



# City of Petersburg

## Planning Commission Report

### Item 6. a.

**DATE:** July 6, 2023

**TO:** The Chair and Commissioners of the Planning Commission

**FROM:** Reginald Tabor

**RE:** 2023-SUB-01: A Public Hearing and consideration of a resolution approving the subdivision of the property located at 1544 Halifax Street to create five (5) Single-Family lots.

**PURPOSE:** To consider a resolution approving the subdivision of the property located at 1544 Halifax Street, PIN: 052030005, to create five (5) Single-Family lots. The property is located in a B-2 General Commercial District Zoning District.

**REASON:** To comply with policies, procedures and laws regarding Subdivision approvals.

**RECOMMENDATION:** It is recommended that the Planning Commission considers and approves the subdivision of the property located at 1544 Halifax Street, PIN: 052030005, to create five (5) Single-Family lots.

**BACKGROUND:** The City of Petersburg received a request to subdivide the property located at 1544 Halifax Street, PIN: 052030005, to create five (5) Single-Family lots. The property is located in a B-2 General Commercial District Zoning District across Talley Avenue from Cool Springs Elementary School.

The minimum dimension of property zoned R-1 in the City Code, Appendix B. Zoning are as follows:

	Max Height (Feet)	Max Height (Stories)	Min. Depth Front Yard In Feet	Min. Width Side Yards In Feet	# of Side Yards	Min. Aggregate Width of Side Yards In Feet	Min. Depth of Rear Yard In Feet	Min. Lot Area Per Dwelling Unit Square Feet	Min. Lot Area Square Feet	Min. Width of Lot In Feet
"B-2", General Business	45	3	None	For Dwellings: 5	2	12	25	Same as "R-5"	5,000	50

The proposed dimensions of each parcel range from 60.10' width x 144' depth. The parcels meet the minimum dimension requirements for the B-2 Zoning District.

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

**ATTACHMENTS:**

1. Summary Page
2. Application for Approval of a Subdivision Plat
3. Draft Plat
4. Property Record



# City of Petersburg Planning Commission Agenda Item Summary

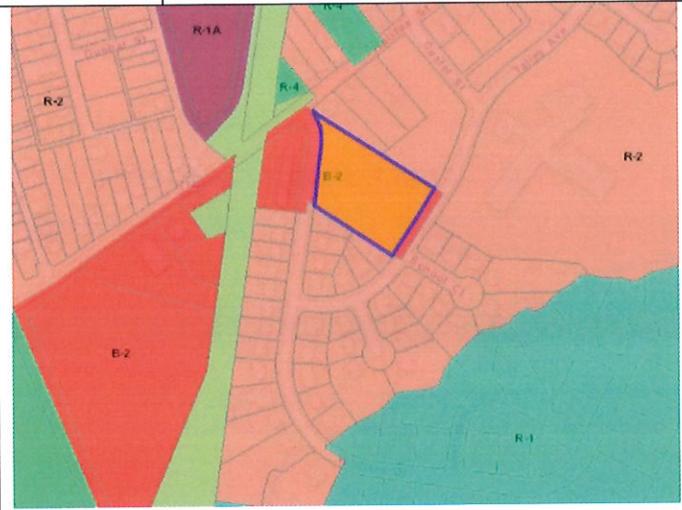
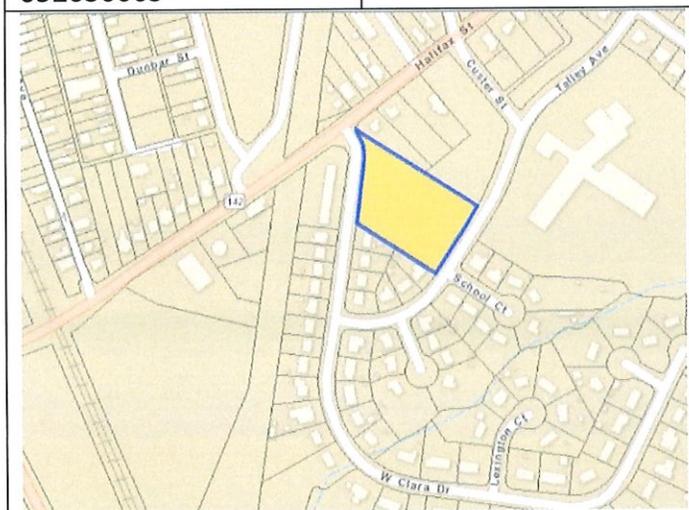
**Case No:** 2023-SUB-01  
**Public Hearing Date:** July 6, 2023  
**Property Address:** 1544 Halifax Street  
**Parcel ID:** 052030005  
**Agent:** Ruffin Enterprises LLC

