

**11A. PUBLIC HEARING  
COMPREHENSIVE PLAN AMENDMENT  
JONATHAN AND TERESA GIBBS**

This public hearing is held pursuant to Section(s) 15.2-1427 and 15.2-2204 of the Code of Virginia, 1950, as amended to consider a request by Timothy W. Drewry, applicant, on behalf of Jonathan and Teresa Gibbs, owners, for a Comprehensive Plan Amendment from Commercial to Industrial in the Courtland Planning Area. The property is 1.39 +/- acres in size. It is located at 23555 Jerusalem Road (Rt. 58), Courtland, and is known as Tax Parcel 75-15G.

The notice of public hearing was published in the Tidewater News on August 10 and August 17, 2014 as required by law. After conclusion of the public hearing, the Board of Supervisors will consider the comments offered this evening and will proceed to approve, deny or defer action on the request.

**MOTION REQUIRED:**

**If the Board is so inclined, a motion is required to approve the requested Comprehensive Plan amendment.**

**CPA 2014:02**

Timothy W. Drewry, applicant  
Jonathan and Teresa Gibbs, owners

Application Request:       Comprehensive Plan Amendment

**IDENTIFICATION AND LOCATION INFORMATION**

Current Comprehensive  
Plan designation:       Commercial, Courtland Planning Area

Requested Plan  
Designation:            Industrial

Current Zoning:         B-1, Local Business district

Acreage:                 1.39 +/- acres

Proposed Use:           Continued retail and towing service use as well as major  
vehicle repairs, tire repair and installation, body/fender  
repair, storage of vehicle parts and inoperable vehicles

Tax Map No.:            75-15G

Location:               23555 Jerusalem Road (Rt. 58), Courtland

Magisterial District:   Jerusalem

Voting District:         Jerusalem

Adjacent Plan  
designations:            North: Commercial, Courtland Planning Area  
                              South: Commercial  
                              East: Commercial  
                              West: Single family residential, across Jerusalem Road

Adjacent Land Use  
abutting subject property: North: Mix of office, commercial and light industrial uses  
including mini-warehousing and contractor’s storage yards  
                                  South: Motel  
                                  East: Vacant  
                                  West: Residences, manufactured home park, across  
                                  Jerusalem Road

**LAND USE ANALYSIS**

Overview

The property in question is located on Jerusalem Road and is the southern half of what was a larger tract that housed Belcher Industries until recently. Southampton Towing and Recovery moved from Southampton Parkway to this property in 2013, using the portion of the parcel that includes the building. The vacant part of the property, to the

north of the building, is part of a different tract after a subdivision of the property was approved in October 2013.

The building is now used for retail sales and the office for Southampton Towing and Recovery, as well as minor vehicle repairs. The property owners seek a Comprehensive Plan amendment and zoning map amendment to permit them to store inoperable vehicles on the site under the requirements outlined in the Zoning Ordinance, as well as to perform major vehicle repairs and body work.

This stretch of Jerusalem Road is a mix of commercial and light industrial uses, although it has a Plan designation of Commercial. There are several warehouse facilities and two facilities that are used as contractor's storage yards. The business that was in this building previously provided both retail and contractor services and included the parking of large commercial vehicles, much like Southampton Towing and Recovery provides now from the property.

The uses now at the subject property are uses found in the Commercial designation, including retail, office for the towing company, and minor vehicle repairs. The planned functions at the property that are more industrial in nature, including storage of inoperable vehicles and major vehicle repairs, are more industrial in nature. As with much of Jerusalem Road in this area, the proposed operation of Southampton Towing and Recovery is a mix of commercial and industrial uses, so the Industrial plan designation is sought. That may be the appropriate designation for several other properties in this area as well.

The zoning map amendment request (following) includes proffers at to the screening and operation of the proposed business, as well as a list of M-1 permitted uses that the property owner wishes to **exclude** from the uses permitted at the site, so as to limit impacts on surrounding properties. These types of issues are more properly discussed and considered at the zoning stage rather than at the Plan amendment stage of the process.

