

CITY OF EMPORIA

PUBLIC HEARING

1. Rezoning Request-The Norwood Estate Property

AGENDA
EMPORIA PLANNING COMMISSION
Regular Meeting
TUESDAY, January 12, 2016 - 6:30 P.M.

ROLL CALL

APPROVAL OF MINUTES

October 13, 2015 ~ Regular Minutes

NEW BUSINESS

16-01. Rezoning Request-The Norwood Estate Property

ADJOURNMENT

PUBLIC HEARINGS

1. Conditional Use Permit Request-538 N. Main Street

The Emporia Planning Commission held a Public Hearing on Tuesday, October 13, 2015 at 6:30 P.M. in the Council Chambers of the Emporia Municipal Building located at 201 South Main Street, Emporia, Virginia. Chairman Short presided over the meeting.

The following board members were present:

Mr. Thompson
Mr. Lankford
Mr. Ewing
Mr. Vaughan
Mr. Short, Vice Chairman
Mr. Bryant
Mr. Threat
Mr. Slate
Mr. Newsome

1. Conditional Use Permit Request-538 N. Main Street

Mr. Short opened the Public Hearing to receive comments on Conditional Use Permit Request located at 538 North Main Street.

Mr. Thrower stated that Phillip Moncure submitted a conditional use permit application to operate "Electronic Retail Sales and Online Auctions Stores" at 538 N. Main Street (Emporia Shopping Center). Mr. Thrower stated that the parcel was identified as City Tax Map Number 143-18-0-1 and is currently zoned C-1 Commercial District. He further stated that the requested use was allowed in the C-1 Commercial District with a conditional use permit.

Mr. Thrower stated that as stated in Sec. 90-76 (a) of the City's zoning code, "C-1 commercial districts shall be for the conduct of retail and general commercial business establishments to which of public requires direct and frequent access and is characterized by constant heavy traffic and by noises of congestion. This C-1 Commercial District includes such uses as retail stores, banks, offices, restaurants and taverns located in the central area of the city."

Mr. Thrower recommended Philip Moncure be granted a conditional use permit to operate the proposed use at 538 N. Main Street for twelve months. He stated that upon expiration of the twelve months, Mr. Moncure would need to re-apply for a conditional use permit, if he so desires. This will allow the City time to determine whether any adverse impacts have resulted from the operations.

Mr. Thrower stated that the Commissioners would need to make their request to City Council regarding this request.

With there being no comments to come before the Planning Commission, Mr. Short declared the public hearing closed.

Richard Short, Vice-Chairman Date

Darlene Cain, Secretary

PUBLIC HEARINGS

2. Conditional Use Permit Request-519 N. Main Street

The Emporia Planning Commission held a Public Hearing on Tuesday, October 13, 2015 at 6:30 P.M. in the Council Chambers of the Emporia Municipal Building located at 201 South Main Street, Emporia, Virginia. Chairman Short presided over the meeting.

The following board members were present:

Mr. Thompson
Mr. Lankford
Mr. Ewing
Mr. Vaughan
Mr. Short, Vice Chairman
Mr. Bryant
Mr. Threat
Mr. Slate
Mr. Newsome

2. Conditional Use Permit Request-519 N. Main Street

Mr. Short opened the Public Hearing to receive comments on Conditional Use Permit Request located at 519 North Main Street.

Mr. Thrower stated that Louis Mitchener, Senior Vice President of Operations, OSG, Inc. had submitted a conditional use permit application for temporarily use the back portion of the building located at 519 N. Main Street as a storage/warehouse facility for raw materials. He further stated that the parcels were identified as City Tax Map Numbers 142-12-14, 142-12-15, and 142-13-3 and are zoned C-2 Commercial District. Mr. Thrower stated, per Section 90-77 (b) of the City's zoning code, the requested use is permitted with a conditional use permit in the C-2 Commercial District.

Mr. Thrower stated that as stated in Sec. 90-76 (a) "C-2 commercial districts would be utilized to accommodate general business areas or for auto or highway-oriented commercial uses, and wholesaling operations which, by nature or space requirements, do not lend themselves to be concentrated within a centralized, C-1 district area."

Mr. Thrower stated that in reviewing the purpose and intent of the C-2 Commercial District, the nature of the existing land use, and the limited scope of proposed operations, he recommended that Louis Mitchener be granted a conditional use permit to operate a storage/warehouse facility at 519 N. Main Street.

Melvin Hines of 510 Cleveland Avenue, addressed the board. Mr. Hines inquired if there will be usage on Sunday. Mr. Thrower stated that Mr. Mitchener listed in his application; no

hours of operation, on noise and no employees on site. Mr. Thrower stated that it was basically a warehouse operation.

Herman Sadler of 1501 Wiggins Road addressed the board. Mr. Sadler stated that he was there for educational purposes. He further stated that they had those buildings for a long time and had stored automobile parts, pieces, engines; built cars in them, etc. He inquired what it the reason for a conditional use permit being needed. Mr. Thrower stated that anytime a different business went into use any type of building and any time, there is a change in use; the property owner or the applicant had to apply for a zoning permit to see if the use that they are requesting applies with the district regulations. He stated that in his opinion, there was a change of use, particularly given the fact that there is a new business occupying the premises.

