



City of Petersburg Virginia

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April 25, 2023 - Special City Council Meeting

April 25, 2023
Petersburg Public Library
201 West Washington Street
Petersburg, VA 23803
5:00 PM

City Council

Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2
Marlow Jones, Councilor – Ward 1
Charlie Cuthbert, Councilor – Ward 4
W. Howard Myers, Councilor – Ward 5
Annette Smith-Lee, Councilor - Ward 6
Arnold Westbrook, Jr., Councilor – Ward 7

City Manager

John March Altman, Jr.

-
1. **Roll Call**
 2. **Official Public Hearings**
 - a. A Public Hearing and consideration of an ordinance approving a petition to rezone the property located at 113 W Bank Street from M-1 to PUD for April 18, 2023. **(Page 2)**
 - b. A Public Hearing and consideration of an ordinance approving the petition to rezone the property located at 221 Bollingbrook Street from M-1, Light Manufacturing District to PUD, Planned Unit Development for April 18, 2023. **(Page 15)**
 3. **Unfinished Business**
 - a. Consideration of a Resolution Approving the Development Agreement for Development Of 703 Bank Street, 716 Wythe Street, and 801 Bank Street, Petersburg, Virginia Between The City Of Petersburg and New Light, LLC. **(Page 29)**
 4. **Adjournment**



City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: April 25, 2023

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager
Tangela Innis, Deputy City Manager
Brian Moore, Director of Economic Development

FROM: Reginald Tabor

RE: **A Public Hearing and consideration of an ordinance approving a petition to rezone the property located at 113 W Bank Street from M-1 to PUD for April 18, 2023. (Page 2)**

PURPOSE: To consider an ordinance approving the petition to rezone the property located at 113 West Bank Street from M-1 to PUD.

REASON: To comply with policies, procedures and laws regarding the rezoning of properties.

RECOMMENDATION: It is recommended that the City Council holds a Public Hearing and adopts an ordinance approving the petition to rezone the property located at 113 West Bank Street from M-1 District to Planned Unit Development (PUD).

BACKGROUND: The City of Petersburg received a Petition from Waukeshaw Development, Inc. to rezone the property located at 113 West Bank Street from M-1 to PUD.

The proposed use is mixed-use. Per the Petitioner, the current zoning of M-1 is obsolete and it is not viable for manufacturing. They believe the highest and best use of the property is mixed-use. The current zoning, M-1 District, does not permit residential use. Impacts would include removal of blight, and reinvestment in the neighborhood. The project will serve to protect and preserve the historic character of the neighborhood. The proposed development would add market rate residential units in the historic downtown.

The Planned Unit Development District, by offering developers the opportunity to overcome traditional zoning limitations, is intended to encourage innovative design approaches to large-scale subdivisions and commercial development. Planned Unit Development may be permitted on tracts of at least ten (10) acres which are under unified ownership or control.

The minimum number of acres required should be waived because a planned unit development is in the public interest and that one or more of the following conditions exist: (1) Because of unusual features of the property itself or of the neighborhood in which it is located, a substantial deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a physical or topographic feature of importance to

the city; (2)The property or its neighborhood possesses an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development; or (3)The property is adjacent to or across the street from property which has been developed or redeveloped under the Planned Unit Development District, and a planned unit development will contribute to the maintenance of the amenities and values of the neighboring property. The acreage requirement could be waived because the property and the neighborhood possess an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development.

The Planning Commission will consider a resolution recommending approval of the petition during the April 6, 2023 Planning Commission meeting.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Revenue from the redevelopment of the property.

CITY COUNCIL HEARING DATE: 4/18/2023

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Assessor, Economic Development, Planning and Community Development

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: City Code Appendix B: Zoning

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 0404_2023OrdinanceRezoning113WBankSt
2. 0418_2023AgendaItemSummary113WBankSt
3. 0323_2023PetitionPUD113WBankSt
4. 0323_2023AerialPhoto113WBankSt

AN ORDINANCE APPROVING A PETITION TO REZONE PROPERTY IN THE CITY OF PETERSBURG, LOCATED AT 113 WEST BANK STREET, PIN 011130038, FROM LIGHT MANUFACTURING DISTRICT (M-1) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

WHEREAS, the City of Petersburg received a petition to rezone the property located at 113 West Bank Street, PIN 011130038, from Light Manufacturing District (M-1) to Planned Unit Development District (PUD); and

WHEREAS, the proposed use is mixed-use, and per the Petitioner, the current zoning of M-1 is obsolete, and it is not viable for manufacturing; and

WHEREAS, the Petitioner believes that the highest and best use of the property is mixed-use, however the current zoning, M-1 District does not permit residential use; and

WHEREAS, the impacts would include removal of blight, and reinvestment in the neighborhood; and

WHEREAS, the proposed use will serve to protect and preserve the historic character of the neighborhood, and it would add market rate residential units in the historic downtown; and

WHEREAS, the Planned Unit Development District is intended to encourage innovative design approaches to large-scale subdivisions and commercial development; and

WHEREAS, the Planned Unit Development may be permitted on tracts of at least ten (10) acres which are under unified ownership or control, however, the minimum number of acres required may be waived if the property and the neighborhood possess an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development; and


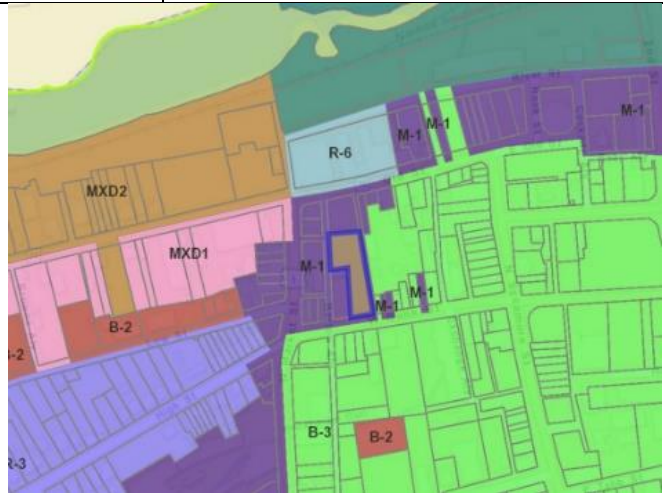


WHEREAS, the Planning Commission will consider a resolution recommending approval of the petition during the April 6, 2023, Planning Commission meeting.

NOW THEREFORE BE IT ORDAINED that the City Council of the City of Petersburg hereby approves the petition to rezone the property located at 113 West Bank Street, PIN 011130038, from Light Manufacturing District (M-1) to Planned Unit Development District (PUD).



City of Petersburg Planning Commission Agenda Item

Case No: 2023-REZ-02
Public Hearing Date: April 18, 2023
Property Address: 113 W Bank Street
Parcel ID: 011130038
Agent: Mr. John McCormack

Request		Staff Recommendation	
Petition to rezone property from M-1 to PUD		TBD	
Summary of Proposal			
A Petition to rezone the property located at 113 W Bank Street from M-1 to PUD. The proposed use is mixed-use. Per the Petitioner, the current zoning of M-1 is obsolete, and manufacturing is not a viable use for the property. They believe the highest and best use of the property is mixed-use. The current zoning, M-1 District does not permit residential use. Impacts would include removal of blight, and reinvestment in the neighborhood. The project will serve to protect and preserve the historic character of the neighborhood. The proposed development would add market rate residential units in the historic downtown.			
Parcel ID		Acreage	Current Zoning Designation
011130038		.45 acres	M-1 Light Manufacturing District
			
Photo		Comprehensive Plan Designation	
		Commercial	
			

PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
(CITY HALL, THIRD FLOOR, ROOM 304)
FILING FEE: \$1,500 (CHECK OR MONEY ORDER) AT THE TIME OF SUBMITTAL

CASE NUMBER: _____

APPLICANT: _____

ADDRESS: _____

WAKESHAW Development INC
245 E. BANK ST
Petersburg VA 23803

I, JOAN McCOORMICK hereby petition to rezone the following described properties
from zoning district M-1 to zoning district PVD

A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)

MIXED USE - Commercial AT Street Level;
Residential Elsewhere

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

011130038

2. Current Street Address(es) if assigned:

113 W. BANK ST
Petersburg VA 23803

3. Approximate Area:

413,000

sq. ft.

