



City of Petersburg

Planning Commission Report

Item 6. b.

DATE: July 6, 2023

TO: The Chair and Commissioners of the Planning Commission

FROM: Reginald Tabor

RE: 2023-SUB-02: A Public Hearing and consideration of a resolution approving the subdivision of the property located at 2951 Travis Lane, PIN: 038030003, to create six (6) Single-Family lots.

PURPOSE: To consider a resolution approving the subdivision of the property located at 2951 Travis Lane, PIN: 038030003, to create six (6) Single-Family lots. The property is located in a R-1, Single-Family Residential 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 2951 Travis Lane, PIN: 038030003, to create six (6) Single-Family lots.

BACKGROUND: The City of Petersburg received a request to subdivide the property located at 2951 Travis Lane, PIN: 038030003, to create six (6) Single-Family lots. The property is located in a R-1, Single-Family Residential Zoning District on the boarder of the City of Petersburg and Prince George County.

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



**City of Petersburg
 Planning Commission
 Agenda Item Summary – 6.B**

Case No: 2023-SUB-02
Public Hearing Date: July 6, 2023
Property Address: 2951 Travis Lane
Parcel ID: 038030002
Agent:

Request	Staff Recommendation
Subdivision Plat Approval	TBD

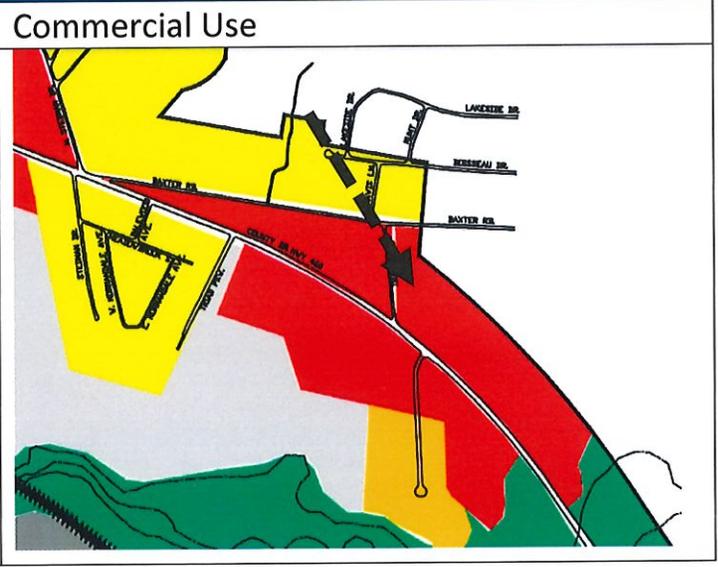
Summary of Proposal

A request for approval of a Subdivision to create six (6) parcels on vacant property.

Parcel ID	Acreage	Current Zoning Designation
038030002		R-1 Single-Family Residential 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

1. Proposed Name of Subdivision Baxter Road
2. Location S/E Quarter of Bakter Road and Travis Lane - 2951 TRAVIS LANE
3. Existing Zoning Classification of parcel Proposed for Subdivision R-1
Proposed Use R-1
4. Land Area:
Square Feet 174,181 Acres 4.00 No of Lots 6
5. Existing Tax Parcel Number(s) 038030002
6. Owner of Record
Address 16033 Cuttysark St, Corp Christi, TX 78418-6462
Email _____
Telephone _____
7. Developer
Address 13281 Rivers Bend Blvd, Suite 201 | Chester, VA 23836
Email john@emersoncompanies.com
Telephone 757-653-8341
8. Engineer/Surveyor
Address 1 Park West Circle, Suite 108, Midlothian, VA 23114
jtinsman@cctownes.com & sfitak@cctownes.com
Telephone 804-748-9011

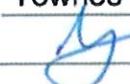
Accompanying this application is one (1) printed plat of the proposed subdivision for review. An electronic plat of the proposed subdivision will also be submitted to ped@petersburg-va.org for review. Once approved, seven (7) signed, stamped and notarized plats of the approved subdivision will be submitted 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 29th day of June, 2023

