CITY OF EMPORIA

PUBLIC HEARING

1. Rezoning Requests-Southampton Street and Reese Streets
2. Architectural Compatibility Review-210 School Street

AMENDED AGENDA
EMPORIA PLANNING COMMISSION
Regular Meeting
TUESDAY, January 13, 2015 - 6:30 P.M.

ROLL CALL

APPROVAL OF MINUTES

December 9, 2014 ~ Regular Minutes

NEW BUSINESS

15-01. Rezoning Requests-Southampton Street and Reese Streets
15-02. Architectural Compatibility Review-210 School Street

ADJOURNMENT

PO BOX 511, 201 SOUTH MAIN ST., EMPORIA, VA 23847 TELEPHONE: (434) 634 3332 FAX: (434) 634 0003
Visit Our Website at: www.ci.emporia.va.us

MINUTES

PLANNING COMMISSION
CITY OF EMPORIA MUNICIPAL BUILDING
December 9, 2014

***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, December 9, 2014 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. Ewing
Mr. Short, Vice Chairman
Mr. Vaughan
Mr. Newsome
Mr. Bryant

Absent:

Mr. Lankford
Mr. Threat
Mr. Thompson
Mr. Slate, Chairman

Others present:

Brian Thrower, City Manager
Ed Daley, Project Administrator
Sam Tuttle
Darlene Cain, Secretary

APROVAL OF MINUTES

Mr. Ewing moved to approve the December 9, 2014 Public Hearing and Regular Meeting Minutes, seconded by Mr. Bryant, which passed as follows:

Mr. Lankford
Mr. Ewing
Mr. Short
Mr. Newsome
Mr. Bryant

NEW BUSINESS

14-09. Comprehensive Plan Update

Mr. Thrower stated that Sam Tuttle with Community Planning Partners is in attendance to commence the Comprehensive Plan updated process.

Mr. Tuttle stated that the basic layout was the same that was given at the September 9th meeting. Mr. Tuttle stated that in the background the section the existing land survey of vacant land in the city, has been reduced from a little over to half down to 44 percent. He stated that a lot of that vacant land was vacant because it's in the flood plan. He stated only 44 percent was not buildable.

He stated that on the planning, factors mapped most of the projective improvements in the six-year plan is with VDOT. Mr. Tuttle pointed out some of the key areas in the Comprehensive Plan Map update. He further stated that there were changes made to the Goals and Objective in the Community Facilities section, and changes were made in transportation and that this came up in the public comment.

Mr. Tuttle stated that people really wanted to focus on owner-occupied housing.

Mr. Thrower stated that the Reese Street properties were kept future Industrial which the residents in that area asked for rezoning, and that it was decided to recommend keeping that Industrial. He stated that the land across the street is Industrial.

Mr. Ewing inquired under the public school section, he was said that enrollment had decreased slightly since the 2009-2010 year. Mr. Tuttle stated that the figures arrived from school years 2007 to 2013.

Mr. Ewing stated that the port in Norfolk is not included in the plan for ten to twenty years from now. Mr. Ewing inquired if we were providing enough room or enough opportunity to take advantage of the 58 corridor. Mr. Thrower stated that it could be referenced into the document.

Mr. Ewing stated that the Northern and Southern Rail line was no longer exist. Mr. Thrower stated that section had been updated on the document.

Mr. Vaughan made a motion to accept the Comprehensive Plan with the changes and to approve the resolution.

Mr. Lankford
Mr. Ewing
Mr. Short
Mr. Newsome
Mr. Bryant

ADJOURNMENT

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

_____
Richard Short, Vice Chairman

_____
Darlene Cain, Secretary

CITY OF EMPORIA

Memorandum

January 9, 2015

TO: Planning Commissioners

FROM: Brian S. Thrower, City Manager BST

SUBJECT: Rezoning Requests – Southampton and Reese Streets

ITEM #: 15-01

Mark Yeattes, Sr. has submitted an application to rezone 208 Southampton Street, 210 Southampton Street, and 212 Southampton Street to R-2 Residential District. He is proposing to build rental properties on those parcels. City Administration is also proposing to rezone several properties in that same block to R-2 Residential District. All of the properties are currently zoned C-1 Commercial District and are identified as tax map parcel numbers 163-1-3-19A, 163-1-3-19, 163-1-3-20, 163-1-3-21, 163-1-3-22, 163-1-3-23, 163-1-3-24, 163-1-3-25, 163-21-1, and 163-21-3.

The properties proposed to be rezoned are a mix of vacant lots and lots with existing homes. The properties with existing homes are considered non-conforming, per Section 90-12 of the Zoning Code. The properties in the immediate area are primarily residential in nature and are zoned both R-2 Residential District and R-3 Residential District. The large parcel directly across the street from the lots proposed to be rezoned is zoned C-1 Commercial District and is owned by the City.

As stated above, the properties proposed to be rezoned are currently zoned C-1 Commercial District. According to Section 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 the public requires direct and frequent access and is characterized by constant heavy traffic and by noises of congestion…"

Mark Yeattes, Sr. and City Administration are proposing to rezone the aforementioned properties to R-2 Residential District. Per Section 90-72 (a) of the City's Zoning Code "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."

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According to the City's 2015-2035 Comprehensive Plan Future Land Use Map all of the aforementioned properties are designated as "Medium Density Residential." The Comprehensive Plan describes "Medium Density Residential" as "neighborhoods or areas which allow a greater density and variation of housing types. Permitted uses include one and two-family dwellings and townhouses… The Plan designates medium-density residential use in some of the older neighborhoods. Smaller lot sizes in these areas generally prevail, as well as a pedestrian oriented environment. The older neighborhoods contain a diverse housing stock and include homes of modest size as well as larger homes…"

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 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 factors applicable to these requests involve the existing use and character of the properties, including other properties in the immediate area, as well as the Comprehensive Plan. As previously stated, homes currently sit on some of these properties and are used for residential purposes. The remaining parcels are vacant. Properties in the immediate area are predominately zoned R-2 Residential District. In terms of the Comprehensive Plan Future Land Use Map, the properties proposed to be rezoned are designated as "Medium Density Residential." Properties in the immediate neighborhood area are also primarily identified as "Medium Density Residential" on the Future Land Use Map.

Given the reasons outlined above, I recommend these rezoning requests be approved and the properties be rezoned to R-2 Residential District. You will need to make your recommendations to City Council regarding these requests. City Council will consider these rezoning requests and your recommendations at its January 20, 2015 meeting.

Attachments

Application
Tax Map Information
Zoning and Aerial Maps
Sec. 90-12 Nonconforming Uses
Sec. 90-72 R-2 Residential District
Sec. 90-76 C-1 Commercial District
Comprehensive Plan Future Land Use Map
Comprehensive Plan Medium-Density Residential Use Description
State Code Section 15.2-2284 – Rezoning Considerations

208
210
212

City of Emporia
Community Development and Planning
201 South Main Street
Emporia, Virginia 23847
(434) 634-3332 (434) 634-0003 (F)

Permit Number 14-D000384
Date 12-2-14
Tax Map # 163-1-BK 3-23 / 163-1-B 3-
Zoning District ~~DT~~ C-1 BS
Enterprise Zone Yes___ No___

LAND USE AMENDMENT APPLICATION

Information must be typed or printed and completed in full.
Attach additional pages where necessary.

Land Use Information:

Application Type:
- ☐ Variance
- ☐ Special Exception
- ☐ Telecommunications
- ☑ Rezoning
- ☐ Amendment
- ☐ Tower
- ☐ Conditional Use Permit
- ☐ Appeal
- ☐ Co-location on existing tower

Description of Request: Existing property is zoned Downtown ~~Cermical~~ Comercial would like it rezoned to ~~R-1~~ R-2 BST 7 per phone conversation 4 M-K Yeates on 12/22

Proposed Acreage: _____

Applicant/Agent Information:

Is the applicant: ☐ Property Owner (If property owner skip to next section) ☐ Contract Purchaser ☐ Other: _____

Agent(s): Mark Yeattes Phone # 434-594-4812

Address: _____

If you are the agent for the property owner, do you have consent of the owner attached? ☐ Yes ☐ No

Property Owner Information:

Property Owner (s): Mark Yeattes SR Phone # 434-594-4812

Address: 103 Tall Oaks DR.
Emporia VA

Property owners mailing address (*If this is different from that listed in the Assessor's Office*)

_____

_____

Updated August 2013

Subject Parcel Information

Location of Property: Southampton St

Street Address: LOTS 208, 210, 212

General Description of Property: 2 VACANT LOTS

Current Zoning (circle one)

☐R-1 ☐R-2 ☐R-3 ☐C-1 ☐C-2 ☐I-1 ☐I-2 ☑DT ☐Other_____

Proposed Zoning (for rezoning request)

☑R-1 ☐R-2 ☐R-3 ☐C-1 ☐C-2 ☐I-1 ☐I-2 ☐DT ☐Other_____

Existing Use(s) of Property per phone conversation w/ Mark Yeates on 12/22

A. Explain fully the proposed use, type of development, operation program, reason for this request, etc.:

WOULD LIKE TO BUILD APARTMENTS

B. Section(s) of the City Code that pertain to this request

C. State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood or City in general. Include where applicable; information concerning use of public utilities/services, relationship to the comprehensive plan effect of request on public schools, traffic impact, means of access to nearest public road, existing and future area development, etc.

DOES NOT FIT IN NEIGHBORHOOD —

D. Has any previous application for a land use amendment been filed in connection with these parcels? List case numbers and explain any existing use permit, special exception, conditional use or variance previously granted on the parcels in question. If this application is to amend an existing special use

permit, special exception, or other applicable amendment, please explain the request (proposed change in structure(s) including all signs).

NO

E. **Proffers and Conditions**

List any conditions or proffers currently associated with this property.

NONE

If the applicant proffers any conditions (§ 15.2-2297 of the Code of Virginia), they must:

1) Have a reasonable relationship to the rezoning
2) Not include a cash contribution to the City of Emporia
3) Not include mandatory dedication of property
4) Not include payment for construction of off-site improvements

Proffers may be amended in writing prior the Planning Commission public hearing.

