

**10A. PUBLIC HEARING
REZONING REQUEST – LINDA N. VICK**

This public hearing is held pursuant to § 15.2-2204, Code of Virginia, 1950, as amended to receive public comment on a request by Linda N. Vick, owner, for a zoning map amendment from A-1, Agricultural District, to CB-2, Conditional General Business District, for a 1.68 acres parcel known as Tax Parcel 100-49B. The property is located at 20257 General Thomas Highway, Boykins, located at the southwest corner of the intersection of General Thomas Highway (Rt. 671) and Cross Keys Road (Rt. 665);

The notice of public hearing was published in the Tidewater News on February 9, and February 16, 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 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.

REZ 2014:01

Linda N. Vick, owner

Application Request: Zoning map amendment (Rezoning)

IDENTIFICATION AND LOCATION INFORMATION

Current Comprehensive Plan designation: Single Family Residential , Boykins-Branchville-Newsoms Planning Area

Current Zoning: A-1, Agricultural District

Requested Zoning: CB-2, Conditional General Commercial District

Acreage: 1.68 acres +/-

Proposed Use: Various commercial uses, including office or adult day care. Conditions provided by applicant exclude a number of commercial uses

Tax Map No.: 100-49B

Location: 20257 General Thomas Highway, Boykins, southwest corner of the intersection of General Thomas Highway and Cross Keys Road

Magisterial District: Newsoms

Voting District: Boykins

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

Adjacent Land Use: North: Agriculture
South: Manufactured home park
East: Agriculture
West: Agriculture

LAND USE ANALYSIS

Overview

The subject property has been in commercial/non-residential use for many years. The applicant recently sought to install an adult day care facility in the building on the

property and it was discovered the property had an A-1, Agricultural, zoning designation, a designation that does not permit day care. Both the current zoning map and the zoning map that was adopted when Southampton County originally adopted zoning in 1968 indicate the agricultural designation, although the property has been in commercial use of some sort for as long as most can remember. This zoning map amendment request is a “clean-up”: it is recognizing a use that has been in existence for years, predating the adoption of the zoning ordinance, and is correcting the zoning map to recognize that long-standing commercial use.

It should be noted that the applicant has **excluded** a large number of potential B-2, General Commercial uses from the possible uses for the property. Those excluded uses are:

- Animal hospital
- Automobile service station
- Automobile or truck, truck trailer or bus sales, service and repair
- Automobile storage lot
- Boat and boat trailer sales and storage
- Bottling works, dyeing and cleaning works, linen service or laundry, furniture refinishing, plumbing, electrical and heating shop, painting shop, upholstering shop not involving furniture manufacture, shoe repair, tinsmithing shop, tire sales and service, appliance repair and general service and repair establishments
- Exterminating establishment
- Facilities and structures for the rendering of public utility service
- Firewood operation
- Fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist
- Hotel, motel, motor lodge or tourist home
- Ice storage and distribution station
- Manufactured homes sales, display and storage, or sales, rental, display and storage of travel trailers, motor homes, travel vans and campers
- Material storage or sales yards
- Motorcycle or off-road vehicles sales and service
- Peanut buying station
- Private club, lodge, meeting or assembly hall or fraternal organization or sorority
- Radio and television station
- Recreation facilities, indoor or outdoor

Additionally, since the B-2, General Commercial district permits all of the uses in the B-1, Local Business district, the applicant has excluded the following B-1 uses as well:

- Adult establishments
- Billiard or pool hall
- Funeral home or undertaking establishment
- Hospital or clinic for small animals
- Pet shop or dog beauty parlor
- Private club, lodge, meeting hall or fraternal organization

Finally, one of the uses under consideration is an adult day care facility. The Southampton County zoning ordinance does not include as a permitted use in any zoning district an adult day care facility. However, the B-1 and therefore the B-2 district permits child day care centers. The B-2 district also permits clubs and lodges, and professional and business offices. An adult day care is a type of use that closely aligns with the intensity associated with these uses, especially child day care facilities. The Municipal Code permits different types of commercial and service businesses that are not specifically listed in the B-2 zoning designation under the following qualifier:

Sec. 18-228. Development standards for business and commercial buildings.