#### Site Topography and Characteristics

The property is accessed by Jerusalem Road. The property contains a building, covered parking for large vehicles, and a fence that encloses much of the outdoor area. Parking for customers is provided in front of the building. The property is cleared back to the woods line that is on the abutting property. There is a drainage ditch just southeast of the property off the subject property.

#### Transportation

The property is served by Jerusalem Road (Rt. 58). Although Jerusalem Road is a median-divided four-lane road, this property can be accessed from the Courtland direction by a median break that coincides with the intersection of Jerusalem Road and Old Bridge Road.

The request was sent to the local VDOT office to make sure no traffic study was needed. A traffic study would be needed if the proposed change would increase the vehicles accessing the site by 5,000 vehicle trips per day. This is VDOT's reply:

*Expansion of the business will likely increase traffic through the existing site entrance. Due to this increase in traffic we recommend the following:*

- 1. Improvement of the existing entrance to VDOT standards for a commercial entrance.*
- 2. Closure of the western site access in order to meet entrance spacing standards found in Appendix F of the Road Design Manual.*

*At this time there is limited information on the amount of traffic future improvements will generate. If a site plan or VDOT land use permit are required to construct future improvements, these items and adherence to other VDOT standards will be evaluated by VDOT in more detail at that time.*

In short, while vehicle traffic is likely to increase, it will **not** increase by 5,000 trips per day, so no traffic study is needed but the above improvements will be included if the Plan and zoning map amendments are approved and site plan changes are made.

### Environmental

As the property has not been in agricultural use and is already cleared, a soils report is not included. Should the amount of impervious surface be increased, stormwater management measures would be required both during construction and for the life of the development. Should the requests be approved and major vehicle repairs begin at the site, improvements to keep vehicle fluid runoff and discharges from impacting the environment may be required if none exist now.

### Utilities

The property is served by existing overhead power lines and an existing well and septic system. The proposed business would not require any changes to the utilities.

### Community Comments

None received

## **CONCLUSION**

### Strengths of application:

- The property is located in an area that is a mix of commercial, office, and light industrial uses. The proposed business is in character with the area.
- The previous owner of the building had uses much like the proposed uses, so there would be limited additional impacts on surrounding properties.
- The proffers included with the zoning request include opaque screening, which would be an improvement over the appearance of the property today.
- Permitting the growth of a local business has a positive effect on the local economy.
- The property owners continue to work with the Sheriff and State Police and have shown they are good partners with law enforcement.

### Weaknesses of application:

- There are residential properties across Jerusalem Road and an Industrial Plan designation may be seen as increasing impacts on those properties. However,

the change to an industrial designation for both the Plan and the zoning map to permit the expansion of the business will necessitate the installation of an opaque fence, which will provide screening that is not in place now.

### **PLANNING COMMISSION ACTION**

**At their May 8, 2014 meeting, the Planning Commission held a public hearing and made a unanimous recommendation of approval of the request:**

Chairman Drake states I would like to go on record and say I talked with Attorney Richard Railey and Mrs. Beth Lewis before the meeting. I thought there may be a possible conflict of interest tonight. I do serve on the Board of Directors to the Farm Bureau. We do have an issue on the agenda tonight concerning a lot beside the Farm Bureau here in Courtland. I do not have any financial interest but I wanted it to be identified that there may be a concern about that lot tonight. Thank you very much moving right along. Item three on the agenda. We have three public hearings scheduled for tonight. The first one is a Comprehensive Plan Amendment, CPA 2014:02. It is a request by Timothy W. Drewry on behalf of Jonathan and Teresa Gibbs, owners, for a Comprehensive Plan Amendment from Commercial to Industrial in the Courtland Planning Area. The property is 1.39 +/- acres in size. It is located at 23555 Jerusalem Road which is Hwy 58, Courtland, and is known as Tax Parcel 75-15G. Mrs. Lewis I will call on you to set the stage for this hearing please.

