

**9. PUBLIC HEARING  
CONDITIONAL USE PERMIT – BRUCE PHILLIPS****OPENING STATEMENT**

This public hearing is held pursuant to § 15.2-2204, Code of Virginia, 1950, as amended to receive public comment on an application by Tim Drewry, applicant, on behalf of Bruce and Gayle Phillips, owners, for a Conditional Use Permit for the extraction and processing of sand on property known as Tax Parcel 29-7. The property has a zoning designation of A-1, Agricultural, and is 872 acres in size, with mining limited to 160 acres +/- . The property is located at 19260 Raccoon Creek Drive, Capron and is approximately 1.6 miles northeast of the intersection of Raccoon Creek Drive and Popes Station Road (Rt. 609).

The notice of public hearing was published in the Tidewater News on December 1 and December 8, 2013 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 proposed application.

**MOTION REQUIRED:**

**If the Board is so inclined, a motion is required to accept the Planning Commission recommendation and approve the attached application.**

## **CUP 2013:02**

S. Bruce and Gayle Phillips, owners  
T. Drewry, representative

Application Request: Conditional Use Permit

### **IDENTIFICATION AND LOCATION INFORMATION**

Comprehensive  
Plan designation: Agricultural/Forest/Open Space/Rural Residential

Zoning designation: A-1, Agricultural

Acreage: 872 acres  
Area to be mined, 160 acres +/-

Current Use: Agriculture and timber and sand extraction for on-site use

Tax Map No.: TP 29-7

Location: 19260 Raccoon Creek Drive, Capron. Approximately 1.6 miles northeast of the intersection of Raccoon Creek Drive and Popes Station Road (Rt. 603).

Magisterial District: Drewryville

Voting District: Capron

Adjacent Zoning: North: A-1, Agricultural  
South: A-1  
East: A-1  
West: A-1

Adjacent Land Use: North: Agriculture and forestry  
South: Agriculture and forestry  
East: Agriculture and forestry across Nottoway River  
West: Agriculture and forestry

### **PROJECT ANALYSIS**

#### Overview

The applicant is seeking a Conditional Use Permit to operate a sand mining operation. Information on the application includes that two sand pits exist on the property and have been used for years for road maintenance on the property. This type of sand excavation, for use only on the subject property, does not require a Conditional Use Permit. Extraction for commercial, off-site use does, however, require the requested approval.

A summary provided by the applicant includes:

“This application requests a conditional use permit in order to operate a sand mining operation at the Westbrook River Farm located at 19260 Raccoon Creek Drive, Capron, VA. The property is a State recognized Century Farm containing approximately 872 acres more or less. The applicant is currently using two existing borrow pits on this property to maintain the roads on his farms. The applicant seeks permission to continue and enlarge the sand extraction operation, but for commercial use. This application is seeking to permit 164 acres with an initial phase of up to 30 acres.”

The A-1, Agricultural zoning district permits the following:

“Extraction and processing of sand, gravel, or stone; borrow pits (but not including farm pond construction or any operations engaged in mining and disturbing less than one (1) acre of land and removing less than five hundred (500) tons of minerals at any particular site), with a conditional use permit. “

The Supplementary Regulations portion of the Municipal Code provides no further requirements for sand extraction, so the Conditional Use Permit guidance offered below is the section to be considered in making the decision.

Conditions offered by the applicant include:

1. The site will be operated in strict accordance with the regulations of any local, state, or federal agency that has authority over such operations.
2. The excavation area shall be defined on a plat and submitted to the planning office
3. No blasting shall take place on the site.
4. Vehicle loads shall be properly secured prior to leaving the site.
5. The property will be posted with signage around the mining site to deter unauthorized entry. A gate with a lock is currently in place to control vehicular access through the existing road.
6. The site shall be restored as required by the VA Department of Mines, Minerals and Energy upon termination of mining activities.
7. Setbacks shall be a prescribed by the Department of Mines, Minerals and Energy. The applicant further offers a 100 foot setback from blue line streams as shown on US Geological topographic maps and a 50 foot setback for adjoining landowners.
8. Mining activity will be limited to 6AM to 8PM Monday-Saturday with no mining on Sunday.
9. Structures that may be necessary for a possible sand washing operation will be temporary or permanent structures will be built in compliance of any applicable ordinances in A-1 zoning under Southampton County codes.
10. The conditional use permit may be revoked for failure to abide by the above stated conditions or any other conditions imposed by the county.