If this is an application for a **conditional zoning**, the following conditions are voluntarily proffered:

NO N/A

F. Please list any and all restrictive covenants, deed restrictions and other special considerations:

NONE

G. If required by the Zoning Administrator, attach a site plan / plot plan / survey plat / building dimensions / densities showing the location(s) of existing and proposed structures to be erected and applicable setback lines and distances including all zoning district requirements.

Notes:

(1) Special use permits shall be for an indefinite period of time unless the Planning Commission imposes a condition specifying a shorter duration. Such permits shall run with the land unless the City of Emporia imposes a more restrictive condition with regard to the succession to rights in such a permit.

(2) The City of Emporia may include, as part of the ordinance granting any conditional use permit, suitable regulations and safeguards as it may deem appropriate. Once a special use permit is approved subject to such conditions, they shall be deemed to be a part of the zoning ordinance and may be enforced by the zoning administrator. Conditions attached to a special use permit may only be amended or deleted by subsequent application for the purpose.

(3) This application for a conditional special use permit must be accompanied by two (2) copies of any required site plans or plot plans.

H. If requesting a variance, explain the unique physical hardship or extraordinary situation (size, shape, topography, etc.) that is justification for the request:

I. Explain how the zoning ordinance prohibits or unreasonable restricts the use of the property.

DOES NOT FIT IN WITH AREA COMMERCIAL ZONING IN BETWEEN TWO HOUSE DOES NOT MAKE SENSE

J. Applicant Remarks

HAVE CONTRACT TO BUY 208 SOUTHAMPTON ST, WANT THAT INCLUDED IN RE ZONING

Checklist:

- ✓ The required fee must accompany this application. A fee schedule is attached for your convenience Checks must be made payable to: "Treasurer, City of Emporia".
- ✓ Enclosed with the application, a copy of the appropriate city tax map with the property marked and, if available, a surveyed plat of the entire parcel.
- ✓ Enclose with this application any required plans or plats (plans must be folded).
- ✓ Enclose with this application any additional information to assist with review and determination.

I/We hereby certify that to the best of my/our knowledge all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application:

Date: 12-2-14

Applicants Name MARK
(Typed or printed)

Signature of Applicant

Note: Incomplete application will not be accepted. Any request that requires plans must be accompanied by application at time of submission.

For Office Use by the Community Development Planning and Zoning Department and/or the Planning Commission

Zoning/Subdivision Code **(90-14 or 66-8): Fee Paid:** Copy of Receipt attached ☐

Action Taken:

_____ _____

Planner / Zoning Administrator Date

_____ _____

Planning Commission Date

_____ _____

City Council Date

PERMIT FEES

VARIANCE	$300.00
REZONING	$400.00 + 50/lot
CONDITIONAL USE PERMIT	$300.00
TELECOMMUNICATIONS TOWER (CONDITIONAL USE)	$1,500.00 per plus review by private consultant if deemed necessary for final approval
CO-LOCATION ON EXISTING TOWER (CONDITIONAL USE)	$300.00 per plus review by private consultant if deemed necessary for final approval
SPECIAL EXCEPTION	$300.00
AMENDMENT TO CONDITIONAL USE	$300.00
RENEWAL OF CONDITIONAL USE	$300.00
REQUEST FOR PRIVATE ROAD- NAME/SIGN	$100.00
REQUEST TEXT AMENDMENT	$400.00
APPEAL	$300.00
AMENDMENT TO PROFFERED REZONING	$300.00

650-

January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-19A	163 -1 -BK 3-19,19A	0 SOUTHAMPTON STREET Emporia, Va 23847	IN11001190

Owner Information	
Owner	CITY OF EMPORIA VIRGINIA
Owner's Address:	201 S MAIN ST EMPORIA VA 23847

Summary

Property Information

Residential	No Data
Commercial	No Data
Class	01
Zone	C1 GENERAL COMMERCIAL
Property Use	VACANT
Description Land Area	No Data
Size Main Land Area	0
Computed Main Land Area	0
Public Water	No Data
Public Sewer	No Data
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	0
Land Value	6700
Sale Price	No Data
Sale Date	11/14/2011
Account Number	12280
Dirt Road	No Data
Road	No Data
Sidewalk	Y
Topography	LOW

Improvement Information

Year Built	No Data
Year Remodeled	No Data
Year Assessed	2014
Number Stories	0.0
Number Rooms	0
Number Bedrooms	0
Number Bathrooms	0
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	No Data
Square Footage	0

Split Foyer	No Data
Central Heat	No Data
Central Air	No Data
Roof Type	ASBESTOS
Exterior Type	ALUM/STONE
Basement Type	3/4
Exterior Condition	A/F
Foundation Type	BR&CB
Floor Type	CAR/VIN
Wall Type	BRICK
Heat Fuel Type	EL BB
Subdivision	SOUTHAMPTON STREET

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Previous Owner

Previous Owner 1	
Previous Owner	HOUSE P L JR
Datebase Reference	DB122 P178
Previous Owner's Address	1894 PURDY RD EMPORIA VA 23847
Date of Transfer	No Data
Sale Price	25500

Previous Owner 2	
Previous Owner	LUCY T ROBINSON
Datebase Reference	WB26 P643
Previous Owner's Address	No Data
Sale Price	No Data

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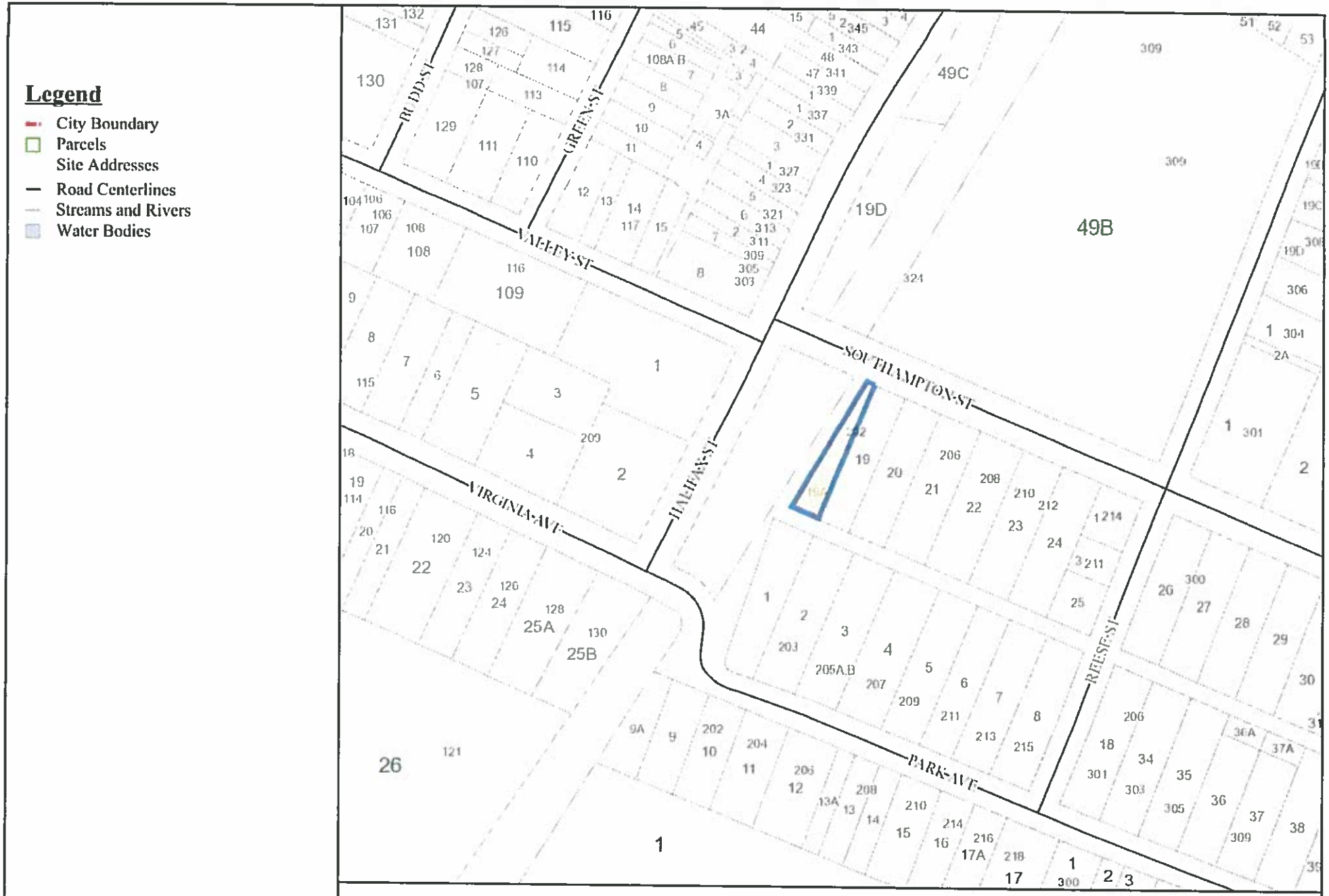

Title: 163-1-3-19A

Date: 1/8/2015

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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-19	163 -1 -BK 3-19,19A	0 SOUTHAMPTON STREET Emporia, Va 23847	IN11001190

Owner Information	
Owner	CITY OF EMPORIA VIRGINIA
Owner's Address:	201 S MAIN ST EMPORIA VA 23847

Summary

Property Information

Residential	No Data	Well	No Data
Commercial	No Data	Spring	No Data
Class	01	Paved Road	Y
Zone	C1 GENERAL COMMERCIAL	Improvement Value	0
Property Use	VACANT	Land Value	6700
Description Land Area	No Data	Sale Price	No Data
Size Main Land Area	0	Sale Date	11/14/2011
Computed Main Land Area	0	Account Number	12280
Public Water	No Data	Dirt Road	No Data
Public Sewer	No Data	Road	No Data
Septic System	No Data	Sidewalk	Y
Underground Utility	No Data	Topography	LOW
Gutter	Y		