Mrs. Beth Lewis stated this is a Comprehensive Plan Amendment as Mr. Drake says from the Commercial Planning Designation to the Industrial Planning Designation. This property is part of what used to be Belcher Enterprises, Belcher Industries. It was a metal sheet working shop, a machine shop for a number of years. This is what appears to be the southern half. The road is kind of at an angle. This is the half that is closer to Dairy Queen than to Courtland. It is about 1.39 acres in size. The owners own Southampton Towing and Recovery. They have a towing business that they run from this location, they have some retail business that are run from this location, and they have the vehicles they use in the towing business, they do minor auto repairs, tire repairs and installation, body and fender repair. Those are all permitted in the Commercial Plan Designation. However, as part of their towing business, sometimes they need to store inoperable vehicles for a short period of time. While the law enforcement and insurance companies complete their process, they need to store those vehicles. The storage of vehicles is only permitted in the Industrial Plan Designation. This stretch along this side of the road, I am sure you are familiar with them, there are a couple storage warehouse facilities, the Farm Bureau, and there are two contractor's storage yards where there are big equipment and industrial type uses. Perhaps a couple of those lots along that stretch should have an Industrial Plan Designation if they were being built today. But in this case, Southampton Towing and Recovery would like to be able to store some of those vehicles there for a short period of time. While 75% of their business fits in the Commercial Plan Designation, of course you know what they like to do does not, so that necessitates this plan designation. Southampton Towing and

Recovery has been in business since 2005. They have a storage lot here in the Town of Courtland and they had a business out on 58 and recently moved to this property. They do towing for the county, the sheriff's office, and Virginia State Police. Their zoning application includes a list of proffers and a list of things they will not do on this piece of property which includes the heavier industrial uses but those are better considered during the zoning part of this. This request was sent to VDOT as all plan amendment requests are and VDOT requirements for a traffic study is if the plan would contribute 5000 more vehicle trips a day to that roadway. So since this already has a Commercial Plan Designation and is changing to Industrial on their 1.39 acres, VDOT's opinion is this change will not contribute 5000 more vehicle trips a day to the Jerusalem Road stretch so a traffic study is not needed. They did have some recommendations for driveway improvements but no traffic study required. The applicant and owners are here and if you have any questions I know they will be glad to answer them. The property for the most part is cleared and graveled or paved so this change will not affect the soil. It is not going to take any land out of Agricultural Use and it's already served by overhead power lines, water and sewer so those are not issues. The strengths of the application includes this area is a mix of Commercial and Industrial uses. If we had a designation called Light Industrial that is probably what this stretch is. The previous owner had uses that were much in character with the rest of that stretch of Jerusalem Road. The proffers that are included with this zoning part of the request limit what type of activities can be on this property; also the fact that it's 1.5 acres in size. Permitting the growth of a local business is good for the local economy. The property owners have shown themselves to be an important part of the community through their work with local law enforcement. The weaknesses include there are residential properties across Jerusalem Road; however, Jerusalem Road is quite wide in this area, quite a ways apart. If these changes are permitted, they will put up a screening fence. The people that live across the street will have less of a visual impact with the screening fence than they do now. Right now with the Commercial Designation and the storage of the towing vehicles they are not required to have any screening. Any visual impact on the neighbors across the street will probably be less should they put up a fence if this is approved than it is today. I have received no telephone calls or inquiries from anybody.

Chairman Drake states thank you Mrs. Lewis. We will go ahead and proceed with our Public Hearing. I will open the Public Hearing. If anyone would like to come forward to speak on behalf or otherwise; I just ask that you state your name for the record please. Mr. Gibbs would you like for... who would like to come up first.

