



=====

AGENDA
EMPORIA PLANNING COMMISSION
Regular Meeting
Tuesday, March 12, 2024 – 6:30 p.m.
Council Chambers

=====

Call To Order/Roll Call/Determine Quorum

Approval of Agenda

Approval of Minutes

- February 26th, 2024, Joint Meeting

New Business

- 24-01: Chairman & Vice Chairman Election 2024

Public Hearing: Briggs St. Rezoning R-1 to R-2 (Applicant Rezaul Chowdhury)

- 24-02: Briggs St. Rezoning R-1 to R-2 (Applicant Rezaul Chowdhury)

Upcoming Dates & Updates

- Joint Meeting with City Council March 18th @ 6PM in the Council Chambers
- Meeting Minutes

Adjournment



CITY OF EMPORIA

Memorandum

TO: Members, City of Emporia Planning Commission

FROM: Matthew Culbreath, Director of Planning & Zoning

SUBJECT: 2024 Planning Commission Chair and Vice Chair

ITEM: 24-01

Pursuant to City Code Section 54.35, *Article II. Planning Commission*, at the first meeting of each year, the Planning Commission shall elect its Chairman and Vice Chairman from among the citizen members, for a term of one (1) year, who shall be eligible for re-election. The Planning Commission may create and fill such other offices as it may deem necessary.

Recommendation:

This information is provided to the Planning Commission for its consideration.



CITY OF EMPORIA

Memorandum

TO: Members, City of Emporia Planning Commission

FROM: Matthew Culbreath, Director of Planning & Zoning

SUBJECT: Briggs St. Rezoning R-1 to R-2 (Applicant Rezaul Chowdhury)

ITEM: 24-02

Rezaul Chowdhury has submitted a rezoning application to rezone roughly 31.06 acres located off the undeveloped portion of Briggs Street, Tax Map ID# 202-A-0-8 & 9, from R-1, Residential District, to R-2, Residential district. Mr. Chowdhury is planning to develop a single-family subdivision on the property, and he is requesting this rezoning so they can develop smaller lots and have lot size diversity.

This is the first property on the southside of the undeveloped portion of Briggs Street and runs from Briggs Street to the county line at falling run. The properties directly to the east are zoned R-2, the properties to the north and west are zoned R-1, and the properties south are zoned A-1 and are located in Greensville County. Since this property is adjacent to properties zoned R-2, there are no issues revolving around spot zoning.

As it currently stands, the R-1 Residential Zoning District has a lot size minimum of 8,000 square feet and lot width minimum of 75 feet. With a rezoning of the property to R-2, this will allow the applicant to develop the property with a lot size minimum of 6,000 square feet and a lot width minimum of 60 feet. Mr. Chowdhury is requesting this rezoning so he can have the freedom to manage lot sizes with smaller homes on smaller lots and larger homes on larger lots to diversify his development.



CITY OF EMPORIA

Regarding the Comprehensive Plan compliance, the future land use map on page 50 identifies this property as low-density residential property (1-5 units per acre). The comp plan defines low-density residential as, “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.” Given the size of Mr. Chowdhury’s property and using the formula this would have approximately 124 single family dwellings on the property. Currently on the preliminary site layout there are 91 proposed dwellings. The rezoning of the R-2 will create an increase in density allowed on the property, however it is staff’s opinion that Mr. Chowdhury’s plan to develop the property does qualify as low-density residential development based off the proposed layout.

Recommendation: It is the Planning & Zoning Director’s recommendation that The City of Emporia Planning Commission recommend approval to the Emporia City Council the Rezoning of 0 Briggs Street, Tax Map ID # 202-A-0-8 & 9, from R-1, Residential District, to R-2, Residential District.

