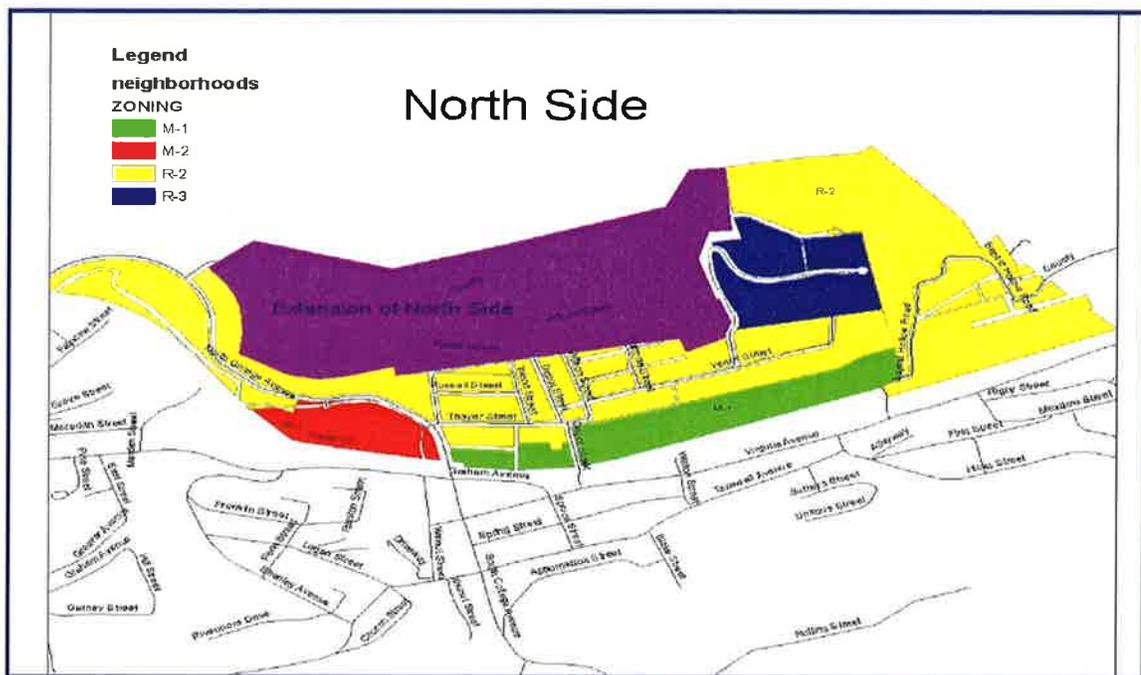




V. Housing & Neighborhoods

Neighborhood

North Side

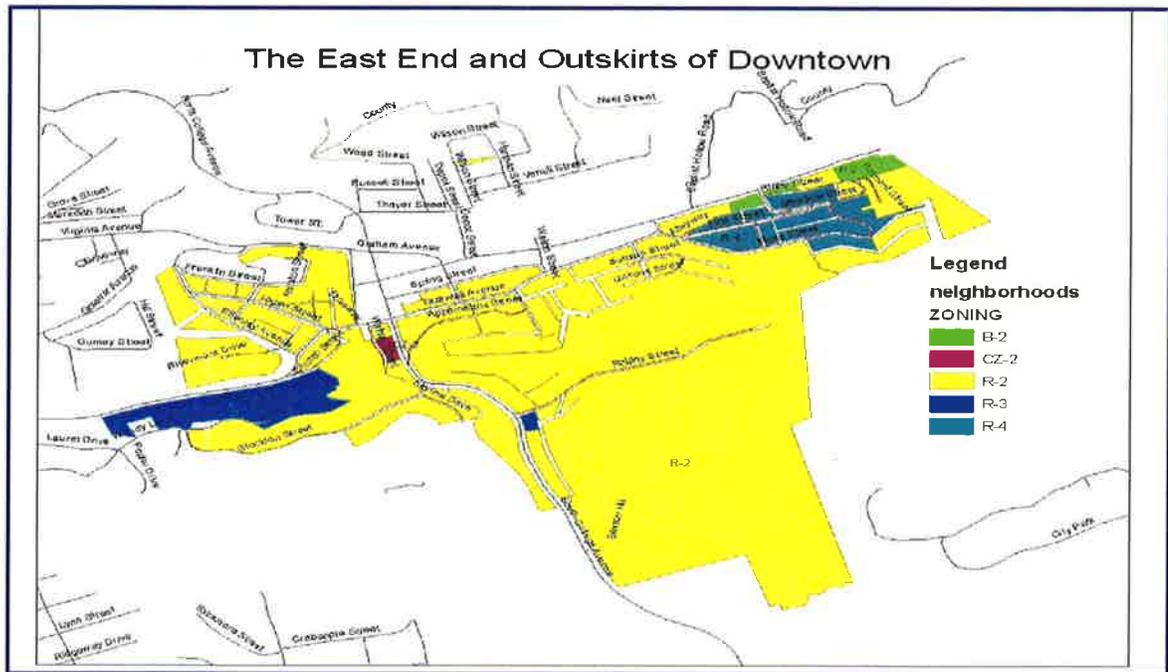


The North Side is an area in Town that is composed of 4 different zoning designations. The neighborhood is predominantly zoned R-2, with R-3, M-1 and M-2 designations. The area zoned R-3 is Crescent View Apartments which was annexed into the Town limits in 2005. The area zoned M-1 is currently owned by Norfolk and Southern Railway. The area zoned M-2 has several different industrial businesses. When future annexation is considered, the area adjacent to North Side along Stoney Ridge should be investigated. The zoning district should be an extension of the existing R-2 zoning designation.



V. Housing & Neighborhoods

East End & Outskirts of the Downtown Area



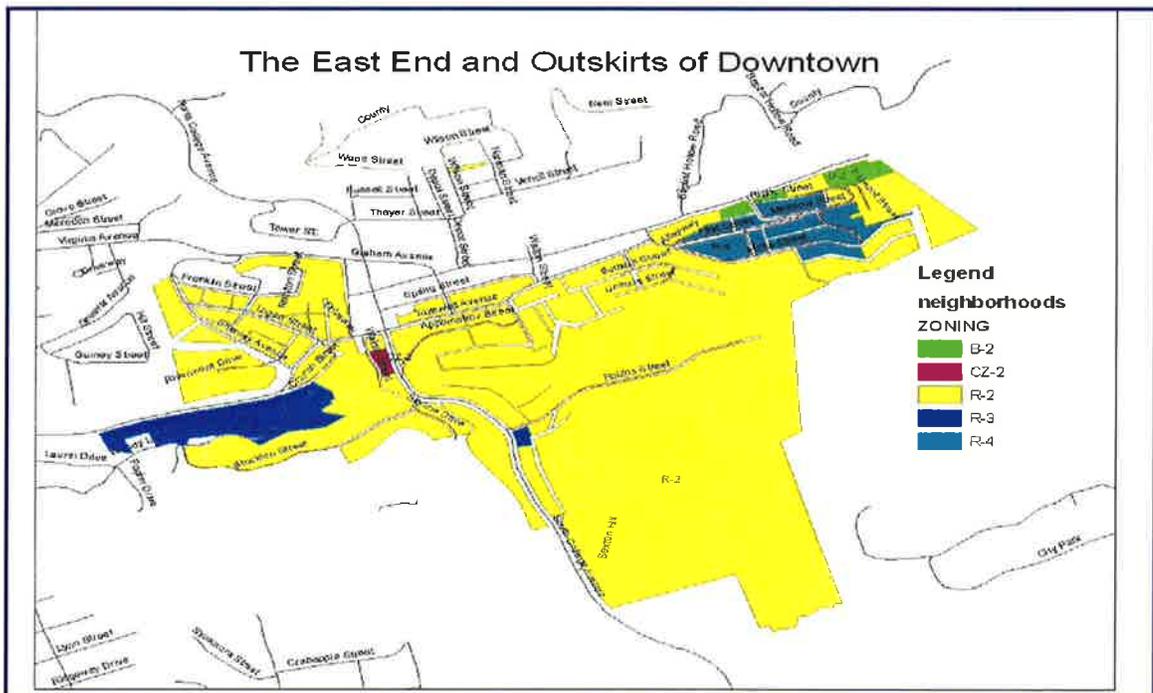
The east end and the outskirts of downtown are composed of mainly residentially zoned areas. The east end is the only area in town which is zoned R-4. This designation has the same restrictions as the R-2, but allows for Mobile Homes. The area which is zoned B-2 borders Virginia Avenue and has businesses or previously had businesses located upon the parcels. An option that has been evaluated in the past and should be reevaluated in the future is the rezoning of all South College Avenue from R-2 to R-3. There are many businesses located on South College as well as residences that are duplexes and used as multi-family that would fall under a “non-conforming use.”



V. Housing & Neighborhoods

East End & Outskirts of the Downtown Area

Stockton Street is the location of Highland Acres Trailer Park. The park



has two different zoning designations of R-2 and R-3. The park is currently a non-conforming use under the Town Code Zoning Ordinance and needs to be rezoned to R-4 to meet current uses.

The parcel zoned CZ-2 is conditionally zoned to only allow for personal business and professional services, auto sales and service, churches, full and self service carwashes and fueling stations.



