

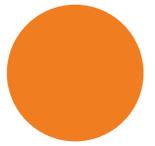


City of Petersburg

Comprehensive Plan 2044

PETERSBURG **NEXT**





Fortune 500 Company CEO

@fortune500company

I am proud to announce that my company is opening its second North American headquarters in Petersburg, Virginia. This will create hundreds of jobs for the community. Petersburg is a thriving City with a booming economy, strong tax incentives, and some of the best transportation infrastructure in Virginia.

09:45 A.M. | 05 January 2043



Housing Developer

@housingdeveloper

Homeownership in Petersburg is up by 15% thanks to new housing investments and local job opportunities!

6:50 A.M. | 12 April 2043

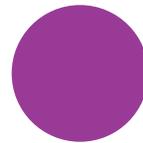


Petersburg High School Senior

@highschoolsenior

I'm excited to announce that after graduating from PHS, I'll be attending college on a full scholarship! All of the academic and extracurricular opportunities at PHS have helped me reach my goals! PHS has been the best! #gocrimsonwave

03:04 P.M. | 19 May 2043



Mom of Three

@lifelongresident

Petersburg is a great place to raise my three children. It is beautiful, safe, and there is so much for my kids to do! I rarely have to worry about how my kids will occupy their time because there are many recreation centers and parks with regular programming.

11:15 P.M. | 12 August 2043



Major News Network

@majornewsnetwork

JUST IN: Petersburg ranked in the top 25% of healthiest jurisdictions in Virginia. #breakingnews #petersburg

6:31 P.M. | 05 December 2043

**Feed from
the Future**

*In twenty years,
what story
will our City tell?*

01 ABOUT THE PLAN

Chapter 1 of PetersburgNEXT lays the groundwork for the development of the Comprehensive Plan. Chapter 1 establishes the legal context for the Comprehensive Plan, describes the Plan's functional relationship to the City's other planning efforts and policy measures, and summarizes the community input process - a key component of drafting this Plan.

Community Survey Question: What is **ONE WORD** you hope will describe the City of Petersburg twenty years from now?

Better **Progressive**
Flourishing **Growth** **Changed**
Community **Transformed**
THRIVING **Restored**
Prosperous **SAFE** **Great** **Revitalized**
Improved **Beautiful** **VIBRANT**
Magnificent **Progress**



they make decisions regarding the City.

PLANNING JURISDICTION

The City of Petersburg's comprehensive planning jurisdiction includes all land within City boundaries (Map 1.1). However, responsible regionalism is important in effectively shaping the City's future. Development and employment trends in neighboring localities – the Counties of Dinwiddie, Chesterfield, and Prince George, as well as the independent cities of Colonial Heights and Hopewell – all influence quality of life and land use patterns in the City of Petersburg. As such, the Comprehensive Plan recognizes and prioritizes collaboration with regional partners as a vital aspect of long-range planning.

While the City of Petersburg does not have control over decisions in its neighboring localities, it works as a partner of the Crater Planning District Commission – a regional organization that provides planning services and technical assistance to its member jurisdictions. Much of the information in this Plan builds on existing regional studies and efforts, and many of the strategies will require regional coordination to realize the highest benefit to the City of Petersburg.

