

CITY OF EMPORIA

PUBLIC HEARING

1. Zoning Code Amendment Request – 538 N. Main Street

AGENDA

EMPORIA PLANNING COMMISSION

Regular Meeting

TUESDAY, September 8, 2015 - 6:30 P.M.

ROLL CALL

APPROVAL OF MINUTES

August 11, 2015 ~ Regular Minutes

NEW BUSINESS

15-11. Zoning Code Amendment Request – 538 N. Main Street

ADJOURNMENT

MINUTES

PLANNING COMMISSION CITY OF EMPORIA MUNICIPAL BUILDING August 11, 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, August 11, 2015 at 6:30 p.m. in the Council Chambers of the Municipal Building located at 201 South Main Street, Emporia, Virginia. Mr. Slate 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
Mr. Threat
Mr. Slate, Chairman

Absent: Mr. Newsome

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

APPROVAL OF MINUTES

Mr. Ewing moved to approve the minutes with corrections from the July 14, 2015 Regular Meeting, seconded by Mr. Lankford, which passed as follows:

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

Mr. Vaughan	aye
Mr. Bryant	aye
Mr. Slate	aye

NEW BUSINESS

15-09. Zoning Coded Amendment Floodplain Ordinance

Mr. Thrower stated that at the last Planning Commission meeting, the Floodplain Ordinance was tabled. He also stated that as you are aware that the City has been working with Charles Kline of the Planning Department, DCR. Mr. Thrower stated that Mr. Kline was in attendance to provide an update and overview of the amendments, as requested.

Mr. Thrower stated that he recommended approval of the Floodplain Ordinance and that the Commissioners need to make a recommendation to City Council regarding these amendments.

Mr. Lankford moved to recommend approval of the Floodplain Ordinance to City Council as presented, seconded by Mr. Short, which passed as follows:

Mr. Thompson	Nay
Mr. Threat	aye
Mr. Lankford	aye
Mr. Ewing	aye
Mr. Short	aye
Mr. Vaughan	aye
Mr. Bryant	aye
Mr. Slate	aye

15-10. Architectural Compatibility Review-310 North Main Street

Mr. Thrower stated that Billy Sole seeks architectural compatibility review approval to construct a 9,544 square foot addition to the rear of the church located at 310 North Main Street. He stated that this portion of the building was previously destroyed by fire. He stated that according to the plans, the proposed addition would have a brick veneer which will match the existing sanctuary and annex. He stated that all other exterior building components appeared to be compatible with the existing buildings on the property and in the area.

Mr. Thrower stated that Section 90-80 (k) of the City's Zoning Code requires the Planning Commission to review the proposal for architectural compatibility and forward its recommendation to City Council.

Mr. Thrower recommended the Planning Commission recommends approval of the Architectural Compatibility Review request to City Council. City Council will consider this request and your recommendation at its August 18, 2015 meeting.

Mr. Short motioned to recommend approval of this request to City Council, seconded by Mr. Lankford, which passed as follows.

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

Mr. Slate presented Mr. Thrower with his letter of his resignation. Mr. Thrower stated that affective tonight at the conclusion of this meeting Mr. Slate resigned from his position on the board. Mr. Thrower stated that we appreciated Mr. Slate's time on the Board and everything he has done for the City and the Planning Commission.

ADJOURNMENT

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

W.C. Slate, Jr. Chairman

Darlene Cain, Secretary



CITY OF EMPORIA

Memorandum

September 4, 2015

TO: Planning Commissioners

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

SUBJECT: Zoning Code Amendment Request – 538 N. Main Street

ITEM #: 15-11

Philip Moncure has submitted a zoning code amendment application to add “Electronic Retail Sales and Online Auction Stores” as a permitted use in the C-1 Commercial District. Mr. Moncure is requesting the City allow this use at 538 N. Main Street. The parcel is identified as City Tax Map Number 143-18-0-1 and is currently zoned C-1 Commercial District. The requested use is not currently permitted in any zoning district within the City.

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 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.”

Attached is a description of the proposed use prepared by Mr. Moncure. I have also attached information from Wikipedia describing the proposed use. Per the attached opinion prepared by Patricia T. Watson, Commonwealth’s Attorney, it appears the proposed business, as described by the applicant, complies with gambling laws and is a legal operation.