With there being no comments to come before the Planning Commission, Mr. Short declared the public hearing closed.

Richard Short, Vice-Chairman Date

Darlene Cain, Secretary

PUBLIC HEARINGS

3. Conditional Use Permit Request-529 N. Main Street

The Emporia Planning Commission held a Public Hearing on Tuesday, October 13, 2015 at 6:30 P.M. in the Council Chambers of the Emporia Municipal Building located at 201 South Main Street, Emporia, Virginia. Chairman Short presided over the meeting.

The following board members were present:

Mr. Thompson
Mr. Lankford
Mr. Ewing
Mr. Vaughan
Mr. Short, Vice Chairman
Mr. Bryant
Mr. Threat
Mr. Slate
Mr. Newsome

3. Conditional Use Permit Request-529 N. Main Street

Mr. Short opened the Public Hearing to receive comments on Conditional Use Permit Request located at 529 North Main Street.

Mr. Thrower stated that Louis Mitchener, Senior Vice President of Operations, OSG, has submitted a conditional use permit application to temporarily use the back portion of the building located at 529 N. Main Street as a wood crate assembling facility. He stated that OSG, Inc. used the wood crates to ship its products. He stated that the parcels were identified as City Tax Map Numbers 123-1-B-5, 123-1-B-6, and 123-1-B-1A and are zoned C-2 Commercial District. Mr. Thrower stated that per Section 90-77 (b) of the City's zoning code, the requested use was not permitted in the C-2 Commercial District. He further stated that the requested use was only permitted by-right in the I1- and I2 Industrial Districts.

Mr. Thrower stated that according to the application, the hours of operation are 7:00 a.m. to 3:00 p.m. Table saws compressors, and nail guns are used that create "some" noise. He also stated that there will be four employees on-site.

Mr. Thrower stated that in reviewing the purpose and intent of the C-2 Commercial District, the nature of the existing land use, and the limited scope of proposed operations, he recommended that Louis Mitchener be granted a conditional use permit to operate a wood crate assembling facility at 529 N. Main Street. Mr. Thrower also stated that given the fact that this was not listed as a permitted use with the conditional use permit in the C-2 Commercial District, he further recommended this permit to be issued for a 24-month period, as authorized by City Code Section 90-55 (1).

Mr. Thrower stated the Commissioners needed to make a recommendation to City Council regarding this request. City Council will consider this request and your recommendation at its October 20, 2015 meeting.

Willie Green, Jr. of 86 Debit Court, Lawrenceville Virginia addressed the board. Mr. Green stated that he went to Royal Baptist Church, he wanted to know if the hour was going to be from 7:00 a.m. to 3:00 p.m., and if they were operating on Sundays because they have church service between 10 a.m. to 1:30 p.m. He inquired about the noise. Mr. Thrower stated that according to the application, it said some noise, and they did not state the days of operation. They only said the hour of operation is from 7:00 am to 3:00 p.m., and they did not state the days of the week.

Mr. Short stated that he wanted to mention that the action taken tonight is not the final say. He stated that the Board would make a recommendation to Council. He further stated that he would encourage Mr. Green to investigate the hours of operation before the upcoming City Council meeting.

With there being no comments to come before the Planning Commission, Mr. Short declared the public hearing closed.

Richard Short, Vice-Chairman Date

Darlene Cain, Secretary

MINUTES

PLANNING COMMISSION CITY OF EMPORIA MUNICIPAL BUILDING October 13, 2015

Note to Reader: Although the printed agenda document for this Planning Commission meeting is not part of these minutes, the agenda document provides background information on most all the items discussed by the Commission at this meeting. The Secretary of the Planning Commission maintains the agenda document. One may see a copy of the agenda for this meeting by contacting the Secretary.

The Planning Commission held a Regular Meeting on Tuesday, October 13, 2015 at 6:30 p.m. in the Council Chambers of the Municipal Building located at 201 South Main Street, Emporia, Virginia. Mr. Short presided over the meeting.

Upon roll call, the following Commission members indicated their presence:

Mr. Thompson
Mr. Lankford
Mr. Ewing
Mr. Vaughan
Mr. Short, Vice Chairman
Mr. Bryant

Absent Mr. Threat
 Mr. Newsome
 Mr. Slate

Others present: Mr. Brian Thrower, City Manager
 Darlene Cain, Secretary

APPROVAL OF MINUTES

Mr. Lankford moved to approve the minutes of the September 8, 2015 Regular Meeting, seconded by Mr. Vaughan, which passed as follows:

Mr. Thompson	aye
Mr. Lankford	aye
Mr. Ewing	aye
Mr. Short	aye

Mr. Thrower stated that staff recommended Mr. Mitchener be granted a conditional use permit to operate the wood crate assembling facility and further recommended the permit be issued for a 24-month period, given the fact that this is a temporary use and not listed as a permitted use with a conditional use permit in the District regulations.

Mr. Thompson inquired if the business has been operating for several months, and we had no issues, is there a need to put a 24-month limit. Mr. Thrower stated that it was more of a process because if you look at the conditional use permit application and how the Code 90-55 is written. Mr. Thrower stated that basically because it is not listed as a permitted use with a conditional use permit in that section. He stated that the only way they could go forward at this time under the conditional use permit, it's listed as a temporary permit use up to 24 months.