01

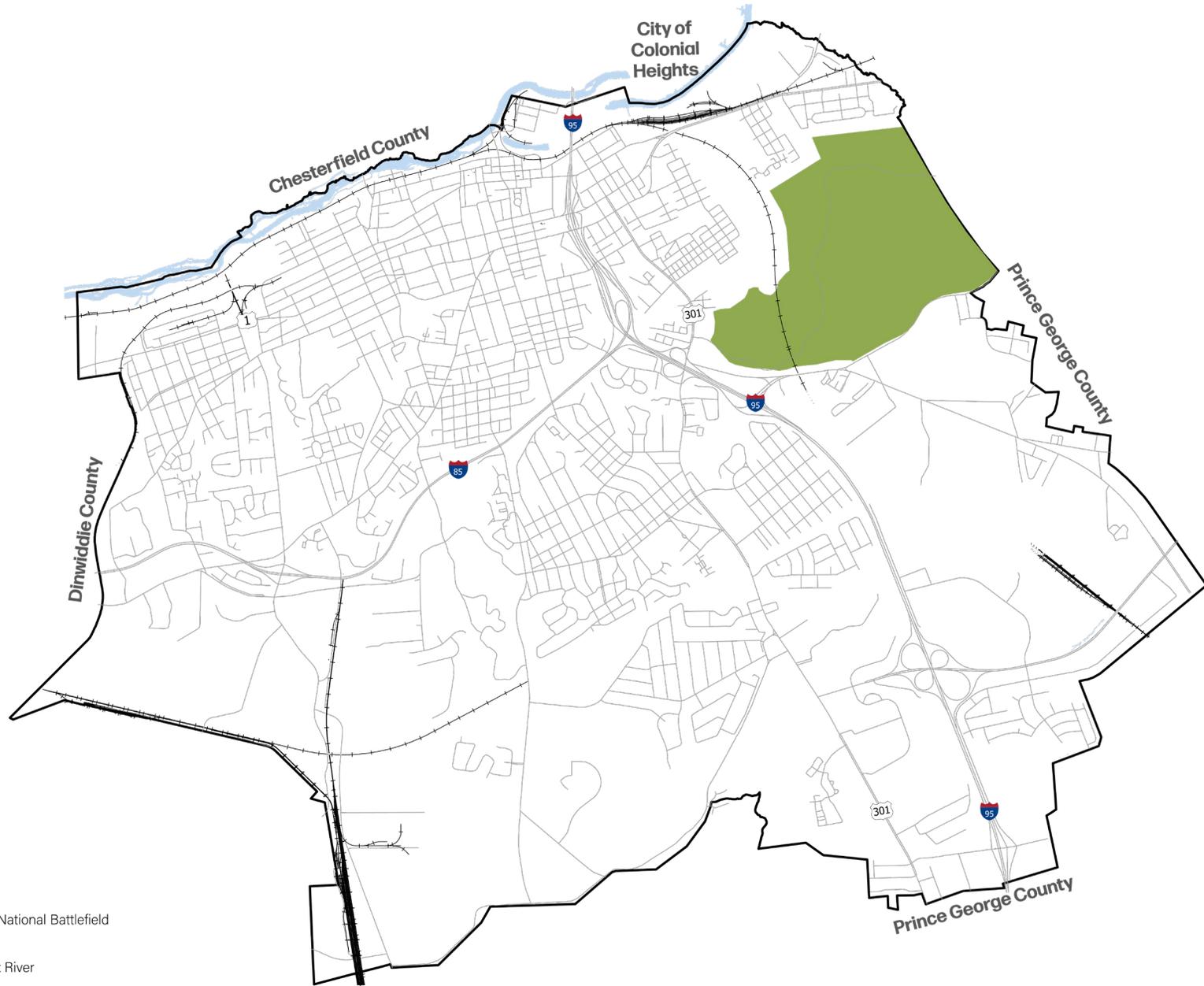
WHAT IS A COMPREHENSIVE PLAN?

PetersburgNEXT is the City of Petersburg's Comprehensive Plan. A Comprehensive Plan is an adopted, guiding policy document for the long-range planning and future development of a locality. The Plan addresses a wide range of topics related to development and land use, including housing and neighborhoods; parks and recreation; community facilities and infrastructure; and economic development. It describes the community's vision for where it wants to be in the next 20 years, along with strategies to achieve the community's goals. While it is not a regulation, PetersburgNEXT is the City's guide to the future and will be used to inform City staff and elected officials as

ELEMENTS OF THE COMPREHENSIVE PLAN



MAP 1.1 | CITY OF PETERSBURG PLANNING JURISDICTION



The Code of Virginia Sections 15.2-2223 and 15.2-2224, among others, outline the required and optional Plan elements and offer a general framework for Plan activities. These include, but are not limited to:



Future land use planning maps and recommendations for development



A comprehensive system of **transportation facilities**, including maps and cost estimates for improvements



A system of **community service facilities**



Areas and implementation measures for the construction, rehabilitation, and maintenance of **affordable housing**



Strategies to provide **broadband infrastructure**

CODE OF VIRGINIA

The Comprehensive Plan is the City of Petersburg's most important document regarding growth, development, and change. It establishes government policy to help guide public and private activities as they relate to land use and resource utilization. The Comprehensive Plan is the basis for land development regulations and decisions (i.e., rezonings), capital improvements related to schools, parks, transportation, and environmental and historic resource protection.

