Roper Property 119, 130 POCAHONTAS STREET

Property Stats

Property Owner: City of Petersburg Economic Development Authority
Property Address: 119, 130 Pocahontas Street
Legal Description: 23.458 & Parcel A
Parcel #: 007070009
Acreage: 23.458
Subdivision: Pocahontas
National Historic District: Old Towne
Enterprise Zone: Yes
Opportunity Zone: 51730811300
Census Tract: 8101
Valuation as of 1/1/2020: $2,349,500

The Roper Property was the home of the former Roper Brothers Lumber Facility which was incorporated on April 1909 and closed a century later on December 11, 2009 due to the slump in the housing market and the recession that soon followed. The City’s EDA purchased the property in 2011 for roughly $2.5 million after the company closed its doors and filed for Chapter 11 Bankruptcy. The Roper property occupies a large part of Pocahontas Island and also is noted as one of the largest properties in the Petersburg real estate portfolio. Currently the structure marked ‘L’ is being utilized as storage for a municipal department. The structure marked ‘J’ is damaged and will require demolition. The structural integrity of the other structures have not been confirmed at the time of this report.
Comprehensive Plan

The current (2014) Comprehensive Plan identifies the identified area as the Pocahontas Island Development District. The 2014 Comprehensive Plan does not specifically designate potential desired or planned use within the District on the future land use map (FLUM).

Zoning

The property is zoned M-1 Light Industrial District. Permitted uses include any uses permitted in the B-2 General Commercial District, except for dwellings, hospitals, institutions, or other buildings used for permanent or temporary housing of persons. Other permitted uses include the following that do not create any more offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences than the minimum amount normally resulting from other uses permitted; such permitted uses being generally wholesale and retail trade, service industries, light industries that manufacture, process, store and distribute goods and materials and are, in general, dependent on raw materials refined elsewhere, and manufacture, compounding, processing, packaging or treatment, as specified, of the following products or similar products.

City Right of Way

The current ROW within Pocahontas neighborhood is composed of asphalt. The proposed ROW will be 24’ wide and constructed with asphalt. The proposed ROW easement will require approval from the City Council. A developer agreement may also be considered since the easement will be transferred to the City.

Floodplain

The proposed ROW easement resides within the floodplain hazard areas of Zone AE and Zone X (see firmette). AE flood zones are areas that present a 1% annual chance of flooding. AE zones indicate areas
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at high risk for flooding. X flood zones are areas that are outside of the Special Flood Hazard Area. These areas could have a flood risk; however, are within the low and moderate risk flood zones.

Photos of Site
Roper Property 119, 130 POCAHONTAS STREET

Bike Rack and Public Trash Receptacle

Billboards along I-95
Roper Property 119, 130 POCAHONTAS STREET

Grade Changes – Topographic Maps

SCWWA First Draft
Roper Property 119, 130 POCAHONTAS STREET

PLAT SHOWING 2 BILLBOARD EASEMENTS LOCATED ON PROPERTY OWNED BY ROPER BROS. HOLDINGS LLC. LOCATED ON POCAHONTAS ISLAND IN THE CITY OF PETERSBURG, VIRGINIA.

RONALD H. GORDON & ASSOCIATES, LLC
14100 Boyston Parkway
Dinwiddie, Virginia

I hereby certify that this plat is made without the benefit of a title binder and is subject to any easements or other pertinent facts of record in prior claim of title to the extent they may lawfully apply to the property herewith surveyed.

EASEMENT LINE TABLE

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>DIRECTION</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1</td>
<td>S31°11'15&quot;W</td>
<td>98.00'</td>
</tr>
<tr>
<td>E2</td>
<td>W89°01'38&quot;W</td>
<td>728.37'</td>
</tr>
<tr>
<td>E3</td>
<td>W89°01'38&quot;W</td>
<td>167.44'</td>
</tr>
<tr>
<td>E4</td>
<td>S33°11'17&quot;E</td>
<td>234.40'</td>
</tr>
</tbody>
</table>

NOTICE:
1. BOUNDARY INFORMATION TAKEN FROM PLAT DATED 12/18/67 INSTRUMENT IN PUBLIC RECORD.

2. FEDERAL JURISDICTIONAL WETLANDS REVIEW CONDUCTED ON THE MAJOR DRAINAGE WAYS AND STREAMS ON THIS PROPERTY. THESE WETLANDS WERE NOT DISTURBED WITHOUT PRIOR PERMISSON AND PERMITTING BY THE US ARMY CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF ENVIRONMENTAL QUALITY.

RECORDED IN THE CLERK'S OFFICE OF

CITY OF PETERSBURG, VIRGINIA
RECORDED BY: MRC

R.H. GORDON, JR.
LIC. NO. 2389

COMMONWEALTH OF VIRGINIA

LAND SURVEYOR
Roper Property 119, 130 POCAHONTAS STREET

References:

- https://wilder.vcu.edu/media/wilder/murp-studio-plans/ursp762/pdfs/s14/S14_JGriffiths_Pocahontas_Island.pdf