Mr. Timothy Drewry, Mr. and Mrs. Gibbs attorney addressed the Board. My name is Tim Drewry. I am an attorney here in Courtland and I represent Jonathan and Teresa Gibbs sitting here. I am not going to go back over everything Mrs. Lewis has said because she has covered it pretty extensively. We will comply with any rules and regulations that are in place and we do have proffers and we did try to narrow down the list of things we will be willing to do away with. We are not going to hold a circus or carnival or anything like that. We have narrowed down the list and we will comply with whatever VDOT requires. They have contact Mrs. Lewis concerning some matters. I would like to at least... like she said my client is a valuable asset to the community. I would like to elaborate a little

bit on that. What they plan on doing here and what they have done in the past. They have been a business established in this county since January 2005. They provide light and heavy duty towing services, light and heavy duty accident recovery, roadside assistance, new and used tires, auto repair, tire rotation, and oil changes. They provide maintenance to Southampton County sheriff's office and Virginia State Police vehicles which include oil change, tire rotation, etc. They provide towing services for the sheriff department, Virginia State Police, and the Franklin Police Department. They provide local body shops, insurance companies, towing services, and also the only one in the area AAA service. They offer discount services to Southampton County School Board, the Sheriff's Office, and Southampton County Public Works. They have many established clients and accounts in the community. They offer discounts and free towing to the local fire departments and rescue squads. They are located right here and would like to use the property they have acquired for this business. I appreciate your consideration and will answer any questions you may have. Thank you.

Chairman Drake states thank you Mr. Drewry; any questions for Mr. Drewry? Anyone else?

Mr. Gary Cross, representative of Farm Bureau addressed the Board. Good afternoon ladies and gentlemen my name is Gary Cross and tonight I am representing Southampton County Farm Bureau and we are not up here to oppose this right away, of course there are questions we would like answered being they are next door. As far as it goes, Mr. Gibbs we have heard a number of good comments, they run a fine business day after day, hear ads on the radio, they are contributing to the economy, they try not to tear up a vehicle no worse than what it is when its recovered in an accident. I have heard positive things about the company itself. Of course, I haven't had to use them but if my truck keeps running like it is I am glad to know you take AAA because I may not make it home. I will start off by asking Mrs. Lewis when a request goes out for a zoning permit, who gets the letters advising of it? Did the people across the street get something? Mrs. Beth Lewis states yes. The general statues require the abutting property owners, those are the property owners that touch this piece of property and would touch it if it weren't separated by a road or a waterway. Mr. Gary Cross states so those people separated by a four lane highway and a median strip received notification via Southampton County and Farm Bureau did not. Is that correct? Mrs. Beth Lewis states that is correct. Mr. Gary Cross states okay. So if I owned just one lot between me and you wherever you live, I could put up a nuclear power plant and wouldn't have to tell you nothing about it. Is that pretty much the way it goes? Mrs. Beth Lewis states that is the way. General statues states abutting properties.

Mr. Gary Cross states okay. I am just trying to get my feelings out here about how it works. I guess our biggest concerns are their future plans and you can't bet on the future of course. We are just concerned, a privacy fence would be nice, and you said the people across the street will have one. Will there be one so the Farm Bureau office will not have to look at that? Is that part of the plan?

Mr. Jonathan Gibbs, owner of Southampton Towing and Recovery from the audience states yes sir. Mr. Gary Cross states a lot of our questions are unanswered and I have been too busy to go meet this gentleman face to face to get my answers so that is why we are here. Mrs. Beth Lewis states it is required in the zoning ordinance and is listed in their proffers as well with timing as to when they would put those fences up should this be approved.