### Issues to be considered

Sec, 18-512 of the Zoning Ordinance provides the following information to be considered when reviewing a request for a Conditional Use Permit:

“(a) A conditional use permit should be approved only if it is permitted with a conditional use permit in the district regulations and only if it is found that the location is appropriate and not in conflict with the comprehensive plan, that the public health, safety, morals, and general welfare will not be adversely affected, that adequate utilities and off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values, and further provided that the additional standards of this article are complied with. In approving a conditional use permit the board of supervisors may impose such reasonable conditions as it believes necessary to accomplish the objectives of this chapter. Unless otherwise specified in this article or specified as a condition of approval, the height limits, yard spaces, lot area, and sign requirements shall be the same as for other uses in the district in which the proposed conditional use permit is located.

(b) Among matters to be considered in review of a conditional use permit are traffic congestion, water quality, noise, lights, dust odor, fumes and vibration, with due regard for timing of operation, screening or other matters which might be regulated to mitigate adverse impact and offsets on natural resources.”

### Community Comments

- The Virginia Department of Transportation recommends the improvement of the entrance of Raccoon Creek Drive at its intersection with Popes Station Road. Raccoon Creek Drive is not a State-maintained roadway.
- On October 17, 2013, notice of the request was sent to the Department of Conservation and Recreation, the department that administers the Scenic Rivers program. Comments received from DCR on Nov. 20, 2013, are as follows:

“Our concerns would be for maintenance of a 100’ buffer and insuring that there is no runoff, especially silt that could pollute the river. Additionally, if the sand is to be removed from the river, these concerns would be enhanced. Having an industrial use along the river could jeopardize the Scenic River designation. Any disturbance on the river should be mitigated with native plant materials and if it is appropriate and possible a public access point should be considered. Note that these are not regulations or requirements, just possibilities. “

### **CONCLUSION**

#### Strengths of application:

- The proposed conditions are comparable to conditions offered by similar uses in recent years.
- The mining area closest to the Nottoway River is more than 1,200’ from the river itself. The area between the mining area and the Nottoway River is forested,

limiting the visual impact of the mining operation on the river, which is included in the State Scenic River program.

- The mining area as proposed is more than 200' from the City of Virginia Beach water line, limiting the visual impact on any trail that may at some time be planned for the pipeline.
- The mining area as proposed is over 5,000 feet from the nearest off-site residences. One is located 5,300' from the mining area on Popes Station Road, and one is located 5,300' from the mining area on Carys Bridge Road.

Weaknesses of application:

- None noted.

**PLANNING COMMISSION ACTION**

Chairman Drake stated that the next item on the agenda was a public hearing for a conditional use permit. He asked Mrs. Beth Lewis if she would follow through please.

Mrs. Beth Lewis stated that this is a request for a conditional use permit to operate a sand extraction mining operation. It is tax parcel 29-7 which is in the general location of 19260 Raccoon Creek Drive, Capron. The entire parcel is 872 acres. The request is for an area to be mined that is 160 acres more or less. The property is zoned A-1, Agricultural which requires a conditional use permit for sand extraction. The surrounding properties are all zoned A-1 as well. The surrounding properties are all in use for agriculture and forestry. Along the eastern property line is the Nottoway River. The applicant has been using two sand pits for a period of time on the property for use on the property itself. That does not require a conditional use permit. He uses the sand for their roadways and on site use. The applicant offers the following conditions. They are very similar to the conditions that the other mining operations have offered in recent years.

