



City of Petersburg Planning Commission

Report

DATE: February 2, 2023

TO: The City of Petersburg Planning Commission

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

Re: **2023-ZTA-01: A ZONING ORDINANCE TEXT AMENDMENT – B-2 ZONING DISTRICT TO AMEND PERMITTED USES FROM RB TO R-3 AND REQUIRING A SPECIAL USE PERMIT FOR USES PERMITTED IN THE R-5 ZONING DISTRICT, INCLUDING MULTI-FAMILY RESIDENTIAL USES.**

APPLICANT: City of Petersburg

PURPOSE:

To consider a resolution recommending approval of an amendment to the City Code Appendix B, Zoning. Article 15. "B-2" General Commercial District Regulations, to amend permitted uses from RB to R-3 and requiring a Special Use Permit for uses permitted in the R-5 zoning district, including multi-family residential uses.

RECOMMENDATION:

It is recommended that the Planning Commission considers a resolution recommending approval of an amendment to the City Code Appendix B, Zoning. Article 15. "B-2" General Commercial District Regulations, to amend permitted uses from RB to R-3 and requiring a Special Use Permit for uses permitted in the R-5 zoning district, including multi-family residential uses.

BACKGROUND:

The City of Petersburg Code of Ordinances Appendix B. Zoning includes Article 15. "B-2" General Commercial District Regulations. The purpose of this district is to provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities, particularly along certain existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing,

frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor and noise associated with manufacturing.
(Ord. No. 94-140, 11-15-1994)

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

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

CURRENT CONDITIONS:

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

EXHIBITS

- 1) Resolution
- 2) Proposed Amendments