

# 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. PETERSBURG

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 Bollinger Brook

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This property is obsolete for manufacturing AND  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

Trapezium 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 Bolling Brook ST.

2345 Red Lane Rd  
POWHEATAN VA 23139

SEABOARD SYSTEM RR  
255 Bolling Brook ST.

500 WATER ST  
JACKSONVILLE, FL 32202

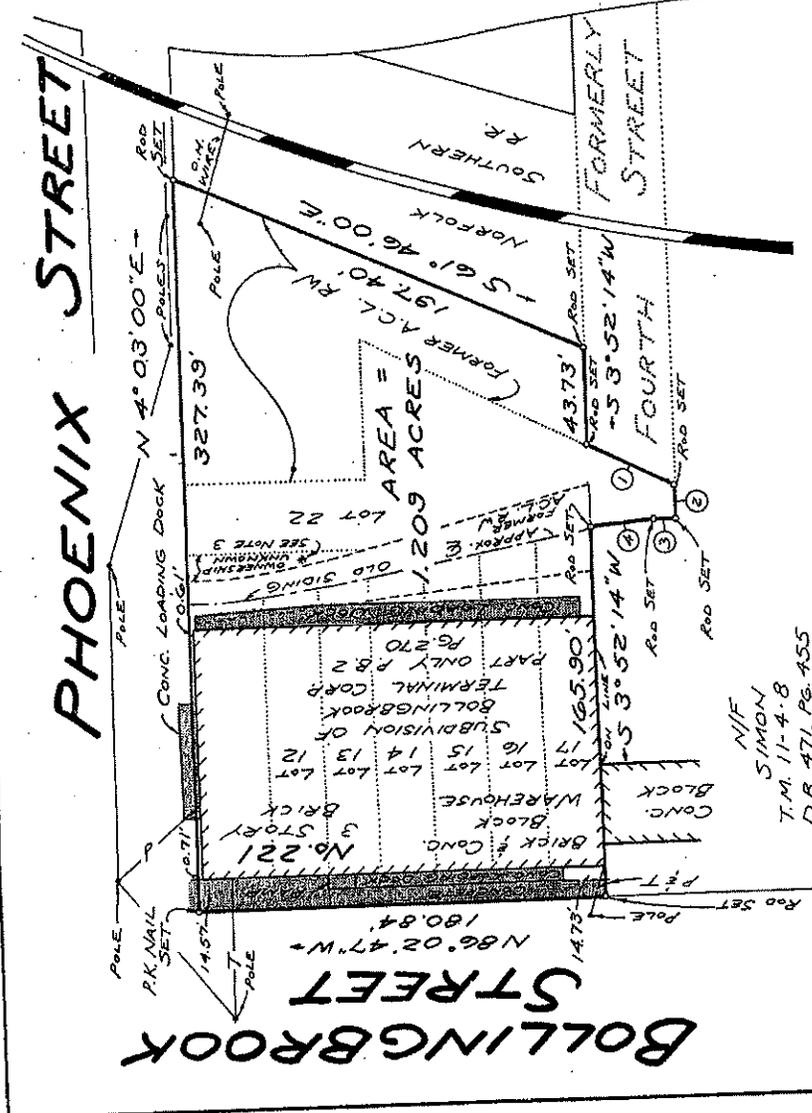
HERETICK, IRENE  
201 Bolling Brook ST.

201 Bolling Brook ST  
PETERSBURG VA 23803

ASA GUNNOE  
214 Bolling Brook ST.

PO BOX 1120  
COLONIAL HEIGHTS VA 23834

SEE PLAT file for ORIGINAL



PHOENIX STREET

BOLLINGBROOK STREET

RIVER STREET

FORMERLY 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'

TAX MAP	PROPERTY	REFERENCE	DEED BOOK	PAGE
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.

M/J  
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 encumbrances or attachments  
visible on the ground other than  
those shown by the plat.