Mr. Ewing moved to recommend approval for this recommendation and to send to Council as presented, seconded by Mr. Thompson, which passed as follows:

Mr. Thompson	aye
Mr. Lankford	aye
Mr. Ewing	aye
Mr. Short	aye
Mr. Vaughan	aye
Mr. Bryant	aye

15-13. Conditional Use Permit- 519 North Main Street

Mr. Thrower recommended that Mr. Mitchener be granted a conditional use permit to operate the storage/warehouse facility at 519 North Main Street with no conditions.

Mr. Ewing moved to send recommendation to Council as presented, seconded by Mr. Bryant, which passed as follows:

Mr. Thompson	aye
Mr. Lankford	aye
Mr. Ewing	aye
Mr. Short	aye
Mr. Vaughan	aye
Mr. Bryant	aye

15-15. Election of a chair and a vice chair of the Planning Commission.

Mr. Ewing motioned that Mr. Richard Short be the Chairman and Mr. Woodrow Bryant be the Vice-Chair for the Planning Commission, seconded by Mr. Thompson, which passed as follows:

Mr. Thompson	aye
Mr. Lankford	aye
Mr. Ewing	aye
Mr. Vaughan	aye

ADJOURNMENT

With no further business to come before the Planning Commission, Mr. Short adjourned the meeting.

Richard Short, Chairman

Darlene Cain, Secretary



Memorandum

January 8, 2016

TO: Planning Commissioners

FROM: Brian S. Thrower, City Manager *BST*

SUBJECT: Rezoning Request – The Norwood Estate Property

ITEM #: 16-01

The City of Emporia is seeking to rezone the Norwood Estate property located alongside U.S. 58 to I-2 Industrial District. The property is identified as tax map parcel number 166-A-0-1A and is currently zoned R-1 Residential District. The property is both wooded and used for agricultural purposes. It abuts and is adjacent to parcels that are zoned both residential (R-1 and R-2) and industrial (I-2).

The property is currently zoned R-1 Residential District. According to Section 90-71 (a) of the City's Zoning Code "R-1 districts shall be quiet, low density residential areas plus certain open spaces where similar residential development appears likely to occur. Regulations for the district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit all activities of a commercial nature. To these ends, development shall be limited to relatively low concentration, and uses are limited basically to single unit dwellings providing homes for the residents plus certain additional uses as schools, parks, and churches, and certain public facilities that serve the residents of the district."

As stated above, the City of Emporia is seeking to rezone this property to I-2 Industrial District. Per Section 90-79 (a) of the City's Zoning Code "I-2 industrial districts shall be utilized for the establishment of heavy commercial and industrial operations where the use of land may create some nuisance and the operations are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. The specific intent of this I-2 district is to:

- (1) Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;
- (2) Prohibit residential neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation, or expansion of commercial and industrial uses in the district; and

- (3) To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter.

Any development within the I-2 district shall be designed to promote harmonious relationships with surrounding adjacent and nearby properties, developed and undeveloped, and to this end may employ such design techniques as may be appropriate to a particular case, including location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location of access points, size and location of signs, open spaces, and parking areas, grading, landscaping and servicing....”

According to the City’s 2015-2035 Comprehensive Plan, this property and the properties to the immediate right are designated as “Industrial” in the Future Land Use Map (see attached). The Planning Factors Map (see attached) also designates this area as a “potential industrial growth area.” The Comprehensive Plan describes Industrial as “areas intended for a wide variety of industrial operations, including the production, processing, packaging or treatment of manufactured products and materials, warehousing, wholesaling, light manufacturing, and processing operations, as well as associated office development and support facilities. Sites that are sufficiently separated from existing population centers can accommodate more intense forms of industrial use. It is the intention of this category to preserve these lands for industrial use only and to exclude new residential or commercial development except for certain appropriate adjuncts to industrial operations.”

Per Section 15.2-2223 of State Code, the overall purpose of a locality’s comprehensive plan is to guide and accomplish a “coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants...”

Recommendation

Section 15.2-2284 of State Code (see attached) lists the relevant factors to consider in rezoning applications. Every proposed rezoning should be accompanied by an analysis of how the amendment will satisfy one or more of these factors. A locality is not required to consider all nine factors in each zoning decision.

The most pertinent factor applicable to this request involves the Comprehensive Plan. In terms of the Comprehensive Plan Future Land Use Map, this parcel and parcels in the immediate area are designated as “Industrial.” The Planning Factors Map also designates this parcel and parcels in the immediate area as a “potential industrial growth area.” The Plan further states, “Although Emporia enjoys a diverse economy, growth prospects for the surrounding area will hinge on the community’s ability to retain and attract industry...” Moreover, the Priority Items section of the Plan states “develop an industrial and commercial development strategy with particular focus on acquisition of new parcels for development.”

City Council has also identified Economic Development as a Strategic Priority in its Strategic Plan adopted May 6, 2014 (see attached). Specifically, the Strategic Plan states “Identify properties in Emporia that we can develop or enhance to be attractive for potential business and purchase land for future development as appropriate.”

