

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: WAKESTRAW Development INC

ADDRESS: 245 E. BANK ST
Petersburg VA 23803

I, JOAN McCORMICK 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)

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:

43,000 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M-1 IS OBSOLETE FOR THIS PROPERTY, IT IS NOT VIABLE FOR MANUFACTURING.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

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

R. McFERTY & SONS
~~225 High St~~
127 W. BANK

225 HIGH ST
Petersburg VA 23803

SPIRO GEORGIOGIANIS
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 OLIENYK
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 UMIN ST
Petersburg VA 23803

City of Petersburg

Search Criteria	Search Results	Property Sheet	Map
Tools	Print	Bookmarks	<p>The map displays an aerial view of a city block with several streets and property parcels. A blue outline highlights a specific parcel labeled '113 W. BANK'. Other streets shown include Exchange Ave at the top, Bartow Aly in the middle, N Market St at the bottom, and W Bank St on the right. Parcel numbers 398, 201, and 127 are also visible. A blue line representing a waterway or canal runs through the upper right portion of the map.</p>

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:	Old Towne	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.

