



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: **A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE TO EXPAND LOCAL HISTORIC DISTRICT REGULATIONS TO INDIVIDUAL PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES**

APPLICANT: City of Petersburg

PURPOSE:

To consider a resolution recommending approval of an Ordinance to expand Local Historic District Regulations to individual properties listed on the National Register of Historic Places.

RECOMMENDATION:

It is recommended that the Planning Commission considers a resolution recommending approval of an Ordinance to expand Local Historic District Regulations to individual properties listed on the National Register of Historic Places.

BACKGROUND:

The City of Petersburg Code of Ordinances, Appendix B. Zoning includes Article 35. Preservation of Historical Areas within the City. The purpose and objectives of Article 35 are to promote, within the historic areas hereby established, the educational, cultural, business, travel, industrial and other economic resources and the general welfare of the City of Petersburg, by preserving and protecting the old, historic or architecturally worthy buildings, structures, places and areas, as provided by Section 15.1-503.2 of the 1950 Code of Virginia, as amended. Additional purposes of Article 35 are to stabilize and improve property value in the historic areas, and to encourage new building and development that will be harmonious with the existing historic features, but will not necessarily be of the same architectural style; and

The intent of Article 35 is to develop the historic areas, not in vacuum, but as a vital area in which each succeeding generation may build with the quality and sensitivity of past generations.

Article 35 includes the definition of a Historic area as, “Historic area means an area containing buildings or places in which historic events occurred, or which have special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.” Article 35 also includes the definition of a Structure as, “Anything man-made, including, but not limited to, main buildings, outbuildings, fences, walls, lamp posts, light fixtures, signs, signposts, billboards and paving.”

Article 35 provides that the historic areas are delineated on a map called the "historic areas zoning map, and there are requirements placed on property located within historic Areas that are not placed on properties outside historic areas.

There are properties on the National Historic Register of Historic Places within the City of Petersburg that are located outside designated Historic Areas and therefore do not have to meet the requirements placed on property located within Historic Areas.

Under Article 35, “No building permit under the provisions of the building code shall hereafter be issued for the erection, construction, alteration or restoration of the exterior of any building or structure, including signs, or part thereof, within a historic area, unless and until the applicant shall have secured a certificate of appropriateness from the architectural review board.” Also under Article 35, “No work, such as, but not limited to, painting which does not require a building permit, but would substantially alter the exterior appearance of any building or structure within a historic area, shall be commenced, unless and until the applicant shall have secured a certificate of appropriateness from the architectural review board, however.”

Under Article 35, the requirements do not apply “when the work proposed would not be subject to public view from a street or other public place.”

The City of Peterburg City Council considered an Agenda item to the Planning Commission regarding expanding Local Historic District Regulations to individual properties listed on The National Register of Historic Places.

The Agenda Item includes a list of properties that would have to adhere to the requirements placed on property located within historic areas.

The City Council the voted to refer the item to the Planning Commission for a recommendation.

This is a resolution recommending approval of an ordinance to expand local historic district regulations to individual properties listed on the national register of historic places, as indicated in (Exhibit A).

CURRENT CONDITIONS:

Currently there are 14 parcels in the City of Petersburg proposed to be impacted by the proposed ordinance.

EXHIBITS

- 1) Resolution
- 2) Proposed Amendments