

City of Petersburg
Planning Commission Meeting
April 7, 2022

Minutes

The City of Petersburg Planning Commission meeting held on Thursday, April 7, 2022, virtually was called to order by the Chair, Mr. Fenton Bland at 6:40 p.m. A roll call was completed by Ms. Michelle Murrills.

Members Present: Mr. Fenton Bland, Vice Chair
Ms. Candy Taylor
Ms. Marie Vargo
Dr. James Norman
Dr. William Irvin
Ms. Chioma Adaku

Members Absent: Ms. Tammy Alexander, Chair
Mr. Thomas Hairston
Mr. Michael Edwards

A Quorum was established by the Chair.

Others Present: Mr. Reginald Tabor, Ms. Michelle Murrills, Ms. Sandra Robinson, Mr. Andrew Wiltshire, and Ms. Heather Barrar.

Adoption of the Agenda:

Vice-Chair Bland called for any changes. Commissioner Taylor moved to approve the updates agenda and Commissioner Adaku seconded it. The motion passed unanimously.

Minutes:

Vice Chair Bland called for the approval of the minutes. Then Commissioner Taylor moved for the adoption of the Minutes from the March 3, 2022, meeting; Commissioner Adaku seconded the motion. The motion passed unanimously.

Public Information Period:

Vice Chair Bland opened the Public Information Period to anyone who wished to speak on an item not on the agenda. No one chose to speak and so the Vice Chair closed the public information period.

Public Hearings:

Ms. Robinson of the Planning Department read the notice of a public hearing as follows:

6. 2022-REZ-01: 2022-REZ-PUD Amendment 01: A petition by Andrew B. Wiltshire, representative of Thalhimer Realty Partners, Inc. on behalf of 510 High Street LLC., to amend an existing PUD approval, adopted 7 /6/04, 04-Ord-52, which allowed for the preservation, rehabilitation, redevelopment, and adaptive reuse of the subject properties for multi-family residential, commercial, and accessory uses. The subject property formerly known as "The Seward Luggage Factory Buildings and High Street Lofts" and adjacent vacant parcels, consisting of approximately 8.61 +/- acres of land, at property addressed as 510 High St., TP# 010180006: 400 Commerce St., TP# 023040800: and 100 Lafayette St., TP# 023040001, High Street-Block Plan 02 from a PUD designation which allowed for Multi-family (Stage One) to include townhouse type units for sale and rental apartments, not to exceed seventy (70) units. Multi-family/Commercial (Stage Two) to include rental apartments, not to exceed one-hundred and three (103) units and Accessory Uses to include parking areas. The subject properties were destroyed by fire and demolished. The applicant is requesting to amend the existing PUD to permit the construction of luxury rental housing in Phase I of 14 Attached Duplexes (28 units total); Phase II - 50 Apartments a total of 78 units. This is a mix of two-unit dwellings and multifamily dwellings. The proposed use is a reduction in the previously approved number of units.

Ms. Robinson also said that there three calls from people who were curious as to what was going to happen at the property, but that there was no one calling to give an opinion or an objection. She said that the High Street Association didn't even contact the Planning Department. In a nutshell, what Mr. Wiltshire is wanting is a reduction in the number of units.

The previous PUD had approval for 173 units and his proposal is for 78 units. The reason that he had to go to the planning commission and then to city council is because of the amendment to the PUD, since it is not like what we had originally approved. The structures that he is proposing to do would be 14 attached duplexes and 50 apartments in another part of the parcel.

Vice Chair Bland then called for any public comments for the public hearing portion of the proceedings. Hearing none he then closed the public hearing portion.

Commissioner Vargo then said that she was happy that the number of homes was going down.

Vice Chair Bland then asked what the recommendation from staff was and Ms. Robinson responded that the recommendation is to approve the request as submitted. The site plan would have to meet the ARB's approval.

And...