.45

acres

4. Public Street Frontage:

73.1

ft.

5. A boundary plat of this property outlining the area to be rezoned must be attached to this petition.

6. The following deed restrictions may affect the use of this property:

7. Brief:

Said deed restrictions will expire on:

C. JUSTIFICATION FOR REZONING

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (Provide a detailed statement of reasons why the proposed rezoning should be granted).

M-1 IS OBSOLETE FOR THIS PROPERTY, IT IS NOT VIABLE FOR MANUFACTURING. HIGHEST & BEST USE IS MIXED USE RETAIL / COMMERCIAL

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

REMOVAL OF BLIGHT; REINVESTMENT IN NEIGHBORHOOD

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

BRINGS MORE RESIDENTS TO DOWNTOWN CORE.

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

M-1 DOES NOT ALLOW RESIDENTIAL

D. CERTIFICATION:

The undersigned applicant certifies that they:

 (a) are the owner, lessee or agent for (specified in writing)

_____ (b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed:

Mailing Address:**Phone Number:****Email Address:**

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

DAVID WALWER
(415 MARKET ST)

203 WINSTON AVE
Colonial Heights VA
23834

Rafferty & Sons
~~225 High St~~
127 W. BANK

225 HIGH ST
Petersburg VA 23803

SPIRO GEORGIOGHANIS
121 W. BANK ST.
132 W. BANK ST.

101 W. BANK ST
Petersburg VA 23803

JOHN & MARILYN COYLE
124 W. BANK ST

124 W. BANK ST
Petersburg VA 23803

Rebecca Wilson
120 W. BANK ST.

1578 Brandon Ave
Petersburg VA 23805

Gloria LEAKE
118 W. BANK ST.

118 W. BANK ST
Petersburg VA 23803

PATRICK OLIVENYK
116 W. BANK

PO Box 114
CRESWELL ~~VA~~ NC 27928

CAO FLATS
110 W. BANK ST.

16001 LOST CROP RD
MOSELEY VA 23120

SYCAMORE ST. PROPERTIES LLC
20 OLD ST

220 N. SYCAMORE ST.
Petersburg VA 23803

AMMONS, Leahy & ANN
109 W. BANK ST.

109 W. BANK ST
Petersburg VA 23803

EC CARRIAGE HOUSE
ACQUISITION LLC
114 OLD ST. W
110 OLD ST W

2231 20TH AVE
SOUTH BIRMINGHAM, AL 35223

HISTORIC PETERSBURG FUND.
122 OLD ST W

PO Box 691
Petersburg VA 23804

CITY OF PETERSBURG
~~128~~ 421 MARKET ST. N

135 UNION ST
Petersburg VA 23803

City of Petersburg

Search Criteria

Search Results

Property Sheet

Map

Tools

Print

Bookmarks

Petersburg, Virginia

Parcel:

011130038

Summary

Owner Name	HAYNIE LESLIE S CYNTHIA D	National Historic District:	Old Towne
Owner Mailing Address	113 W BANK ST PETERSBURG, VA 23803	Enterprise Zone:	Yes
Property Use	485	Opportunity Zone:	51730811300
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	M-1	Va House District:	63
Property Address	113 BANK ST Petersburg, VA	Congressional District:	4
Legal Acreage:	.45	City Ward:	4
Legal Description:	73.1 X 268	Polling Place:	Union Train Station
Subdivision:	Olde Town (Not Platted)	Primary Service Area:	W-S
Assessment Neighborhood Name:		Census Tract:	8102
Local Historic District:	Old Towne	Elementary School:	Pleasants Lane
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):	43,000	Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	2
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	0%

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
	10/15/2002	\$150,000	2002/3971

Assessments

Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$56,800	\$56,800	\$56,800	\$56,800	\$56,800
Improvement Value	\$285,100	\$285,100	\$437,700	\$437,700	\$588,200
Total Value	\$341,900	\$341,900	\$494,500	\$494,500	\$645,000

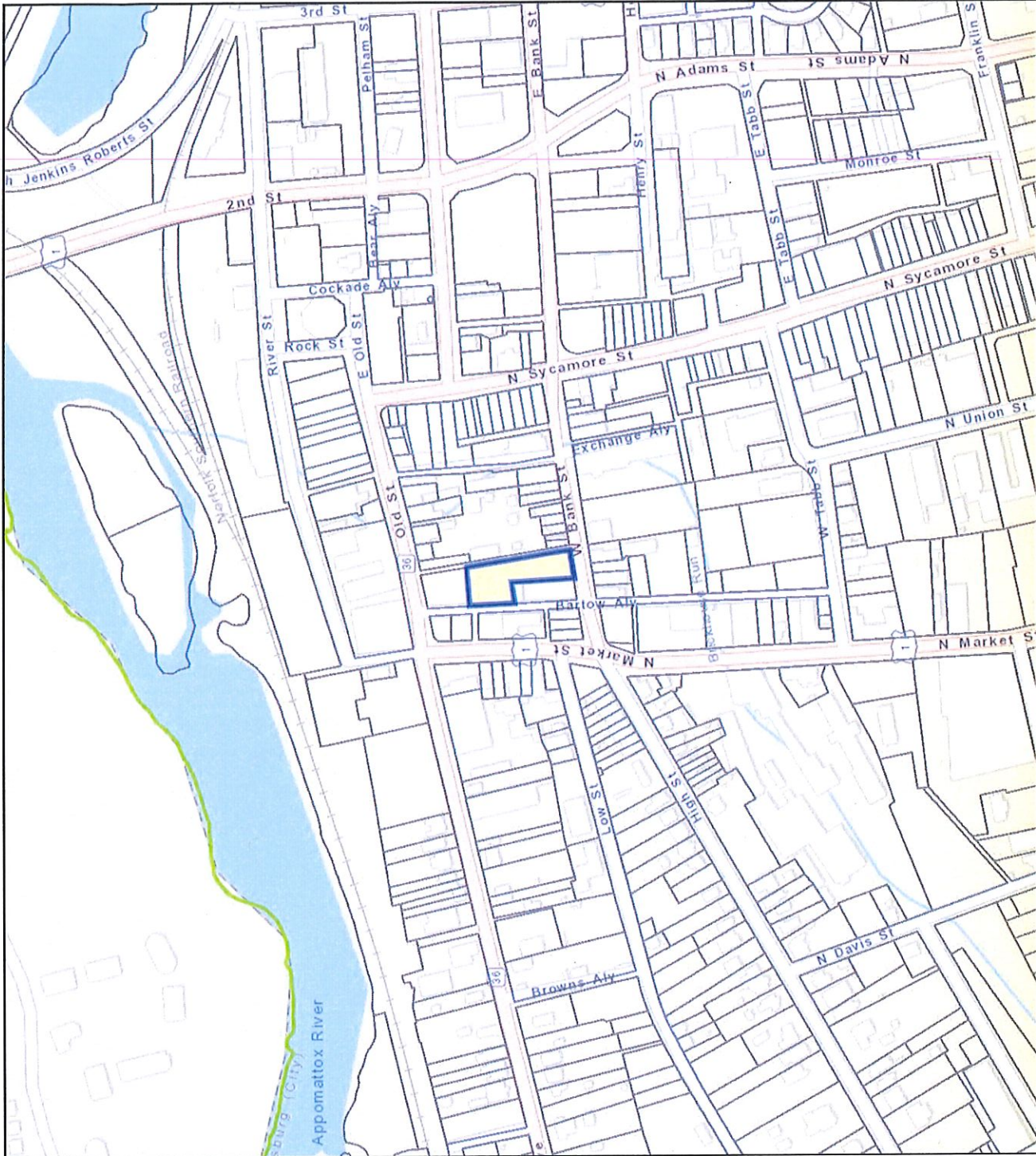
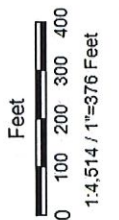
Property Tax (Coming Soon)