Recommendation

In reviewing the purpose and intent of the C-1 Commercial District, as well as other permitted uses in the C-1 Commercial District, I recommend that Sec. 90-76 (b) of the City’s zoning code be amended to list “Electronic Retail Sales and Online Auction Stores with Conditional Use Permit” as a permitted use in the C-1 Commercial District. Requiring a conditional use permit will help ensure proper development standards are met and that potential impacts to surrounding properties are addressed through conditions.

You will need to make your recommendation to City Council regarding this request. City Council will consider this request and your recommendation at its September 15, 2015 meeting.

Attachments

Application

Description Prepared by Applicant

Descriptions from Wikipedia

Opinion from Commonwealth Attorney, Patricia T. Watson

Zoning and Aerial Maps

Tax Map Sheet

Sec. 90-77 C-1 Commercial District



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

Permit Number 15-0000221
 Date 8/11/15
 Tax Map # _____
 Zoning District _____
 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 Rezoning Conditional Use Permit
 Special Exception Amendment Appeal
 Telecommunications Tower Co-location on existing tower

Description of Request: trying to open electronic retail sales & ONLINE auction store.

Proposed Acreage: _____

Applicant/ Agent Information:

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

Agent(s): Philip Mancure Phone# 252-532-0381

Mailing Address: 3075 Mechanicsville Turnpike Richmond, Va 23223

E-Mail Address: philip_mancure@yahoo.com

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): Harrison & Bates Inc Phone# _____

Address: 6606 West Broad St, Suite 400
Richmond Va 23239-11027

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

Subject Parcel Information

Location of Property: Emporia Shopping Center

Street Address: 538 N Main Street
Emporia Va 23847

General Description of Property:

Emporia Shopping Center

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

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

Electronic retail sales, online auctions

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.

It is retail sales. Should be no impact.

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

No.

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 KNOWN.

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:

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

NONE KNOWN.

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:

NONE

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

NONE

J Applicant Remarks

This is retail sales for which we will be collecting and paying sales tax. Do not understand why we need a zoning amendment.

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: 8-10-2015

Applicants Name Philip Maurice
(Typed or printed)

Signature of Applicant Philip Maurice

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

City of Emporia VA 23847
 Emporia VA 23847
 LIEN AGENT:

LAND USE AMENDMENT
 PERMIT NUMBER: 0000221 - 2015
 USBC: 2012
 APPLICATION DATE: 7/06/2015
 ISSUANCE DATE: 8/11/2015
 RENEWAL DATE: 8/11/2015
 DATE: 8/11/2015

OWNER NAME/ADDRESS: YMCA OF EMPORIA/GREENSVILLE INC
 510 N MAIN ST
 EMPORIA VA 23847
 SITE ADDRESS: 538 SOUTH MAIN STREET
 STARBIDS ONLINE AUCTIONS
 EMPORIA, VIRGINIA 23847
 CONTRACTOR NAME/ADDRESS: OWNER
 PHONE: 000 000 0000

RE ACCOUNT#: 1625 DESCRIPTION OF CONSTRUCTION LOCATION
 TAX MAP NO.: 143A 0 9 LOT: BLOCK: SECTION: BLDG NO.:
 SET-BACKS: FRONT: BACK: HEALTH PERMIT NO.: DISTRICT:
 RIGHT: LEFT: FLOODPLAIN: SUB-DIVISION:
 CNTR : FRIGE: AREA: ZONE:
 RIGHT-OF-WAY: S/E CUP NO.: SITE PLAN:
 DIRECTIONS TO SITE:

USE GROUP: USE CODE: SQ FEET:
 NATURE/WRK: NATURE/WRK:

LAND USE AMENDMENT

JOB VALUE:
 PERMIT FEE:
 TOTAL FEES:

ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE
 STATE BUILDING CODE.
 PERMIT HOLDER SHALL CALL FOR ALL REQUIRED INSPECTIONS
 AS REQUIRED BY STATED & LOCAL LAW.