- (a) *Similar uses permitted.* Other retail, service, commercial and recreational uses which, in the opinion of the administrator, are of the same general character as those permitted uses listed above shall be permitted provided that these and the above specified stores, shops or businesses shall be retail and service establishments primarily selling new merchandise (except antiques) and rendering a personal service and shall be permitted only in accord with the development standards of this chapter.

Site Topography and Characteristics

The site is developed with a building that has held a variety of commercial uses and a parking lot, both near the intersection of Cross Keys Road and General Thomas Highway. The remainder of the lot, southwest of the intersection, is undeveloped.

Transportation:

The property is accessed from both Cross Keys Road and General Thomas Highway. Driveways are in place.

Environmental

Per GIS, the tract is not within the floodplain.

Utilities

The site is served by private water and wastewater facilities and existing overhead power lines.

Considerations

Although a number of commercial and offices uses would be permitted on this property should the requested zoning map amendment be approved, an adult day care facility is one of the prominent uses under consideration. Since adult day care facilities are a relatively new phenomenon in this area, following is some information about such facilities:

Adult day care facilities, as well as child day care facilities, are licensed and regulated by the Commonwealth of Virginia Department of Social Services. Such centers are described as follows:

Adult day care centers are regulated, non-residential facilities that provide a variety of health, social and related support services in a protective setting during part of the day

to four or more aged, infirm or disabled adults who reside elsewhere. Residential adult facilities are listed under Assisted Living Facilities.

The standards and regulations for such facilities are governed by 22VAC40-60-10 et.seq. There is a requirement for one staff member providing direct care to no more than six participants, with at least two staff members present at all times. Annual fire inspections are required, as well as annual approvals of the water, sewer, and food service facilities and an initial approval by the local building official is required to ensure the building meets the applicable building codes. Opportunity for supervised outdoor activities is a requirement, as well as safe drop-off and pick-up areas.

Please note, however, that approval of the requested zoning map amendment would permit a number of uses allowed in the B-1 and B-2 zoning designations except those specifically excluded by the applicant, as well as an adult day care facility.

Community Comments

The staff received no questions or comments concerning the request.

CONCLUSION

Strengths of application:

- The requested amendment recognizes the long-term commercial use of the property, a use that predates the adoption of zoning in Southampton County.
- The size of the tract and the excluded uses provided by the applicant will limit the intrusion of commercial uses into the neighborhood.
- Amending the zoning designation to make commercial activity a conforming use will permit improvement or expansion of the existing building and replacement if desired or necessary.
- The property's size makes it impractical for use as an agricultural property, since the abutting property is under different ownership.

Weaknesses of application:

- The zoning amendment could be seen as "spot zoning" as it a relatively small piece of property surrounded by a different zoning classification. However, the use of the property was commercial prior to the adoption of the Zoning Ordinance in 1968, so the use should have been recognized in the original adoption of the zoning map. The nonconforming use of the property should most likely have been noted and the zoning amended years ago, as commercial uses have continued for years but new Certificates of Occupancy should have been issued as the specific commercial uses changed. Review of the application for a new Certificate of Occupancy should have included a check of the zoning designation to make sure the proposed use was permitted, but that seems to have been overlooked for many years.
- Additionally, the property on the south side of General Thomas Highway has A-1 zoning as well, but has been developed as a manufactured home park for many

years, so nonagricultural uses on property with agricultural zoning are not unusual in the area.

SUPPORT INFORMATION AND ATTACHMENTS

- 1) Staff Analysis
- 2) Application and proffered conditions statement
- 3) Notification of adjacent landowners
- 4) Site map

PLANNING COMMISSION ACTION

At their January 9, 2014 meeting, the Planning Commission held a public hearing:

Chairman Drake stated that item four is our public hearings. The first public hearing is a rezoning application. It is a request by Mrs. Linda Vick, who is here with us tonight. She is the owner for a zoning map amendment from A-1 Agricultural District, to CB-2, Conditional General Business District, for a 1.68 acres parcel known as Tax Parcel 100-49B. The property is located at 20257 General Thomas Highway, Boykins, located at the southwest corner of the intersection of General Thomas Highway (Rt. 671) and Cross Keys Road (Rt. 665). This parcel is in the Newsoms magisterial district. I'm going to ask Secretary Lewis for any additional comments.