Improvement Information

Year Built	No Data	Split Foyer	No Data
Year Remodeled	No Data	Central Heat	No Data
Year Assessed	2014	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	SOUTHAMPTON STREET

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Previous Owner

Previous Owner 1	
Previous Owner	HOUSE P L JR
Datebase Reference	DB122 P178
Previous Owner's Address	1894 PURDY RD EMPORIA VA 23847
Date of Transfer	No Data
Sale Price	25500

Previous Owner 2	
Previous Owner	LUCY T ROBINSON
Datebase Reference	WB26 P643
Previous Owner's Address	No Data
Sale Price	No Data

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Legend

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

Feet

0 50 100 150 200

1:2,257 / 1"=188 Feet

Title: 163-1-3-19

Date: 1/8/2015

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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-20	163 -1 -BK 3-20	0 SOUTHAMPTON STREET Emporia, Va 23847	DB218 P688

Owner Information	
Owner	SOUTHERN VA DEVELOP CORP
Owner's Address:	1750 E ATLANTIC ST EMPORIA VA 23847

Summary

Property Information

Residential	No Data
Commercial	No Data
Class	14
Zone	C1 GENERAL COMMERCIAL
Property Use	GOVERNMENT-NONTAXABLE
Description Land Area	No Data
Size Main Land Area	0
Computed Main Land Area	0
Public Water	No Data
Public Sewer	No Data
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	0
Land Value	5300
Sale Price	No Data
Sale Date	03/27/1996
Account Number	20080
Dirt Road	No Data
Road	No Data
Sidewalk	Y
Topography	LOW

Improvement Information

Year Built	No Data
Year Remodeled	No Data
Year Assessed	2014
Number Stories	0.0
Number Rooms	0
Number Bedrooms	0
Number Bathrooms	0
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	No Data
Square Footage	0

Split Foyer	No Data
Central Heat	No Data
Central Air	No Data
Roof Type	ASBESTOS
Exterior Type	ALUM/STONE
Basement Type	3/4
Exterior Condition	A/F
Foundation Type	BR&CB
Floor Type	CAR/VIN
Wall Type	BRICK
Heat Fuel Type	EL BB
Subdivision	SOUTHAMPTON STREET

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Previous Owner

Previous Owner 1	
Previous Owner	JEANETTE J MCDEARMON ESTATE
Datebase Reference	DB84 P16
Previous Owner's Address	No Data
Date of Transfer	No Data
Sale Price	No Data

Previous Owner 2	
Previous Owner	J V & WILLARD MARSHALL SHEPARD
Datebase Reference	No Data
Previous Owner's Address	No Data
Sale Price	No Data

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Title: 163-1-3-20

Date: 1/8/2015

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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-21	163 -1 -BK 3-21	206 SOUTHAMPTON STREET Emporia, Va 23847	DB152 P659

Owner Information	
Owner	CHURCH OF CHRIST C/O TRUSTEES
Owner's Address:	206 SOUTHAMPTON ST EMPORIA VA 23847

Summary

Property Information

Residential	Y
Commercial	No Data
Class	16
Zone	C1 GENERAL COMMERCIAL
Property Use	CHURCH-NONTAXABLE
Description Land Area	SITE
Size Main Land Area	0
Computed Main Land Area	9450
Public Water	Y
Public Sewer	Y
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	48300
Land Value	7100
Sale Price	35500
Sale Date	06/12/1986
Account Number	16960
Dirt Road	No Data
Road	No Data
Sidewalk	Y
Topography	SLOPING

Improvement Information

Year Built	1940
Year Remodeled	1965
Year Assessed	2014
Number Stories	2.0
Number Rooms	8
Number Bedrooms	0
Number Bathrooms	2
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	PARSONAGE
Square Footage	2080

Split Foyer	No Data
Central Heat	Y
Central Air	No Data
Roof Type	COMP.SH.
Exterior Type	ASB.SHINGLE
Basement Type	NONE
Exterior Condition	FAIR
Foundation Type	BRICK
Floor Type	CAR/VIN
Wall Type	D/W&PANEL
Heat Fuel Type	HOTAIR
Subdivision	SOUTHAMPTON STREET

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Previous Owner

Previous Owner 1	
Previous Owner	L H MCDEARMON
Datebase Reference	PB1 P389
Previous Owner's Address	No Data
Date of Transfer	No Data
Sale Price	No Data

Previous Owner 2	
Previous Owner	No Data
Datebase Reference	No Data
Previous Owner's Address	No Data
Sale Price	No Data

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Title: 163-1-3-21

Date: 1/8/2015

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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-22	163 -1 -BK 3-22	208 SOUTHAMPTON STREET Emporia, Va 23847	IN001324

Owner Information	
Owner	MEREDITH FREDDIE N AND FENICE MAE
Owner's Address:	208 SOUTHAMPTON ST EMPORIA VA 23847

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Summary

Property Information

Residential	Y
Commercial	No Data
Class	01
Zone	C1 GENERAL COMMERCIAL
Property Use	RESIDENTIAL-SINGLE FAMILY
Description Land Area	SITE
Size Main Land Area	0
Computed Main Land Area	8925
Public Water	Y
Public Sewer	Y
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	27400
Land Value	6700
Sale Price	10000
Sale Date	03/30/2000
Account Number	17140
Dirt Road	No Data
Road	No Data
Sidewalk	Y
Topography	SLOPING

Improvement Information

Year Built	1945
Year Remodeled	1965
Year Assessed	2014
Number Stories	1.0
Number Rooms	6
Number Bedrooms	0
Number Bathrooms	1
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	DWELLING
Square Footage	1493

Split Foyer	No Data
Central Heat	Y
Central Air	No Data
Roof Type	METAL
Exterior Type	WOOD SIDING
Basement Type	NONE
Exterior Condition	F/P
Foundation Type	BRICK
Floor Type	HARDWOOD
Wall Type	PLASTER
Heat Fuel Type	HOTAIR
Subdivision	SOUTHAMPTON STREET

Previous Owner

Previous Owner 1	
Previous Owner	HOBBS TERESA F C/O FREDDIE MEREDITH
Datebase Reference	DB137 P298
Previous Owner's Address	208 SOUTHAMPTON ST EMPORIA VA 23847
Date of Transfer	No Data
Sale Price	15057

Previous Owner 2	
Previous Owner	MARY J KLUGEL
Datebase Reference	WB24 P457
Previous Owner's Address	No Data
Sale Price	No Data

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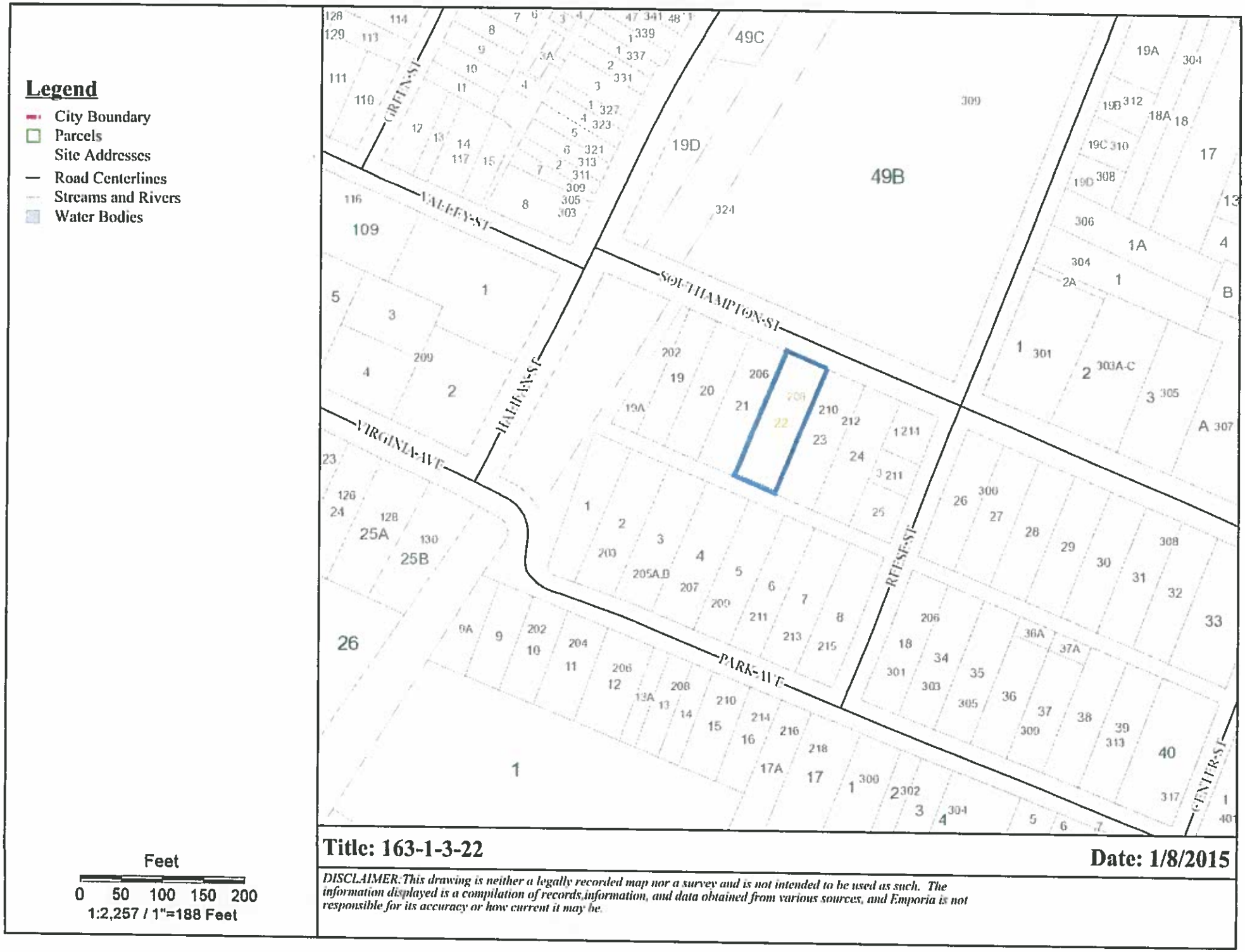
Legend
City Boundary
Parcels
Site Addresses
Road Centerlines
Streams and Rivers
Water Bodies
GREEN ST
VALLEY ST
SOUTHAMPTON ST
JEFFERSON ST
VIRGINIA AVE
PARK AVE
REESE ST
CENTER ST
49C
49B
19D
109
26
25A
25B
1A
Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet
Title: 163-1-3-22
Date: 1/8/2015
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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-23	163 -1 -BK 3-23	210 SOUTHAMPTON STREET Emporia, Va 23847	IN10000772