1. The site will be operated in strict accordance with the regulations of any local, state, or federal agency that has authority over such operations.
2. The excavation area shall be defined on a plat and submitted to the planning office.
3. No blasting shall take place on the site.
4. Vehicle loads shall be properly secured prior to leaving the site.
5. The property will be posted with signage around the mining site to deter unauthorized entry. A gate with a lock is currently in place to control vehicular access through the existing road.
6. The site shall be restored as required by the VA Department of Mines, Minerals and Energy upon termination of mining activities.
7. Setbacks shall be as prescribed by the Department of Mines, Minerals, and Energy. The applicant further offers a 100 foot setback from blue line streams as

shown on US Geological topographic maps and a 50 foot setback for adjoining landowners.

8. Mining activity will be limited to 6 AM to 8 PM Monday – Saturday with no mining on Sunday.
9. Structures that may be necessary for a possible sand washing operation will be temporary or permanent structures will be built in compliance of any applicable ordinances in A-1 zoning under Southampton County codes.
10. The conditional use permit may be revoked for failure to abide by the above stated conditions or any other conditions imposed by the county.

The applicant supplied maps. The closest residences are over a mile away. I don't know how many of you went to the site, but the mining location is very isolated from any residential uses. It is surrounded by well forested land and the trees are thick so this site will be hard to see. Anybody who is not looking for it will not be able to see what is going on, on this property. It is that far away from public rights of way and from anywhere that anybody who isn't actually looking for this property will find it. You have a soils map in your package. I'm not a soils person, but in going out to the site you can see the piles of sand piled up and there is light colored sand, dark colored sand, reddish sand, and gravel of all different sizes there so it appears to be a site that is well suited for this type of development. The mining area closest to the Nottoway River is more than 1200 feet from the river by the maps there were provided so that is almost a quarter of a mile away. The mining area as proposed is more than 200' from the City of Virginia Beach water line, limiting the visual impact on any trail that may at some time in the future be planned for the pipeline. It is over 5,000 feet from the nearest off-site residences. One of them is located 5,300' from the mining area on Popes Station Road, and the other one is located 5,300' from the mining area on Cary's Bridge Road. The applicant and the applicant's representative are here if you have any questions.

Chairman Drake asked if there were any questions from the Board before he opened the public hearing.

Chairman Drake opened the public hearing and stated that anyone wishing to come forward to speak for or against are welcome to come forward at this time.

Mr. Tim Drewry addressed the Board. He stated that he is an attorney here in Courtland and that he represents the Phillips' in this matter. They asked me to represent them in this application time. He said he thought Mrs. Beth Lewis had summarized this pretty well. He said he didn't know that there was anything else that he needed to add to it, though I will be willing to entertain anything that may come from the ladies and gentlemen of this Board on behalf of the Phillips. Mr. Bruce Phillips, as some of you may know, is on the Board of Supervisors for Southampton County. He has been a farmer in this area for many years and this farm has been farmed for over 100 years by the family. His wife has also worked for many years at the hospital and the medical facilities in the area. Her family also has a farming interest in this area too. So, they used the sand pits that exist only for their own farming use as she stated and for maintenance on the farm.

To use this property for its best use it is time to start looking at opening it up for commercial use and to use the sand for projects that may be developing locally. We did see that there was a letter from VDOT. I would like to address that. The letter from VDOT stated that they would recommend the widening of the entrance to this property on Raccoon Creek and we are willing to do that. There are not going to be any objections from the Phillips on this matter. We will work with VDOT and that is also going to be a requirement for the Virginia Department of Mining, Minerals, & Energy. So, it is not going to be anything that is not unusual in these circumstances to develop this kind of mining operation. He asked if there were any questions that he could answer for them on behalf of the Phillips.

Chairman Drake said he would like to make one comment. You didn't comment about the fact that it is a unique type of sand, correct?

Mr. Tim Drewry stated that there have been companies that have taken borings out of there. It is sand that is good for concrete. It is gravelly sand. There will be some over burden, the finer sand that is out there, but this sand would be yes definitely be...

Chairman Drake said it would be of superior quality.

Mr. Tim Drewry said yes sir.