Given the reasons outlined above, I recommend this rezoning request be approved and the property be rezoned to I-2 Industrial District. City Council will consider this rezoning request and your recommendation at its January 19, 2016 meeting.

Attachments

Zoning and Aerial Maps

Tax Map Sheet 166-A-0-1A

Sec. 90-71 R-1 Residential District

Sec. 90-72 R-2 Residential District

Sec. 90-79 I-2 Industrial District

Comprehensive Plan Future Land Use Map

Comprehensive Plan Planning Factors Map

Comprehensive Plan Industrial Use Designation Description

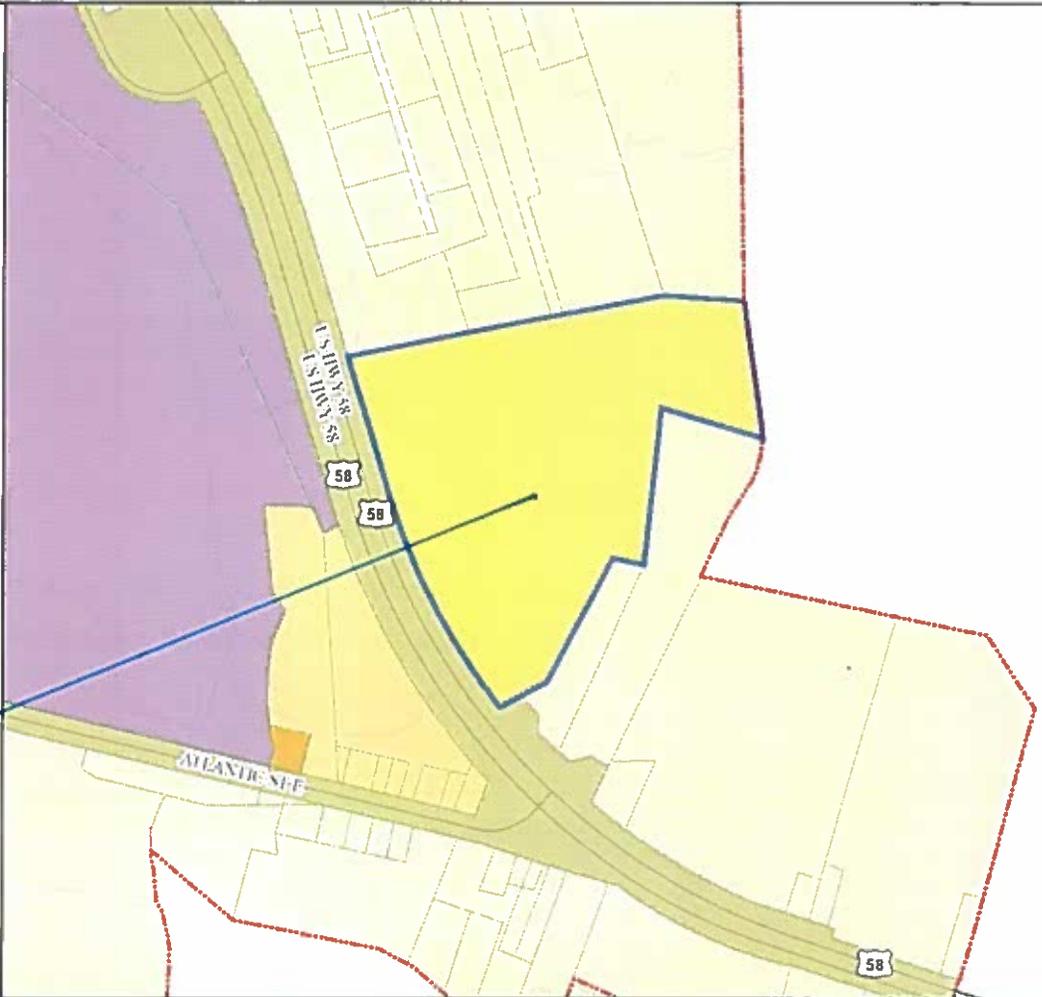
Comprehensive Plan Priority Items – Economic Development

State Code Section 15.2-2284 – Rezoning Considerations

Emporia City Council Strategic Priorities – Economic Development

Legend

- - - City Boundary
- Parcels
- Rights of Way
- Site Addresses
- Road Centerlines
- Zoning**
- DT DOWNTOWN
- C-1 GENERAL COMMERCIAL
- C-2 AUTO COMMERCIAL
- I-1 INDUSTRIAL
- I-2 INDUSTRIAL
- R-1 SINGLE FAMILY
- R-2 SINGLE FAMILY
- R-3 MULTI-FAMILY
- Streams and Rivers
- Water Bodies



Norwood
Property



Title: 166-A-1A

Date: 1/5/2016

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 Emporia is not responsible for its accuracy or how current it may be.

