

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

WHEREAS, the City of Petersburg Code of Ordinances Appendix B. Zoning includes Article 4-A.
"A" Agricultural District Regulations; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the City has received proposals to create single family lots/parcels from properties
zoned A-Agricultural District, however the use of the adjacent parcels agriculture, and rezoning the
single parcel/lot to a Residential District would result in Spot Zoning; and

WHEREAS, pursuant to the requirements of Title 15.2-2204 of the Code of Virginia, as amended,
the Planning Commission held a public hearing and considered a resolution recommending approval of
the amendment to City Code Appendix B. Zoning A-Agricultural District, and the public hearing was
advertised, in accordance with applicable laws; and

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

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Petersburg
recommends approval of an ordinance amending the City Code Appendix B. Zoning – A-Agricultural
District to amend Section 9. Special Requirements to permit subdivisions that create a single lot/parcel
for Single-Family Residential use in conformance with the Height, area and bulk regulations of properties
zoned R-1A District, as indicated in (Exhibit A).