Commissioner Pope said she would like to excuse herself before he opened the public hearing.

Chairman Drake said that is fine. Let that be noted in the minutes, thank you.

Mrs. Beth Lewis said this property is developed with an office commercial building that has been used for a number of uses. It is 1.68 acres. It is bounded on three sides by roads – by Cross Keys, by General Thomas, and by a road that used to be a public road that is now a private road. It is a triangular shaped piece of property. It is long and narrow with a point at the end. The existing building on it is near the intersection of Cross Keys and General Thomas Highway. This piece of property has agricultural zoning and it has since the zoning map was adopted in 1968, but it was developed with this non-agricultural and non-residential building at that time. That was an error. It shouldn't have had an agricultural zoning designation. But it has since 1968. Each time a new tenant goes in there and the property owner goes in there they are supposed to with a new business get a new certificate of occupancy. And at that time the zoning is supposed to be checked to make sure that the zoning is appropriate for the type of business that is moving in there. I don't know if new certificates of occupancy weren't sought or if the zoning review wasn't done, but it wasn't done until one of the potential tenants came and ask for a zoning clearance and I said it was zoned agricultural that

they couldn't do that there. So this is a clean-up. This was an oversight in 1968 and this is a clean-up. The owner has provided a list of things that she will not do. She has conditioned away various uses and they include automobile service station, boat and boat trailer sales and storage, bottling works, exterminating establishments, hotels, fortune tellers, motorcycle or off-road vehicles sales and service, billiard halls, adult establishments, all sorts of things that would not be a welcomed addition to that neighborhood. One of the original uses that came to our attention was an adult daycare. Someone wanted to install an adult daycare and the county zoning ordinance doesn't provide for an adult daycare; it provides for a child daycare, but it also provides in section 18.228 that similar uses to the ones that are listed can be approved by the zoning administrator. So the difference between an adult day care and a child day care is minimal. There is not a required outside playground for adult day care, but other than that it is care for people who need care during regular working hours. It is not overnight. It is not residential. It is not a half-way house. It is people who need someone to be with them through the day when whoever is their caretaker can't take care of them. Since that time the potential adult day care applicant has kind of disappeared from the picture, but that would be a permitted use. The property is flat. It is developed with a building and a gravel parking lot around it. You can access it from both Cross Keys Road and General Thomas Highway. It is not within the flood plain. It is served by private water and septic systems and existing overhead power lines. She stated that she received no phone calls or questions or anything about it. The strengths of the application are that the requested amendment recognized the long-term commercial use of the property, a use that predates the adoption of zoning in Southampton County. The size and the shape of the tract excluded a lot of uses and the property owner has excluded even more. Amending the zoning map with the zoning designation would permit structural upgrades to the building should they be needed or replacement if it was destroyed or if they chose to build a different building there. Its size and shape make it impractical to use for agricultural uses. It is not attached to any agricultural uses. It is divided by roads. The weaknesses of the application are that it could be seen as "spot zoning" if this was a vacant piece of property and you were asked to change the zoning of it, but this is a long term existing use and this has been a mapping error for many years. Additionally, across the street the property owner owns the property that is in use as a manufactured home park for many years. So, the closest property to it is not in agricultural use. The applicant is here if you have any questions.

Chairman Drake thanked Secretary Lewis. He opened the public hearing and asked if there was anybody who wished to speak for or against this application may come forward now and please state your name.

Mr. Glenn Updike of 33335 Statesville Road, Newsoms, Virginia addressed the Board. He stated that he would like to thank Mrs. Linda Vick for applying for this zoning change. He stated that this building had been in existence ever since he had been around. And to deny the usage of this building in any way, shape, or form wouldn't be right. He said he was 100 percent for approving this zoning change, and I wish her well.