REQUIRED SIGNATURES

PROPERTY OWNER SIGNATURE _____ DATE _____
 PLANNER/ZONING ADMINISTRATOR _____ DATE _____
 PLANNING COMMISSION _____ DATE _____
 CITY COUNCIL _____ DATE _____

Brian Thrower

From: Jennifer Dempsey <honeybunney57@yahoo.com>
Sent: Thursday, September 03, 2015 3:41 PM
To: bthrower@ci.emporia.va.us
Subject: Philip Moncure/description of electronic retail sales and online auction store
Attachments: Redi Bids description.docx

Mr. Thrower,

Attached is the description (that you have requested) detailing how the electronic retail sales and online auction store will operate.

If you should need any other information, please contact myself at philipmoncure@gmail.com or to my secretary at this email address.

Thank you for your time,
Philip Moncure

Redi Bids is a penny auction, a customer comes in- they set up an account, they do not actually even have to add money to set up an account, they sit down at a computer they can pick through auctions and can bid on up to six items at one time, you have the option of auto bidding where the computer will bid for you on each item every 5 seconds or you can manually bid on the items each time you bid it last for 60 seconds. In order to be eligible to win the item, you must stay active in the bidding process you will have a bar for active, yellow for going into inactive and red for inactive. Once an item reaches its reserve price (it's a reserve price that none of us are aware of) a timer will come up if you are active in your bidding- you have 15 seconds to bid the high bidder, if you win the auction you can purchase the item at the final action price- they are not obligated to buy the item.

While bidding if the customer decides they really want the item regardless, they have the option of either purchasing it at retail price and if they do so, they will receive all of their bids back, or if they bid for a period of time, they can purchase the item at a reduced rate and get a portion of their bids back.

There is a bit of skill in this, I do have to remain active and eligible to win the item, and when the timer goes off, I have to persistently bid to try to be the high bidder.

One benefit of having a store versus the customer using Redi Bids or another online auction at home is, 1. a lot of customers do not have internet access and 2. if the internet speed isn't high it could prevent the customer from winning the bid because there would be delay.

Bidding fee auction

From Wikipedia, the free encyclopedia

A **bidding fee auction**, also called a **penny auction**, is a type of all-pay auction in which all participants must pay a non-refundable fee to place each small incremental bid. The auction ends after a period of time, typically ten to twenty seconds, without new bids; the last participant to have placed a bid wins the item and also pays the final bid price, which may be significantly lower than the retail price of the item. The auctioneer makes money in two ways: the fees for each bid and the payment for the winning bid, totalling typically significantly more than the value of the item.^[1] Such auctions are typically held over the Internet, rather than in person.

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- 1 How it works
- 2 Criticism
- 3 See also
- 4 References

How it works

Participants pay a fee to purchase bids. Each of the bids increases the price of the item by a small amount, such as one penny (0.01 USD, 1¢, or 0.01 GBP, 1p; hence the name of the auction), and extends the time of the auction by a few seconds. Bid prices vary by site and quantity purchased at a time, but generally cost 10–150 times the price of the bidding increment. The auctioneer receives the money paid for each bid, plus the final price of the item.

For example, if an item worth 1,000 currency units (dollars, euros, etc.) sells at a final price of 60, and a bid costing 1 raises the price of the item by 0.01, the auctioneer receives 6,000 for the 6,000 bids and 60 as the final price, a total of 6,060, a profit of 5,060. If the winning bidder used 150 bids in the process, they would have paid 150 for the bids plus 60 for the final price, a total of 210 and a saving of 790. All the other, losing, bidders collectively paid 5,850 and received nothing.

A *TechCrunch* article (July 26, 2010) on MadBid, one such site, called this model "a license to print money."^[2] By contrast in an article on Madbid The Guardian (28 January 2012) comments "legions of penny auction sites have folded, including Swoopo, Rapid Bargain and Bid Boogie."^[3]

Criticism

Due to the possibility of participants spending a lot of money and still losing an auction, or ultimately spending more than the retail value of the item they end up winning, some analysts have criticized the model or compared it to gambling, even when operating without fraud.^{[4][5][6][7][8]} The Better Business

Bureau warns consumers, "although not all penny auction sites are scams, some are being investigated as online gambling. BBB recommends you... know exactly how the bidding works, set a limit for yourself, and be prepared to walk away before you go over that limit."^[9] A penny auction may make the seller a far higher price than the item value,^[1] to the point where many consider them to be entertainment rather than actual shopping.^[10]

Potential fraudulent practices which can disadvantage buyers even more include shill bidding, where a human or software (bot) bidder covertly acting for the seller places bids which make legitimate bidders continue bidding where otherwise the auction would end, and simply not sending out goods for which a price, albeit low, has been paid.