Attachments:

1. Proposed Site Layout
2. Application



- GENERAL SITE INFORMATION**
1. TAX MAP PRECEDES: 2014-4-1 & 2014-4-9
 2. EXISTING ZONING: R-1
 3. PROPOSED ZONING: R-2
 4. MINIMUM LOT WIDTH: 60'
 5. MINIMUM LOT DEPTH: 5000 S.F.
 6. UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC
GAS: PUBLIC
 7. SINGLE-FAMILY LOT SETBACKS:
SIDE COMBINED: 5' (NOT LESS THAN 1' ON ONE SIDE)
REAR: 25'
 8. UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC

R-2 CONCEPTUAL LAYOUT
BRIGGS STREET SUBDIVISION
BRIGGS STREET
CITY OF EMPORIA, VIRGINIA
SEPTEMBER 2023

ARM Resource
 Engineers and Scientists
 An ARUP Group Company

P.O. Box 6160 • 9560 Kings Charter Drive • Ashland, VA 23005
 (804) 550-9200 • FAX (804) 550-9259

© 2013 Emporia, VA
 All rights reserved. This document is prepared by ARM Resource and is the confidential property of ARM Resource. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written consent of ARM Resource, LLC.



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

Permit Number 50-2024
 Date 2/22/2024
 Tax Map # 203-A-0-8,9
 Zoning District R-1
 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: Would like to rezone the lot from R-1 to R-2 to create more, smaller lots and develop single-family residences
 Proposed Acreage: 2.9 Acres

Applicant/Agent Information:

Is the applicant: Property Owner (if property owner skip to next section) Contract Purchaser Other: _____
 Agent(s): Rezau Chowdhury Phone # 540-760-0124
 Mailing Address: 2604 Park Green Way, Glen Allen, VA 23060
 E-Mail Address: ndc.rezau@gmail.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): John L Walston Phone # _____
 Address: 119 Shore Dr., Emporia, VA 23847

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

Subject Parcel Information

Location of Property: City of Emporia

Street Address: 0 Briggs St., Emporia, VA 23847

General Description of Property:

Map Pin: 202-A-0-8 and 202-A-0-9

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

Vacant, unimproved lot

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

We would like to create more lots with smaller dimensions to develop single-family residences within the next 5 to 10 years.

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.

This request will not be detrimental as the area already has R-2 zonings surrounding with many sized lots for single-family residences. It will not cause significant disturbance.

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).

Not to my knowledge

E. Proffers and Conditions

List any conditions or proffers currently associated with this property.

N/A

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:

N/A

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.

The current zoning prohibits the freedom to manage the size of the lots for smaller homes and larger homes.

J. Applicant Remarks

Our goal is to bring more housing opportunities for the City. We will develop this project over a few years and ensure quality is up to standards. We have no intentions to disrupt the area, only to bring benefit for the people and the City.

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: 9/21/2023

Applicants Name Rezawl K. Chowdhury
(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

V O U C H E R

Date: 2/28/2024

City of Emporia
201 S Main St
Emporia

VA 23847

Permit Number : 0000050 - 2024
Department : PZPER

Payee: NOBLE DEVELOPMENT CORPORATION

Ticket # 2400050

Permit Type: REZONE -- Rezoning

Permit Fee: \$400.00
Total Due: \$400.00

CITY OF EMPORIA

FEB 28 2024

PAID

T A X R F C F T D T

Ticket #: 24000500001 00

KAREN A. TAYLOR
PO BOX 511

EMPORIA VA 23847

Date : 2/28/2024
Register : TSW/QPADEV0003
Trans. #: 00657
Dept # : PZPER
Acct# :

PLANNING & ZONING PERMIT 203 A 0 8,9
REZONE
Permit Fee

Previous Principal
Balance \$ 400.00

Principal Being Paid \$ 400.00
Penalty \$.00
Interest \$.00

NOBLE DEVELOPMENT CORPORATION
NOBLE DEVELOPMENT CORPORATION
2728 HUNGARY ROAD
RICHMOND, VA 23228
Amount Paid \$ 400.00
*Balance Due \$.00

Pd by NOBLE DEVELOPMENT CORPORATION Check 400.00 # 1170
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 2/2024