V. Housing & Neighborhoods

Downtown

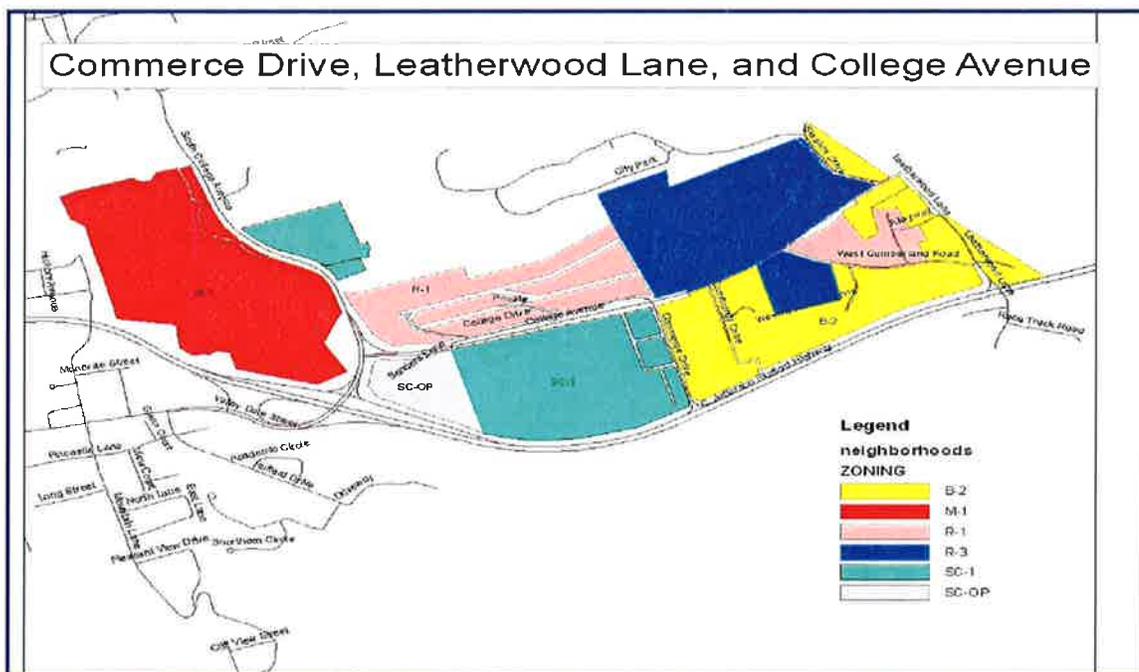


The Downtown Business and Shopping District is predominately zoned B-2. Currently there are a wide variety of businesses and uses present in the downtown area. The downtown area is 94% occupied and the Town is looking at extending the area to include the outskirts that encompass several warehouses and residences. This extension will entail creating a pedestrian friendly environment and a task force to address future growth in those areas.



