City of Petersburg

Department of Planning &
Community Development
804-733-2308

Room 304, City Hall
Petersburg, Virginia 23803
FAX 863-2772
TDD 733-8003

June 14, 2007

Commonwealth Medical Park I, LLC.
c/o Hirschler Fleischer
P. O. Box 500
Richmond, VA 23218-0500
Attn: David F. Belkowitz, Esq.

RE: Certification of Zoning for 3371 South Crater Road, Petersburg, Virginia
Tax Parcel: 087-03-0001
Zoning Designation: B-2c, General Commercial District with conditions

Dear Mr. Belkowitz:

In response to your zoning information request regarding the above property, please be advised of the following:

1. The above referenced parcel is located within the corporate limits of the City of Petersburg.

2. The above subject property was designated B-2c, General Commercial District with conditions, by City Council Ordinance 06-ORD-36 on April 4, 2006, and is subject to use restrictions applicable to that classification within the City of Petersburg Zoning Ordinance as per Article 15, General Commercial District Regulations, and as restricted by Ordinance 06-ORD-36. This Ordinance is attached.

3. Ordinance 06-ORD-36 excludes the following uses:

Used tire sales; Automobile and truck repair shops; Automobile detailing shops; Automobile body/paint shops; Used car sales not associated with a new car dealer; Retail gasoline sales; Adult book stores; Adult motion picture theaters; Adult entertainment establishments

4. Office, service activities and retail uses are permitted uses under the Zoning Ordinance, Article 15. "B-2" General Commercial District Regulations, as per Sections 1 & 2, Use Regulations, of Zoning Ordinance Article 15. These uses are deemed to include restaurant businesses, with no distinction established in this district between sit-down and fast food restaurants, except for parking requirements as stated below.

5. The Zoning Ordinance required number of parking spaces, as per Article 19. Section 6, are:

(9) *"Fast-food restaurants: One (1) space per sixty (60) square feet of floor area."*

(19) *"Restaurants except fast-food restaurants but including those accessory to hotels and motels: One (1) space per every one hundred (100) square feet of gross floor area."*

(17) *"Retail establishments, repair, plumbing and heating establishments and service establishments, excluding personal services defined hereinabove: One (1) space for every two hundred (200) square feet of net floor area with one (1) extra space for every four hundred (400) square feet of floor space associated with storage, assembly and repair of goods."*

(11) *"Medical, optical and dental offices and clinics: One (1) space for each doctor and employee and three (3) spaces for each examining room and dentist's chair."*

Section 5. Handicapped spaces: " *Any lot having at least ten spaces must have one handicapped space. Additional handicapped spaces will be determined using the ratio of one handicapped space per fifty spaces in the lot."*

6. The subject property is undeveloped, vacant land, and as such is in compliance with the current Zoning Ordinance and City Council Ordinance 06-ORD-36.

7. The subject property meets requirements for accessibility with frontage on Pinehill Boulevard and South Crater Road, publicly dedicated streets.

8. The subject lot/parcel was legally created through subdivision approval. There is currently a subdivision proposal under City review to further subdivide this property. Subdivision review and approval is a Planning Commission responsibility, and initial Planning Commission consideration is tentatively scheduled on July 11, 2007

9. Setback requirements are the following:

One hundred feet (100') from the centerline of South Crater Road.
Rear yards of not less than 20 feet on lots adjoining a residential district.
Side yard of not less than 5 feet on lots adjoining a residential district.

10. The undersigned is not aware of any past or pending zoning violations filed with the Department of Planning and Community Development with respect to this property, nor any violationof the applicable portion of the City of Petersburg Zoning Ordinance..

If you have any questions, or need further assistance, please contact the City of Petersburg Department of Planning and Community Development, 804-733-2308.

Sincerely,

Joe Hatch

Joseph Hatch
Zoning Administrator

Enclosure

cc: Mr. Leonard A. Muse, Director of Planning/CD

06-Ord-36
Adopted: 04/04/06

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, AS HERETOFORE AMENDED, BY AMENDING THE DISTRICT MAP CONSTITUTING A PART OF SAID ORDINANCE, AS AMENDED, SO AS TO CHANGE CERTAIN PROPERTY ADDRESSED AS 3371 SOUTH CRATER ROAD, FURTHER IDENTIFIED AS TAX PARCELS 087-03-0001 AND 087-03-0811, FROM "A" AGRICULTURAL DISTRICT, TO "B-2(c)", GENERAL COMMERCIAL DISTRICT, WITH CONDITIONS.

WHEREAS, Petersburg South Associates, property owner, petitioned the City Council of the City of Petersburg to amend the zoning ordinance of the said City from "A", Agricultural District, to "B-2(c)", General Commercial District, with conditions, to facilitate the development of the subject property for commercial, office, and institutional uses; and

WHEREAS, a public hearing having been held pursuant to notice thereof as required by law on the aforesaid amendment to the zoning ordinance; and

WHEREAS, the Planning Commission received no opposition from adjoining property owners; and

WHEREAS, the Planning Commission is of the opinion that the requested rezoning is consistent with the Comprehensive Plan 2000 General Land Use Plan (Map), which suggests the area is suitable for the proposed uses; and

WHEREAS, the Planning Commission has recommended to the City Council the approval of the aforesaid rezoning, with conditions; and

WHEREAS, the City Council of the City of Petersburg is of the opinion that the aforesaid change in the zoning designation as requested, should be granted, with conditions.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Petersburg, that the zoning ordinance, as heretofore amended, be amended further by amending the District Map constituting a part of said ordinance, as amended, so as to change from "A", Agricultural District to "B-2(c)", General Commercial District, the following described property:

> Lots 3 and 6 of the Commonwealth Medical Park Subdivision, as shown on a plat by Timmons Group titled: "Plat Showing A Subdivision of 100.634 Acres of Land For The Creation of Lots 3, 4, 5, and 6 Commonwealth Medical Park and the Dedication of 2.921 Acres of Land as Public Right Of Way, Situate On The East Line of South Crater Road U.S. Route 301 And The West Line Of Interstate 95 In The City of Petersburg, Virginia"; dated August 11, 2005, sealed by W. M. Naulty, Land Surveyor. Lots 3 and 6 being further identified as Tax Parcels 087-03-0001 and 087-03-0811, respectively;

with the conditions that the following uses be excluded from the requested rezoning:

Used tire sales
Automobile and truck repair shops
Automobile detailing shop
Automobile body/paint shop
Exclusive used car sales not associated with a new car dealer
Businesses that sell retail gasoline products
Adult book store
Adult motion picture theater
Adult entertainment establishment