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Petersburg, Virginia

Legend

- County Boundaries
- Parcels



Parcel #: 011130038

Date: 3/3/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

113 West Bank Street





City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: April 25, 2023

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager
Tangela Innis, Deputy City Manager
Brian Moore, Director of Economic Development

FROM: Reginald Tabor

RE: **A Public Hearing and consideration of an ordinance approving the petition to rezone the property located at 221 Bollingbrook Street from M-1, Light Manufacturing District to PUD, Planned Unit Development for April 18, 2023. (Page 15)**

PURPOSE: To consider an ordinance approving the petition to rezone the property located at 221 Bollingbrook Street from M-1 to PUD.

REASON: To comply with policies, procedures and laws regarding the rezoning of properties.

RECOMMENDATION: It is recommended that the City Council holds a Public Hearing and adopts an ordinance approving the petition to rezone the property located at 221 Bollingbrook Street from M-1 District to Planned Unit Development (PUD).

BACKGROUND: The City of Petersburg received a Petition from Waukeshaw Development, Inc. to rezone the property located at 201 Bollingbrook Street from M-1 to PUD.

The proposed use is residential. Per the Petitioner, the current zoning M-1 is obsolete and it is not viable for manufacturing. They believe the highest and best use of the property is residential. The current zoning, M-1 District does not permit residential use. Impacts would include removal of blight, reinvestment in the neighborhood and it will serve to protect and preserve the historic character of the neighborhood. The proposed development would add 70+ market rate residential units in the neighborhood. The project represents a major investment in a blighted historic structure.

The Planned Unit Development District, by offering developers the opportunity to overcome traditional zoning limitations, is intended to encourage innovative design approaches to large-scale subdivisions and commercial development. Planned Unit Development may be permitted on tracts of at least ten (10) acres which are under unified ownership or control. The minimum number of acres required should be waived because a planned unit development is in the public interest and that one or more of the following conditions exist:

(1) Because of unusual features of the property itself or of the neighborhood in which it is located, a substantial deviation from the regulations otherwise applicable is necessary or appropriate in order to conserve a physical

or topographic feature of importance to the city; (2)The property or its neighborhood possesses an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development; or (3)The property is adjacent to or across the street from property which has been developed or redeveloped under the Planned Unit Development District, and a planned unit development will contribute to the maintenance of the amenities and values of the neighboring property. The acreage requirement could be waived because the property and the neighborhood possess an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development.

The Planning Commission will consider a resolution recommending approval of the petition during the April 6, 2023 Planning Commission meeting.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Revenue from the redevelopment of the property.

CITY COUNCIL HEARING DATE: 4/18/2023

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Assessor, Economic Development, Planning and Community Development

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: City Code Appendix B: Zoning

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. 0404_2023OrdinanceRezoning221BollingbrookSt
2. 0418_2023AgendaItemSummary221BollingbrookSt
3. 0323_2023PetitionPUD221BollingbrookSt
4. 03_2023AerialPhoto221BollingbrookStreet

AN ORDINANCE APPROVING A PETITION TO REZONE PROPERTY IN THE CITY OF PETERSBURG, LOCATED AT 221 BOLLINGBROOK STREET, PIN 011040009, FROM LIGHT MANUFACTURING DISTRICT (M-1) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

WHEREAS, the City of Petersburg received a petition to rezone the property located at 221 Bollingbrook Street, PIN 011040009, from Light Manufacturing District (M-1) to Planned Unit Development District (PUD); and

WHEREAS, the proposed use is residential, as the Petitioner believes that the current zoning M-1 is obsolete, and it is not viable for manufacturing; and

WHEREAS, the Petitioner believes that the highest and best use of the property is residential, however the current zoning, M-1 District does not permit residential use; and

WHEREAS, the impacts would include removal of blight, and reinvestment in the neighborhood, and an additional 70+ market rate residential units in the neighborhood; and

WHEREAS, the proposed use will serve to protect and preserve the historic character of the neighborhood, and it would add market rate residential units in the historic downtown; and

WHEREAS, the Planned Unit Development District is intended to encourage innovative design approaches to large-scale subdivisions and commercial development; and

WHEREAS, the Planned Unit Development may be permitted on tracts of at least ten (10) acres which are under unified ownership or control, however, the minimum number of acres required may be waived if the property and the neighborhood possess an historical character, that is of importance to the community, which will be preserved and protected by a planned unit development; and

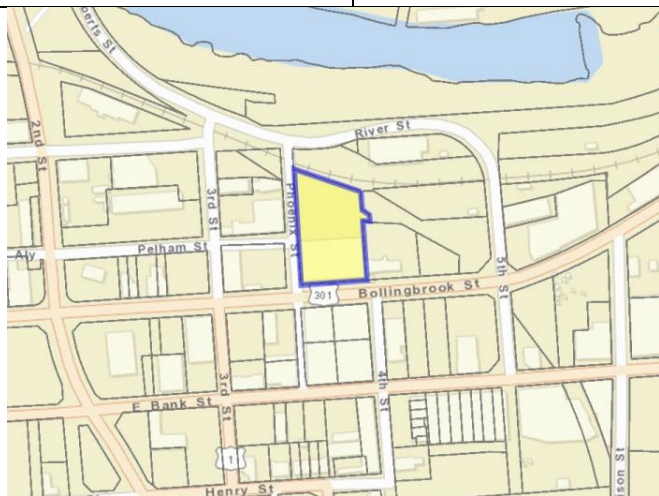



WHEREAS, the Planning Commission will consider a resolution recommending approval of the petition during the April 6, 2023, Planning Commission meeting.

NOW THEREFORE BE IT ORDAINED that the City Council of the City of Petersburg hereby approves the petition to rezone the property located at 221 Bollingbrook Street, PIN 011040009, from Light Manufacturing District (M-1) to Planned Unit Development District (PUD).



City of Petersburg Planning Commission Agenda Item

Case No: 2023-REZ-03
Public Hearing Date: April 18, 2023
Property Address: 221 Bollingbrook Street
Parcel ID: 011040009
Agent: Mr. John McCormack

Request		Staff Recommendation	
Petition to rezone property from M-1 to PUD		TBD	
Summary of Proposal			
A Petition to rezone the property located at 221 Bollingbrook Street from M-1 to PUD. The proposed use is residential. Per the Petitioner, the current zoning M-1 is obsolete, and manufacturing is not a viable use for the property. They believe the highest and best use of the property is residential. The current zoning, M-1 District does not permit residential use. Impacts would include removal of blight, reinvestment in the neighborhood and it will serve to protect and preserve the historic character of the neighborhood. The proposed development would add 70+ market rate residential units in the neighborhood. The project represents a major investment in a blighted historic structure.			
Parcel ID	Acreage	Current Zoning Designation	
011040009	1.183 acres	M-1	Light Manufacturing District
			
Photo		Comprehensive Plan Designation	
		Commercial 	

PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
(CITY HALL, THIRD FLOOR, ROOM 304)
FILING FEE: \$1,500 (CHECK OR MONEY ORDER) AT THE TIME OF SUBMITTAL

CASE NUMBER: _____

APPLICANT: WAUKESHA DEVELOPMENT, INC

ADDRESS: 245 E. BANK ST. PLEASANT

I, John McCormack hereby petition to rezone the following described properties
from zoning district M-1 to zoning district PUD

A. DESCRIPTION OF PROPOSED USE: (ATTACH ADDITIONAL DOCUMENTS IF NECESSARY)

From M-1 Light manufacturing to 70+
Residential Apartments. (PUD?)