Owner Information	
Owner	YEATTES MARK W SR & MARY JANE
Owner's Address:	103 TALL OAKS DR EMPORIA VA 23847

Summary

Property Information

Residential	No Data
Commercial	No Data
Class	01
Zone	C1 GENERAL COMMERCIAL
Property Use	RESIDENTIAL-SINGLE FAMILY
Description Land Area	SITE
Size Main Land Area	0
Computed Main Land Area	8575
Public Water	No Data
Public Sewer	No Data
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	0
Land Value	5100
Sale Price	5100
Sale Date	07/22/2010
Account Number	18400
Dirt Road	No Data
Road	No Data
Sidewalk	Y
Topography	SLOPING

Improvement Information

Year Built	No Data
Year Remodeled	No Data
Year Assessed	2014
Number Stories	0.0
Number Rooms	0
Number Bedrooms	0
Number Bathrooms	0
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	No Data
Square Footage	0

Split Foyer	No Data
Central Heat	No Data
Central Air	No Data
Roof Type	ASBESTOS
Exterior Type	ALUM/STONE
Basement Type	3/4
Exterior Condition	A/F
Foundation Type	BR&CB
Floor Type	CAR/VIN
Wall Type	BRICK
Heat Fuel Type	EL BB
Subdivision	SOUTHAMPTON STREET

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Previous Owner

Previous Owner 1	
Previous Owner	RICHARDSON BERNARD & LINDA B
Datebase Reference	DB180 P705
Previous Owner's Address	935 CRESCENT RD EMPORIA VA 23847
Date of Transfer	No Data
Sale Price	11000

Previous Owner 2	
Previous Owner	L H MCDEARMON
Datebase Reference	WB39 P788
Previous Owner's Address	No Data
Sale Price	No Data

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Legend
City Boundary
Parcels
Site Addresses
Road Centerlines
Streams and Rivers
Water Bodies
GREEN ST
VALLEY ST
SOUTHAMPTON ST
HAMLIN ST
VIRGINIA AVE
PARK AVE
REESE ST
CENTER ST
49C
49B
19D
109
25A
25B
26
Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet
Title: 163-1-3-23
Date: 1/8/2015
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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-24	163 -1 -BK 3-24	0 SOUTHAMPTON STREET Emporia, Va 23847	IN13000730

Owner Information	
Owner	YEATTES SR MARK W AND MARY J
Owner's Address:	103 TALL OAKS DR EMPORIA VA 23847

Summary

Property Information

Residential	No Data
Commercial	No Data
Class	01
Zone	C1 GENERAL COMMERCIAL
Property Use	VACANT
Description Land Area	No Data
Size Main Land Area	0
Computed Main Land Area	0
Public Water	No Data
Public Sewer	No Data
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	0
Land Value	5300
Sale Price	No Data
Sale Date	06/21/2013
Account Number	11500
Dirt Road	No Data
Road	No Data
Sidewalk	Y
Topography	SLOPING

Improvement Information

Year Built	No Data
Year Remodeled	No Data
Year Assessed	2014
Number Stories	0.0
Number Rooms	0
Number Bedrooms	0
Number Bathrooms	0
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	No Data
Square Footage	0

Split Foyer	No Data
Central Heat	No Data
Central Air	No Data
Roof Type	ASBESTOS
Exterior Type	ALUM/STONE
Basement Type	3/4
Exterior Condition	A/F
Foundation Type	BR&CB
Floor Type	CAR/VIN
Wall Type	BRICK
Heat Fuel Type	EL BB
Subdivision	SOUTHAMPTON STREET

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Previous Owner

Previous Owner 1	
Previous Owner	YEATTES BARBARA T AND OTHERS
Datebase Reference	WB46 P214
Previous Owner's Address	1201 WIGGINS RD EMPORIA VA 23847
Date of Transfer	No Data
Sale Price	No Data

Previous Owner 2	
Previous Owner	KATHERINE T MACLINE
Datebase Reference	DB110 P403
Previous Owner's Address	No Data
Sale Price	No Data

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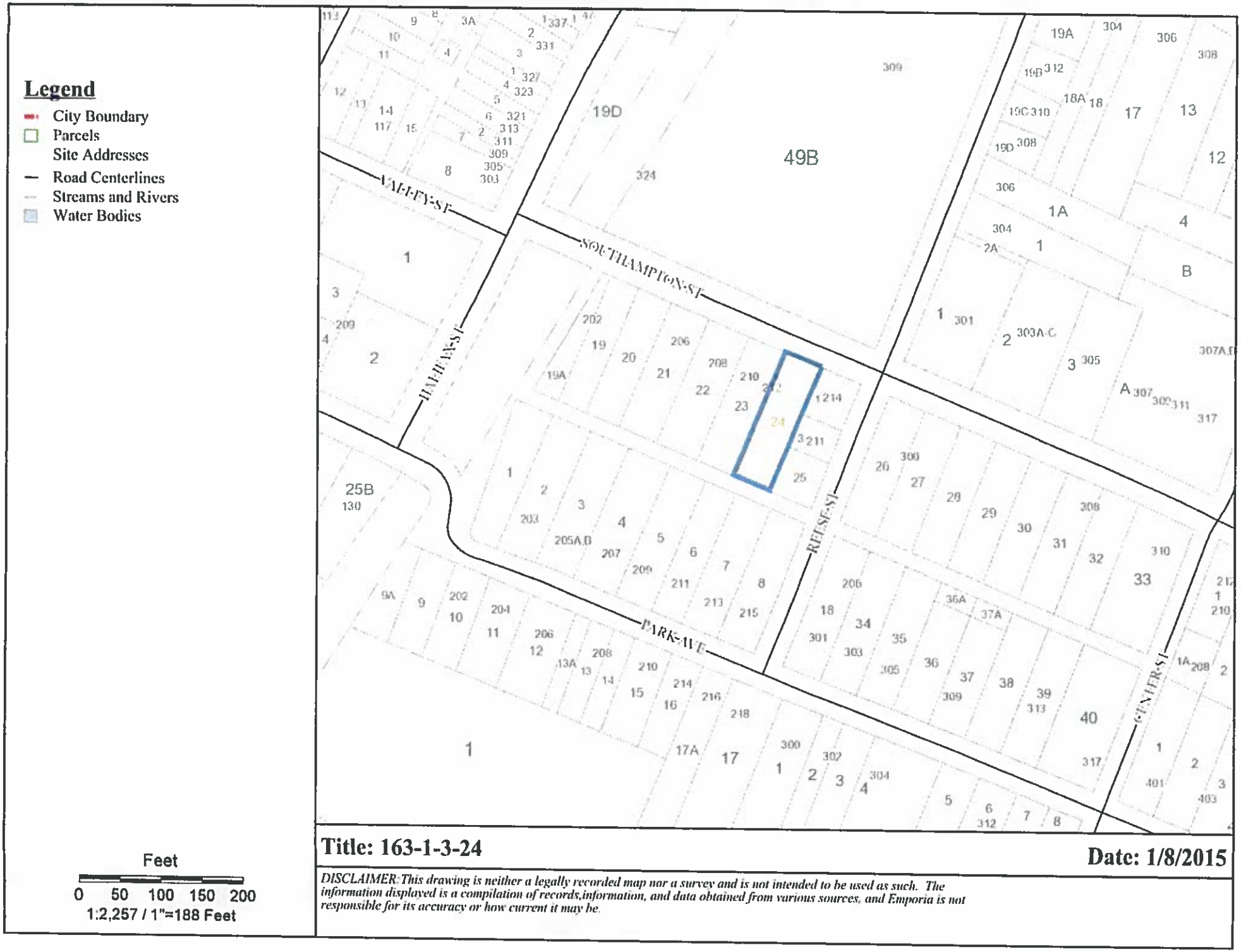
Legend
City Boundary
Parcels
Site Addresses
Road Centerlines
Streams and Rivers
Water Bodies
VALLEY ST
HALIFAX ST
SOUTHAMPTON ST
REESE ST
PARK AVE
CENTER ST
19D
49B
25B
1A
B
A
Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet
Title: 163-1-3-24
Date: 1/8/2015
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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-21-1	163 -21 -0 -1	214 SOUTHAMPTON STREET Emporia, Va 23847	IN07001520

Owner Information	
Owner	DAVIS WILBERT L
Owner's Address:	218 GRAHAM ST EMPORIA VA 23847

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Summary

Property Information

Residential	Y
Commercial	No Data
Class	01
Zone	C1 GENERAL COMMERCIAL
Property Use	RESIDENTIAL-SINGLE FAMILY
Description Land Area	SITE
Size Main Land Area	0
Computed Main Land Area	2897
Public Water	Y
Public Sewer	Y
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	35900
Land Value	2700
Sale Price	No Data
Sale Date	09/06/2007
Account Number	163211
Dirt Road	No Data
Road	No Data
Sidewalk	Y
Topography	SLOPING

Improvement Information

Year Built	1940
Year Remodeled	1965
Year Assessed	2014
Number Stories	2.0
Number Rooms	6
Number Bedrooms	0
Number Bathrooms	1
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	DWELLING
Square Footage	1152