Some bidding fee auction sites have been shut down by state governments after investigations. Wavee US, LLC, settled with the Governor's Office of Consumer Protection in Georgia and agreed to close its website after the office received complaints about merchandise not being shipped in a timely fashion. Washington state shut down PennyBidDr after a lawsuit in which the state accused PennyBidDr of using shill bidding to drive up prices and extend auctions, a claim originally made on the Penny Auction Watch website.^[11] In addition, several auction sites which claimed to be Better Business Bureau "Accredited" were not members of the BBB or had poor ratings with the BBB.^[12]

See also

- Dollar auction, a game theory experiment similar to penny auctions
- Unique bid auction, another auction style in which bidders pay for entry and ending prices are very low

References

1. "QuiBids.com Reviews – Legit or Scam?" (<http://reviewopedia.com/workathome/quibids-com-reviews-is-quibids-a-scam/>). Reviewopedia.com. Retrieved 13 November 2012.
2. Penny auction site MadBid secures £4m funding from Atomico Ventures (<http://eu.techcrunch.com/2010/07/26/penny-auction-site-madbid-secures-4m-funding-from-atomico-ventures/>)
3. King, Mark. "How penny auction websites can leave you with a hole in your pocket" (<http://www.theguardian.com/money/2012/jan/28/penny-auction-websites>). The Guardian. Retrieved 25 November 2014.
4. "Profitable Until Deemed Illegal" (<http://blog.codinghorror.com/profitable-until-deemed-illegal/>). Coding Horror. Retrieved 25 November 2014.
5. Gimein, Mark (2009-07-12). "The Big Money: The Pennies Add Up at Swoopo.com" (<http://www.washingtonpost.com/wp-dyn/content/article/2009/07/11/AR2009071100684.html>). *The Washington Post*. Retrieved 2010-04-26.
6. <http://www.codinghorror.com/blog/archives/001261.html>
7. <http://technologizer.com/2008/09/17/is-swoopo-nothing-more-than-a-well-designed-gimmick/>
8. An iPad for \$2.82, or illegal gambling? (http://redtape.msnbc.msn.com/_news/2011/02/18/6345481-an-ipad-for-282-or-illegal-gambling)
9. BBB Names Top Ten Scams of 2011 (<http://www.bbb.org/us/article/bbb-names-top-ten-scams-of-2011-31711>)
10. "Penny Auction Sites: Shopping or Entertainment?" (<http://www.pennyauctionpolice.com/penny-auction-sites-shopping-or-entertainment/>). Penny Auction Police. Retrieved 25 November 2014.

11. PennyAuctionWatch article on Pennybidr (<http://www.pennyauctionwatch.com/2010/01/pennybidr-com-alleged-scam-with-shill-bidders/>)
12. Most online penny auctions just don't make any sense (http://today.msnbc.msn.com/id/44010040/ns/today-today_news/t/most-online-penny-auctions-just-dont-make-any-sense/)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Bidding_fee_auction&oldid=672559867"

Categories: [Auctioneering](#) | [Business models](#) | [Online auction websites](#)

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Online shopping

From Wikipedia, the free encyclopedia

"Web store" redirects here. For the W3C storage standard, see Web Storage.

Online shopping (sometimes known as **e-tail** from **"electronic retail"** or **e-shopping**) is a form of electronic commerce which allows consumers to directly buy goods or services from a seller over the Internet using a web browser. Alternative names are: e-web-store, e-shop, e-store, Internet shop, web-shop, web-store, online store, online storefront and virtual store. Mobile commerce (or m-commerce) describes purchasing from an online retailer's mobile optimized online site or app.