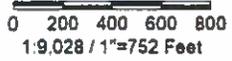
Legend

- City Boundary
- Parcels
- Rights of Way
- Site Addresses
- Road Centerlines
- Streams and Rivers
- Water Bodies

Norwood
Property



Feet



Title:

Date: 1/5/2016

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Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
166-A-1A	166 -A -0 -1A	0 EAST ATLANTIC STREET Emporia, Va 23847	DB60 P547

Owner Information	
Owner	NORWOOD GEORGE M ESTATE C/O NANCY N DREWRY
Owner's Address:	907 FOREST LN SOUTH HILL VA 23970

Summary			
Property Information			
Residential	No Data	Well	No Data
Commercial	No Data	Spring	No Data
Class	01	Paved Road	No Data
Zone	R1 SINGLE FAMILY	Improvement Value	0
Property Use	VACANT	Land Value	85500
Description Land Area	No Data	Sale Price	No Data
Size Main Land Area	0	Sale Date	No Data
Computed Main Land Area	0	Account Number	258041
Public Water	No Data	Dirt Road	No Data
Public Sewer	No Data	Road	No Data
Septic System	No Data	Sidewalk	No Data
Underground Utility	No Data	Topography	+ GRADE
Gutter	No Data		

Improvement Information			
Year Built	No Data	Split Foyer	No Data
Year Remodeled	No Data	Central Heat	No Data
Year Assessed	2015	Central Air	No Data
Number Stories	0.0	Roof Type	ASBESTOS
Number Rooms	0	Exterior Type	ALUM/STONE
Number Bedrooms	0	Basement Type	3/4
Number Bathrooms	0	Exterior Condition	A/F
Number Fireplaces	0	Foundation Type	BR&CB
Number Chimneys	0	Floor Type	CAR/VIN
Split Level	No Data	Wall Type	BRICK
Building Description	No Data	Heat Fuel Type	EL BB
Square Footage	0	Subdivision	ATLANTIC ST EAST

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Previous Owner			
Previous Owner 1		Previous Owner 2	
Previous Owner	No Data	Previous Owner	No Data
Datebase Reference	No Data	Datebase Reference	No Data
Previous Owner's Address	No Data	Previous Owner's Address	No Data
Date of Transfer	No Data	Sale Price	No Data
Sale Price	No Data		

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Sec. 90-71. - R-1 residential district.

- (a) *Purpose and intent.* R-1 districts shall be quiet, low density residential areas plus certain open spaces where similar residential development appears likely to occur. Regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit all activities of a commercial nature. To these ends, development shall be limited to relatively low concentration, and uses are limited basically to single unit dwellings providing homes for the residents plus certain additional uses as schools, parks, and churches, and certain public facilities that serve the residents of the district.
- (b) *Uses permitted.* Uses permitted in an R-1 residential district are as follows:
- (1) Single-family dwellings.
 - (2) Churches, schools, parish houses and Sunday schools.
 - (3) Parks and playgrounds.
 - (4) Home occupations.
 - (5) Gardens, greenhouses, and nurseries for propagation and culture only with no sales facilities.
 - (6) Public utilities with conditional use permits.
 - (7) Bed and breakfast house with conditional use permit.
 - (8) Unlicensed family day homes.
 - (9) Licensed family day homes with conditional use permits.
- (c) *Height regulations.* Buildings in the R-1 residential district may not be erected more than 35 feet in height without prior approval of the city planning commission.
- (d) *Area regulations.* The minimum lot area for permitted uses in the R-1 district shall be 8,000 square feet.
- (e) *Lot coverage.* Buildings, including accessory uses in the R-1 district, shall not cover more than 30 percent of the area of the lot.
- (f) *Setback regulations.* The front setback line in the R-1 district shall be located 25 feet from any street right-of-way.
- (g) *Width regulations.* The minimum lot width at the setback line in the R-1 district shall be 75 feet.
- (h) *Yard regulations.* Yard regulations in an R-1 district shall be as follows:
- (1) *Side.* The minimum total width of the side yards for each main structure shall be 20 feet, with no one side yard being less than ten feet.
 - (2) *Rear.* Each main structure shall have a minimum rear yard of 25 feet.
- (i) *Parking.* Off-street parking in an R-1 district shall be provided as specified in this chapter.
- (j) *Signs.* Signs in an R-1 district may be erected as provided in this chapter.
- (Code 1972, § 24-23; Ord. No. 97-9, 9-2-97; Ord. No. 99-10, 9-21-99)

Sec. 90-72. - R-2 residential district.

- (a) *Purpose and intent.* R-2 districts shall be composed of quiet, residential areas plus certain open areas where similar residential development appears likely to occur. The regulations of this R-2 district are designed to stabilize and protect the essential characteristics of the R-2 district, to

promote and encourage a suitable environment for family life, and to prohibit all activities of a commercial nature. Development shall be limited to single unit dwellings, providing homes for the residents plus certain additional uses such as schools, parks, churches, and certain public facilities.

