency regarding the public use of the Roper site, as there were various activities happening there but no clear policy and she was concerned about whether the \$2.5 million in funding would be utilized for that site. She stated that she also wanted to bring up 150 Sapony Street in that same context, as there was no public information available about the activities on the site. She reiterated that she was requesting transparency so that the public could understand whether the intensive activities happening in her neighborhood were justified, as well as the specific methodology used to evaluate projects proposed for City-owned properties.

Kiara Stephens, 226 Rolfe Street, expressed concern that for three consecutive weeks, her neighborhood's trash had not been picked up. She said that last week, she had to call the City to get their trash picked up, but this week no one showed up on Monday, their scheduled trash collection day. She stated that the neighborhood also did their own community clean-up of the trail, and she would like to request that the City install more trash cans for the people fishing and walking along the trail. She requested the Council's help in keeping this area clean. She stated that the community was also interested in helping with the planning of the green space for the Roper site. She said that on another topic, she recently heard some Petersburg middle school students saying they were concerned that parents now had to pay for summer school. She asked Council to please address this issue with the School Board and consider waiving any fees for students that needed summer school.

Latasha Jackson, 2680 Navajo Court, stated that she was here to discuss two concerns she had regarding their apartment complex. She said that Council Member Jones had helped address a few issues, but since then, some of those issues were returning. She also was concerned about the crime rate there; the gun violence had required her to grab her grandson and fall to the floor on more than one occasion. She stated that earlier, Council was discussing affordable housing, and she would like to add to that conversation.

Ms. Jackson stated that she was in remission from breast cancer and only received disability benefits as income, and this meant that she had nowhere else to reside because there was no other housing options based on her income. She stated that she would like for there to be better understanding from the City Council, police officers, and neighbors that things needed to change, and they needed to work together to achieve that. She wanted to see better communication between the police and residents in her neighborhood for the benefit of everyone there, and to utilize their community centers for the entire City's children to have a safe place to go to.

Barb Rudolph, 1675 Mount Vernon Street, stated that she wanted to discuss tax policy. She said that her previous issues with real estate tax assessments, which had since been resolved, got her thinking about broader tax issues. She noted that Council Member Jones had previously discussed the eligibility requirements for senior citizens' tax relief, but she thought they should expand their tax relief to include long-time residents of Petersburg, including all the Council Members and most people in the audience.

Ms. Rudolph said that they had constantly discussed how current residents were being priced out of the City, as well as predatory landlords and absentee property owners. She stated that the people who had invested in the community for a long time and owned real estate should be given a break. She said that based on how quickly home values had been rising and the taxes that resulted from that, she thought it would be appropriate. She asked Council to please consider making Petersburg locals their priority rather than new businesses and transplants.

10. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL

Council Member Cuthbert reported on a new trash can design that discouraged people from trying to dispose of large items and less overflow compared to open-top trash cans along the street. He congratulated the City for finding a practical and aesthetically pleasing solution for this essential municipal service. He thanked City staff and administration for making this a success.

Council Member Jones stated that he had been working on an app Called GridVoice that allowed users to communicate with emergency contacts during emergencies when the internet, cell service, and power grid were unavailable. He stated that this was created locally in Petersburg and meant to serve Petersburg residents, and he encouraged everyone to use it. He stated that he also wanted to assure their Peabody alumni that the City Council would do their best to find a way forward for the school. He invited everyone to attend a free Mother's Day concert on Friday, May 1, 2026, at the Petersburg Public Library.

Council Member Westbrook announced that next week was Teacher Appreciation Week, so he encouraged everyone to send a thank-you note to their educators. He said that he would be working with Pleasants Lane Elementary to recognize and show appreciation to their teachers. He reported that this past week at Virginia State University (VSU), they held their ten-year gala for President Makola Abdullah to celebrate and thank him for his support of VSU and the Petersburg community.

Council Member Westbrook reminded the public that their schools were getting out early for summer break this year; the school year ended on May 28, 2026. He encouraged everyone to sign their children up for summer programs, including the many summer camps and programs hosted by the City government. He thanked those responsible for the work at Wilcox Lake, which was a great resource to the community and the state. He encouraged everyone to take the time to visit and enjoy this great amenity.