Chairman Drake said sand is just not sand. I would just like to make a comment. I was out in that location a couple of years back and it is a very beautiful piece of property, but it is very good sand. Mrs. Beth Lewis, you had been back there I could tell. It is quite isolated. I would hate to get back there and have a dead battery and not have a cell phone. I don't think anybody would find you back there, but it is a beautiful piece of property. Mr. Bruce Phillips had shared with him that it is a unique type of sand due to the borings. So, I just wanted to make a comment about that. He asked if anyone else had a question for Mr. Tim Drewry. He said there are no comments or questions.

Mrs. Beth Lewis said Mr. Bruce Phillips has provided aerial photographs.

Mr. Tim Drewry said it's curling a little bit.

Mrs. Beth Lewis said this is the higher up view. The other side is a more zoomed in view; it has curled up even more.

Mr. Tim Drewry said it is actually two phases here. He pointed out the markings of the two sand pits that currently exist. The first site of the sand pit would be in the upper area which he pointed to. Then there is a smaller site off to the side. That is kind of what that pink and blue marking indicated. You also have a map showing the residential areas and how far off they are. As Mrs. Beth Lewis stated it is isolated. And then there is a site map which shows where this is located. Again, this is approximately 164 acres that he asked be permitted.

Chairman Drake said I thought you were very thorough in your presentation information in our packet that you submitted was very thorough. I appreciate that very much.

Mr. Tim Drewry said thank you for your time.

Chairman Drake asked if there was anyone else who would like to speak.

Mrs. Virginia Cutchin of the Jerusalem District stated that she would just like to know about the setbacks along the road. You mentioned the setbacks on the water ways. I feel like the Board of Supervisors let the one in Courtland get too close to Highway 35 at only 25 feet. So I don't know from the information here how close it is supposed to get to one or either of these roads. Do you know?

Mr. Bruce Phillips said 2.2 miles.

Mrs. Beth Lewis said right; the closest public right of way is 1 ½ miles from the mining site.

Mrs. Virginia Cutchin said so at this time it is no problem. How about if they want to enlarge this and get closer to a road or something are they supposed to come back to the Board again?

Chairman Drake said yes, mam.

Mrs. Beth Lewis said yes.

Mrs. Virginia Cutchin said thank you

Mrs. Beth Lewis said any conditional use permit that is granted would be for 160 acres plus or minus located in the general vicinity of the maps that they have given us. Raccoon Creek Drive is not a public right of way. They are a long way from the road.

Chairman Drake asked Mrs. Virginia Cutchin if she wanted to take a look at the map. He asked if she was familiar with the property.

Mrs. Virginia Cutchin said no she didn't want to look at the map. She stated that she was not familiar with the property. She just wanted to make sure that this wasn't as close to the road as the other one.

Chairman Drake said yes, mam. That is a warranted concern. Thank you. He asked if anyone else wanted to address the Commission.

Mr. Glenn Updike addressed the Commission. He said he was just curious about one thing. What is the largest sand pit that has ever been permitted in the county? Of the ones in existence, what is the one in the largest number of acres?

Chairman Drake said Mr. Glenn Updike I reckon you are addressing that question to me and I can't answer it.

Mr. Glenn Updike said I'm addressing it to anybody who knows the answer. I'm just curious.

Chairman Drake said can I get you an answer. I don't know that I have access to that right now. I do want to make a comment. When we are talking about these acreages, and Mr. Michael Mann you might be able to help me since you are familiar with sand pits, talking about the tract or the acres that are being applied for, does that mean the pit could actually be that same number of acres.

Mr. Michael Mann said once you issue the conditional use permit...

Chairman Drake said it for the entire tract.

Mr. Michael Mann said the County is kind of out of it and the Virginia Department of DMME takes it from there. Now odds are that they probably are not going to start off with the 100 and some acres.

Chairman Drake said right.

Mr. Michael Mann said I think you all are requesting 30 acres to begin with.

Mr. Bruce Phillips said yes.