An online shop evokes the physical analogy of buying products or services at a bricks-and-mortar retailer or shopping center; the process is called business-to-consumer (B2C) online shopping. In the case where a business buys from another business, the process is called business-to-business (B2B) online shopping. The largest of these online retailing corporations are Alibaba, Amazon.com, and eBay.^[1]

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 - 8.3 User interface
- 9 Market share
- 10 Advantages
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- 14 Impact of reviews on consumer behaviour
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History

English entrepreneur Michael Aldrich invented online shopping in 1979. His system connected a modified domestic TV to a real-time transaction processing computer via a domestic telephone line. He believed that videotex, the modified domestic TV technology with a simple menu-driven human-computer interface, was a 'new, universally applicable, participative communication medium — the first since the invention of the telephone.' This enabled 'closed' corporate information systems to be opened to 'outside' correspondents not just for transaction processing but also for e-messaging and information retrieval and dissemination, later known as e-business.^[2] His definition of the new mass communications medium as 'participative' [interactive, many-to-many] was fundamentally different from the traditional definitions of mass communication and mass media and a precursor to the social networking on the Internet 25 years later.



Patricia T. Watson
Commonwealth's Attorney
Phillip J. Nichols, Jr.
Deputy Commonwealth's Attorney

COMMONWEALTH of VIRGINIA
Office of the Commonwealth's Attorney
For the County of Greensville and the City of Emporia

Ronnie El. West
Assistant Commonwealth's Attorney

Debi Williams
Victim/Witness Director

26 August 2015

Ms. Jan Harrell
Economic Development Manager
City of Emporia
Via telefax: 434-634-0003

Dear Ms. Harrell:

I have reviewed the application for Starbidz 3 to establish a penny auction site in Emporia. I recently met with Jerry Kilgore, who represents Redibids, who is the software provider for Starbidz, and I base my opinion on their representation. In evaluating the operations of such a business, it appears that the penny auction site and its accompanying sweepstakes incentive comply with Virginia's laws governing gambling.

If Starbidz does not operate according to the guidelines presented to me, then this opinion is not valid. I would suggest that the City review the procedures in several months to ensure that they are following the guidelines established by Redibids. I also reserve the right to modify or change my opinion should different operations transpire or if any court rules differently.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia T. Watson".