Fee: _____ Name Jay Tinsman

Paid: _____ Title Associate, Director of Survey Services

Organization Townes Site Engineering

Signature 

SUBDIVISION CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS BAXTER ROAD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND TRUSTEES THERE IS A MORTGAGE ON THIS PROPERTY. ALL EASEMENTS AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE CITY OF PETERSBURG FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS EXCEPT AS NOTED ON THIS PLAN AS OF THE TIME OF RECORDATION. THE DEDICATION OF EASEMENTS TO THE CITY OF PETERSBURG INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN HEREON. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS RESTRICTED IN USE AS SHOWN ON THIS PLAN.
 GIVEN UNDER OUR HANDS THIS _____ DAY OF _____, 20____.

LYNÉE L. VAUGHAN _____ DATE _____
 BRETT M. VAUGHAN _____ DATE _____
 KERMIT L. ELLEDGE _____ DATE _____
 KAY E. WRIGHT _____ DATE _____

STATE OF VIRGINIA
 CITY/COUNTY OF _____ TO WIT:
 I, _____ A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT, _____ WHOSE NAME IS SIGNED TO THE FOREGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.
 GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.
 MY COMMISSION EXPIRES _____

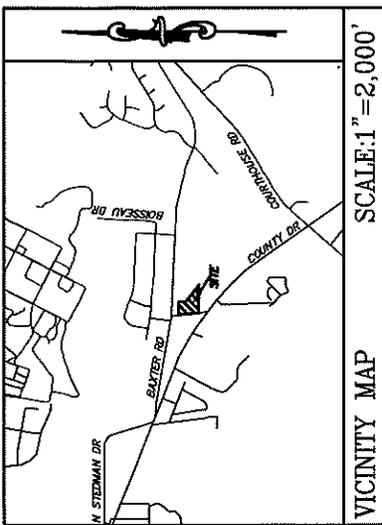
NOTARY PUBLIC _____
 STATE OF VIRGINIA
 CITY/COUNTY OF _____ TO WIT:
 I, _____ A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AT LARGE, STATE OF VIRGINIA, DO HEREBY CERTIFY THAT, _____ WHOSE NAME IS SIGNED TO THE FOREGOING SUBDIVISION CERTIFICATE HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.
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 MY COMMISSION EXPIRES _____

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 CITY/COUNTY OF _____ TO WIT:
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 GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____
 APPROVED BY CITY OF PETERSBURG _____
 DATE _____ REQUIRED SIGNATURE(S) _____

GENERAL NOTES
 USE: SINGLE FAMILY URBAN
 ZONING: R-1
 WATER: PUBLIC
 SEWER: PUBLIC
 DRAINAGE: NONE
 PARCEL: 038030002

TABULATION
 TOTAL NUMBER OF LOTS: 6
 AREA IN LOTS: 4.00 ACRES
 AREA IN ROADS: 0 ACRES
 AREA IN OPEN SPACE: 0 ACRES
 TOTAL AREA = 4.00 ACRES
 * DENOTES 5/8" IRON RODS TO BE SET WITHIN ONE (1) YEAR OF RECORDATION.
 NOTE: BUILDING SETBACKS TO CONFORM TO CITY OF PETERSBURG ZONING ORDINANCE UNLESS OTHERWISE SPECIFIED