Council Member Westbrook thanked Council Member Myers and Peoples Advantage for hosting a Housing Stability and Resource Fair at the Petersburg Library, which aimed to help families facing homelessness and instability, as well as connecting to broader issues like crime and self-confidence.

Council Member Westbrook also emphasized the importance of prioritizing mental health. He encouraged everyone to take care of themselves and find healthy ways to cope with societal pressures. He announced that in June, he would be holding a Ward 7 meeting for discussion on the plastic bag tax.

Council Member Myers reported that on April 9, 2026, there was a Housing Fair here at the Petersburg Library that received a very good turnout. He thanked the Mayor for attending and for his continued support. He reported that the City had 259 families with school-aged children living in hotels. He emphasized that there was a general housing crisis, but also a significant affordable housing crisis, and they needed to address it. He stated that for someone to oppose affordability in housing options, there must be something wrong with them.

Council Member Myers noted that regarding the new houses being built in the City, there were about 200 houses torn down in Ward 5 due to being dilapidated and uninhabitable. Where those houses used to be where brand-new houses, providing opportunities for building equity of wealth for Petersburg residents. He stated that he would continue to promote affordable housing because everyone deserved to have fair housing.

Council Member Smith-Lee congratulated Allie Jones, a 7th Grader from Vernon Johns Elementary School, for being named a finalist in the Metropolitan Business League Youth Entrepreneur of the Year Award competition, for her business 1VSAMILLION. She also congratulated the Cool Springs Elementary School basketball team. She encouraged everyone to continue uplifting and supporting their youth in Petersburg.

Vice Mayor Hill announced that on May 7, 2026, at 10:00 a.m. at the Petersburg Public Library, they would be holding a National Day of Prayer, hosted by their local funeral homes. He thanked their City employees for their hard work in administering the work of the organization. He asked the public to please remember to cut their grass and clean up their properties, especially as they entered into the summer. He said that if any residents had issues with trash pickup or other unresolved maintenance issues, they should please contact the City, including City Council and the City Manager if they were not receiving a timely response.

Vice Mayor Hill thanked all the City departments for putting on so many free events for the public to engage in. He encouraged everyone to join them in fellowship and fun. He stated that regarding the Peabody School, he wanted to assure the public that a plan was currently being worked out, and City Council and the City Administration would be bringing it forward in the future. He said that he also wanted to work with Council Member Jones to address the safety issues in Petersburg East. He said that regarding affordable housing, he supported both affordable and market-rate housing. He noted that it was important to have a balance of both types in order to meet as much of the need as possible while making adequate tax revenue. He asked everyone to please pray for their City, stay positive and allow great things to happen.

Mayor Parham stated that for many years, the Virginia Municipal League Magazine was distributed to all 133 Virginia localities. He was very happy to see they had showcased Petersburg, including their recent development efforts such as the casino, their historic neighborhoods such as Pocahontas Island, their water utilities projects, the Southside Depot Visitors Center, and the pharmaceutical campus. He stated that this acclaim was a welcome sight after years of publications dwelling on the past financial tragedy of Petersburg. He thanked staff for the Administrative Professionals Day event, which was well-received and much needed.

Council Member Myers thanked Bill D'Aiuto, Social Services Director, for everything he did for the citizens of the City of Petersburg.

Mayor Parham thanked the City's Communications team, who were instrumental in creating the "Thinking Outside the Burg" feature. He said that their hard work and dedication to showcasing the City's story were truly commendable. He said that it was a testament to the team's efforts that they could effectively market

the City and share its unique aspects with the public. He said that he appreciated the time and effort that went into producing this piece.

Vice Mayor Hill thanked Mayor Parham for his unwavering commitment to his role as Mayor and for the leadership he gave to the City.

11. ITEMS REMOVED FROM CONSENT AGENDA

There were no items under this portion of the agenda.

12. FINANCE AND BUDGET REPORT

a. Department of Finance Monthly Update

Garry Cozier, Budget Manager, provided the monthly update. He explained that with three-fourths of the year having passed, 75% of their fiscal year was complete, and they were now entering their final quarter. He stated that most of their departments were performing well, and overall, 73% of their General Fund had been expended. Moving on to their Other Funds, everything appeared to be in line with expectations. He noted that the proposed budget would be available on the City website within the next day or so. Additionally, community meetings for discussion of the budget would be scheduled in the coming weeks, and the public hearing for the budget would take place next month.

