



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-02: A RESOLUTION RECOMMENDING APPROVAL OF A ZONING ORDINANCE TEXT AMENDMENT – AMENDING ARTICLE 4-A. "A" AGRICULTURAL DISTRICT REGULATIONS TO PERMIT A SUBDIVISION THAT CREATES ONE LOT/PARCEL**

APPLICANT: City of Petersburg

PURPOSE:

To consider a resolution recommending approval of an amendment to the City Code Appendix B, Zoning. Article 4-A. "A" Agricultural District Regulations to permit a subdivision that creates one lot/parcel.

RECOMMENDATION:

It is recommended that the Planning Commission considers a resolution recommending approval of an amendment to the City Code Appendix B, Zoning. Article 4-A. "A" Agricultural District Regulations to permit a subdivision that creates one lot/parcel.

BACKGROUND:

The City of Petersburg Code of Ordinances Appendix B. Zoning includes Article 4-A. "A" Agricultural District Regulations.

The purpose of this district is to provide for the orderly growth and development of relatively large parcels of undeveloped land, and the protection of activities generally considered rural in nature, i.e., crop, dairy or tree farming, the raising of cattle and poultry, and other activities normally compatible with rural or agricultural surroundings.

Article 4-A, Section 2. Use regulations, provides that any building to be erected or land to be used shall be for (1) Single-family dwellings and other uses.

Article 4-A, Section 9. Special requirements, provides that (1) No subdivision development shall be permitted in areas zoned agricultural, and any area sought to be subdivided, that is presently zoned agricultural, shall first be rezoned to a residential classification.

The City has received a proposal to create single family lot/parcel from a property zoned A-Agricultural District, and the proposed single-family residential use is a permitted use in the Zoning District.

The current Code requires that the zoning be changed if there is a subdivision of property Zoned A-Agricultural District. The surrounding parcels are zoned A-Agricultural, and the uses are agricultural and single family.

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

CURRENT CONDITIONS:

Currently there are 88 parcels in the City of Petersburg zoned A-Agricultural District. These parcels are generally located in the Southern and Eastern parts of the City.

EXHIBITS

- 1) Resolution
- 2) Proposed Amendments