- (b) *Uses permitted.* Uses permitted in an R-2 residential district are as follows:
- (1) All uses permitted in R-1 districts.
 - (2) Libraries and museums.
 - (3) Nonpublic clubs, lodges (except those of which the chief activities are customarily carried on as a business), subject to approval by the planning commission.
 - (4) Bed and breakfast houses with a conditional use permit.
- (c) *Height regulations.* Buildings in an R-2 district may not be erected more than 35 feet in height without prior approval of the city planning commission.
- (d) *Area regulations.* The minimum lot area in an R-2 district for single-family dwellings shall be 6,000 square feet.
- (e) *Lot coverage.* Buildings in an R-2 district, including accessory uses, shall not cover more than 35 percent of the lot area.
- (f) *Setback regulations.* The front setback line in an R-2 district shall be located 25 feet from any street right-of-way.
- (g) *Width regulations:* The minimum lot width at the setback line in an R-2 district shall be 60 feet.
- (h) *Yard regulations.* Yard regulations in an R-2 district shall be as follows:
- (1) *Side.* The minimum total width of the side yards for each main structure shall be 15 feet, with no one side yard being less than five feet.
 - (2) *Rear.* Each main structure shall have a minimum rear yard of 25 feet or more.
- (i) *Parking.* Off-street parking space in an R-2 district shall be provided as specified in this chapter.
- (j) *Signs.* Signs in an R-2 district may be erected as provided in this chapter.
- (Code 1972, § 24-24; Ord. No. 99-10, 9-21-99)

~~Sec. 90-79. - I-2 industrial district.~~

- (a) *Purpose and intent; permit required.* I-2 industrial districts shall be utilized for the establishment of heavy commercial and industrial operations where the use of land may create some nuisance and the operations are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. The specific intent of this I-2 district is to:
- (1) Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;
 - (2) Prohibit residential neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation, or expansion of commercial and industrial uses in the district; and
 - (3) To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter.

Any development within the I-1 district shall be designed to promote harmonious relationships with surrounding adjacent and nearby properties, developed and undeveloped, and to this end may employ such design techniques as may be appropriate to a particular case, including location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location of

access points, size and location of signs, open spaces, and parking areas, grading, landscaping and servicing. Before a building permit shall be issued or construction commenced on any permitted uses in this I-2 district, or a permit issued for a new use, an engineering report including the plans, in sufficient detail to describe the operation, processes, and probable impact, shall be submitted to the zoning administrator for study. The administrator may refer the report to the planning commission for its recommendation. Modification of the report may be required. Landscaping may be required within any established or required front setback area. Such landscaping shall be of durable materials and shall not impose excessive maintenance requirements on the property owner or owners, nor impede the use of the premises or safe flow of vehicle traffic. If the administrator finds that the outside storage of raw or in process materials, supplies, finished or semifinished products manufactured on the premises would impede the use of or have a severely adverse impact on adjacent property, then the administrator may require such materials to be partially or fully screened from view from the adjoining property. Acceptable screening materials include, but are not limited to a solid masonry wall, a uniformly painted solid board fence, or an evergreen hedge. The administrator shall act on any application received within 30 working days after receiving the application. If formal notice in writing is given to the applicant the time for action may be extended for a ten-day period. Failure on the part of the administrator to act on the application within the established time limit shall be deemed to constitute approval of the application.

(b) *Uses permitted.* Permitted uses in an I-2 district are as follows:

All uses permitted in I-1 districts.

Accessory uses as defined.

Asphalt mixing plant.

Boiler shops.

Brick manufacture.

Conservation areas.

Crushed stone operations with conditional use permit.

Fertilizer manufacture.

Game preserves.

Junk storage (screened).

Meat, poultry and fish processing.

Paper and pulp manufacture.

Petroleum refining, including byproducts.

Petroleum storage.

Public utility generating, booster or relay stations, transformer substations, transmission lines and towers and other distribution facilities for the provision and maintenance of public utilities, including railroads and facilities, electric, telephone and water and sewerage installations.

Sand and gravel operations with conditional use permit.

Sawmills and planing mills.

Telecommunications towers.

Thermal demolition operations.

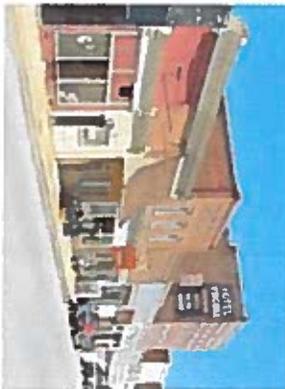
Truck terminals.

Wood preserving operations.

- (c) *Height regulations.* Buildings in an I-2 district may not be erected more than 35 feet in height without prior approval of the city planning commission.
- (d) *Area regulations.* For permitted uses utilizing individual sewage disposal systems, the required area in an I-2 district for any such use shall be approved by the health official.
- (e) *Lot coverage.* Buildings or groups of buildings with their accessory buildings in an I-2 district may cover up to 70 percent of the area of the lot.
- (f) *Setback regulations.* The front setback line in an I-2 district shall be located 25 feet or more from any street right-of-way.
- (g) *Width regulations.* Width regulations in an I-2 district are not applicable.
- (h) *Yard regulations.* For permitted uses, the minimum side yard and rear yard in an I-2 district adjoining or adjacent to a residential district shall be 50 feet. Landscaping of corner lots shall be limited to plantings, fences, or other landscaping features of no more than three feet in height within the space between the setback line and the property line on the street side of the lot.
- (i) *Parking.* Off-street parking space in an I-2 district shall be provided as specified in article V of this chapter.
- (j) *Signs.* Signs in an I-2 district may be erected as provided in article V of this chapter.