Every locality in Virginia is required by law to adopt a Comprehensive Plan. Code of Virginia Section 15.2-2223 states that the "Comprehensive Plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities."

State requirements for Comprehensive Plans also recognize that community development is ongoing and ever changing. For this reason, the Code of Virginia

Section 15.3-2230 sets a requirement that all Comprehensive Plans be reviewed every five years and amended as needed.

RELATIONSHIP TO PLANS, POLICIES, AND ORDINANCES

PetersburgNEXT is intrinsically tied to past and present planning efforts, including related plans, policies, and ordinances. Data, ideas, and recommendations from these strategic documents are included and referenced throughout this Plan. In turn, the Comprehensive Plan informs and influences future updates to all City land development regulations and decisions.

Zoning and Subdivision Ordinances

The City of Petersburg's Zoning and Subdivision Ordinances are the primary tools used to realize the vision of the Comprehensive Plan. While the Comprehensive Plan articulates the City's vision, goals, strategies, and objectives for land use and development, the Zoning and Subdivision Ordinances regulate the location, form, and character of development. The Comprehensive Plan should guide all updates to the Zoning and Subdivision Ordinances. These Ordinances should also be reviewed in their entirety on an annual basis to ensure that they align

with the Comprehensive Plan. Additionally, when a development or rezoning application is submitted, the City Council and Planning Commission must ensure that the application meets Ordinance standards and contributes to the implementation of the Comprehensive Plan.

Capital Improvements Program (CIP)

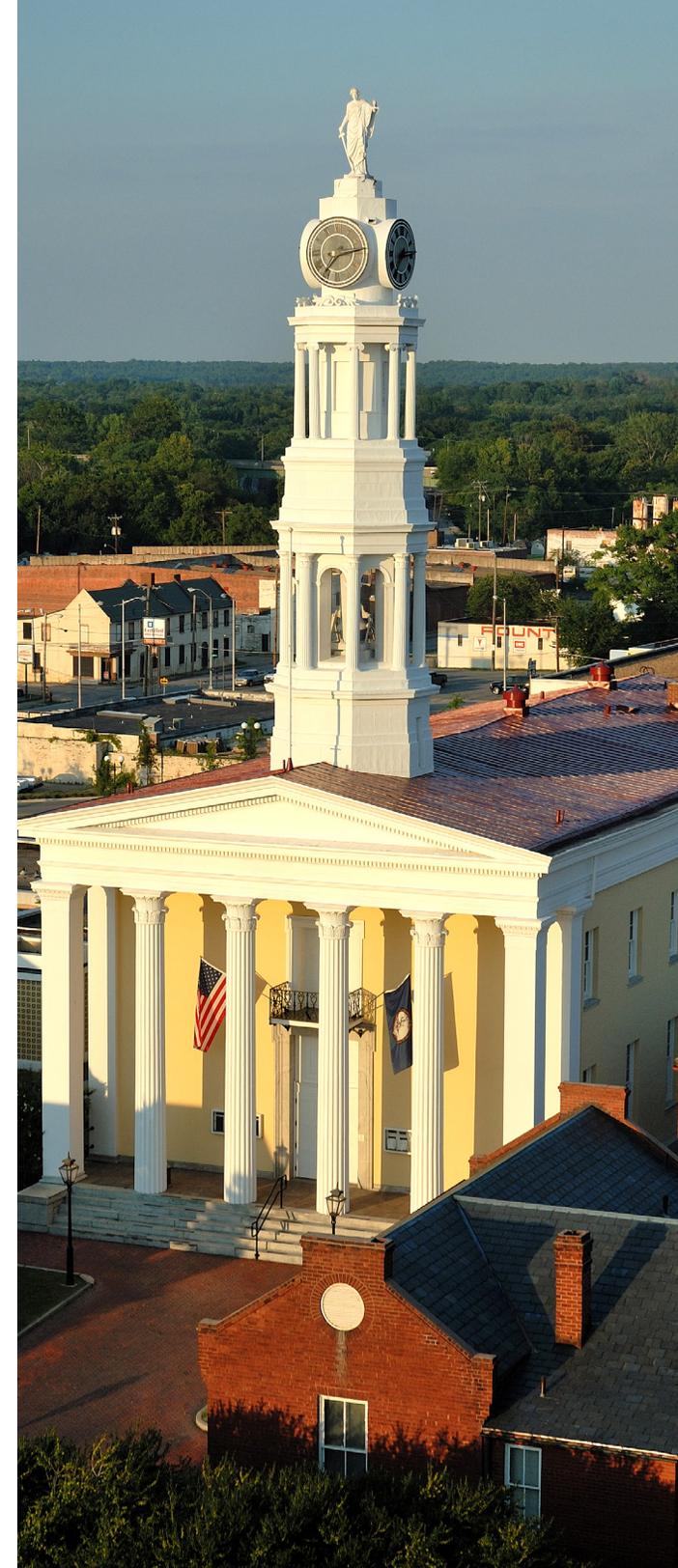
The City of Petersburg's Capital Improvements Program (CIP) is a short-term plan to fund capital project needs. The CIP is based on a five-year planning period. Every year, it is updated and extended an additional year into the future to ensure it remains a five-year program. The CIP prioritizes capital projects, estimates their costs and timeline, and determines the funding sources. City Council is then responsible for appropriating expenditures in either the annual operating budget or a separate capital budget.