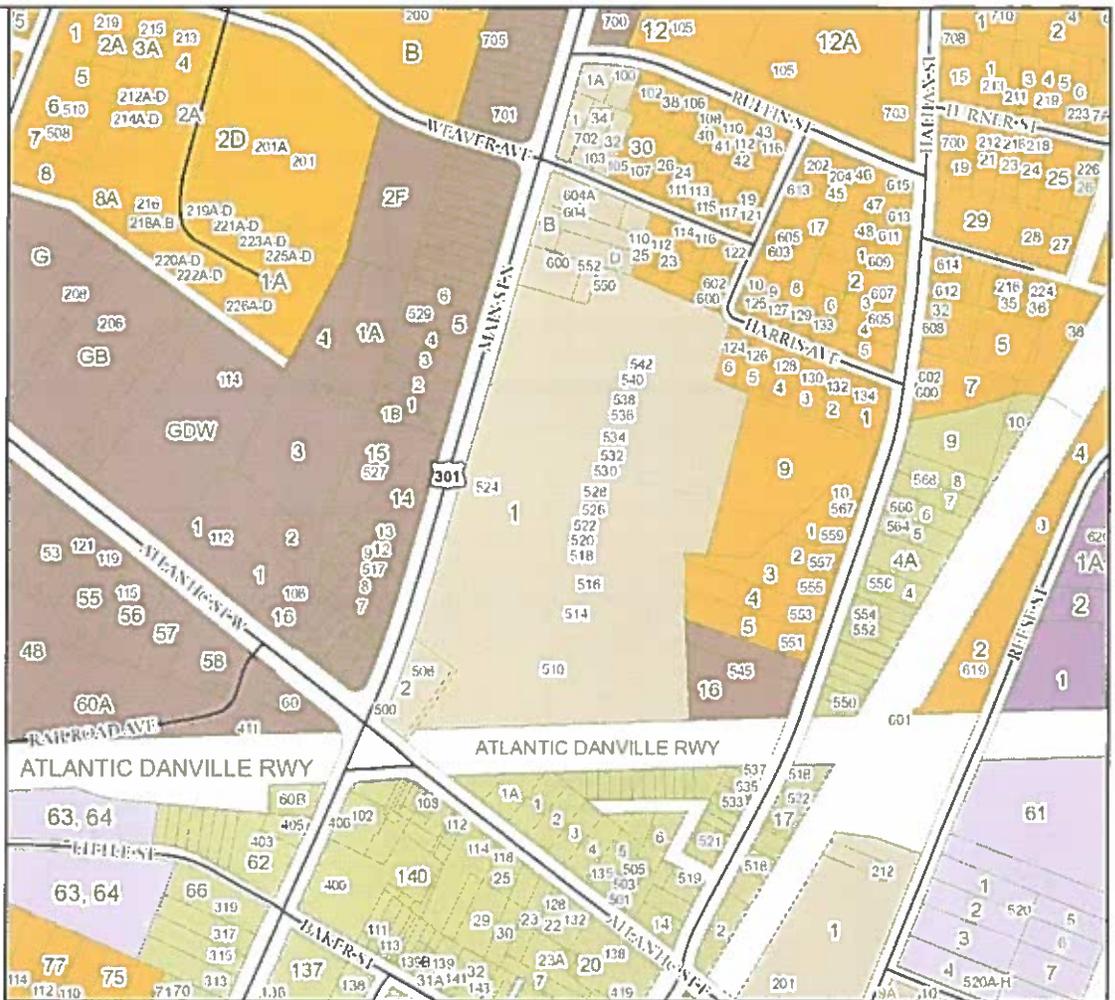
Patricia T. Watson

PTW/s

Cc: Chief Ricky Pinksaw

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: 9/4/2015

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.

Feet



Legend

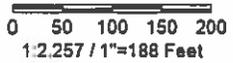
- City Boundary
- Parcels
- Site Addresses
- Road Centerlines
- Streams and Rivers
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Title:

Date: 9/4/2015

Feet



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Emporia, Virginia

Map Pin	Tax Map Number	Address	Deed Book Reference
143-18-1	143-18-0-1	550, -510 NORTH MAIN STREET Emporia, Va 23847	IN13000845

Owner Information	
Owner	EMPORIA SC LLC C/O HARRISON AND BATES
Owner's Address:	PROPERTY MGNT 6606 W BROAD ST STE 400 RICHMOND VA 23230

Summary

Property Information			
Residential	No Data	Well	No Data
Commercial	Y	Spring	No Data
Class	04	Paved Road	Y
Zone	C1 GENERAL COMMERCIAL	Improvement Value	1188800
Property Use	SHOPPING CENTER	Land Value	461600
Description Land Area	SITE	Sale Price	1487500
Size Main Land Area	0	Sale Date	07/12/2013
Computed Main Land Area	12	Account Number	20190
Public Water	Y	Dirt Road	No Data
Public Sewer	Y	Road	No Data
Septic System	No Data	Sidewalk	Y
Underground Utility	No Data	Topography	LEVEL
Gutter	Y		

Improvement Information			
Year Built	1970	Split Foyer	No Data
Year Remodeled	1980	Central Heat	Y
Year Assessed	2014	Central Air	Y
Number Stories	1.0	Roof Type	TAR/GRVL
Number Rooms	0	Exterior Type	CINDER BLOCK
Number Bedrooms	0	Basement Type	NONE
Number Bathrooms	0	Exterior Condition	A/F
Number Fireplaces	0	Foundation Type	SLAB
Number Chimneys	0	Floor Type	CAR/VIN
Split Level	No Data	Wall Type	D/W&PANEL
Building Description	SHOPPING CTR, D	Heat Fuel Type	HTPUMP
Square Footage	23440	Subdivision	MAIN STREET NORTH

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Previous Owner	
Previous Owner 1	
Previous Owner	EMPORIA ASSOC LLC C/O HARRISON AND BATES
Datebase Reference	IN08000798
Previous Owner's Address	PROPERTY MANAGEMENT 6606 W BROAD ST STE 400 RICHMOND VA 23230
Date of Transfer	No Data
Sale Price	No Data
Previous Owner 2	
Previous Owner	EMPORIA ASSOC C/O MYRON KANTER
Datebase Reference	DB155 P780
Previous Owner's Address	510 BROADHOLLOW RD MELVILLE NY 11747
Sale Price	1800000

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as City of Hampton expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

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 curbside 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)