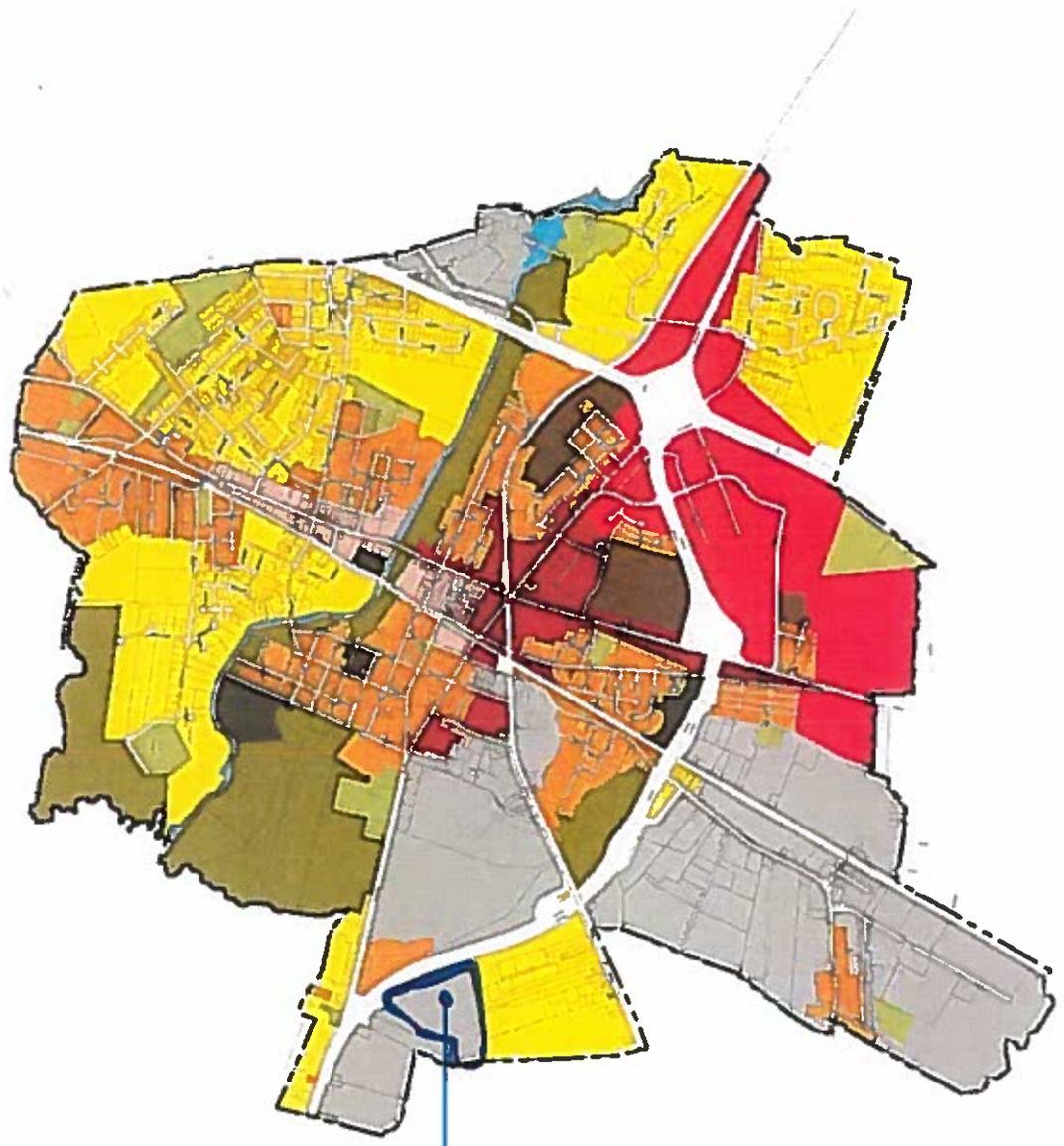
(Code 1972, § 24-30; Ord. No. 99-10, 9-21-99; Ord. No. 03-20, § 2, 5-20-03)

**CITY OF EMPORIA, VA
COMPREHENSIVE PLAN**



FUTURE LAND USE

COMPREHENSIVE PLAN STUDY
CITY OF EMERSON, VIRGINIA



- LEGEND**
- Residential
 - LOW DENSITY
 - MEDIUM DENSITY
 - HIGH DENSITY
 - Commercial
 - OFFICE, EDUCATIONAL, RETAIL & SERVICE
 - GOVERNMENT FACILITIES
 - Industrial
 - Public & Open Space
 - COMMUNITY FACILITIES
 - CONVENTION / OPEN SPACE
 - Parks & Recreation

Norwood Property

scale growth near the Interstate-95 and Route 58 intersection have taken away much of the business that once flourished in and around these corridors.

Because of this changing economic picture, continued transition along the older corridors should be anticipated and planned for. These corridor merchants, like those of the downtown district, must adapt and identify new market approaches. In the near term, this could include continued emphasis on serving convenience needs of adjoining neighborhoods and thru-traffic, while also exploring new business opportunities and venues. Possible new approaches could include infill office development, home occupations, and specialty service and retail development suited for such a thoroughfare.