HARVEY L PARKS, INC.  
4508 W. HUNDRED RD.  
CHESTER, VA.  
748-8641  
748-0515

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 ACRE180.84 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)

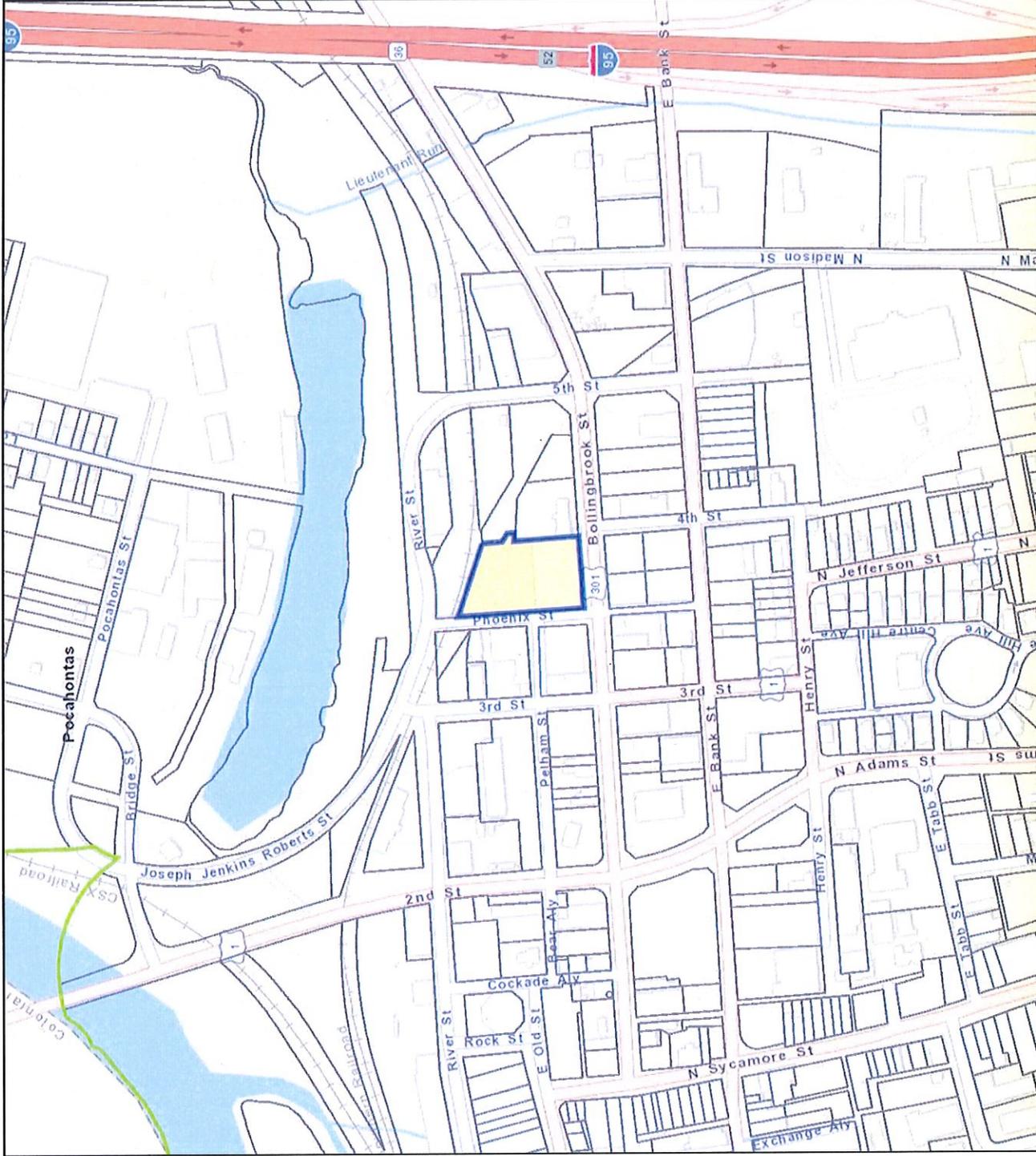
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# Petersburg, Virginia

## 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.*