The Comprehensive Plan informs the projects included in the CIP through including prioritization and assuming responsible parties for accomplishing each of the identified strategies. The community's goals and long-range vision for land use and investment are fully realized when the City ensures the priorities of the CIP align with the priorities of the Comprehensive Plan.

Other Plans, Studies, and Initiatives

Local, regional, and state plans, studies, and initiatives all inform Petersburg's comprehensive planning process, while the Comprehensive Plan informs the development of future planning initiatives. Some of the existing plans and studies considered in the development of this Plan are listed below; other individual plans and studies are referenced throughout the chapters.

- Virginia Department of Transportation (VDOT) Six-Year Improvement Plan (SYIP)
- Crater Planning District Commission Comprehensive Economic Strategy (CEDS)
- Crater Planning District Commission Richmond-Crater Hazard Mitigation Plan



USING PETERSBURGNEXT

Who uses the Comprehensive Plan and how do they use it?



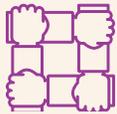
Residents, business owners, and developers use the Plan to better understand the community's assets, vision, and development goals.



City staff and the Planning Commission use the Plan when reviewing zoning applications and drafting ordinances, striving for consistency with the community's vision.



City Council uses the Plan to guide decisions on budget priorities, capital projects, and ordinance amendments.

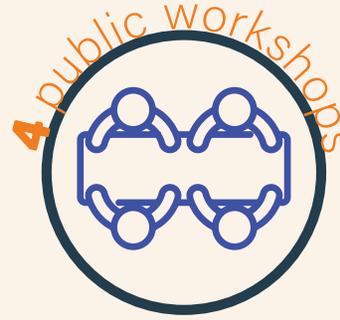


Regional partners use the Plan to understand local priorities and advocate for grant funding and studies.

Comprehensive Plans are community documents used by a variety of individuals and stakeholders. The Comprehensive Plan serves the community best when it is consistently referenced to make recommendations and decisions. The Planning Commission should conduct annual reviews to identify necessary amendments and track progress. Annual reviews should analyze the implementation matrices and metrics to measure achievements and prioritize strategies to meet community goals.