B. PROPERTY INFORMATION

1. Tax Parcel Identification Number(s):

011040009

2. Current Street Address(es) if assigned:

221 Bollingbrook

3. Approximate Area:

53,000

sq. ft.

+/-1.2

acres

4. Public Street Frontage:

180 LINEAL

ft.

5. A boundary plat of this property outlining the area to be rezoned must be attached to this petition.

6. The following deed restrictions may affect the use of this property:

NONE

7. Brief:

Said deed restrictions will expire on:

N/A

C. JUSTIFICATION FOR REZONING

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (Provide a detailed statement of reasons why the proposed rezoning should be granted).

This property is obsolete for manufacturing AND
The adaptive reuse as residential is the
HIGHEST & BEST use.

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

The adaptive reuse of this building to residential
will remove blight, add continuity & cohesiveness
to a building mixed-use area & create
more market rate housing in this up-and-coming
neighborhood.

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

This project represents a major investment in
downtown, brings more residents here, increases
tax rolls and brings new life to a blighted
historic structure.

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

M-1 does NOT allow for multi-family.

D. CERTIFICATION:

The undersigned applicant certifies that they:

- X (a) are the owner, lessee or agent for (specified in writing)
- X (b) possess a proprietary interest in (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed:



Mailing Address:

245 E. BANK ST.

PETERSBURG VA 23803

Phone Number:

804 677 5728

Email Address:

DAVE @ WAKESHAW.COM

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

2/28/2023

Date of Planning Commission Public Hearing:

4/6/2023

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

PETITION FOR ZONING CHANGE

Property Owner(s): Adjacent to Affected Property

NAME(S)

Address(es)

The Wilds, LLC
(Harbor Property)

245 E. Bank St.
Petersburg VA 23803

Trapeziumi Brewing
423/429 Third St.

245 E Bank St
Petersburg VA 23803

The Busco/
219 EAST BANK LLC
219 E. BANK ST.

245 E. Bank St
Petersburg VA 23803

The Powell Manufacturing Company LLC
245 E. BANK ST.

245 E BANK ST
Petersburg VA 23803

Cindy SIMONS
241 Bollingbrook ST.

2345 Red Lane Rd
POWHEATAN VA 23139

Seaboard System RR
255 Bollingbrook ST.

500 WATER ST
JACKSONVILLE, FL 32202

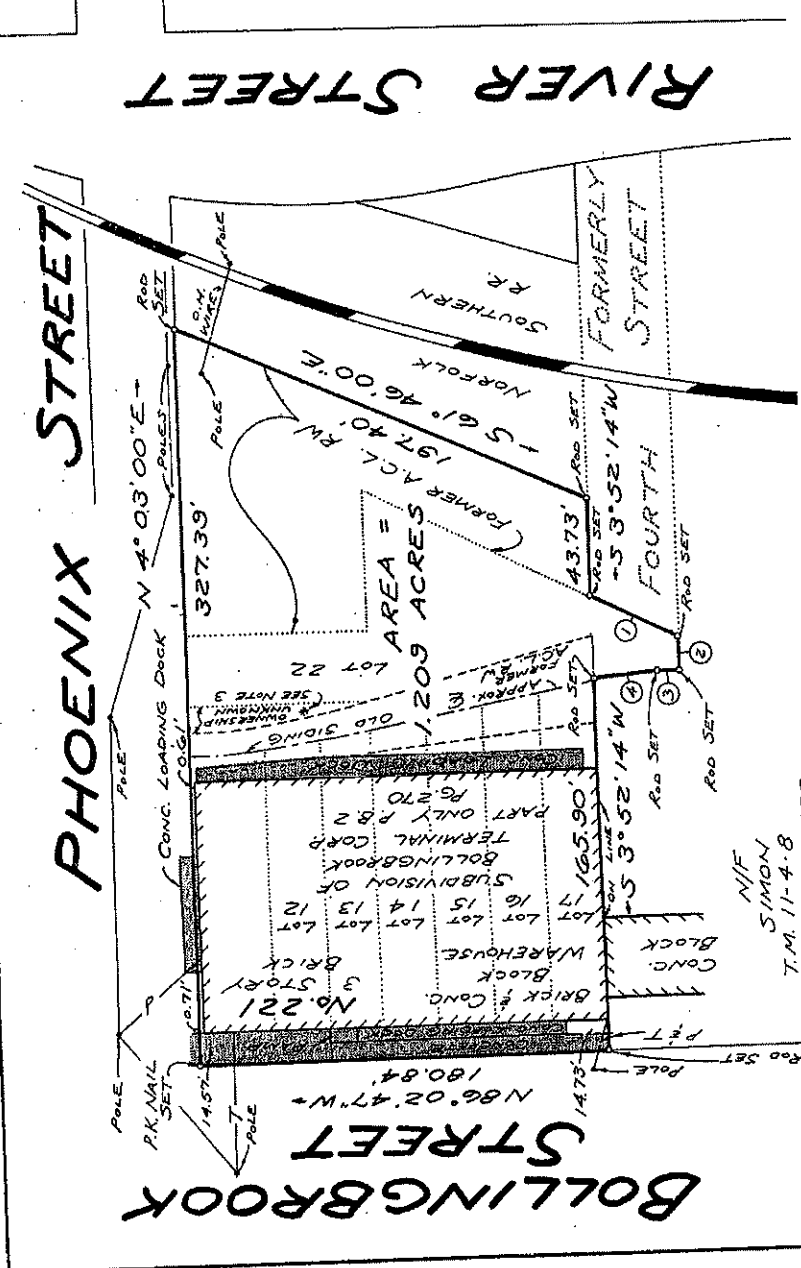
HERETICK, IRENE
201 Bollingbrook ST.

201 Bollingbrook ST
PETERSBURG VA 23803

ASA GUNNOE
214 Bollingbrook ST.

PO BOX 1120
COLONIAL HEIGHTS VA 23834

SEE PLAT file for original



RIVER STREET

PHOENIX STREET

BOLLINGBROOK STREET

No.	BEARING	DIST.
①	S 59° 09' 48" E	42.64
②	S 3° 52' 14" W	15.00
③	N 86° 07' 46" W	10.00
④	S 89° 15' 26" W	28.09

PROPERTY	REFERENCE	DEED BOOK	PAGE
TAX MAP	OTHER		
11-04-9	A.L. SHEFFIELD	432	716
11-04-10	A.L. SHEFFIELD	337	706
11-04-11	A.L. SHEFFIELD	337	706
11-04-12	A.L. SHEFFIELD	289	713

NOTE:
1. ALL RAILROAD TRACKS HAVE BEEN REMOVED FROM SITE.
2. SEE PLAT BK. 2, PAGES 201 AND 270.
3. PROPERTY OCCUPIED BY SHEFFIELD.