V. Housing & Neighborhoods

Commerce Drive, Leatherwood Lane, College Avenue

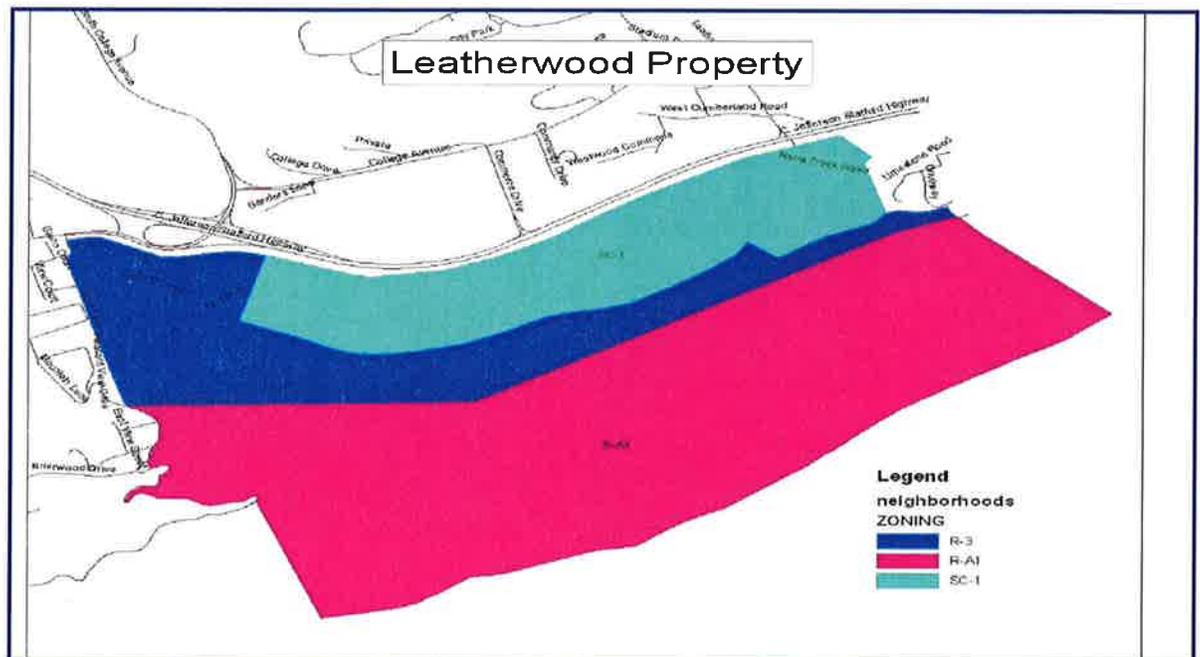


Commerce Drive, Leatherwood Lane, and College Avenue areas are where many of Bluefield's restaurants, grocery stores, and shopping outlets are located. The area has three residential subdivisions, Oakland Heights, Orchard Heights, and Virginia Heights, that are zoned R-1. The area includes Westwood Medical Park and several other medical offices. The area designated M-1 is the location of two of the largest employers in Bluefield, Virginia. Ammar's and Aramark are located on South College Avenue. This area has a variety of zoning designations, and is one of the most diversified neighborhoods in town.



V. Housing & Neighborhoods

Leatherwood Property

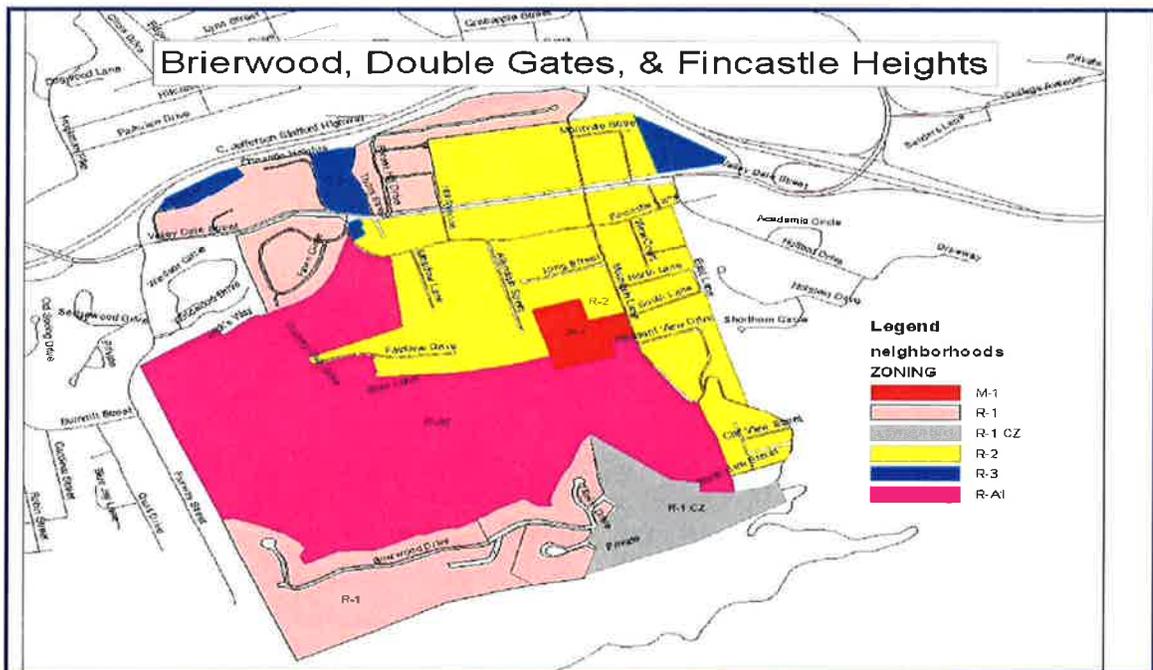


Currently the Leatherwood Property is in the planning stages of development. The area is home to the Town of Bluefield's Municipal Building, Graham Middle School, Tazewell County Library, and several medical offices. Most of the business development thus far has taken place along Huffard Drive.