Split Foyer	No Data
Central Heat	No Data
Central Air	No Data
Roof Type	COMP.SH.
Exterior Type	VINYL
Basement Type	NONE
Exterior Condition	A/F
Foundation Type	BRICK
Floor Type	HARDWOOD
Wall Type	SHEET ROCK
Heat Fuel Type	STOVE
Subdivision	SOUTHAMPTON STREET

Previous Owner

Previous Owner 1	
Previous Owner	YEATTES MARK AND OTHERS SHORT DEREK AND OTHERS
Datebase Reference	WB46 P214
Previous Owner's Address	1201 WIGGINS RD EMPORIA VA 23847
Date of Transfer	No Data
Sale Price	No Data

Previous Owner 2	
Previous Owner	ALBERT E TAYLOR ESTATE
Datebase Reference	PDB198P599
Previous Owner's Address	No Data
Sale Price	No Data

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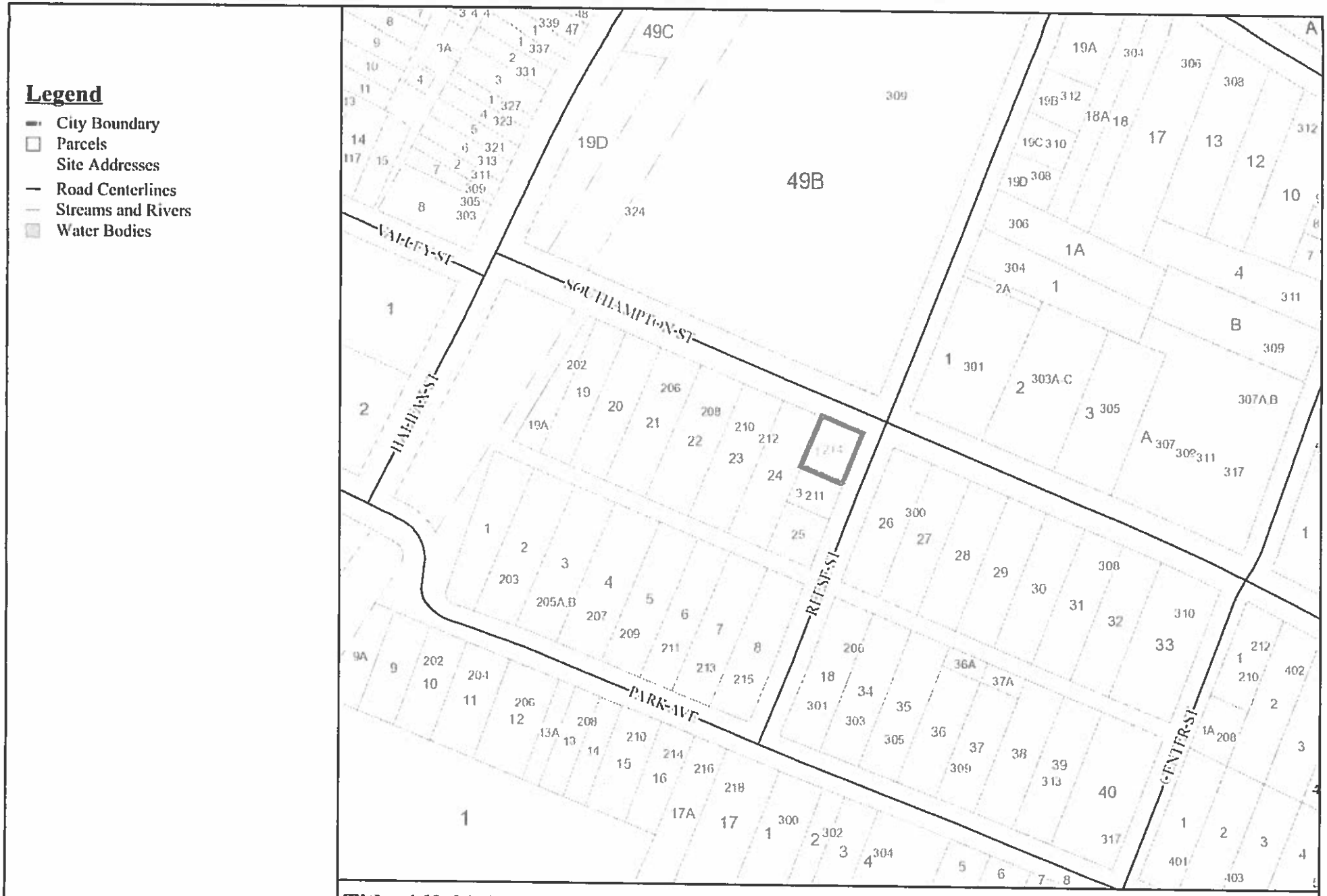

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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-21-3	163 -21 -0 -2	211 REESE STREET Emporia, Va 23847	DB198 P597

Owner Information	
Owner	ALLEN JERRY W OR ROBBIE SUE
Owner's Address:	257 PURDY RD EMPORIA VA 23847

Summary

Property Information

Residential	Y
Commercial	No Data
Class	01
Zone	C1 GENERAL COMMERCIAL
Property Use	RESIDENTIAL-SINGLE FAMILY
Description Land Area	SITE
Size Main Land Area	0
Computed Main Land Area	2608
Public Water	Y
Public Sewer	Y
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	27300
Land Value	2400
Sale Price	18000
Sale Date	06/15/1993
Account Number	163212
Dirt Road	No Data
Road	No Data
Sidewalk	No Data
Topography	SLOPING

Improvement Information

Year Built	1930
Year Remodeled	1965
Year Assessed	2015
Number Stories	2.0
Number Rooms	8
Number Bedrooms	0
Number Bathrooms	1
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	DWELLING
Square Footage	1600

Split Foyer	No Data
Central Heat	No Data
Central Air	No Data
Roof Type	METAL
Exterior Type	ASB.SHINGLE
Basement Type	NONE
Exterior Condition	F/P
Foundation Type	C/B
Floor Type	VINYL
Wall Type	SHEET ROCK
Heat Fuel Type	STOVE
Subdivision	REESE STREET

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Previous Owner

Previous Owner 1	
Previous Owner	ALBERT E TAYLOR ESTATE
Datebase Reference	WB46 P214
Previous Owner's Address	No Data
Date of Transfer	No Data
Sale Price	No Data

Previous Owner 2	
Previous Owner	No Data
Datebase Reference	No Data
Previous Owner's Address	No Data
Sale Price	No Data

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Legend

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

Feet

0 50 100 150 200

1:2,257 / 1"=188 Feet

Title: 163-21-3

Date: 1/8/2015

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January 08, 2015

Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
163-1-3-25	163 -1 -BK 3-25	0 REESE STREET Emporia, Va 23847	WB17 P309

Owner Information	
Owner	MACLIN KATHERINE T ESTATE C/O C WAITE MACLIN
Owner's Address:	39 DERRING ST PORTLAND ME 23847

Summary

Property Information

Residential	No Data
Commercial	No Data
Class	04
Zone	C1 GENERAL COMMERCIAL
Property Use	VACANT
Description Land Area	No Data
Size Main Land Area	0
Computed Main Land Area	0
Public Water	No Data
Public Sewer	No Data
Septic System	No Data
Underground Utility	No Data
Gutter	Y

Well	No Data
Spring	No Data
Paved Road	Y
Improvement Value	0
Land Value	1000
Sale Price	No Data
Sale Date	No Data
Account Number	20180
Dirt Road	No Data
Road	No Data
Sidewalk	No Data
Topography	LEVEL

Improvement Information

Year Built	No Data
Year Remodeled	No Data
Year Assessed	2014
Number Stories	0.0
Number Rooms	0
Number Bedrooms	0
Number Bathrooms	0
Number Fireplaces	0
Number Chimneys	0
Split Level	No Data
Building Description	No Data
Square Footage	0

Split Foyer	No Data
Central Heat	No Data
Central Air	No Data
Roof Type	ASBESTOS
Exterior Type	ALUM/STONE
Basement Type	3/4
Exterior Condition	A/F
Foundation Type	BR&CB
Floor Type	CAR/VIN
Wall Type	BRICK
Heat Fuel Type	EL BB
Subdivision	REESE STREET

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Previous Owner

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

Previous Owner 2	
Previous Owner	No Data
Database Reference	No Data
Previous Owner's Address	No Data
Sale Price	No Data