Request	Staff Recommendation
Subdivision Plat Approval	TBD

## Summary of Proposal

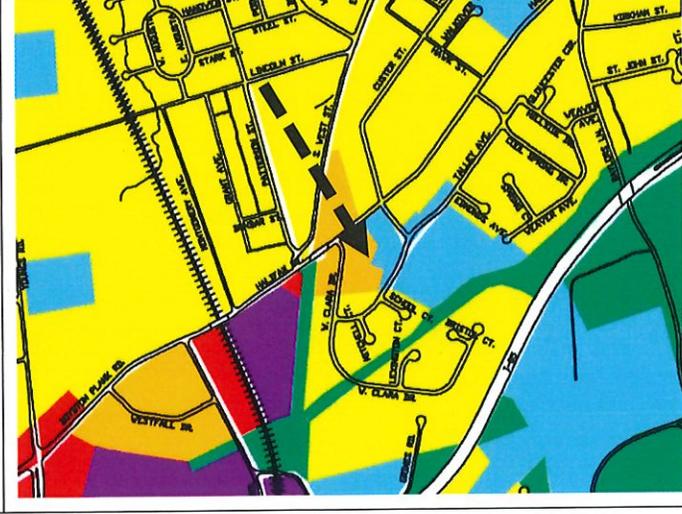
A request for approval of a Subdivision to create five (5) parcels on vacant property.

Parcel ID	Acreage	Current Zoning Designation	
052030005		B-2	General Commercial District



## Photo

## Comprehensive Plan Designation



# City of Petersburg, Virginia

Department of Economic Development, Planning and Community Development

Mailing Address:

135 N Union St  
Petersburg, VA 23803

(804) 733-2308

## Application for Approval of a Subdivision Plat

Preliminary Approval  Final Approval

- Proposed Name of Subdivision \_\_\_\_\_
- Location 1544 Halifax St
- Existing Zoning Classification of parcel Proposed for Subdivision B-2  
Proposed Use subdivide for Residential Dwellings
- Land Area:  
Square Feet \_\_\_\_\_ Acres 2 No of Lots \_\_\_\_\_
- Existing Tax Parcel Number(s) 052030005
- Owner of Record Ruffin Enterprises LLC  
Address 3004 Tavern Rd  
Email ruffathome8@gmail.com  
Telephone 804 721 0373
- Developer Ruffin Enterprises LLC  
Address 3004 Tavern Rd P.O. VA. 23805  
Email ruffathome8@gmail.com  
Telephone 804 721 0373
- Engineer/Surveyor Baseline  
Address 526 Grove Ave  
Petersburg VA, 23803  
Telephone 804 520 9180

Accompanying this application is one (1) printed plat of the proposed subdivision for review. An electronic plat of the proposed subdivision will also be submitted to [pcd@petersburg-va.org](mailto:pcd@petersburg-va.org) for review. Once approved, seven (7) signed, stamped and notarized plats of the approved subdivision will be submitted by delivery or postal mail to the Department. The submitted Plat will conform to the requirements and specifications of the Zoning Ordinance and the Subdivision Ordinance of the City of Petersburg, Virginia.

Respectfully submitted this 30 day of June, 2023  
Fee: \$25.00 Name Ryan Ruffin  
Paid: \$25.00 Title Developer  
Organization Ruffin Enterprise, LLC  
Signature Ryan Ruffin, DP



# Petersburg, Virginia

Parcel: 052030005

## Summary

<b>Owner Name</b>	RUFFIN ENTERPRISE LLC	<b>National Historic District:</b>	
<b>Owner Mailing Address</b>	3004 TAVERN RD S PRINCE GEORGE, VA 23805	<b>Enterprise Zone:</b>	
<b>Property Use</b>	400	<b>Opportunity Zone:</b>	
<b>State Class:</b>	4 Commercial and Industrial	<b>VA Senate District:</b>	16
<b>Zoning:</b>	B-2	<b>Va House District:</b>	63
<b>Property Address</b>	1544 HALIFAX ST Petersburg, VA	<b>Congressional District:</b>	4
<b>Legal Acreage:</b>	.2	<b>City Ward:</b>	6
<b>Legal Description:</b>	2 ACRES	<b>Polling Place:</b>	Westview School
<b>Subdivision:</b>		<b>Primary Service Area:</b>	
<b>Assessment Neighborhood Name:</b>		<b>Census Tract:</b>	8105
<b>Local Historic District:</b>		<b>Elementary School:</b>	Cool Springs
		<b>Middle School:</b>	Vernon Johns Middle School
		<b>High School:</b>	Petersburg High School

## Improvements

<b>Finished (Above Grade):</b>		<b>Shed:</b>	
<b>Basement:</b>		<b>Total Rooms:</b>	
<b>Attached Garage:</b>		<b>Bedrooms:</b>	
<b>Detached Garage:</b>		<b>Full Baths:</b>	
<b>Enclosed Porch:</b>		<b>Half Baths:</b>	
<b>Open Porch:</b>		<b>Foundation:</b>	
<b>Deck/Patio:</b>		<b>Central A/C:</b>	

## Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
CITY OF PETERSBURG,	2/12/2022	\$25,000	2022/3983
	11/17/1998	\$59,782	602/711