V. Housing & Neighborhoods

Brierwood, Double Gates, and Fincastle Heights

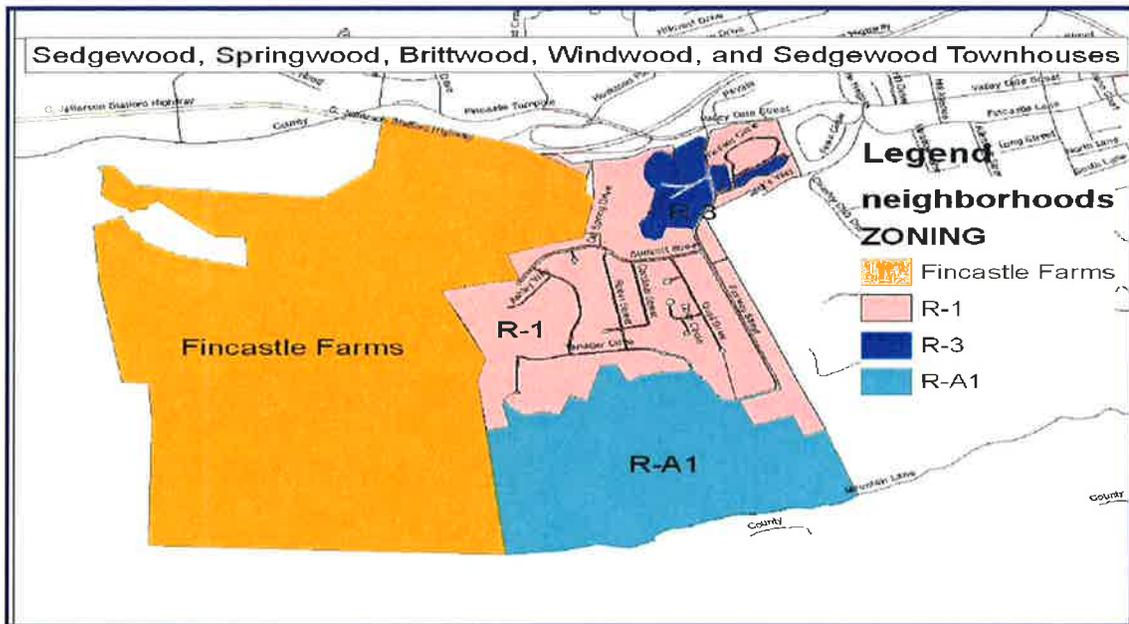


This neighborhood is zoned predominately residential with limited areas zoned R-3 multi-family; currently there are two existing apartment complexes and future plans for upscale townhouses. This neighborhood is home to Charlotte America and Fincastle on the Mountain.



V. Housing & Neighborhoods

Sedgewood, Springwood, Brittwood, Windwood, and Sedgewood Townhouses



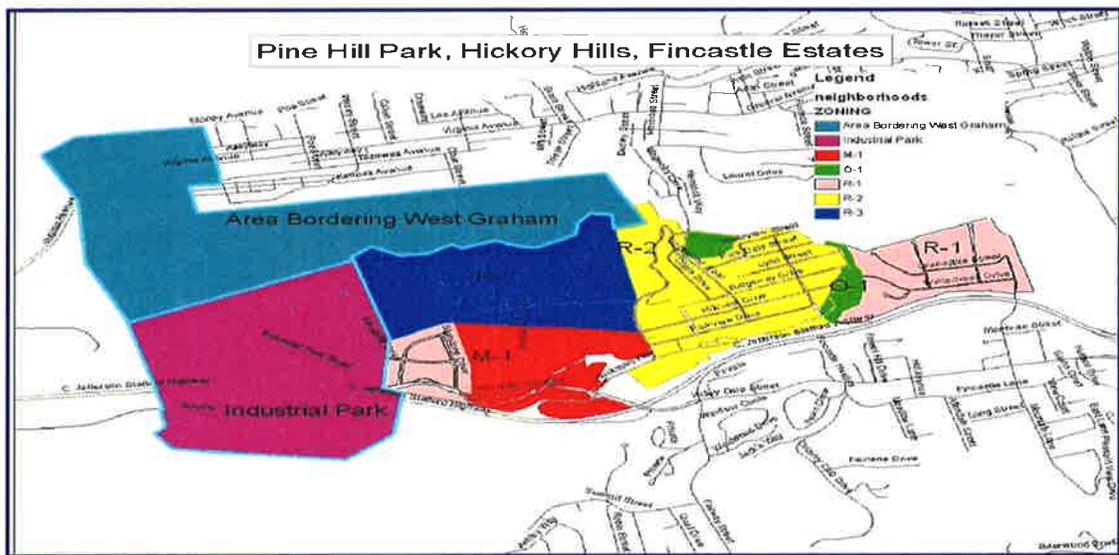
This neighborhood is zoned entirely residential. The area zoned R-3 is composed of townhouses, apartments, and a day care center. Sedgewood Subdivision borders East River Mountain which is zoned R-A1 and currently wooded and undeveloped. Future development is possible, however it will be limited to larger lots due to the topography.

Fincastle Farms is located outside of the current corporate limits, however the area needs to be evaluated when annexation is analyzed again. The potential zoning designations would be R-1, A-5, or R-A1 and would be comparable to the existing adjacent subdivisions. This area also contains "mini-farms", five or more acre lots for residential uses that are in a high demand in the area.