PLAT OF
1.209 ACRES OF LAND
SITUATED ON THE NORTHEAST
CORNER OF BOLLINGBROOK STREET
AND PHOENIX STREET
IN THE CITY OF
PETERSBURG, VIRGINIA.

N/JF
SIMON
T.M. 11-4-8
D.B. 471, PG. 455

This is to certify that on 3-27-95
I made an accurate survey of the
premises shown hereon and that there
are no easements or encroachments
visible on the ground other than
those shown by the plat.



HARVEY L. PARKS, INC.
4508 W. HUNDRED RD.
CHESTER, VA.
748-8641
DATE: MAR. 27, 1995 SCALE: 1" = 50'
DRAWN BY: C.T.
CHECKED BY: M.E.C.
F.B.K. 297 PG. 17



Petersburg, Virginia

Parcel:

011040009

Summary			
Owner Name	TANNER PROPERTIES LLC	National Historic District:	Old Towne
Owner Mailing Address	2250 CHARLES CITY RD RICHMOND, VA 23231	Enterprise Zone:	Yes
Property Use	485	Opportunity Zone:	51730811300
State Class:	4 Commercial and Industrial	VA Senate District:	16
Zoning:	M-1	Va House District:	63
Property Address	221 BOLLINGBROOK ST Petersburg, VA	Congressional District:	4
Legal Acreage:	1.183	City Ward:	4
Legal Description:	1.209 ACRE 180.84 X 285 AVG	Polling Place:	Union Train Station
Subdivision:	Seward Bolling Meadows	Primary Service Area:	W-S
Assessment Neighborhood Name:		Census Tract:	8102
Local Historic District:	Old Towne	Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements			
Finished (Above Grade):	59,070	Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	1
Enclosed Porch:		Half Baths:	
Open Porch:		Foundation:	
Deck/Patio:		Central A/C:	0%

Ownership History			
Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
TANNER MOVING & STORAGE INC	7/23/2012	\$700,000	2012/1767

Assessments					
Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$96,900	\$96,900	\$96,900	\$96,900	\$96,900
Improvement Value	\$398,800	\$398,800	\$582,400	\$582,400	\$789,100
Total Value	\$495,700	\$495,700	\$679,300	\$679,300	\$886,000

Property Tax (Coming Soon)

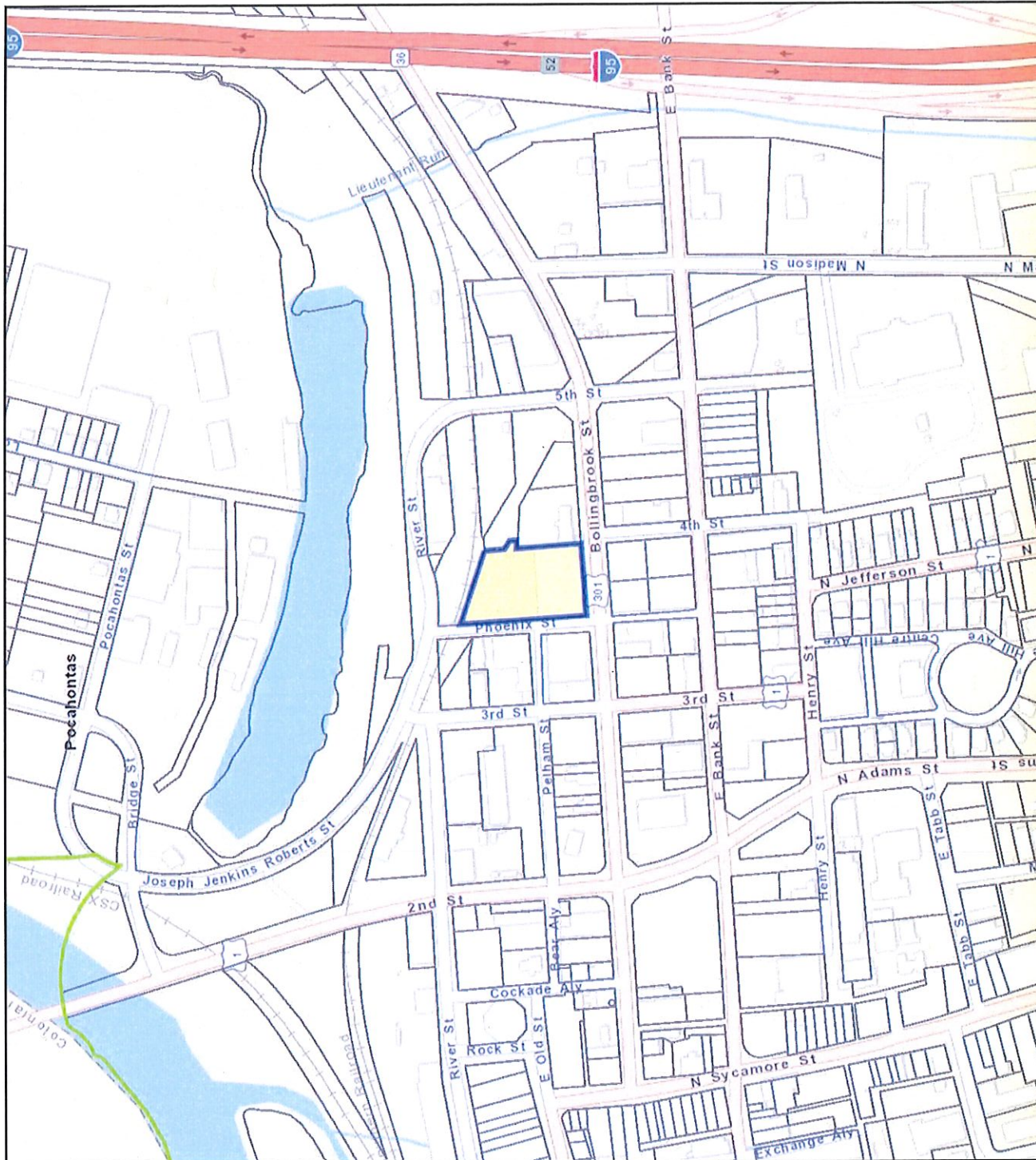
DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as County of Petersburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Petersburg, Virginia

Legend

- County Boundaries
- Parcels

Feet



Parcel #: 011040009

Date: 3/3/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

221 Bollingbrook Street





City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: April 25, 2023

TO: The Honorable Mayor and Members of City Council

THROUGH: March Altman, Jr., City Manager

FROM: Brian Moore

RE: **Consideration of a Resolution Approving the Development Agreement for Development Of 703 Bank Street, 716 Wythe Street, and 801 Bank Street, Petersburg, Virginia Between The City Of Petersburg and New Light, LLC. (Page 29)**

PURPOSE: To provide City Council with the details of the Development Agreement for 703 Bank Street, 716 Wythe Street, and 801 Bank Street

REASON: This action is necessary to facilitate the process to sell City-owned property at 703 Bank Street, 716 Wythe Street, and 801 Bank Street.

RECOMMENDATION: Staff recommend City Council makes a motion to approve the development agreement by resolution.

BACKGROUND: The City of Petersburg City Council approved an Ordinance authorizing the City Manager to execute documents related to the sale of city-owned property located at 703 Bank Street, 716 Wythe Street, and 801 Bank Street on February 21, 2023. Following a due diligence period, a Development Agreement has been drafted that requires, in consideration of the City's conveyance of the Property to New Light, LLC shall perform the redevelopment of the Property strictly in compliance with the project summary documents and in accordance with the terms in the Agreement.