LOT	SQUARE FEET	ACREAGE
1	21,977	0.50
2	19,565	0.45
3	23,097	0.53
4	36,009	0.89
5	26,616	0.64
6	42,917	0.99

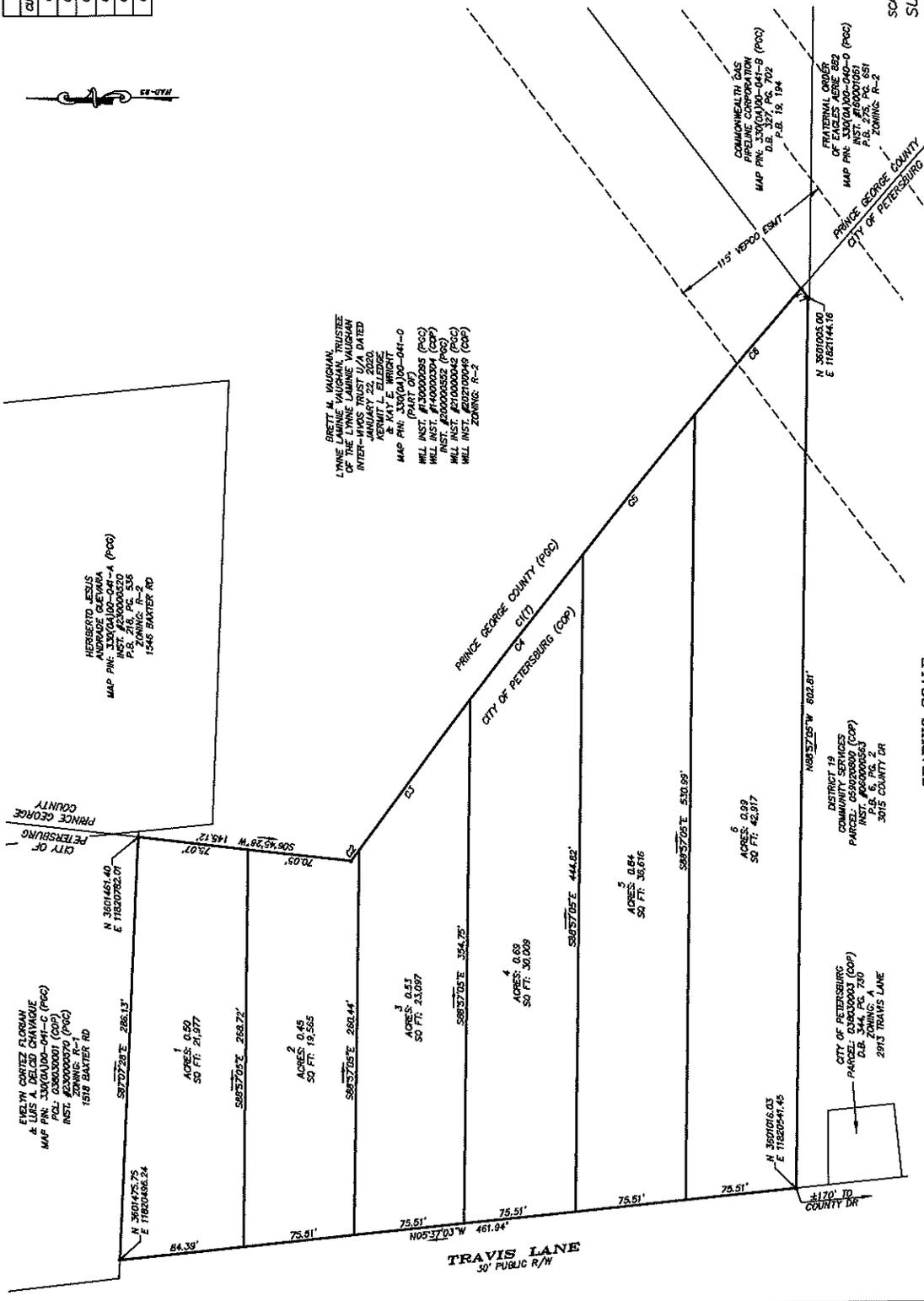


BAXTER ROAD
 CITY WARD 1
 CITY OF PETERSBURG, VIRGINIA
 SCALE: N/A
 SUBDIVISION ID NO. _____
 DATE: JUNE 26, 2023

Townes
 SITE ENGINEERING
 1 PARK WEST CIRCLE, SUITE 108
 MIDLOTHIAN, VIRGINIA 23114
 PHONE: (804) 748-8011 FAX: (804) 748-2590
 PROJECT No.: 202300246