V. Housing & Neighborhoods

Pine Hill Park, Hickory Hills, & Fincastle Estates



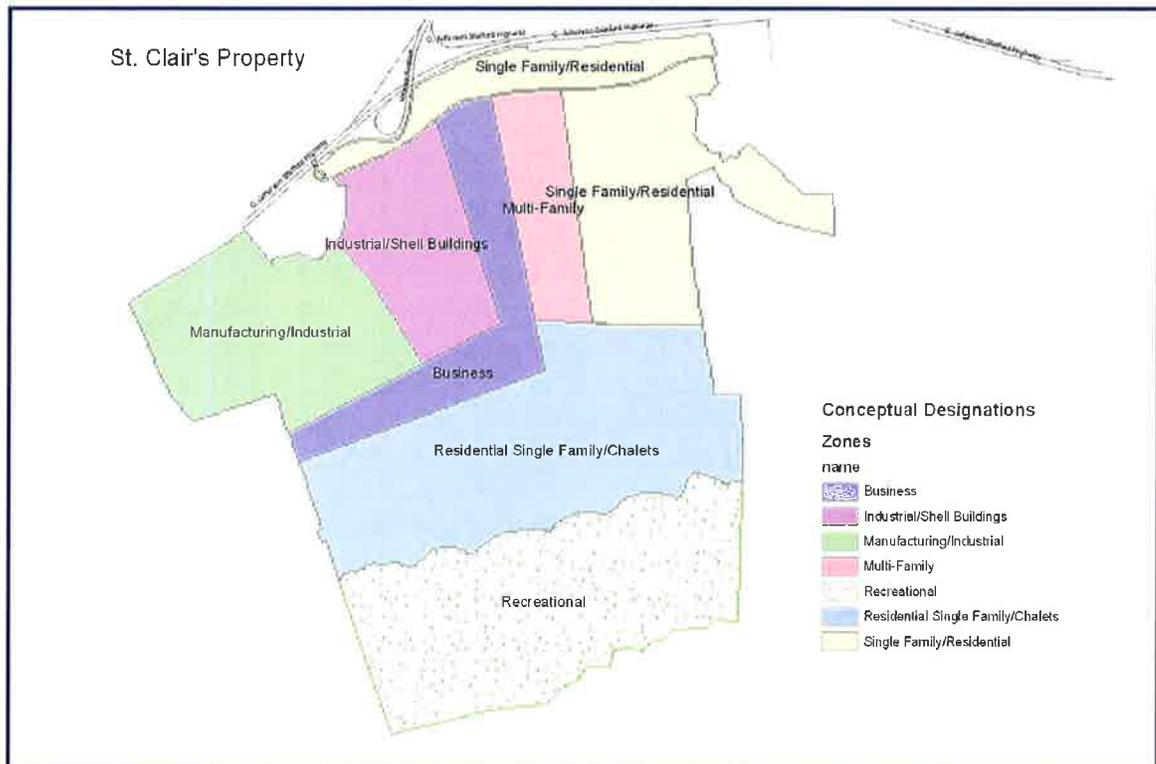
This area is divided into three separate neighborhoods zoned single family residential. Pine Hill Park and Hickory Hills are zoned R-2 with Fincastle Estates zoned R-1. The property located north of Richwood Golf Course was annexed in 2003 and currently zoned R-3. This annexation was primary due to the construction of Bluefield Regional Surgery Center and the anticipation of future medical office buildings. This area includes Pemco Inc., one of the major employers in the Town .

The Industrial Park located west of Fincastle Estates is currently 80% occupied. This area is not within Town limits and needs to be evaluated as the town expands and looks at other areas to annex. Presently there are a variety of uses in the Industrial Park. The zoning designation would vary dependent upon uses at the time of annexation.