The Development Agreement shall be referenced as set forth fully in the deed of conveyance of the Property from the City to New Light, LLC. The deed shall include provisions for the reverter described in the Development Agreement.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Revenue from the sale of property and associated fees and taxes

CITY COUNCIL HEARING DATE: 4/18/2023

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: City Manager, Economic Development, City Attorney Office

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

ATTACHMENTS:

1. DevAgreementResolution
2. Development Agreement
3. Development Plan 703 W Bank St, 716 Wythe St & 801 Bank St - New Light LLC (1)
4. Development Agreement Presentation

A Resolution Approving the Development Agreement for Development Of 703 Bank Street, 716 Wythe Street, and 801 Bank Street, Petersburg Virginia Between the City Of Petersburg and New Light, LLC

WHEREAS, The City of Petersburg City Council approved an Ordinance authorizing the City Manager to execute documents related to the sale of city-owned property located at 703 Bank Street, 716 Wythe Street, and 801 Bank Street February 21, 2023; and

WHEREAS, following a due diligence period, a Development Agreement has been drafted that requires, in consideration of the City's conveyance of the Property to New Light, LLC shall perform the redevelopment of the Property strictly in compliance with the project summary documents and in accordance with the terms in the Agreement; and

WHEREAS, the deed shall include provisions for the reverter described in the Development Agreement.

NOW therefore be it RESOLVED that the City Council of the City of Petersburg hereby approve the Development Agreement between the City of Petersburg and New Light, LLC; and

Be it further resolved, the City Manager and City Attorney are hereby directed to take all necessary action to facilitate the sale of the subject property consistent with the terms described in the Purchase and Development Agreements.

**DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF VACANT
PROPERTY AT 703 BANK STREET, 801 BANK STREET, AND 716 WYTHE
STREET PETERSBURG, VIRGINIA 23803 AS RESIDENTIAL DEVELOPMENT**

On this 18th day of April 2023 came the parties, New Light, LLC ("Purchaser"), and the City of Petersburg, VA, a municipal corporation formed and operating under the laws of the Commonwealth of Virginia ("the City"), hereinafter collectively referred to as "the Parties," and did enter into this Development Agreement for the development of vacant property 703 Bank Street; Tax Map Number 012050017; 716 Wythe Street; 801 Bank Street, Tax Map Number 012070031, Petersburg, Virginia 23803 as residential development ("the Agreement") to wit:

RECITALS

The Purchaser has presented to Petersburg City Council and the City's Administration "project summary documents" herein attached as (Exhibit A) outlining specific information regarding the project that is the subject of this Agreement, and which documents are hereby incorporated into this Agreement as if set forth fully herein.

The project summary documents describe the intentions of The Purchaser with regard to the purchase and renovate 703 Bank Street as a single family dwelling and rent at market rate; purchase and develop 716 Wythe Street as a 1200-1600 square foot single family dwelling square feet residential dwelling with three bedroom and two bathrooms to sale at market rate; purchase and develop 801 Bank Street as a 1200-1600 square foot single family dwelling square feet residential dwelling with three bedroom and two bathrooms to sale at market rate ("the Property"). The requirements of the project summary documents are deemed by the Parties to supplement but not supplant all requirements described in this Agreement and shall be binding upon The Purchaser with regard to the development of the property.

Upon presentation of these documents to the City by The Purchaser, Petersburg City Council did authorize the sale of the Property to The Purchaser contingent upon the execution of this Development Agreement which shall be referenced in the recorded deed for the property and include a reverter requirement for noncompliance with the terms described herein.

AGREEMENT

In consideration of the City's conveyance of the Property to The Purchaser, The Purchaser shall perform the development or the Property strictly in compliance with the project summary documents and in accordance with the following terms:

- A. The Purchaser shall be solely responsible for the development of the Property in accordance with the project summary documents, and shall comply with all Code, Zoning, and other legal requirements associated with the development.
- B. The Purchaser shall be solely responsible for obtaining all applicable permits and inspections required for the development.
- C. The City makes no representations or warranties regarding the property or its development and shall be responsible only for conveyance of the Property as described herein, which is conveyed in "as is" condition with no warranties of title or condition.
- D. The period of time described in the project summary documents, **twenty four (24) months**, during which The Purchaser is required to complete the development of the Property shall be known as the "Development Period."
- E. The Purchaser shall not be permitted to convey the property during the Development Period. Upon completion of the development of the property, The Purchaser shall notify the City who shall determine compliance and upon making such determination, certify in writing completion of the development in accordance with the project summary documents. A copy of said certification shall be provided to The Purchaser. Upon such certification, this Agreement shall cease to be effective and become null and void.
- F. Extensions to the time schedule described in the project summary documents will not be authorized except by the written consent of the City as approved by Petersburg City Council.
- G. The failure of The Purchaser to timely comply with all requirements of the project summary documents shall be considered a material breach of this Agreement.
- H. Upon material breach of this Agreement, the City shall provide The Purchaser with written Notice describing the breach. Upon receipt of written Notice of Breach, The Purchaser shall have thirty days to cure. The failure to cure the material breach within the thirty-day period shall result in default.
- I. All Notices and other correspondence sent pursuant to this Agreement shall be sent to the following persons and addresses:

To the City:
City Manager (with copy to City Attorney)
135 North Union Street
Petersburg, VA 23803

Notices may be sent via Hand Delivery, Courier, First Class Mail, Certified Mail, Registered Mail or other similar standard business delivery service and shall be effective upon receipt.

- J. This Agreement shall be referenced as if set forth fully in the deed of conveyance of the Property from the City to The Purchaser and shall run with the land until such time as all requirements are completed. The deed shall include provisions for the reverter described herein.
- K. The "original purchase price" for the Property shall be defined as the amount paid by The Purchaser to the City to facilitate the transfer of the property forty five thousand and one dollar) \$45,001)
- L. Upon Default by The Purchaser, the City shall retain 100% of the purchase price and shall record the Notice of Default which shall cause the Property to automatically revert to the City.
- M. This Agreement shall be binding upon The Purchaser and successors in interest until such time that the obligations are concluded, and the Agreement is declared to be null and void in accordance with the terms described herein.
- N. This Agreement shall be construed under the laws of the Commonwealth of Virginia. Any dispute arising from the performance or non-performance of any requirement described herein shall be litigated solely in the Circuit Court for the City of Petersburg, Virginia.
- O. If any provision of this document is deemed by a Court to be contrary to applicable law, the remaining terms shall continue in full force and effect.

By signing below, the undersigned parties represent that they have the authority to bind and do hereby bind their respective entity to all terms of this Agreement.

PURCHASER

By: 

Printed name: MOHAMMAD CHAUDHRY

CITY OF PETERSBURG, VIRGINIA

By: _____

March Altman, City Manager

Approved as to form:

By: _____

Anthony C. Williams, City Attorney

New Light LLC

15763 Beau Ridge Dr
Woodbridge, VA 22193
703-627-1352

Mar 6, 2023

Construction Plan

703 W Bank St

Overview

New light LLC will hire a structural engineer to review the leaked roof and all of the framing of the property. Pull all necessary city permits. Install new roof, new plumbing as needed, new electrical as needed.

New HVAC units, mold removal services, drywall replacement as needed, new bathrooms, new kitchens, new doors, new flooring, new windows, new exterior siding as needed.

Landscaping, cutting all tree branches or trees on the property, fixing the driveway for parking

Cost

We are estimating the cost to rehab the property at \$100,000.

Estimated Timeline

Starting timeline: Jun 21, 2023

Completion timeline: Jan 20, 2024

Timeline is based on getting permits approved

Floorplan

NA - we don't have access to the property yet

716 Wythe Street - Residential Lot

Overview

New light LLC will hire a surveyor to complete a full survey of the lot and accordingly with city guidelines build a two story single family house. We plan on building a 1200-1600 square foot house with a minimum of three bedrooms and two bathrooms. We will provide a detailed architectural drawing of the structure for approval.