Mr. Gary Cross states he can take notes and answer my questions afterwards. How long would the vehicles be stored there? I realize the towing business and I realize there is money to be made from the insurance companies; the longer you keep it on your property the more money you receive. So I understand the business but I am a little concerned about how long the vehicles will be left there. A real concern is the Farm Bureau office conducting business, what will the future of that property look like. What impact will it have on our business and that is our biggest concern. If this was Steele daycare center would this be even considered changing to Industrial? You said all the property along there should be changed to industrial. So should I take it that if this piece of property get zoned as they wish, would the property next to it has to be zoned industrial as well. What is allowed in industrial zoning and what ramifications are we going to have to look at five, ten years from now. We want to run our insurance office in a relatively clean atmosphere. I am just curious, snakes, mice, and odors; a fence doesn't affect them creatures okay. We are just concerned about our future at the Farm Bureau office and I am sure he got all the answers and I would like to hear some of our concerns... What will they not do? He talked about stuff, a whole list of stuff he will not do. What will he not do other than a carnival and a circus? How long will the automobiles be stored? Is there water and sewer on that side of the road because if so, they sure bypass my office. No there is not, so it is on the other side of the highway. So you misspoke their Mrs. Lewis when you said water and sewer was there.

Mrs. Beth Lewis states they have overhead power lines, and they have... Mr. Gary Cross states no water and sewer. Mrs. Beth Lewis states they have well and septic. Yes. Mr. Gary Cross states but no water and sewer, you lead to believe there was water and sewer. Mrs. Beth Lewis states no you misunderstood... Mr. Gary Cross states you lead to believe there was water and sewer earlier in your response. That is how I perceived it. Anyway, I apologize for my appearance this evening. I come straight off the tractor to come here and I don't have anything else to say. I am sure they have answers. Like I have said they run a good business up here now, we are just concerned about what is going to happen to the property next to us if you continue to let it be industrialized. Spot zoning has never been a good thing and you are doing that now. That is the way I see it. Thank you.

Commissioner Edwards states actually to answer your question about the spot zoning that is why the Comprehensive Plan is being changed to make sure it is not spot zoned.

Mr. Gary Cross states okay that is fine.

Chairman Drake states were there any other questions for Mr. Cross. Alright, anyone else? Mr. Gibbs do you feel comfortable coming forward?

Mr. Timothy Drewry states he can come or... Chairman Drake states how about both of you come. Mr. Timothy Drewry states alright, thank you.

Chairman Drake states I understand, I understand your position and don't want to put you on the spot. Mr. Timothy Drewry states I can answer some of Mr. Cross' questions. Chairman Drake states if you don't mind we would appreciate that.

Mr. Timothy Drewry states I will. Mr. Gibbs informed me that state law requires him to keep stored on the property, the vehicle that is towed, 30 days. Most of these vehicles to answer your question do not exceed 90 days. I can tell you Mr. Gibbs has no intention of running a salvage yard here. He is not going to indefinitely store vehicles here. He has discussed that with Mrs. Lewis also prior to this meeting. He usually sends these things out pretty quickly. Most of them are insurance companies that will pick them up. The insurance companies come and get them and take them to their own storage yard, so they are usually disposed of fairly quickly.

Chairman Drake states are there any other details that may help you.

Commissioner Parker states I have one question. Mr. Gary Cross states yes sir. Commissioner Parker states your lot property runs pretty deep right? Mr. Gary Cross states the lot is 1.39 acres. It runs straight back off of the road. Commissioner Parker states so your storage would probably be in the back? More in the back than up in the front. Mr. Timothy Drewry states it is and I have provided you with a map. Commissioner Edwards states 305 feet, 300 feet on one side and 305 on the other. Mr. Timothy Drewry states it will be easy for you to get to; it is the property that is highlighted. Chairman Drake states it runs back to the open field correct? Mr. Timothy Drewry states yes, actually it's a wooded parcel showing on this map and then I think it does turn into an open field just on the other side of the woods.