Mr. Michael Drake said that is what I was under the assumption of. A lot time when we talk about the gross acreage it is not that the actual open pit would be that much. He asked Mr. Tim Drewry if he wanted to comment.

Mr. Tim Drewry said actually I will.

Mr. Michael Drake said I understand your concern but, that doesn't mean the mining area will encompass the entire tract, is that correct.

Mr. Tim Drewry said it is going to fall into the site one and two which is 164 acres. Of course there are 872 acres I think out there plus or minus on the property. So, it is not going to encompass the whole entire tract, but there are sites which will be developed for the mining operation which could include washes and other things that will be place on it. Now we did say, and you may have seen it in our summary, about the initial 30 acres. The initial 30 acres is where we are going to start with the mining operation and that is at the northern part up there. If that sheet quits folding over, we will be able to see it. It's at the blue marker, but if you want to see it, it is on the northern part of the maps you have. That is where it is going to start, but again the mining operation is going to continue on down through the rest of that site and then on over to sight two.

Commissioner Randall said when you talk about the northern portion are you taking about up here (as he pointed to the area on the map).

Mr. Tim Drewry said yes right up here in the northern part which looks almost like a triangle is the first part. That is where Mr. and Mrs. Bruce Phillips intend to start the mining operation is up there in that area.

Chairman Drake thanked Mr. Tim Drewry. Chairman Drake said Mr. Glenn Updike I'll try to get that answer relayed to you as far as the largest excavation point in the county along with Mrs. Beth Lewis who will help me find that information.

Mrs. Beth Lewis said the files are in the back room there if you want to carry on the conversation I can go find out.

Chairman Drake asked Mr. Glenn Updike if that was pertinent tonight.

Mr. Glenn Updike said no, I'm curious. Suppose somebody comes in here next month and ask for 500 acres, we need to know the sizes that have been accepted, approved and passed. How large an area are they?

Chairman Drake said like what's next. We need to put some limits. Okay, I follow you.

Mr. Glenn Updike said I mean I just want some guidelines. I don't know maybe I'm out in left field, I usually am, but I think we need some guide posts to be set.

Mr. Tim Drewry said I have some information on the Sebrell farm that which showed actually 270 acres were to be mined on the Sebrell farm.

Mrs. Beth Lewis said that is the one that was enlarged a couple of years ago in the Branchville area. They added 70 acres or so to whatever to they had previously. I was thinking it wasn't over 200 acres, but you have a copy of that.

Mr. Tim Drewry said Mr. Matt Crowder's was 150 acres.

Mrs. Beth Lewis said so this is about the same size.

Chairman Drake said so are both about the same.

Mrs. Beth Lewis said right.

Chairman Drake said I understand Mr. Glenn Updike and I will still try to get the information to you as soon as possible.

Mr. Glenn Updike said you don't have to answer; they have answered the question.

Mrs. Beth Lewis said I think a point to consider may be how big the whole tract is. Where this is 160 or 165 acres out of 900, there are some sites which are a much larger percentage of the whole tract.

Mr. Glenn Updike said his point is to get some guidelines for everybody to go by.

Chairman Drake said okay.

Mrs. Beth Lewis said once a conditional use permit is issued for 160 or 165 acres out of the 872 acre tract; that 872 acre tract will have to remain as well because that is part of the conditional use permit.

Mr. Michael Drake thanked Mrs. Beth Lewis. He asked if anyone else would like to come up and speak.

Mr. Michael Mann stated that he had one more question. Out of the 160 acres of the 872 what is the closest point to any adjoining land owner?

Mr. Tim Drewry said I think that Mrs. Beth Lewis actually covered that in her introduction.

Mrs. Beth Lewis said we had the distance to any residents.

Mr. Tim Drewry said I think it's actually on your map. On one of your maps you should see a sketch showing adjoining property owners and locations of nearest existing dwellings. That map should show you. Mrs. Beth Lewis I think has given some figures of like 5,000.

Mrs. Beth Lewis said of the closest residents, but one of the conditions is a 50 foot setback for adjoining landowners no matter what the adjoining property is used as whether it is agriculture or forestry. But, it is over 5,000 feet to the closest house.