V. Housing & Neighborhoods

St. Clair's Property



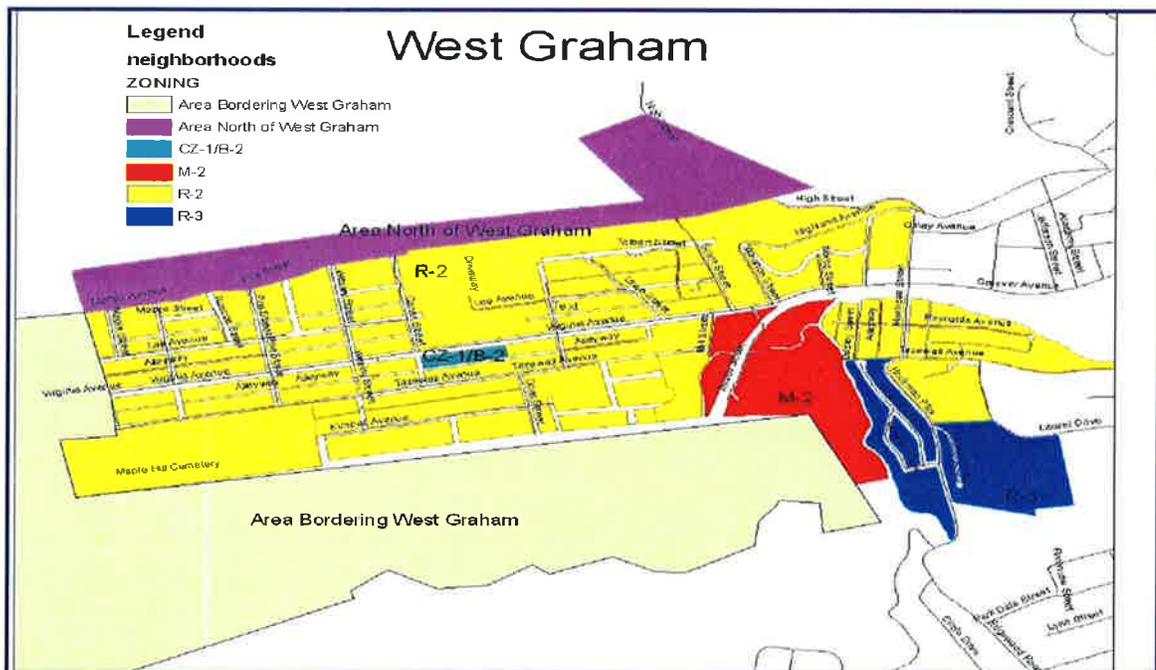
This area was annexed into the town in 2005. The current Master Plan outlines areas that will allow for industrial, professional office, multi-family, and single family uses. This area will not only allow for growth, but will take into consideration allowance for green space, walking trails, and stream protection. The zoning designations are conceptual and are explained in more detail under “Present Economy” in this document.

Nine Acres of the St. Clair property has been sold to Fincastle Farms, LLC. and fifteen multifamily units have been constructed with a proposed 40 total multi-family units for these nine acres



V. Housing & Neighborhoods

West Graham



West Graham is predominantly zoned R-2 with several smaller sections zoned R-3 and M-2. The area zoned R-3 is Mobile Estates. Mobile Estates is an established Mobile Home Park that is a “non-conforming use” that is grandfathered in. The area has apartments sporadically placed throughout the neighborhood. In the future rezoning should be considered from R-3 to R-4. The area zoned M-2 “industrial uses” is currently being used by Thistle Foundry. A new mobile home park has been proposed and approved on Thistle St with 40 sites being presented. This mobile home park will be zoned R-4.

The area north of West Graham shown in the above map is not within the current corporate limits. West Graham is geologically bordered by Stoney Ridge, which would give a logical corporate limit and should be examined within future expansion.



V. Housing & Neighborhoods

Population

Population Trends

As is the case in much of the southern Appalachian Coal Fields.

	Bluefield	Tazewell County	% of Population
2010	5,444	45,078	11%
2000	5,078	44,175	11.5%
1990	5,363	45,960	11.6%
1980	5,946	50,511	11.7%

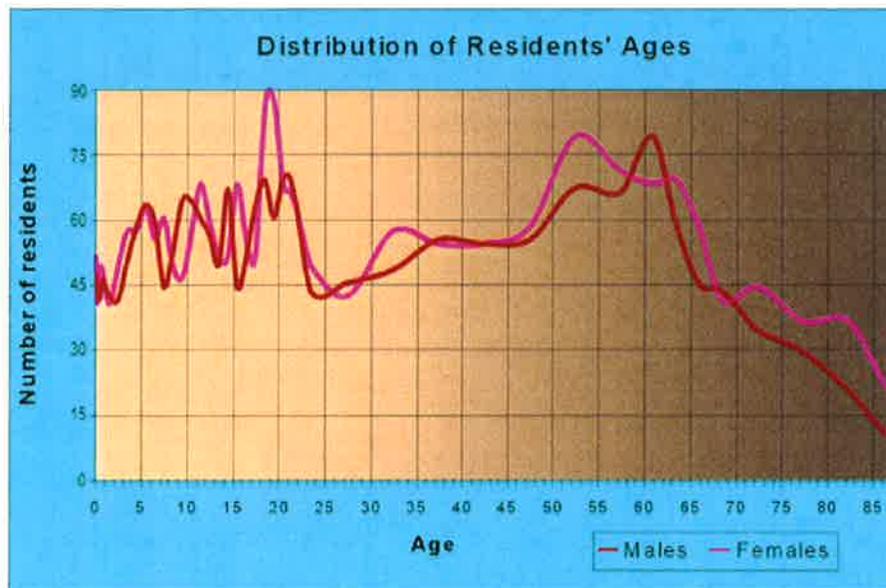
Population by Race

Category	Total	Percentage
Total	5,444	100%
White	4,888	89.79%
Black or African American	334	6.14%
American Indian or Alaska Native	2	0.04%
Asian Alone	104	1.91%
<i>Some Other Race Alone</i>	19	0.35%
Two or More Races	97	1.78%