Cost

We are estimating the cost to build a new house is \$175,000

Timeline

We estimate the project to take 12 months to finish from the start date. Pending approval for city permits and inspections.

Stating timeline: October 2023

Completion timeline: September 2024

Floorplans



> Color is example



FRONT ELEVATION

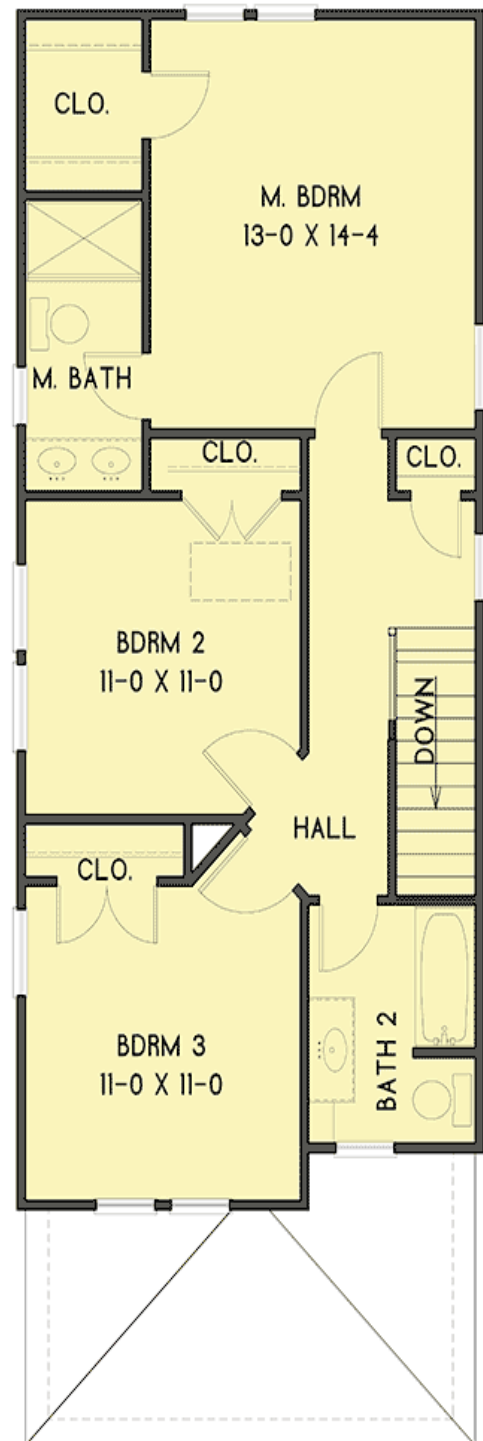
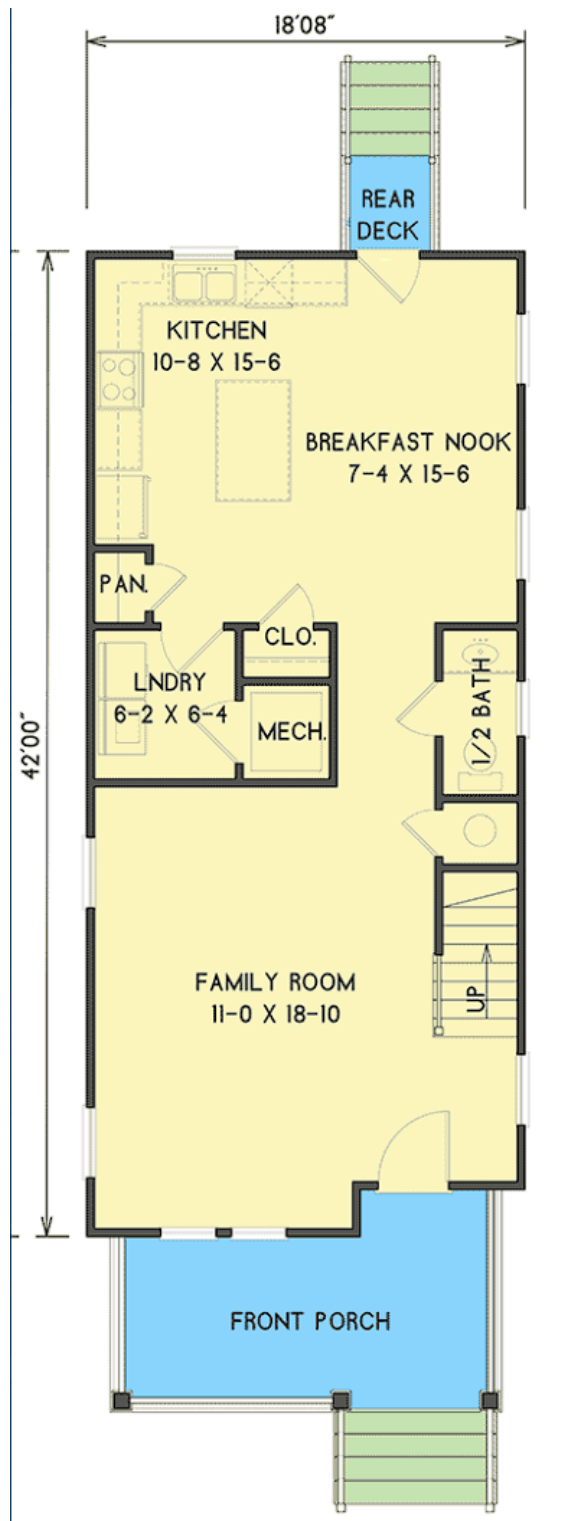


REAR ELEVATION



LEFT ELEVATION





801 Bank Street - Residential Lot

Overview

New light LLC will hire a surveyor to complete a full survey of the lot and accordingly with city guidelines build a two story single family house. We plan on building a 1200-1600 square foot house with a minimum of three bedrooms and two bathrooms. We will provide a detailed architectural drawing of the structure for approval.

Cost

We are estimating the cost to build a new house is \$175,000

Estimated Timeline

We estimate the project to take 12 months to finish from the start date. Pending approval for city permits and inspections.