CREATING PETERSBURGNEXT

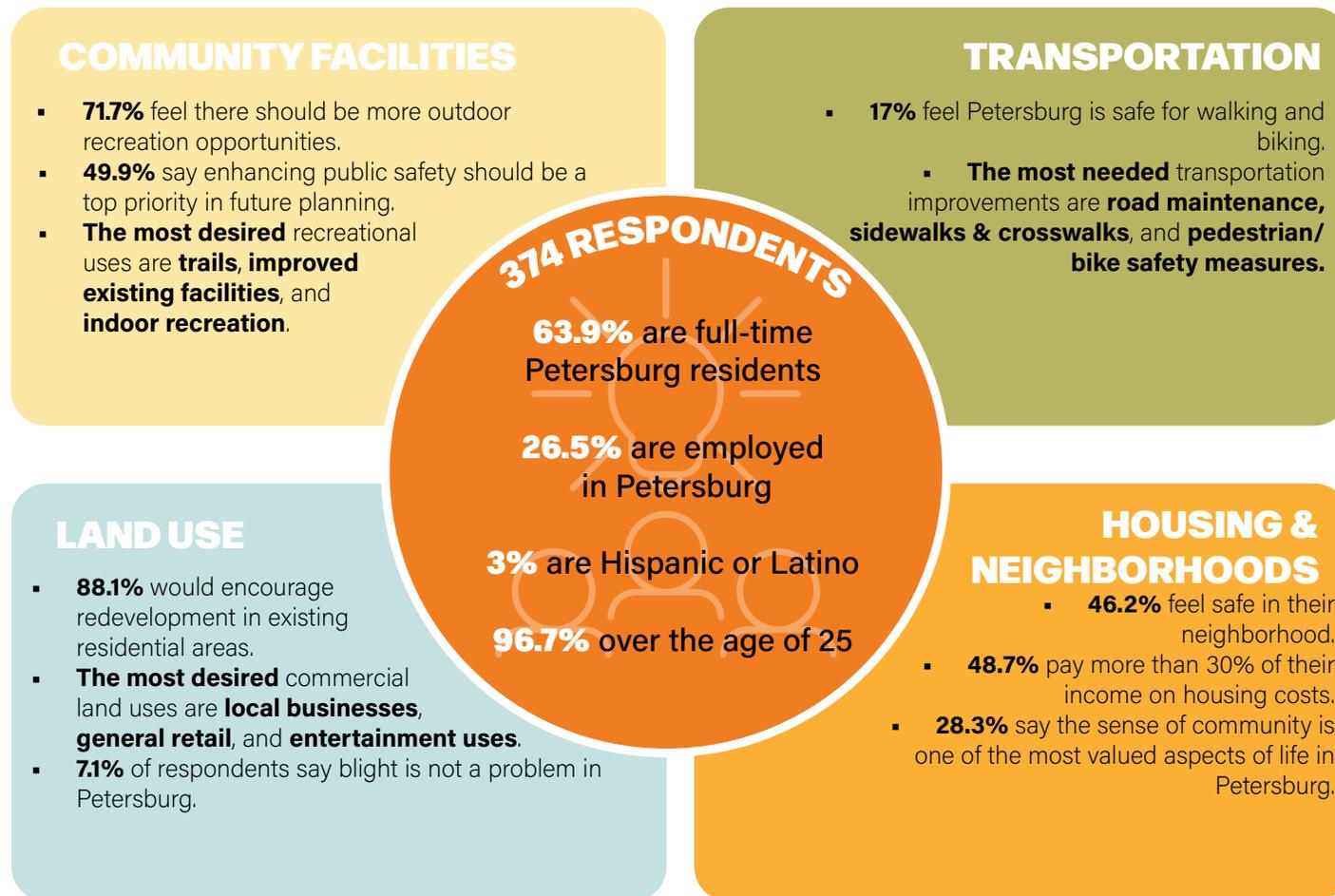
PetersburgNEXT is the culmination of nearly two years of research, data analysis, and most importantly, community input and engagement. Throughout the planning process, this Comprehensive Plan update has taken deliberate steps to guarantee that community voices define the City of Petersburg's vision and goals for today and tomorrow. The community will continue to be a vital part of the Comprehensive Plan's implementation over the next twenty years.



PETERSBURGNEXT COMMUNITY ENGAGEMENT

Community Survey

A community survey was available online from November 2022 to February 2023. Paper copies were also made available for the community. The survey gathered input about community needs, strengths, concerns, and desires. 374 individuals took the survey, answering questions on topics such as housing, employment, recreation, and economic development. The general results of this survey are summarized here and are one critical component of the community engagement phase of Plan development. Where appropriate, specific survey results are noted throughout the Plan.