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	6263.00'	493.07'	430°33'	S51°19'21"E	462.95'
C2	6263.00'	493.07'	430°33'	S51°19'21"E	462.95'
C3	6263.00'	127.46'	109°58'	S32°34'41"E	127.47'
C4	6263.00'	124.08'	109°06'	S51°43'39"E	124.08'
C5	6263.00'	120.86'	106°24'	S50°39'23"E	120.86'
C6	6263.11'	171.40'	191°09'	S49°34'36"E	171.40'

LINE	BEARING	LENGTH
L1	S52°37'08"W	7.02'



BRETT A. VAUGHAN,
 LICENSED SURVEYOR
 OF THE COMMONWEALTH OF VIRGINIA
 INTER-VIVOS TRUST U/A DATED
 JANUARY 22, 2020.
 PART OF
 & MAY E. WRIGHT
 MAP P/N: 330(04)00-041-0
 (PART OF)
 WILL INST. #130000085 (PGC)
 WILL INST. #130000086 (PGC)
 WILL INST. #130000087 (PGC)
 WILL INST. #271000042 (PGC)
 WILL INST. #271000043 (PGC)
 ZONING: R-2

HERBERTO JESUS
 YUNIQUE DEVARA
 YUNIQUE DEVARA
 MAP P/N: #230000020
 INST. #230000020
 P.B. 716, PG. 536
 ZONING: R-2
 1546 BAXTER RD

EVELYN CORTIZ FLORIAN
 & LUIS A. BELLO CHAVIQUE
 MAP P/N: #230000070
 INST. #230000070 (PGC)
 ZONING: R-1
 1518 BAXTER RD



BAXTER ROAD
 CITY WARD 1
 CITY OF PETERSBURG, VIRGINIA
 JUNE 26, 2023
 SCALE: 1"=50'
 SUBMISSION ID NO. _____

TOWNES
 SITE ENGINEERING
 1 PARK WEST CIRCLE, SUITE 108
 MIDLOTHIAN, VIRGINIA 23114
 PHONE: (804) 748-8011 FAX: (804) 748-2590
 PROJECT No: 20230046



APPROVED BY CITY OF PETERSBURG _____
 REQUIRED SIGNATURE(S) _____
 DATE _____
 DRAWN BY: SDF _____
 CHECKED BY SURVEYOR: _____
 CHECKED BY ENGINEER: _____

Petersburg, Virginia

Parcel: 038030002

Summary

Owner Name	ELLEGE CHRISTINE ET ALS	National Historic District:	
Owner Mailing Address	16033 CUTTYSARK ST CORP CHRISTI, TX 78418-6462	Enterprise Zone:	
Property Use	100	Opportunity Zone:	51730811200
State Class:	1 Single Family Urban	VA Senate District:	16
Zoning:	R-1	Va House District:	63
Property Address	2951 TRAVIS LN Petersburg, VA	Congressional District:	4
Legal Acreage:	4.16	City Ward:	1
Legal Description:	4.16 ACRES	Polling Place:	Blandford Academy
Subdivision:		Primary Service Area:	
Assessment Neighborhood Name:		Census Tract:	8112
Local Historic District:		Elementary School:	Lakemont
		Middle School:	Vernon Johns Middle School
		High School:	Petersburg High School

Improvements

Finished (Above Grade):		Shed:	
Basement:		Total Rooms:	
Attached Garage:		Bedrooms:	
Detached Garage:		Full Baths:	
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
ELLEGECHRISTINE D	12/30/2013	\$0	2014/304
DICKENSA B	12/30/2013	\$0	2014/0305
	12:00:00 AM	\$0	0/0