## Assessments

Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
<b>Effective for Billing:</b>	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
<b>Reassessment</b>					
<b>Land Value</b>	\$44,200	\$44,200	\$44,200	\$44,200	\$44,200
<b>Improvement Value</b>	\$	\$	\$	\$	\$
<b>Total Value</b>	\$44,200	\$44,200	\$44,200	\$44,200	\$44,200

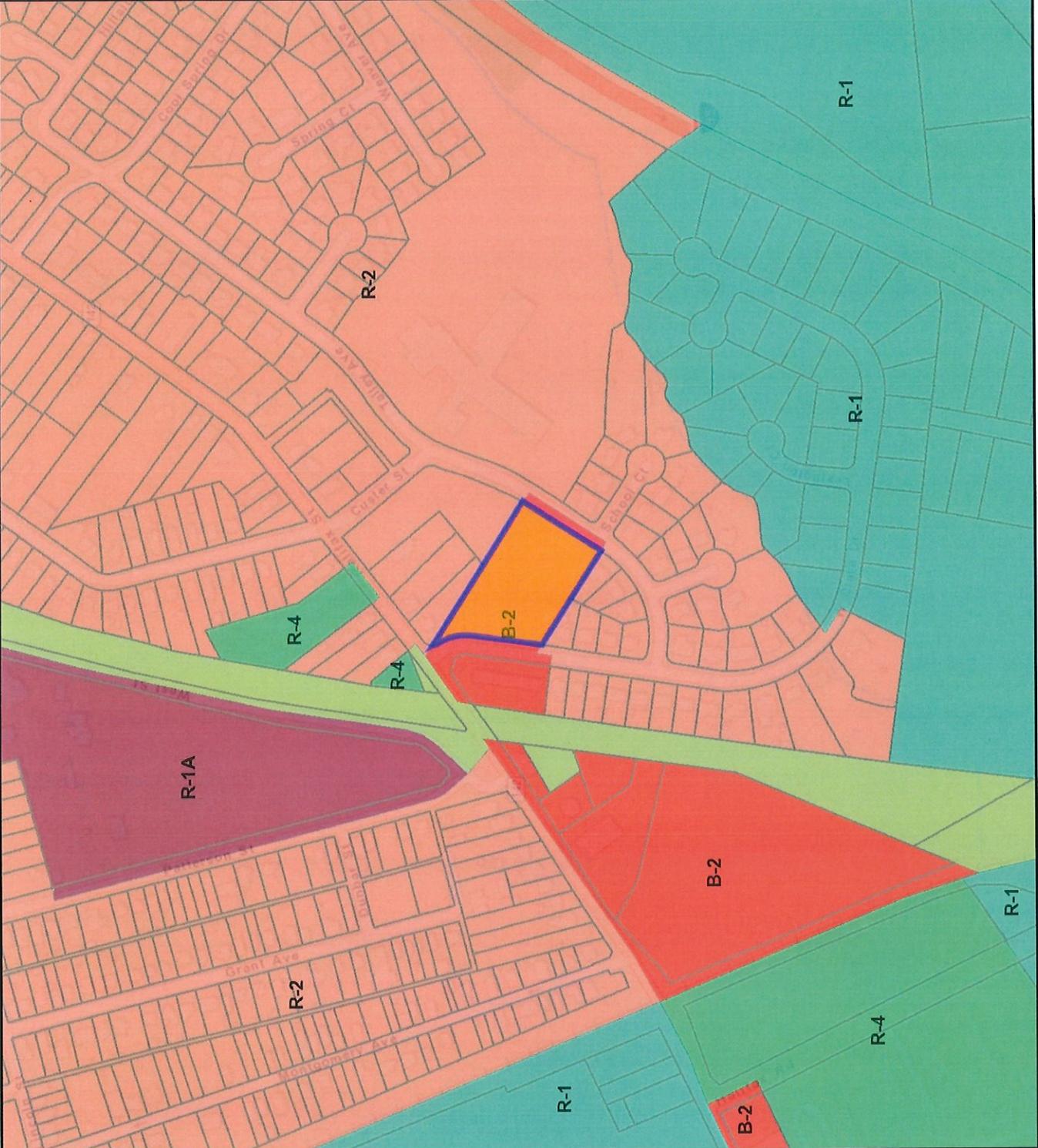
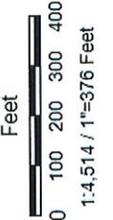
## Property Tax (Coming Soon)

# Petersburg, Virginia

## Legend

-  County Boundaries
-  Parcels
-  Zoning

-  A
-  B-1
-  B-2
-  B-3
-  M-1
-  M-2
-  MXD1
-  MXD2
-  PUD
-  R-1
-  R-1A
-  R-2
-  R-3
-  R-4
-  R-5
-  R-6
-  RB
-  RMH
-  RTH



**Parcel #: 052030005**

**Date: 6/30/2023**

*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.*