1. Proposed conditions for the approval of the PUD application

- Shall remain unchanged from the originally approved PUD 04-ORD-52, dated 7/6/2004.
- The property shall be developed in general conformance with the overall site plan.
- High Street Lofts and the Amended Application for the Planned Unit Development submitted for review at the April 7th, 2022 Planning Commission public hearing.
- The exact boundaries and acreage of each development phase may be amended to a reasonable degree at the time of a building plan/permit submission for each phase, to accommodate engineering or reasonable design considerations.

2. Land Use Designations, within the PUD concept, shall be as indicated on the Overall Site Plan: High Street Lofts. Such designations being:

- a. Multi-family to include 50, (1 bedroom) apartment units approximately 24' x 24'
- b. 14 attached duplex is not to exceed 28 total units (2 bed/3 bedroom) approximate sq ft 1,064 and having lot dimensions of approximately 28' x 72' on the 5 structures fronting along High Street; and 9 structures having lot dimensions of 24'-8" x 72' per site plan dated 3.30.22 SK 01, drawing 1 of 9. High & Lafayette Streets.

3. Accessory Uses to include Parking areas and green spaces, overflow etc. shall be depicted.

4. Landscaping shall be in general conformance with a "general landscaping scheme" appropriate to the development of the site and in accordance with the Architectural Review Board (ARB) guidelines, where applicable, and shown on the overall site plan upon submittal of the building permit application.

5. Parking areas shall be in general conformance with the design submitted with the application to amend the PUD, dated 03.30.22. All modifications to the plan shall be reviewed by the department of planning/CD and the ARB at the time of building permit application.

6. Signage shall be in general conformance with the provisions of Article 21, Sign Regulations as set forth in the Zoning Ordinance. A certificate of appropriateness from the ARB shall also be required prior to the erection of any sign(s). Construction signs are exempt.

7. If applicable the applicant shall grant utility easements or such other easements as are necessary and appropriate for the development of the subject properties, such easement shall be of a minimum width necessary and shall be in such a way that it does not reasonably interfere with the productive use of the grantor's property.

8. Any exterior alteration(s) to the grounds including fencing shall require the issuance of a Certificate of Appropriateness (COA) by the Architectural Review Board (ARB).

Commissioner Irvin came in and asked to have a few moments to read what had been said before he voted.

A motion was then made to accept the staff's recommendations by Commissioner Taylor and seconded by Commissioner Adaku. Motion passed unanimously.

7. Old Business:

A. Zoning Ordinance Text Amendment RE: Bicycle on sidewalks and License Requirements. Mr. Tabor asked if this could be tabled until next meeting because there was still some things being put together on it.

B. Capital Improvement Plan – Mr. Tabor said that the city is in the process of developing the FY 2022-2023 budget and in that will be the capital improvement budget as well. This budget will be partnered with the capital improvement plan. The Planning Commission is responsible for adopting and recommending approval of a capital improvement plan. Mr. Tabor said that he wanted to make sure that the Planning Commission knew all this so that when this all came through to the Planning Commission, they would be able to make their decisions. Hopefully it will be ready and available for the May meeting.

8. New business:

Zoning Ordinance Text Amendment RE: Nightclubs. The former city manager had asked if this information could be brought to the Planning Commission so that the Amendment could be

amended if the Planning Commission so deemed it necessary. Vice-Chair Bland asked if it could be tabled until the next meeting because Commissioner Hairston was the person who had been having meetings with the previous city manager and he would know more about what the city manager wanted. It was then decided to table the amendment.

Announcements: Mr. Tabor wanted to ask about when we should be starting our meetings. As Commissioner Edwards cannot get to the meeting before 7:00. He wanted to make sure that the meetings were being scheduled on a day and at a time that everyone had a chance to make the meeting. The challenge is that the library closes at 8:00 and that does not leave enough time for the meetings. Ms. Murrills suggested that perhaps the meetings could be moved to a different day. Commissioner Edwards was texted, and he said that he would try to change his schedule to have the first Thursday of the month off.

Adjournment:

Meeting was adjourned at 7:40 p.m. Next meeting is at 6:00 p.m. on May 4, 2022.