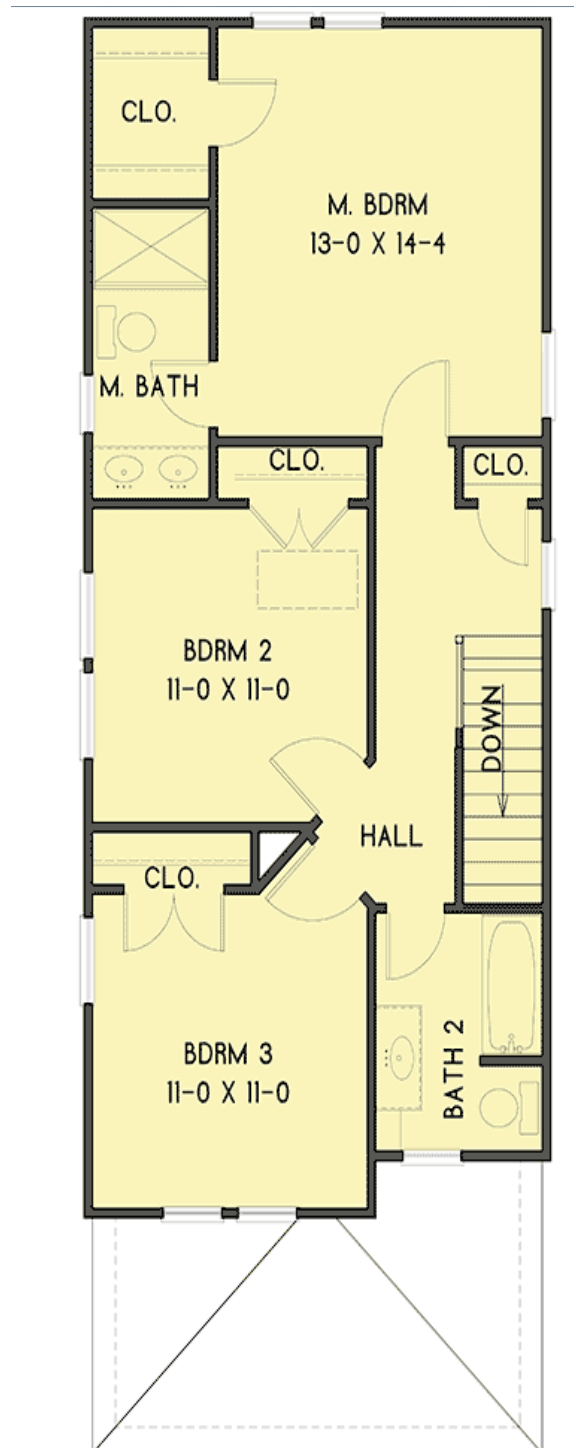
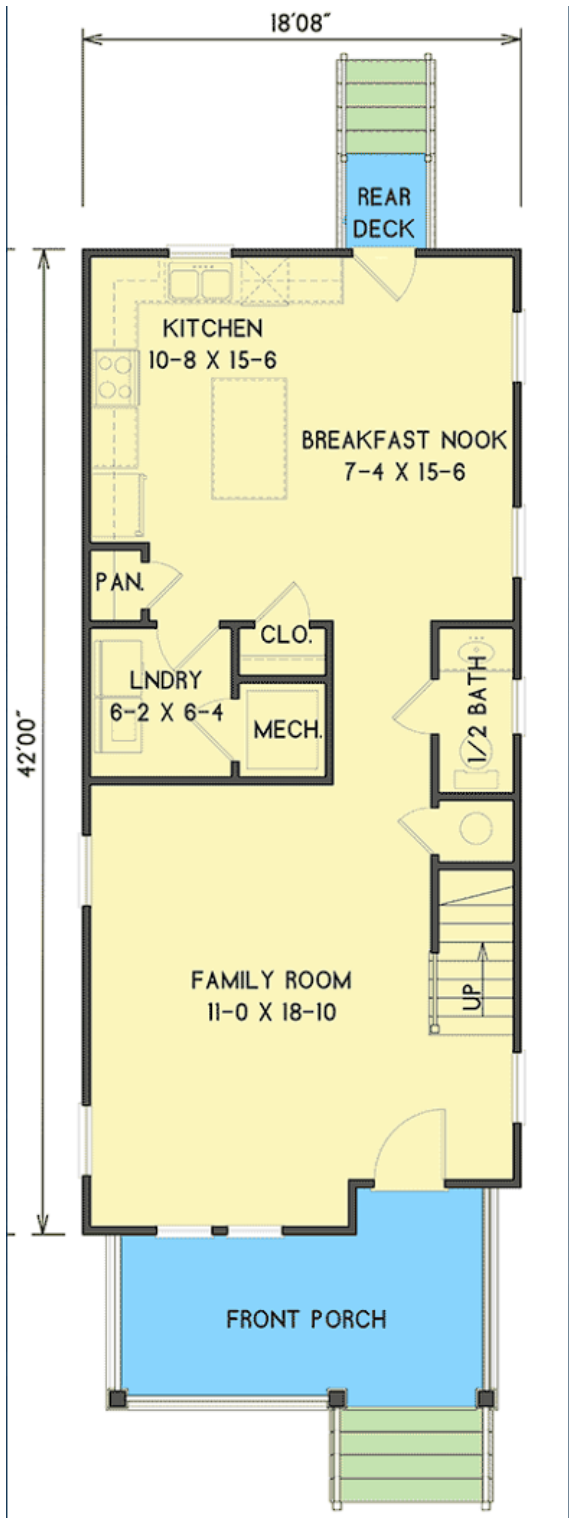
Stating timeline: March 2024

Completion timeline: February 2025

Floorplans









Presentation for Council

703 Bank Street, 716 Wythe Street, 801 Bank Street

Development Agreement



Brian A. Moore
Director of Economic Development, Planning, and Community Development
Petersburg, Virginia
April 18, 2023

Introduction

This presentation will provide information on the development agreement between the City of Petersburg and New Light, LLC for the development of City-owned property located at 703 Bank Street, 716 Wythe Street, 801 Bank Street

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Background

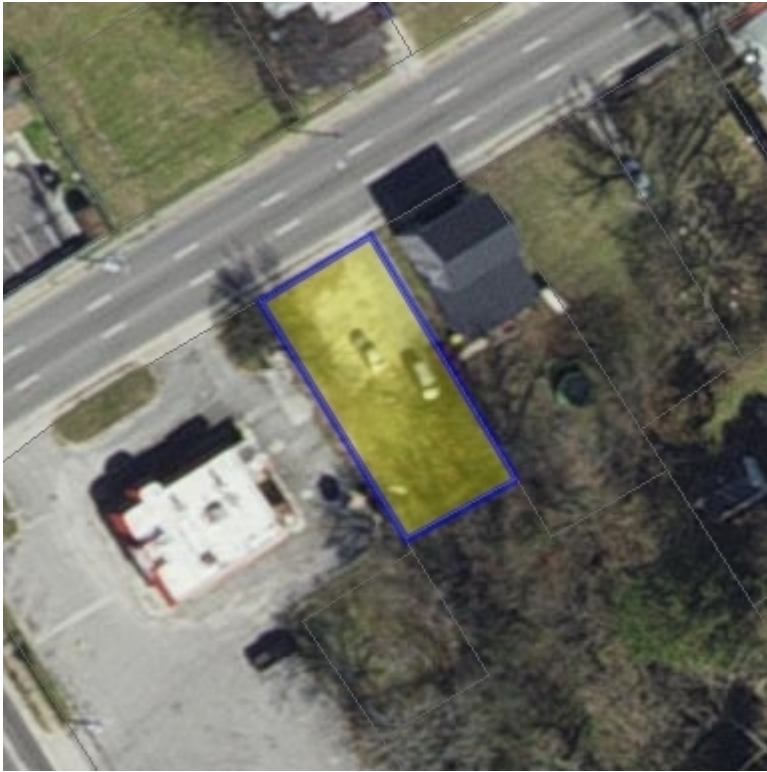
703 Bank Street



- Zoning – B-2
- Acreage – .054
- Current Use- Vacant Residential Structure
- Proposed Use –renovate existing structure to rent units at market rate
- Assessed Value - \$70,200
- Purchase Price-\$35,100

Background

716 Wythe Street



- Zoning – R-3
- Acreage – .134
- Current Use- Vacant Residential Lot
- Proposed Use –1200-1600 square foot two-story single-family dwelling with a minimum of three bedrooms and two bathrooms
- Assessed Value- \$10,700
- Purchase Price-\$5,350

Background

801 Bank Street



- Zoning – B-2
- Acreage – .1
- Current Use- Vacant Residential Lot
- Proposed Use –1200-1600 square foot two-story single-family dwelling with a minimum of three bedrooms and two bathrooms
- Assessed Value- \$8,400
- Purchase Price-\$4,551

Summary

- The Department of Economic Development, recommends that the City Council consider the resolution for the development agreement between the City of Petersburg and New Light, LLC for the City-owned property located at 703 Bank Street, 716 Wythe Street, 801 Bank Street.