V. Housing & Neighborhoods

Population by Age and Sex



Population Growth

The 2010 Census showed that even though the number of housing units increased in the Town, the population increased. This along with the average age being 44.8 compared to a statewide average of 37, and the average household size of 2.3 compared to a statewide average of 2.5, shows that most of the new housing construction is by middle age couples who have no children. Many of these “empty nesters” are recent retirees, who have returned to the community after living away from Bluefield. In approximately 785 out of 1,423 households, 66.0% of family households in the Town have two people living in them.



V. Housing & Neighborhoods

Forecasts

Based on the information in the foregoing paragraphs, population trends seem to be stable. The decline in household size is indicative of a decade long national trend of smaller families. Bluefield's is lower than the national average due in part to the high percentage of residents above the age fifty. This segment accounts for 42% of the total population. Conversely, the population segment in the prime child bearing years only accounts for 28% of the population. Without an increase in population, as a result of annexing more developable land, or the continuing trend of retirees moving to the area, the Town's population could face a larger decline in population than currently anticipated. The possible bright spot on the horizon may be the proposed developable acres of the Leatherwood Company and St. Clair's Property. These two landholders own the majority of the remaining undeveloped acreage in the Town, and both have proposed single family and multi-family units in the years to come. Of course, the success of that development will impact population forecasts, and is dependent on a stable to growing economic base.

Housing

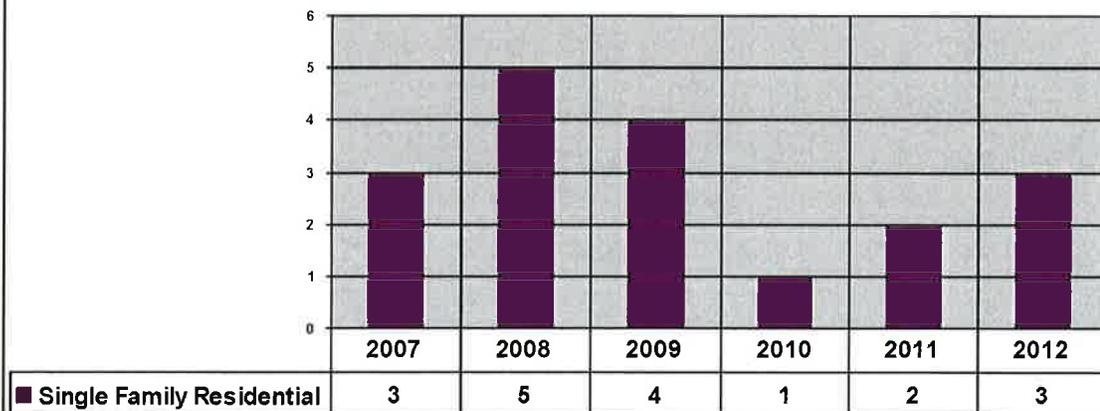
Growth

The 2010 Census showed the Town had 2,451 housing units, up from 2,349 identified in the 2000 Census. This may appear to be a small net increase, but does not include the fact that approximately 10 homes have either been destroyed by fire or demolished during the 1990's, or that there were 11 new houses constructed since 2002.



V. Housing & Neighborhoods

Number of Permits Issued for Single Family Residential Structures from 2007 until 2012



Even with the incremental growth in new housing, the Town is running out of developable land for new construction. There remains only two large tracts of land with over 600 developable acres in each. The owners of the properties have set aside a portion of that in their draft master plans for housing. The plans would incorporate all types of housing from multi-family apartments, to single family structures, to townhouses for older couples and retirement homes.



V. Housing & Neighborhoods

Housing Characteristics

The housing stock in the community is widely varied. There are a number of neighborhoods that are characterized by having housing that was constructed prior to 1930. Other areas have housing that was constructed during the post World War II era of the late 1940's and early 1950's. Other neighborhoods were developed in the 1960's and 1970s. There is a neighborhood that was developed in the 1980's. Three subdivisions have been constructed since the mid 1990's.

The diversity of housing provides an assorted mix of housing ranging from low end rental property to houses that value in excess of \$2,000,000. Because the demand for housing has been great in the last 5 years, housing prices in Bluefield, Virginia are higher than comparable housing in the adjacent West Virginia housing market.

With the growing demand for housing within the Town, urban sprawl is beginning to surface. This urban sprawl is due to the rising cost of homes, however the quality of life that accompanies living within the Town has maintained a stable housing market. The addition of housing developments continues to meet the growing demand but has not addressed the growing need for affordable housing.