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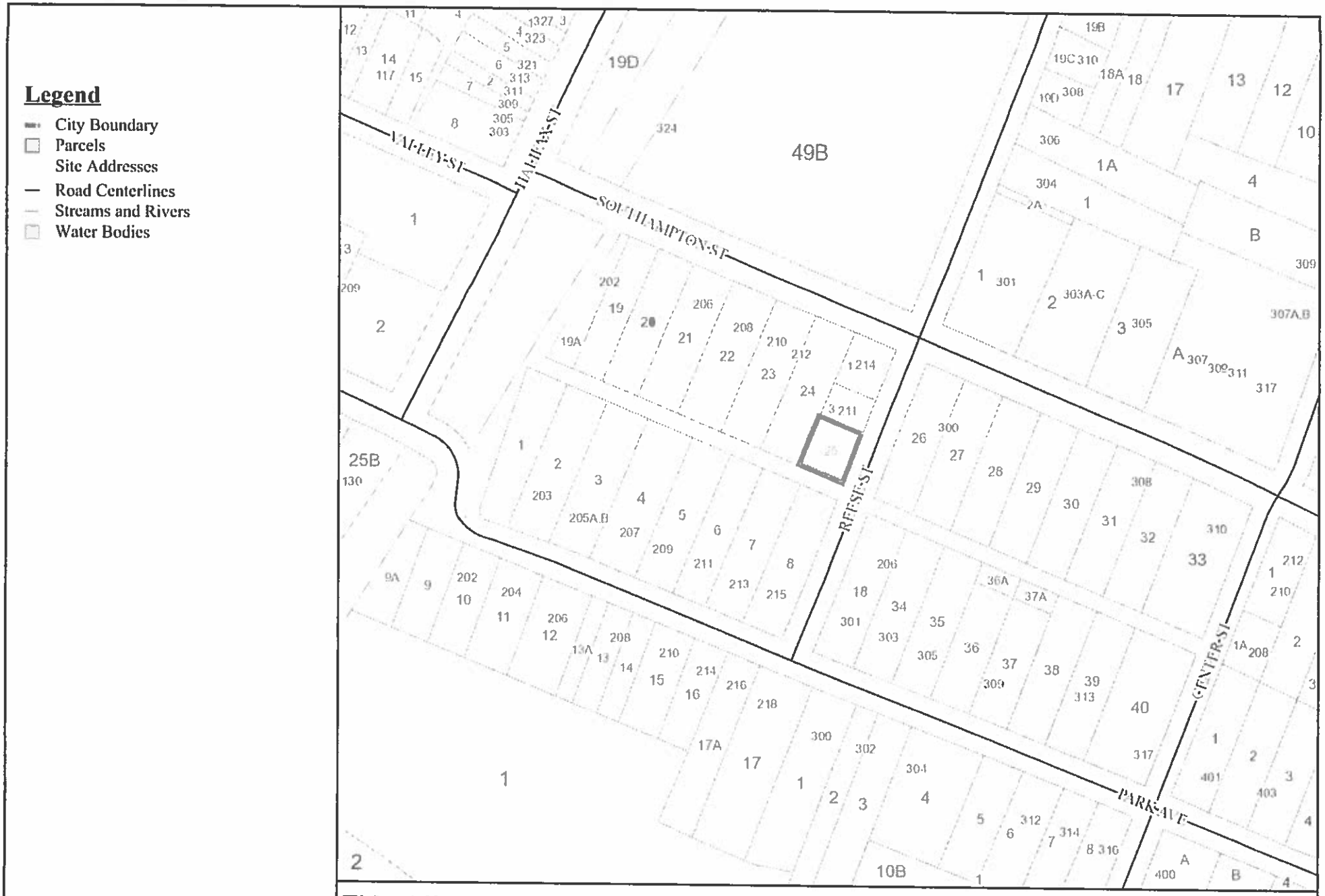
Legend
City Boundary
Parcels
Site Addresses
Road Centerlines
Streams and Rivers
Water Bodies
VALLEY ST
HAMPTON ST
SOUTHAMPTON ST
RIFFE ST
CENTER ST
PARK AVE
19D
49B
25B
10B
Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet
Title: 163-1-3-25
Date: 1/8/2015
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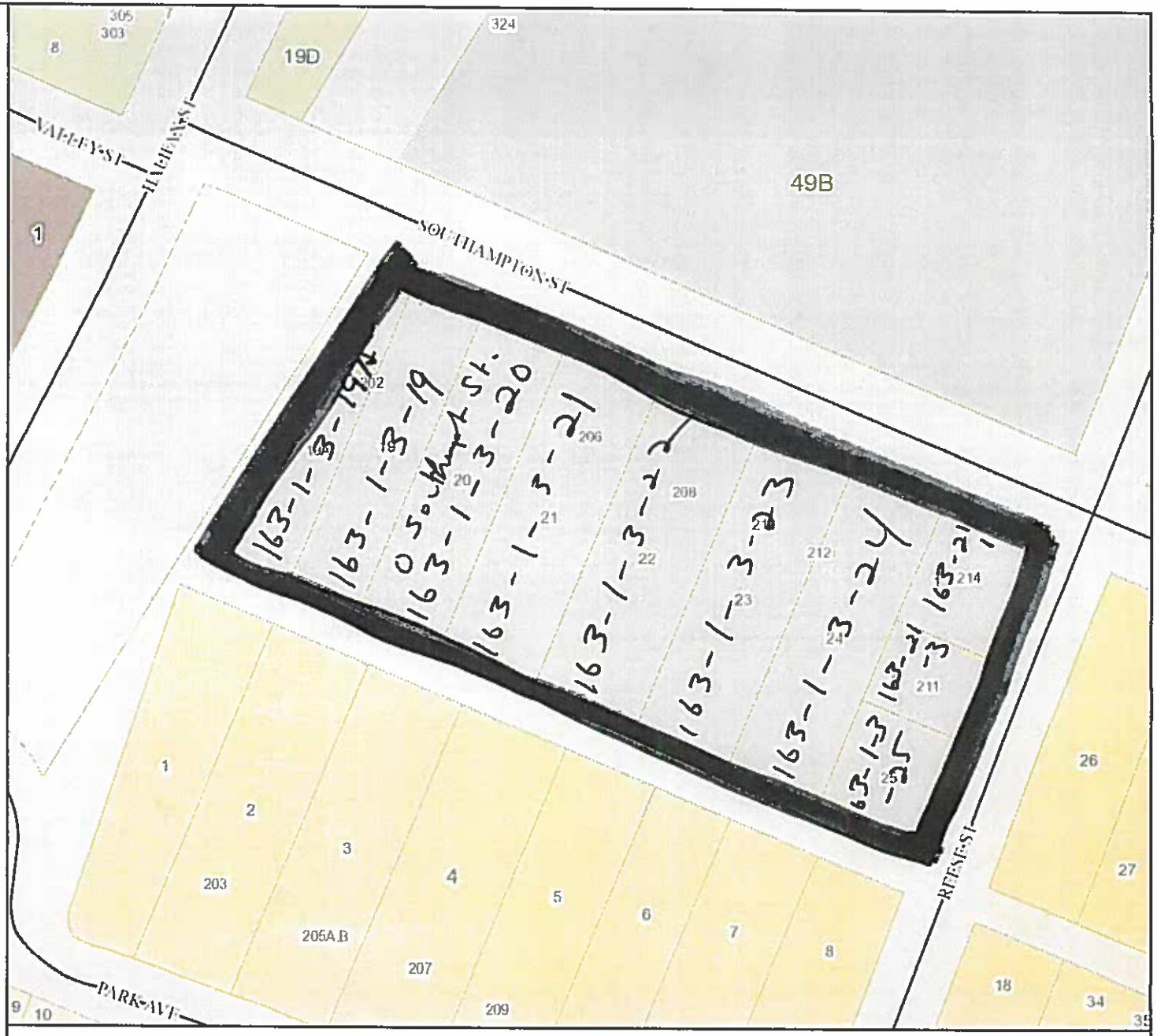
Legend

- City Boundary
- Parcels
- 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



Title:

Date: 12/22/2014

Feet

0 20 40 60 80

1:1,128 / 1"=94 Feet

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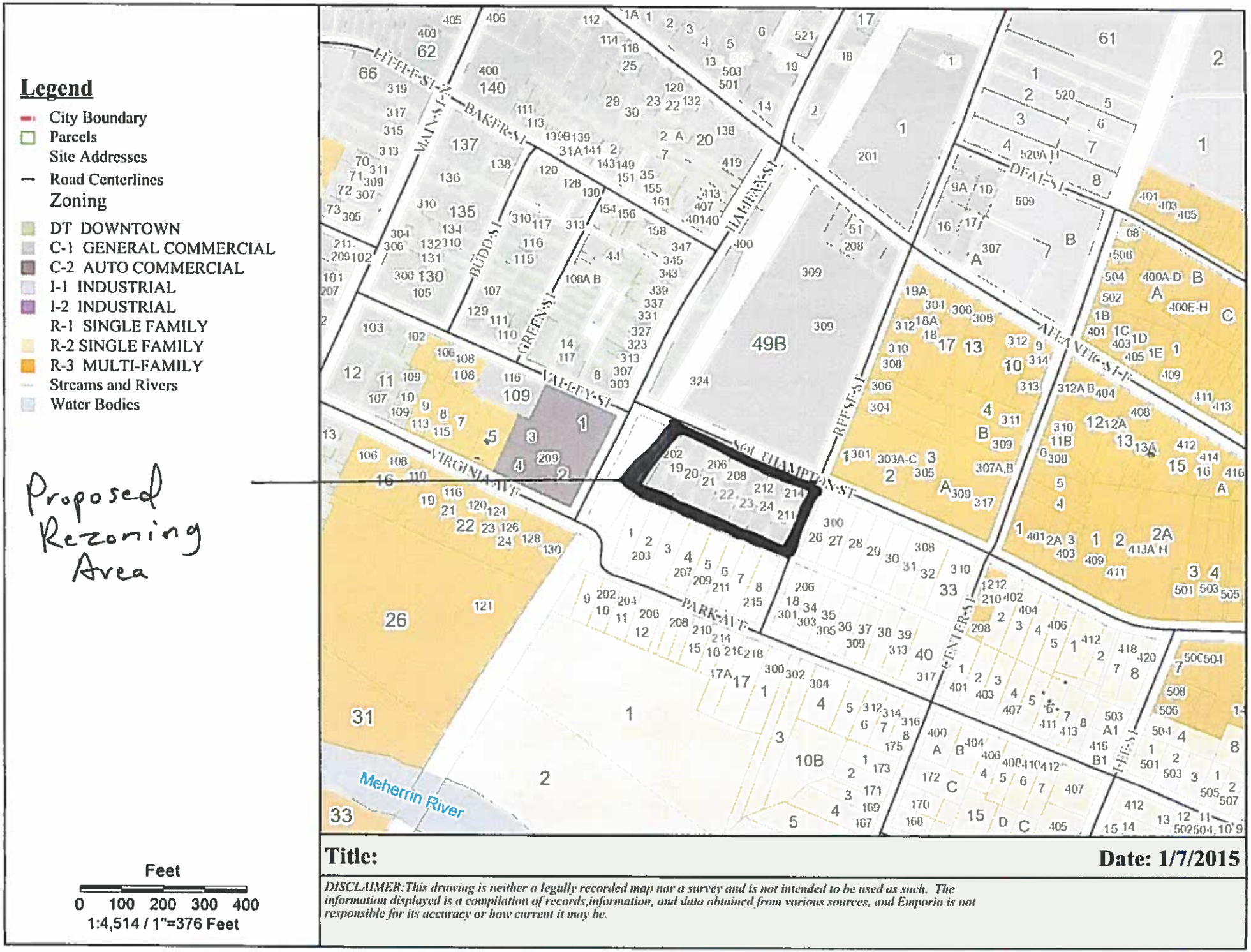
Legend
City Boundary
Parcels
Site Addresses
Road Centerlines
Zoning
DT DOWNTOWN
C-1 GENERAL COMMERCIAL
C-2 AUTO COMMERCIAL
I-1 INDUSTRIAL
I-2 INDUSTRIAL
R-1 SINGLE FAMILY
R-2 SINGLE FAMILY
R-3 MULTI-FAMILY
Streams and Rivers
Water Bodies
Proposed Rezoning Area
Feet
0 100 200 300 400
1:4,514 / 1"=376 Feet
Meherrin River
Title:
Date: 1/7/2015
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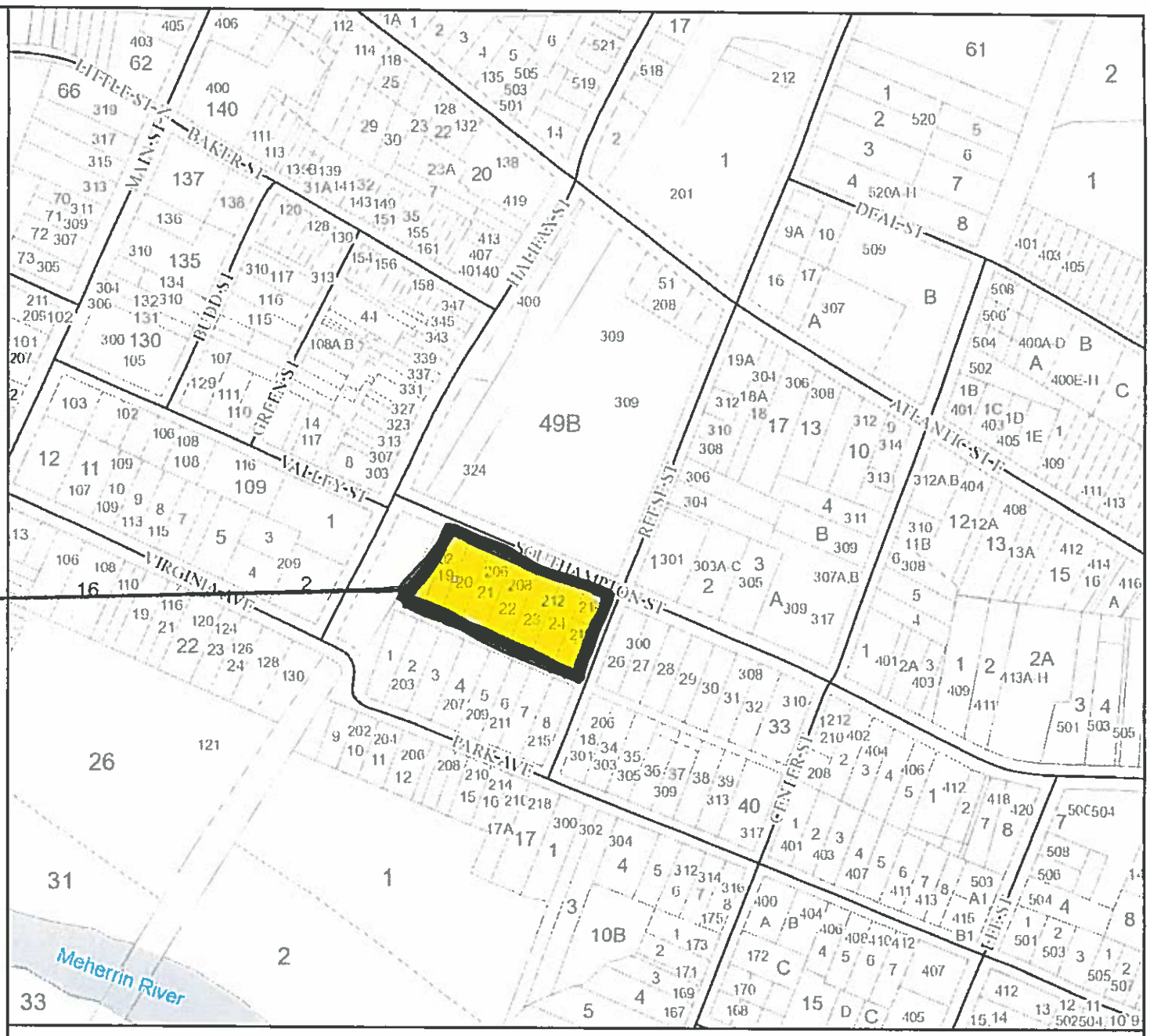
Legend

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

Proposed Rezoning Area



Feet

0 100 200 300 400

1:4,514 / 1"=376 Feet

Title:

Date: 1/7/2015

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Legend

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

Proposed Rezoning Area

Feet

0 100 200 300 400

1:4,514 / 1"=376 Feet

Title:

Date: 1/8/2015

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Sec. 90-12. - Nonconforming uses; regulations.

No nonconforming building or use shall be enlarged, extended, reconstructed, substituted, or structurally altered, except when required by law or order, unless the use thereof is changed to a use permitted in the district in which located, except as follows:

(1) Such use may be extended throughout any part of the building which was manifestly arranged or designed for such use on April 4, 1975, provided no structural alterations except those required by law are made therein.

(2) Any building that is conforming as to use, but is nonconforming as to floor area, lot, yard, road frontage, distance or height requirements, may be enlarged or structurally altered, but not reconstructed or substituted, so that it more nearly complies with these requirements.

(3) If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or of a more restricted classification, but it shall not thereafter be changed back to a use of a less restricted classification.

(4) Any nonconforming building or structure which is hereafter damaged to an extent exceeding 50 percent of its then appraised value exclusive of foundations, by fire, flood, explosion, earthquake, war, riot, storm, or so-called act of God, may not be restored, reconstructed or used for any purpose other than one permitted in the district in which it is located. However, if such damage is not more than 50 percent, such building or structure may be restored, reconstructed, and used as before, provided that it be done within two years after the damage occurs, and provided also that the height, yard, court, and other provisions of this chapter are complied with as nearly as possible. Any building that is conforming as to use, but is nonconforming as to floor area, lot, yard, road frontage, distance or height requirements, may be restored, reconstructed and used as before even though damaged to an extent exceeding 50 percent, provided that it is done within two years and that the floor area, lot, yard, road frontage, distance, or height requirements of this chapter are complied with as nearly as possible.

(5) No building, structure, or premises where a nonconforming use has ceased for two years or more shall again be put to a nonconforming use.

(6) All nonconforming buildings and uses in any R district which are of a type first permitted in a C or I district or are restricted for such district, may be continued for a period of ten years after April 4, 1975, unless the owner produces satisfactory evidence that the building at that time is less than 40 years old, in which case the use may be continued until the building does become 40 years old, after which (in either case) the use shall be changed to a conforming use or the building shall be removed.

(Code 1972, § 24-10(1)—(5), (7))

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. 90-76. - C-1 commercial district.

(a) *Purpose and intent.* C-1 commercial districts shall be for the conduct of retail and general commercial business establishments to which the 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.

(b) *Uses permitted.* Permitted uses in a C-1 district shall be as follows:

ABC stores.

Assembly halls.

Bakeries.

Banks and financial institutions.

Banquet facility.

Barber and beauty shops.

Bed and breakfast and tourist homes.

Billiard parlors and pool rooms.

Bookstores.

Bowling alleys.

Business offices and display rooms.

Child care centers.

Churches.

Clubs and lodges.

Delicatessen.

Department stores.

Drugstores.

Dry goods or notion stores.

Flower, gift, record and tobacco shops.

Furniture stores.

Grocery stores.

Hardware stores.

Hotels/motels.

Household appliance stores.

Jewelry stores.

Laundromats and dry cleaners.

Libraries.

Magazine and news stands.

Mini-storage facilities.

Museums.

Newspaper printing establishment.

Nightclubs with conditional use permit.

Pet service and supply establishments.

Photographer.

Post office.

Printing establishments.

Professional and public offices.

Recreation centers.

Restaurants, excluding drive-in or curb-service types.

Shoe repair shops.

Tailors.

Tattoo parlors.

Taxicab establishments.

Temporary outdoor yard sale.

Variety stores.

Wearing apparel stores.

(c) *Height regulations.* Buildings in a C-1 district may not be erected more than 45 feet in height without prior approval of the city planning commission.

(d) *Area regulations.* None, except if the permitted use utilizes a private water or sewage system, the required area in a C-1 district shall be established by the health official.

(e) *Lot coverage.* Lot coverage in a C-1 district may be up to 100 percent if yard and other regulations are met.

(f) *Setback regulations.* The front setback line in a C-1 district shall be located 25 feet from any street right-of-way.

(g) *Width regulations.* Width regulations in a C-1 district are not applicable.

(h) *Yard regulations.* For permitted uses in a C-1 district, the minimum side or rear yard adjoining or adjacent to a residential district shall be 25 feet.