Commissioner Chesson states Mrs. Lewis how many letters were sent out to surrounding landowners or homeowners. Mrs. Beth Lewis states seven. Commissioner Chesson states you haven't heard any opposition? Nobody calling about it? Mrs. Beth Lewis states no. My understanding from Mr. Drewry that one of the neighbors from across the street went over and talked to Mr. and Mrs. Gibbs. Commissioner Chesson states but they were not against anything they just... Mr. Jonathan Gibbs states they just had received Mrs. Lewis's letter and they had stopped by to see me.

Chairman Drake states any other questions.

Commissioner Chesson states in your proffers it states the owner will install an opaque fence or barrier to shield from public view. How do you define an opaque fence?

Mr. Timothy Drewry states at this time we have contacted ... Mr. Jonathan Gibbs states I want a security fence that you can't see through. They also have a security fence where people just can't break in. Commissioner Chesson states how high? Mr. Jonathan Gibbs states six foot. The average car is only this high to this high, so six foot you are not going to see it. Chairman Drake states yes it primarily will and the map show that it pretty much is in the rear of the building. The fence is pretty much because... until they are picked up. Mr. Jonathan Gibbs states until they are picked up or an insurance adjustor come look at and then they carry them to their salvage yards to be auctioned off. Chairman Drake states your trucks and all be out... Mr. Jonathan Gibbs states they are under a shelter. If you go by our building we have a shelter that is behind the building. Our tow trucks are parked under the shelter at night. Chairman Drake states I think... it's a dodge, big 4 wheel drive. That is a great advertisement. Are you going to do that again? Mr. Jonathan Gibbs states right. Maybe, I don't know to be honest with you, it's parked in the back.

Chairman Drake states I think it's a great reflection of what you do, what your job is. I just want to make a comment, I don't take it personally, but I am with the Fire Department in Newsoms. I go to a lot of accidents in the Newsoms, Boykins area and I know, I am like Mr. Cross I hope I don't break down tonight and I hope I am not in an accident, but if I ever am, I want you to come get it. I have watched you and your personnel and you are very particular. Mr. Jonathan Gibbs states well I appreciate that.

Chairman Drake states when you go get that automobile or truck some of your competitors are not quite as gentle. I have actually seen the tow company do more damage than what the accident caused. That is a great reflection and you probably never knew I would say that especially in front of the Board like this. I am going to tell you tonight keep up the good work. Mr. Jonathan Gibbs states well thank you.

Chairman Drake states I think the county and the surrounding businesses, we want to see you prosper and grow and I think you have answered the questions that we have. I think there was a speculation you may be getting into the salvage business but I can tell you are strictly into towing. Mr. Jonathan Gibbs states I don't want any part of salvage. Chairman Drake states I think that may have been a speculation and I think you answered that and we appreciate that, thank you. Mr. Jonathan Gibbs states I am going to be specific with you. I don't want to hold them any longer than I have to because they need to get out of there so I can get my money. I got bills to pay like everybody else. Chairman Drake states thank you gentlemen.

Mrs. Beth Lewis states I don't know if I made it clear enough the towing business is permitted in the Commercial Plan Designation so his towing vehicles, the storage of his towing vehicles and the storage of operable vehicles, if your car just have a flat tire and they need to tow it there to change it for some reason, the storage of operable vehicles is permitted in commercial zoning. It is just inoperable vehicles are not permitted. I would expect that the towing vehicles you see there are probably larger than mostly any vehicle they would tow there if you were worried about being able to see it over a fence.

Chairman Drake states just to set the record straight, I know that they have some really large pieces of towing. It actually could be a tractor trailer but I don't see it sitting there very long but it actually could be a really huge truck and that 6 foot fence would not cover it. I think primarily it's automobiles and smaller vehicles but I do know they do big recovery too, but anyway I think he has come forward and shared his intent with us. Is there anybody else that would like to come forward tonight before I close the public hearing? If not, this public hearing is closed. Attorney Richard Railey states you are closing this public hearing? Chairman Drake states we are closing this part. Attorney Richard Railey states okay but you still have another hearing. Chairman Drake states that is correct. This is the first one. This is the comprehensive planning amendment. Attorney Richard Railey states I agree. Okay. Chairman Drake asked is it okay to have it separate? Attorney Richard Railey states that is fine. Chairman Drake asked are you sure I am in order now. Attorney Richard Railey states yes.