Mr. Michael Mann said right. He stated that in some cases he knew that we have had people request 100 feet. He stated that he thought the mining division required 25 feet, isn't that right?

Mr. Jack Randall said yes.

Mr. Tim Drewry said yes, I believe so.

Mr. Michael Mann said that might be some of the concern expressed earlier, but actually the state only requires 25 feet.

Mr. Tim Drewry said we set a condition also of 100 feet for the blue line you see on there. So, we required 50 feet on that too, so we actually went one step further on that as well. We did look at the conditions imposed on the recent mining here and we tried to follow that so that we could work with the commission on this.

Chairman Drake asked if there were any other questions for Mr. Tim Drewry. He thanked Mr. Tim Drewry.

Chairman Drake asked if anyone else would like to come up and speak. There being no one else he closed the public hearing. He asked the Commissioners if they had anything for additional discussion. He asked if there were any other questions or comments.

Commissioner Randall said he thought it was a good location. Obviously, the Virginia Department of Mines, Minerals, and Energy is a pretty strict regulatory agency. They don't undertake this lightly. I think this is a perfect location for the site.

Chairman Drake asked Mrs. Beth Lewis if she had received any unfavorable comments from adjoining land owners.

Mrs. Beth Lewis stated that hadn't received any phone calls from anyone.

Chairman Drake said very good. He asked if there were any other comments. He stated that he would entertain a motion.

**Commissioner Randall made a motion to approve the conditional use permit as written.**

**Chairman Drake stated that he had a motion on the floor to approve the conditional use permit. He asked if he had a second.**

**Commissioner Edwards seconded the motion.**

**Chairman Drake asked if there was any other discussion before he called for the vote. There being none he called for the vote which carried unanimously.**

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

- 1) Staff Analysis
- 2) Application
- 3) Site map/soils map
- 4) Adjacent property owner notification



Southampton County  
Post Office Box 400  
Courtland, Virginia 23837  
757-653-3015

APPLICATION FOR:

REZONING

COMPREHENSIVE PLAN AMENDMENT

CONDITIONAL USE PERMIT

**CONTACT INFORMATION**

Applicant or Representative Name: T. Drewry Atty.  
Address: 22239 Main St P.O. Box 247  
City, State, Zip: Courtland Va 23837  
Phone: Day 757 653 9999 Evening \_\_\_\_\_ Mobile \_\_\_\_\_

Owner Name: S. Bruce & Gayle Phillips  
Address: 17413 Carys Bridge Rd  
City, State, Zip: Courtland Va 23837  
Phone: Day 653 8581 Evening 653-9629 Mobile 653-8581

**PROPERTY INFORMATION**

Address or Location: 19260 Raccoon Creek Dr. Capron Va 23829  
Tax Parcel Number: Map# 29-7  
Total Acreage of Parcel: 872  
Amount of above acreage to be considered: ~~100.0~~ 160 +/- SBD 10.7.13  
Current Use of property: agriculture & timber  
Rezoning request from \_\_\_\_\_ to \_\_\_\_\_  
Comprehensive Plan request from \_\_\_\_\_ to \_\_\_\_\_  
Conditional Use request: Section 18-37(22) of the Southampton County Code

Give a brief description of the application request (attach additional sheets if necessary):

2 sand pits exist on the property and have been used for years for road maintenance on the property. We would like to obtain a conditional use permit for the commercial extraction of sand

Required Items to be submitted with application:

- Application Form
- Application Fee of \$1,000
- Cover Letter
- Site Plan / Exhibit
- Proffer Statement (if applicable)
- Other (To be determined by agent)

Note: If applicant is anyone other than the fee simple owner, written authorization of the fee simple owner designating the applicant as the authorized agent for all matters concerning this application shall be filed with the agent. A Special Limited Power of Attorney form is available upon request.

The undersigned  Owner  Applicant authorizes the entry of Southampton County personnel onto the property in order to perform their duties with regard to this request.