(i)

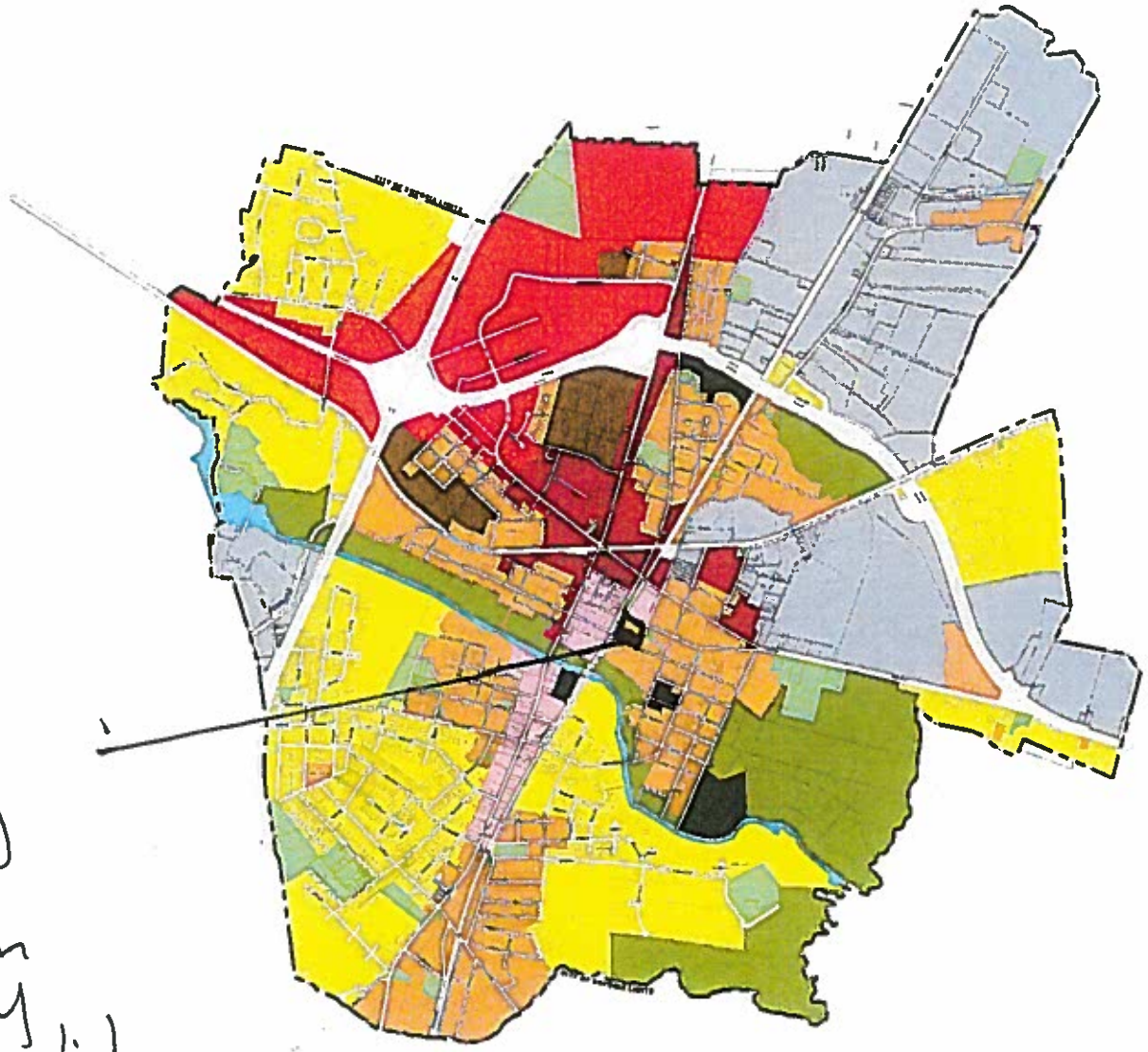
Parking. Off-street parking space in a C-1 district shall be provided as specified in article V of this chapter.

(j) *Signs.* Signs in a C-1 district may be erected as provided in article V of this chapter.

(Code 1972, § 24-27; Ord. No. 97-9, 9-2-97; Ord. No. 99-10, 9-21-99; Ord. No. 03-16, § 1, 5-20-03; Ord. No. 05-63, § 1, 12-6-05; Ord. No. 05-64, § 1, 12-6-05; Ord. No. 06-41, 3-6-07; Ord. No. 07-03, 9-18-07; Ord. No. 09-25, 6-2-09; Ord. No. 10-6, 1-19-10)

FUTURE LAND USE

COMPREHENSIVE PLAN STUDY
CITY OF EMPORIA, VIRGINIA



LEGEND

Residential
- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY

Commercial
- GENERAL COMMERCIAL
- RETAIL & SERVICE
- DOWNTOWN / MIXED-USE

Industrial
- INDUSTRIAL

Public & Open Space
- COMMUNITY FACILITIES
- CONSERVATION / OPEN SPACE
- PARKS & RECREATION

GRAPHIC SCALE IN FEET
APRIL, 2014

COMMUNITY PLANNING PARTNERS, INC.
Community Development Consultants
Richmond, Virginia

Proposed Rezoning Area = Medium Density Residential

LAND USE, TRANSPORTATION, AND COMMUNITY FACILITIES PLAN

The Future Land Use, Transportation, and Community Facilities Plan, illustrated on the following page, depicts a generalized land use concept for the City of Emporia. The purpose of the plan is to encourage an orderly, harmonious arrangement of land that will meet the present and future needs of the City. The Plan is essentially an expansion of the existing land use pattern that has developed in and around the City for over 100 years. Based on anticipated needs, land is identified for various forms of development.

The Future Land Use Plan has been prepared for a 20-year period (2015-2035), with an emphasis on the immediate decade ahead. The Plan is intended to be flexible, and is to be construed broadly rather than precisely as might be implied by the detailed mapping. Conditions and circumstances will inevitably change, and future land use decisions should adapt accordingly.

RECOMMENDED LAND USE CATEGORIES

The categories prescribed by the Plan are organized under four (4) major land use types. These include the following:

RESIDENTIAL

Low-Density Residential

Medium-Density Residential

High-Density Residential

COMMERCIAL

General Commercial

Downtown/Mixed-use

Retail/Service Commercial

INDUSTRIAL

PUBLIC/OPEN SPACE USES

Community Facilities

Conservation/Open Space

Parks and Recreation

It should be noted that similar land use categories are used in the Land Use Plan as well as the Zoning Ordinance. Categories in the Land Use Plan are more general indications of what the community would like to see in the future. Zoning categories are more detailed and site-specific, and have the power of law. The categories set forth in the Land Use Plan, however, are used as a guide for future rezoning and review of rezoning requests.

RESIDENTIAL USES

Three (3) types of residential areas are proposed based on housing type and density. These include low, medium, and high-density areas.

1. **Low-Density Residential (1-5 units per acre)**

   Neighborhoods or areas intended for detached, single-family development only. A maximum density of four (4) dwelling units per acre is generally permitted. Within this category, the zoning ordinance should specify density requirements associated with the availability of public utilities. Higher density types of residential use are not encouraged.

2. **Medium-Density Residential (up to 8 units per acre)**

   Neighborhoods or areas which allow a greater density and variation of housing types. Permitted uses include one and two-family dwellings and townhouses. A maximum of eight dwelling units per acre is generally permitted. Public water and sewer must be available to serve medium density areas.

3. **High-Density Residential (up to 20 units per acre)**

   Areas set aside for high-density residential uses, including apartment buildings, assisted-living facilities (elderly/nursing homes) and other large-scale forms of group housing or multi-family development. This use permits the development of multi-family housing up to twenty units per acre.

Designated Areas of Residential Use

The general extent and location of the three residential districts are indicated on the Future Land Use Map. The primary goal of the Land Use Plan is to maintain existing patterns of residential development throughout the City of Emporia while protecting its older neighborhoods and historic districts. A second strategy is to concentrate residential development in compact growth areas where the infrastructure is already in place. This will help minimize costs for public services and preserve valuable open space.

Low-Density Residential Use

Low-density residential use is designated for established single-family areas, as well as nearby vacant areas where similar development is expected to occur. Existing low-density areas are generally situated on larger lots (over ¼ acre) within several distinct neighborhoods. In order to maintain stable homeownership and property values, these low-density areas should be restricted solely to detached, single-family development.

Within the corporate limits, opportunities for new large-lot development are confined primarily to existing subdivisions as well as vacant areas around the southern and northeastern areas of the City. However, several of these areas have slopes in excess of 15% and the development cost to build houses on the land would be expensive as would public infrastructure. The City should also ensure that existing built-up areas are adequately served before major service extensions are approved for subdivisions at the City's borders.

Medium-Density Residential Use

The Plan designates medium-density residential use in some of the older neighborhoods. Smaller lot sizes in these areas generally prevail, as well as a pedestrian-oriented environment. The older

neighborhoods contain a diverse housing stock and include homes of modest size as well as larger homes. Some of these older neighborhoods are in transition and experiencing a slight to moderate decline. Potential impacts on the surrounding neighborhoods should be carefully weighed before medium-density residential uses are approved.

High-Density Residential Use

The plan directs high-density residential uses to established multi-family areas in and around the City. As a general rule, apartments and other large-scale group housing are best sited on arterial roads near major commercial and healthcare centers. In these locations, high-volume circulation needs can be met without disrupting lower-density neighborhoods.

In an effort to keep these areas active, vacant and underutilized dwellings should be conditionally considered for conversion to other uses such as small offices, group homes, and similar mixed-use development. However, potential impacts on the surrounding neighborhood should be carefully considered before such conversions are approved.

COMMERCIAL USES

The Land Use Plan establishes three (3) principal types of commercial designations for the City of Emporia. A detailed description of each designation is found below.

1. **General Commercial**

   Areas intended for general commercial development including large retail stores, services, lodging/restaurants, offices, and shopping centers. General Commercial uses should be easily accessible via automobile and should be located on collector or arterial roads, have sufficient parking, and be adequately served by public utilities and services.

2. **Downtown/Mixed-use**

   The downtown/mixed-use category includes compact commercial uses that serve both automobile and pedestrian traffic. Commercial uses are similar to those under General Commercial but at a pedestrian scale. Additional appropriate uses include, but are not limited to, legal/financial, real estate, personal services, above ground-floor residential uses and other types of low-impact uses.

3. **Retail/Service Commercial**

   The purpose of this category is to provide for an appropriate dynamic variety of uses adjacent to the downtown for commercial, financial, professional, governmental, and cultural activities. This category is intended to promote an attractive, convenient, and relatively compact arrangement of auto-oriented uses and that retain a pedestrian orientation. Signage and outdoor storage should be adequately controlled to promote an attractive and stable urban environment.

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§ 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.)

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