13. UNFINISHED BUSINESS

a. Staff Update on Proactive Rezoning Request

Jared Crews, Interim Director of Planning and Community Development, presented an update on staff's proactive rezoning request. He said that for background, in February Council had asked the Planning Commission to investigate areas south of the casino along Medical Park Boulevard for potential zoning efficiencies and improvements based on the surrounding development. Initially, they had a list of around 20 properties, but as they researched, they eliminated some due to mapping errors or updates to the current uses.

Mr. Crews said that through this process, they had narrowed down their options to two potential properties: 300 Poplar Drive, home to the Seventh Day Adventist Church, and 27 Seyler Drive, another church with residential zoning. He stated that they had previously discussed MXD-3 zoning, and he wanted to ask Council for their direction on rezoning these two properties, acknowledging these two properties were unlikely to redevelop in the near future. If the properties were rezoned, the churches will become legally nonconforming uses, also known as being grandfathered in.

Vice Mayor Hill expressed support for rezoning the properties. He stated that the churches could remain as long as they wanted, but they would at least have the option for denser redevelopment in the future with the MXD-3 zoning district.

Council Member Cuthbert agreed with Vice Mayor Hill. He asked if Council would be seeing the report from the Planning Commission on this initiative.

Mr. Crews confirmed they were on course, but he wanted to take this opportunity to clarify that they should hold the public hearing for the rezoning of these two properties. He said that he just needed consensus on that this evening.

Anthony Williams, City Manager, asked for staff to confirm that the churches would be prohibited from expanding if they became a legally nonconforming use.

Mr. Crews confirmed that was correct; as a religious assembly use, they would not be able to expand.

14. NEW BUSINESS

- a. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and ECIMED-1, LLC for the Development of 101 W. Washington Street, Located in Petersburg, VA

Jeffrey Stoke, Deputy City Manager, provided a brief summary of the item. He stated that for background, the real estate purchase and public hearing had already been held for ECIMED-1. He explained that this project was for development of a three-story medical office, and an agreement had been completed with the neighboring church for the parking area. He said that before Council this evening was authorization for execution of a development agreement so they may close on the property and move forward with the project.

Council Member Jones asked if Mr. Stoke could please follow up on the projects submitted by Ms. Green and ensure they were on this list.

City Manager Altman clarified that the properties on the agenda this evening were those that the Council had already approved the purchase and sale of, as previously decided at a public hearing. He said that the purpose of tonight's meeting was to finalize the development agreement, allowing the City to complete the closing and move forward. He said that if any of the properties submitted by Ms. Green had been subject to a public hearing, they would be included on that list.

City Manager Altman said that their goal was to expedite the process for the Council and interested parties, as they had taken action on previously approved sales. Staff aimed to streamline the process by condensing it into a single meeting and action item for the Council to consider; this would help alleviate the delays that had occurred, as some properties had been waiting since March of last year to finalize the sale. The properties Mr. Stoke was presenting tonight had already undergone the necessary approvals and process, and staff would be introducing a new, more efficient process to replace the current one.

Deputy City Manager Stoke added that their closing attorneys, Pender & Coward, had sent him a list of the 28 properties that had gone through the processes for the letter of intent, the public hearing, and a signed real estate purchase agreement that had been publicly vetted by the citizens and approved by City Council. Staff was focused on finishing those 28 properties while they worked out an improved process for the projects that came after those. He stated that he had already spoken with Ms. Green, so she was aware of the current situation and that City staff was working through it.

Council Member Myers thanked Council for helping transform Ward 5 through projects like this one.

Council Member Myers made a motion to approve the Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and ECIMED-1, LLC for the Development of 101 W. Washington Street, located in Petersburg, VA. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- b. Consideration of a Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and K&K Beginnings, LLC for the Development of 110 Spruce Street Located in Petersburg, VA

Deputy City Manager Stoke provided a brief summary of the item. He stated that this item was for a development agreement between the City and K&K Beginnings, LLC for the property located at 110 Spruce Street. He stated that the developer was present at tonight's meeting and he could answer any questions from Council.