Public Workshops

The City conducted four public workshops to gather input from the community. Three in-person workshops were held on January 12, January 19, and January 26, 2023 at the Petersburg Public Library. An additional workshop was held virtually via Zoom on February 27, 2023. There were 42 community members who attended the in-person workshops, and 22 community members who attended the virtual workshop for a total of 64 public workshop participants.

Overall, attendees are passionate about their community and identified many assets that make the City a great place for them to call home. Attendees have a positive outlook for the future and see Petersburg's challenges not as liabilities but as untapped opportunities for growth and forward movement.

The following summarizes what the community sees as Petersburg's top strengths, weaknesses, and opportunities for the future.

Strengths and Assets

- Rich history and well-preserved inventory of historic sites
- Location at Interstates 95 and 85
- Historic and attractive downtown
- The people and the sense of community

Weaknesses

- Struggling public education system
- Lack of law enforcement to adequately address community needs
- Poorly maintained infrastructure and public spaces
- Blight

Opportunities and Goals for the Future

- Improvements for water, sewer, and broadband infrastructure
- Increased provision of affordable housing and associated opportunities for homeownership
- Investment in public education, activities, and opportunities for the City's youth
- Stricter zoning and code enforcement on blighted properties



Focus Groups

Community members, organization representatives, business owners, City department heads, and other regional experts participated in eight roundtable discussion sessions. Each session focused on a separate theme relevant to the Comprehensive Plan. In total, 54 people representing 45 organizations participated in the focus groups.

Similarly to public workshop attendees, focus group attendees viewed the City's challenges not as liabilities but as opportunities for innovative problem-solving and implementation of creative solutions. Listed here are the most common themes that arose across the focus groups, though many other topics were discussed.

- The people are seen as Petersburg's greatest resource; they are passionate and committed. They love their City, believe in it, and want it to improve.
- Petersburg's rich inventory of historic resources is a unique and important asset. Natural resources, such as the Appomattox River, and recreational spaces, such as Legends Park and Petersburg Sports Complex, are other assets with untapped potential.
- Negative perceptions of the City continue to prevent growth and investment and are often incorrect.
- One of the biggest needs for the community over the next twenty years is investment in City-owned facilities, many of which have fallen into disrepair and are unsafe and/or unattractive for regular community use. Water, sewer, and transportation infrastructure also need improvement to both provide appropriate levels of service and facilitate new investment.
- Blight, the struggling public school system, and a lack of recreational opportunities and programming for youth create an environment that is conducive to crime.
- To achieve equitable and sustainable outcomes, local organizations and community members must be regularly engaged.
- Accountability, commitment, collaboration, and communication are key themes that should be explored in the Comprehensive Plan.



FOCUS GROUPS: WHO PARTICIPATED?

54 individuals from
45 organizations

including but not limited to:

Cameron Foundation
City of Petersburg Department Heads
Crater Health District
Crater Planning District Commission
Developers
Friends of the Lower Appomattox River
Institutions of Higher Education
National Park Service
Petersburg Area Transit
Petersburg City Public Schools
Petersburg Healthy Options Partnerships

DRAFTING AND REFINING

Plan Formulation

The Planning Commission is ultimately responsible for reviewing and recommending the proposed changes to the Comprehensive Plan, as directed in the Code of Virginia Section 15.2-2223. The Code of Virginia Section 15.2-2230 additionally calls for the Comprehensive Plan to be reviewed by the local Planning Commission at least once every five years to determine whether it is advisable to amend the Plan.

Plan drafting was conducted through a collaborative approach between City

staff and the Berkley Group planning consultants. The Planning Commission reviewed drafts and provided input and guidance during bimonthly worksessions from March through November 2023.

(Editor's Note: This section will be updated following the completion of the public review phase.)

Public Review

Comprehensive Plans are a product of the community's input as interpreted through the lens of appointed and elected decision makers. As such, the Comprehensive Plan follows a public review and refinement period that ensures the Plan accurately

represents the community's concerns and has developed a path to address them. The draft plan was made public for review to solicit public opinion.

(Editor's Note: This section will be updated following the completion of the public review phase.)

Refinement and Adoption

With the inclusion of changes suggested during the public refinement period, the revised draft Plan was made available for public review and considered by the Planning Commission and City Council through a formal public hearing process.

(Editor's Note: This section will be updated following the completion of the public review phase.)