INDUSTRIAL USES

Industrial uses are a catalyst for other types of development. The Future Land Use Plan establishes a single category for industrial development. Areas intended for a wide variety of industrial operations, including the production, processing, packaging or treatment of manufactured products and materials, warehousing, wholesaling, light manufacturing, and processing operations, as well as associated office development and support facilities. Sites that are sufficiently separated from existing population centers can accommodate more intense forms of industrial use. It is the intention of this category to preserve these lands for industrial use only and to exclude new residential or commercial development except for certain appropriate adjuncts to industrial operations.

Designated Areas of Industrial Use

Over the next twenty years, industrial growth will continue to play an important role in shaping Emporia's future. This will be particularly true of the City's surrounding environs, where larger, more favorable sites for industry are generally located. Although Emporia enjoys a diverse economy, growth prospects for the surrounding area will hinge on the community's ability to retain and attract industry.

General industrial development is currently located along the east-west running railroad corridor east of Halifax Street and the Reese Street corridor. Existing and future industrial uses are likely to occur in this northeastern quadrant of the City.

PUBLIC AND OPEN SPACE USES

Public and open space uses are classified into the following three (3) categories:

1. Community Facilities

Areas which serve the functional, civic, and institutional needs of the City and surrounding area; including schools, cemeteries, churches, fraternal organizations and clubs, and other municipal buildings and lands. Parks and open space areas dedicated primarily to active or passive recreational use, including both public and private facilities. The community facilities throughout Emporia are well distributed and adequately serve the public, with municipal functions being concentrated in the downtown area.

beautification of major City thoroughfares

B. Community Facilities

- Develop plans for the maintenance and creation of park sites, with particular focus on pocket and neighborhood parks
- Maintain and enhance parks and trails running along the Meherrin River in terms of landscaping and asphaltting
- Explore options for renovating the vacant elementary school on South Main Street.
- Support existing recreational providers as they provide amenities for youth and adults.
- Provide for the general maintenance and replacement of municipal vehicle fleets, equipment, and buildings

C. Transportation

- Continue to apply for funding through VDOT to be used towards transportation enhancements and transportation alternatives.
- Utilize beautification techniques for all City entrance and exit corridors to give visitors and residents alike a lasting impression of Emporia
- Implement, where feasible, those transportation

Improvements set forth by VDOT's Six-Year Improvement Program and the most current Rural Transportation Plan.

- Promote a pedestrian-oriented environment throughout the City including the creation and improvement of sidewalks.

D. Housing and Neighborhoods

- Partner with the Emporia Redevelopment and Housing Authority (ERHA) in seeking funding sources for the improvement of those neighborhoods most in need of rehabilitation and revitalization
- Revise the subdivision ordinance to ensure development of quality residential areas
- Improve those neighborhoods with drainage and flooding problems
- Promote cross departmental collaboration to enhance quality of life with particular focus on code enforcement, crime deterrence, and aesthetic appearance

E. Economic Development

- Develop an industrial and commercial development strategy with particular focus on acquisition of new parcels for development

Code of Virginia

Title 15.2. Counties, Cities and Towns

Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2284. Matters to be considered in drawing and applying zoning ordinances and districts.

Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures, the preservation of agricultural and forestal land, the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the locality.

Code 1950, §§ 15-821, 15-968.4; 1962, c. 407, § 15.1-490; 1966, c. 344; 1974, c. 526; 1978, c. 279; 1981, c. 418; 1983, c. 530; 1989, cc. 447, 449; 1997, c. 587; 2008, c. 491.

EMPORIA CITY COUNCIL 3-YEAR PRIORITIES

Economic Development

Pursue economic development opportunities through collaboration and partnerships to increase and improve employment for our citizens.

1	Identify properties in Emporia that we can develop or enhance to be attractive for potential business and purchase land for future development as appropriate
2	<p>Implement a business recruitment initiative/marketing process that includes written/electronic materials</p> <ul style="list-style-type: none"> • Ensure that we know what we are marketing • Consider whether a slogan/brand would be helpful to us • Individualize our marketing strategy as part of the comprehensive regional marketing/ strategic effort • Consider whether we should contract with a firm to do a retail recruitment study
3	Increase Emporia's leadership presence in the collaborative efforts and partnerships in which we are involved (i.e. seek leadership positions, ensure regular attendance)
4	Identify and increase relationships with key players in state/related agencies in order to enhance our economic development presence, including crossing administrations (i.e. Rolls Royce, CCAM, VEDP, Port of Virginia, etc.)
5	Develop and implement a strategy to communicate our economic development successes
6	Continue our strategy to retain our existing businesses

Education

Support a culture of educational achievement and lifelong learning in order to develop and sustain a productive workforce ready for 21st century employers.

7	<p>Develop a strategy to meet regularly with school leaders in order to identify and address educational issues, needs, and solutions and to work together in partnership to further educational achievement</p> <p>Potential discussion areas/needs:</p> <ul style="list-style-type: none"> • Identify ways in which we need to be supportive at the State level • Need for a coordinator to enhance parental involvement in the schools • Develop a work ethics curriculum to be implemented at the 9th grade level • Guidance counselors should track each 8th grader throughout high school • Track GPAs to ensure college readiness • CCAM integration with the schools
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