Chairman Drake state is there any discussion on this part before we go to the second public hearing. Any discussion at all? Do we need to vote on this one? Mrs. Beth Lewis states you need to vote now yes.

Commissioner Edwards states we need to approve or disapprove this now. Is that right Richard? Attorney Richard Railey states that is correct.

Commissioner Chesson made a motion to change the comprehensive plan amendment from commercial to industrial in the Courtland planning area.

Commissioner Edwards second the motion which carried unanimously.

#### **SUPPORT INFORMATION AND ATTACHMENTS**

- 1) Staff report
- 2) Application
- 3) Notification of adjacent landowners
- 4) Site map

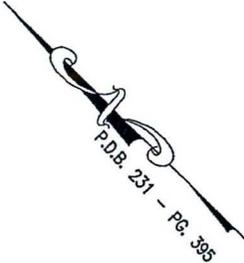
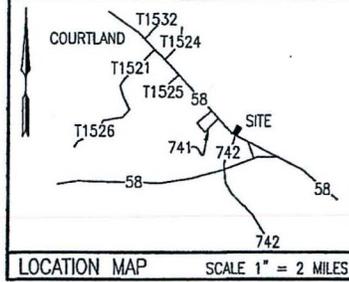


THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 510315 0285 C, DATED SEPTEMBER 4, 2002.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

AREA TABLE

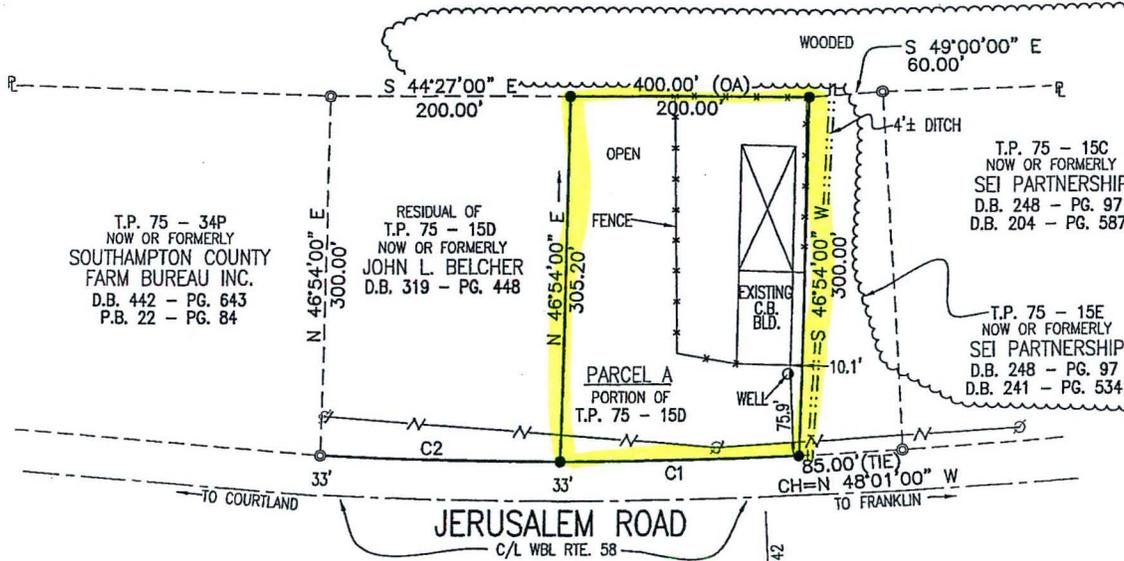
ORIGINAL AREA T.P. 75-15D = 2.79 ACRES
LESS PARCEL A = 1.39 ACRES
RESIDUAL AREA T.P. 75-15D = 1.40 ACRES