Assessments

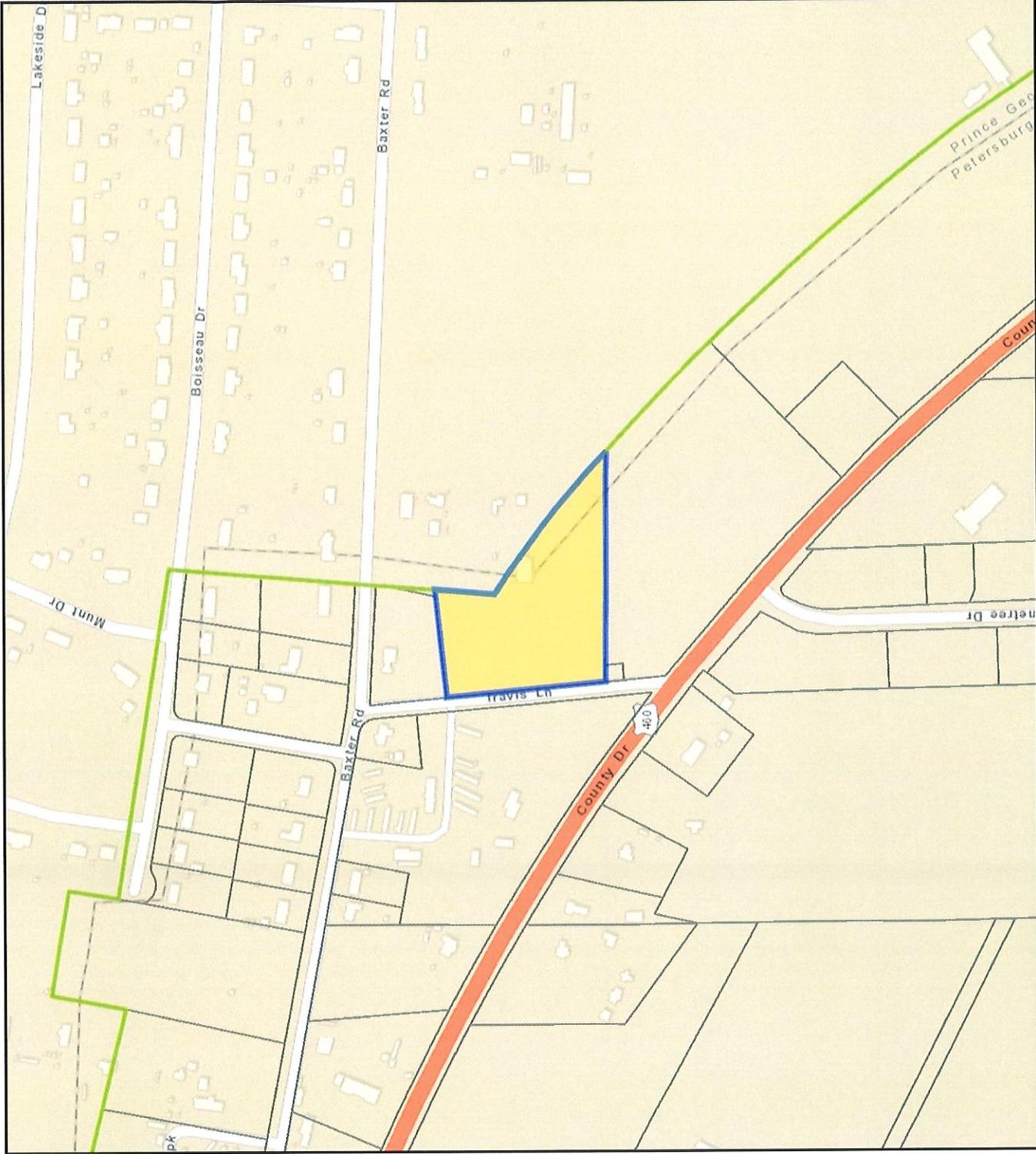
Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Effective for Billing:	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
Reassessment					
Land Value	\$74,100	\$74,100	\$74,100	\$74,100	\$93,600
Improvement Value	\$	\$	\$	\$	\$
Total Value	\$74,100	\$74,100	\$74,100	\$74,100	\$93,600

Property Tax (Coming Soon)

Petersburg, Virginia

Legend

-  County Boundaries
-  Parcels



Parcel #: 038030002

Date: 6/29/2023

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.