10-4-13  
Date

S. Bruce Phillips  
Signature

Gareth Phillips  
Signature

**OFFICE USE ONLY**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Post Sign By: \_\_\_\_\_

PC Agenda Date: \_\_\_\_\_

BOS Agenda Date: \_\_\_\_\_

**Overview:**

This application requests a conditional use permit in order to operate a sand mining operation at the Westbrook River Farm located at 19260 Raccoon Creek Drive, Capron Va. The property is a State recognized Century Farm containing approximately 872 acres more or less. The applicant is currently using two existing barrow pits on this property to maintain the roads on his farms. The applicant seeks permission to continue and enlarge the sand extraction operation, but for commercial use. This application is seeking to permit 164 acres with an initial phase of up to 30 acres.

**Conditions offered include:**

1. The site will be operated in strict accordance with the regulations of any local, state, or federal agency that has authority over such operations.
2. The excavation area shall be defined on a plat and submitted to the planning office.
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8. Mining activity will be limited to 6AM to 8PM Monday -Saturday with no mining on Sunday.
9. Structures that may be necessary for a possible sand washing operation will be temporary or permanent structures will be built in compliance of any applicable ordinances in A-1 zoning under Southampton County codes.
10. The conditional permit may be revoked for failure to abide by the above stated conditions or any other conditions imposed by the county.

S. Bruce and Gayle Phillips  
17413 Carys Bridge Road  
Courtland, VA 23837

T. Drewry  
22239 Main Street  
Courtland, VA 23837

Elleen Romer  
623 Keswick Road  
Colonial Heights, VA 23834

Carey's Bridge LLC  
P.O. Box 99  
Capron, VA 23829

Three Creeks Farms LLC  
3405 Norway Place  
Norfolk, VA 23509

MWF Azalea LLC  
654 North State Street  
Jackson, MS 39202

Paul and Peggy Simmons  
17550 Carys Bridge Road  
Courtland, VA 23837

Adrian Brooks  
20253 Old Hickory Road  
Courtland, VA 23837

Silvia Brooks  
18080 Carys Bridge Road  
Courtland, VA 23837

Elizabeth and Howard Wachsmann  
13019 Robinson Road  
Stony Creek, VA 23882

**LEGEND:**

- PINK = PROPERTY LINE
- YELLOW = PROPOSED MINING AREA
- BLUE = NOTTOWAY RIVER
- ORANGE = RACCOON CREEK DRIVE & ACCESS PATH

T.P. 30 - 19  
NOW OR FORMERLY  
ADRIAN E. BROOKS  
D.B. 226 - PG. 798

T.P. 29 - 8  
NOW OR FORMERLY  
SILVIA F. BROOKS  
WF# 020000126

T.P. 29 - 6  
NOW OR FORMERLY  
BRUCE S. PHILLIPS &  
GAYLE H. PHILLIPS  
INST.# 040004622

SITE 2=16.0± AC.

SITE 1=148± AC.

T.P. 42 - 2  
NOW OR FORMERLY  
MWF AZALEA LLC  
INST.# 110002254

DWELLING 20605 POPES STATION RD.

T.P. 29 - 7  
NOW OR FORMERLY  
SIDNEY BRUCE PHILLIPS  
WF# 110000120

T.P. 43 - 1  
NOW OR FORMERLY  
ELLEEN B. ROMER  
WF# 020000126

T.P. 42 - 4B  
NOW OR FORMERLY  
THREE CREEKS FARMS LLC  
INST.# 050001416

SKETCH SHOWING ADJOINING PROPERTY OWNERS &  
LOCATION OF NEAREST EXISTING DWELLINGS  
TO PROPOSED MINING AREA  
FOR  
**SIDNEY BRUCE PHILLIPS**  
LOCATED IN  
DREWRYVILLE MAGISTERIAL DISTRICT  
SCALE : 1" = 1184±, OCT. 2, 2013

T.P. 42 - 19  
NOW OR FORMERLY  
CAREY'S BRIDGE LLC  
INST.# 050005402

DWELLING 18229 EPPES DR.