T.P. 76 - 15C  
NOW OR FORMERLY  
DONALD L. SIMMONS &  
DAVID C. SIMMONS  
D.B. 424 - PG. 304

LEGEND:

- COMPUTED POINT
- IRON ROD SET
- ⊙ IRON PIPE FOUND
- ℙ PROPERTY LINE
- ⊗ POWER POLE
- C.B. CINDER BLOCK



T.P. 75 - 34P  
NOW OR FORMERLY  
SOUTHAMPTON COUNTY  
FARM BUREAU INC.  
D.B. 442 - PG. 643  
P.B. 22 - PG. 84

RESIDUAL OF  
T.P. 75 - 15D  
NOW OR FORMERLY  
JOHN L. BELCHER  
D.B. 319 - PG. 448

T.P. 75 - 15C  
NOW OR FORMERLY  
SEI PARTNERSHIP  
D.B. 248 - PG. 97  
D.B. 204 - PG. 587

T.P. 75 - 15E  
NOW OR FORMERLY  
SEI PARTNERSHIP  
D.B. 248 - PG. 97  
D.B. 241 - PG. 534

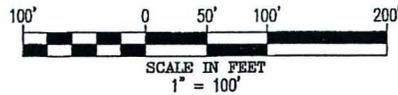


Instrument # 13-65  
Recorded in the Clerk's Office of  
Southampton County on  
11-25-13 at  
Richard L. Francis, Clerk  
By: [Signature] DC

[Signature]  
DATE  
10/31/2013  
APPROVED  
SOUTHAMPTON COUNTY BOARD OF SUPERVISORS

C1  
Δ=02°58'44"  
R=3851.04'  
L=200.21'  
C LEN=200.19'  
BRG=N 45°56'15" W

C2  
Δ=02°58'30"  
R=3851.04'  
L=199.97'  
C LEN=199.95'  
BRG=N 42°57'38" W



PLAT SHOWING SUBDIVISION OF  
TAX PARCEL 75 - 15D  
SHOWN HEREON AS PARCEL A  
FOR

**JOHN L. BELCHER**  
LOCATED AT 23555 JERUSALEM ROAD  
JERUSALEM MAGISTERIAL DISTRICT  
SOUTHAMPTON COUNTY, VIRGINIA  
SCALE : 1" = 100' JUNE 18, 2013

PORTION OF  
T.P. 75 - 15D  
REFERENCE  
FOR SURVEY  
D.B. 319 - PG. 448  
P.D.B. 231 - PG. 395

S.V. CAMP, III & ASSOCIATES, INC.  
22730 MAIN ST. COURTLAND, VIRGINIA  
PHONE: (757)653-9278  
FAX: (757)653-9600  
SINCE 1958 CASCAMP@SVCAMPINC.COM

ACC. #	DWN BY:	FIELD BOOK NO.:	SHEET:
		351-30	1 of 1

RT4 SUB BELCHER-ENTERPRISES-SOCO

Jonathan and Teresa Gibbs  
23555 Jerusalem Road  
Courtland, VA 23837

Timothy Drewry  
P.O. Box 247  
Courtland, VA 23837

SEI Partnership  
Rawling & Co.  
P.O. Box 37  
Courtland, VA 23737

John Belcher  
23196 Homestead Lane  
Franklin, VA 23851

Donald and David Simmons  
c/o Simmons Brothers  
20489 River Road  
Courtland, VA 23837

Bobby and Ilona Burris  
6345 Godwin Boulevard  
Suffolk, VA 23432

Chris and Beverly Wallace  
23444 Old Bridge Road  
Courtland, VA 23837

Heather Harmon  
23542 Jerusalem Road  
Courtland, VA 23837

Carl and Brenda Harrell  
23530 Jerusalem Road  
Courtland, VA 23837