Vice Mayor Hill made a motion to approve the Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and K&K Beginnings, LLC for the Development of 110 Spruce Street Located in Petersburg, VA. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- c. A Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and Entrusted Visions, LLC and Fetko Properties, LLC for the Development of 126 Kentucky Avenue Located in Petersburg, VA

Deputy City Manager Stoke provided a brief summary of the item. He stated that this item was a development agreement between the City of Petersburg and Entrusted Visions LLC and Fetko Properties LLC for the development of 126 Kentucky Avenue.

Council Member Myers made a motion to approve the Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and Entrusted Visions, LLC and Fetko Properties, LLC for the Development of 126 Kentucky Avenue Located in Petersburg, VA. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- d. A Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and Entrusted Visions, LLC for the Development of 704 Wesley Street and 706 Wesley Street Located in Petersburg, VA

Deputy City Manager Stoke provided a brief summary of the item. He said that this item was to authorize the City Manager to execute a development agreement between the City and Entrusted Visions, LLC, who was the sole developer of this project, for 704 Wesley Street and 706 Wesley Street.

Council Member Jones made a motion to approve the Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and Entrusted Visions, LLC for the Development of 704 Wesley Street and 706 Wesley Street Located in Petersburg, VA. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- e. A Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and New Town Station, LLC for the Development of 321 Witten Street Located in Petersburg, VA

Deputy City Manager Stoke provided a brief summary of the item. He said that this item was for a development agreement between the City and New Town Station, LLC for 321 Witten Street, which was located on Pocahontas Island in Petersburg.

Council Member Jones made a motion to approve the Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Petersburg and New Town Station, LLC for the Development of 321 Witten Street Located in Petersburg, VA. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

- f. Consideration of Appointment to the South-Central Wastewater Authority and the Appomattox River Water Authority Board

March Altman, City Manager, provided a brief summary of the item. He stated that it was time to reappoint him to the South-Central Virginia Wastewater Treatment Authority, of which Petersburg was a member. He said that they were also requesting the appointment of an alternate, which would be Mr. Miller. He said that they were asking that, instead of appointing for a number of years, they be appointed for their current term as employees. This would allow for a smoother transition, as once he was no longer with the city, they could appoint someone else, and his term as representative would not need to be addressed until then. He said that he respectfully requested the appointment of himself as the primary member and Mr. Miller as the alternate to the South-Central Virginia Wastewater Treatment Authority, as well as the Appomattox River Water Authority Board.

Council Member Myers made a motion to appoint March Altman as representative and Kenneth Miller as alternate representative to the South-Central Wastewater Authority and the Appomattox River Water Authority Board. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a voice vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, and Parham; no: N/A; abstain: N/A.

15. CITY MANAGER'S REPORT AND SPECIAL REPORTS

March Altman, City Manager, stated that he did not have a report to share this evening, but he would like to extend his congratulations to Ms. Hill on the successful Administrative Professionals Day event held at the train station. He said that the event was truly fantastic, and from what he had heard, everyone thoroughly enjoyed it, particularly the artwork. He said that he was honored to attend and offer words of encouragement.

City Manager Altman said that their administrative staff were the backbone of the City, handling the day-to-day tasks and providing essential support. He said that they were the heartbeat of the organization. He said that he would like to thank Ms. Hill for her initiative in recognizing their hard work and dedication on that day. He said that the City was committed to growing this recognition and celebrating their administrative staff in the future. He sincerely thanked Ms. Hill for her great work.

16. BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk, gave thanks to the City Manager, City Council, and all department heads for their support of administrative professionals last week. She said that she would also like to give special recognition to Public Works, who went above and beyond to celebrate their administrative staff for a whole week. She thanked everyone involved, and she was looking forward to more.

17. BUSINESS OR REPORTS FROM THE CITY ATTORNEY

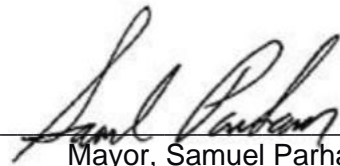
Anthony Williams, City Attorney stated that he had no report this evening.

18. ADJOURNMENT

Mayor Parham made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 7:29 p.m.

Adopted: 5/19/2026



Mayor, Samuel Parham

ATTEST:



Clerk of Council, Tangi R. Hill