Chairman Drake thanked Mr. Glenn Updike. He asked if there was anyone else who wished to speak. There being no one else to speak, Chairman Drake closed the public hearing. He said he would like to make a comment if he could before they take any action. He said that he too, being from the area, know that building has been there for quite a while. I can't remember exactly when it was built. It was built in my life time, but when I was at a much younger age. But I must say to Mrs. Linda Vick who owns the property that is very well maintained. It is a very attractive building and grounds. And the abandoned highway that you spoke of earlier of course, when Highway 671 came in that kind of did away with that little strip of road on the backside of the building. I just wanted to explain why it is there. But there have been several businesses in that same building. Like I say, I too have the greatest respect for her coming forth to get this up to code to be classified as it should be. She has had several tenants there over the years that have done quite well. Some of them have gone to different places for whatever reason. But like I say the property is well maintained and personally I wish her luck in whatever endeavor she has there. I certainly support what she is trying to do there. He asked if there was any other discussion from any Board members.

Commissioner Chesson said just for clarification purposes the permitted usage pages that she has initialed here that have the listed uses, the check marks...

Mrs. Beth Lewis said are the ones that she is excluding.

Commissioner Chesson said are the ones that she is excluding. That is what I just wanted to make sure is clear in the application.

Chairman Drake said thank you Commissioner Chesson. He asked if there were any other comments. **He stated that if not, that this being in the district that he represented, he was going to make a motion that we accept the request and grant the request that we are being asked tonight. He asked if he had a second to that motion.**

Commissioner Edwards seconded the motion.

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



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: Linda N. Vick

Address: P.O. Box 130

City, State, Zip: Newsums, VA 23874

Phone: Day 757-650-2486 Evening 757-654-6745 Mobile 757-650-2486

Owner Name: Linda N. Vick

Address: P.O. Box 130

City, State, Zip: Newsums VA 23874

Phone: Day 757-650-2486 Evening 757-654-6745 Mobile 757-650-2486

PROPERTY INFORMATION

Address or Location: 20257 General Thomas H. Byrnes, VA 23827

Tax Parcel Number: 100-49B

Total Acreage of Parcel: 1.68 acres

Amount of above acreage to be considered: 1.68 acres

Current Use of property: Office Bldg.

Rezoning request from B-1 to B-2

Comprehensive Plan request from _____ to _____

Conditional Use request: Section _____ of the Southampton County Code

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

Bldg To be used As office Bldg
AND Adult day care OR other Commercial uses -

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.

12-9-2013
Date

Lance McVie
Signature

Lance McVie
Signature

OFFICE USE ONLY

Received By: _____

Date: _____

Post Sign By: _____

PC Agenda Date: _____

BOS Agenda Date: _____

PROFFERS FOR CONDITIONAL REZONING

Original

Amended

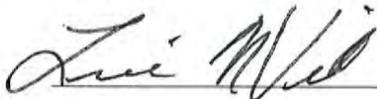
Pursuant to Section 18-546 (b) of the Southampton County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission:

The following list will NOT be considered -

- 3
- 4
- 6
- 9
- 10
- 12
- 13
- 15
- 16
- 20
- 21
- 25
- 31
- 36

37



Signature of Owner/Applicant *

12-9-2013

Date

* If applicant is someone other than the owner, a Special Limited Power of Attorney Form must be submitted with this application.

LNV.
12-16-2013

Sec. 18-192. Permitted uses.

In business district B-1, structures to be erected or land to be used shall be for one (1) or more of the following uses:

- ✓(1) Adult establishments, individual or collectively, including adult arcades, adult bookstores, adult cabarets, adult motion picture theaters, adult theaters and massage parlors, with a condition use permit, provided that such uses shall not be located within two thousand six hundred forty (2,640) lineal feet of any church, school or residence.
- (1) Automobile service stations and self-service stations, as defined, so long as bulk storage of inflammable liquids is underground, but not including major repair and not including storage of wrecked cars or storage or rental of luggage trailers, campers, vans or similar equipment.
- (2) Banks or savings and loan offices.
- (3) Bakeries provided all products produced on the premises shall be sold at retail on the premises.
- (4) Barber shops or beauty parlors.
- (5) Bicycle sales and repair shops.
- ✓(6) Billiard parlor or pool hall, card room, electronic game center or similar recreational establishment, with a conditional use permit.
- (7) Catering or delicatessen business, but not fast food delivery.
- (8) Clinics.
- (8.1) Convenience store, as herein defined, with a maximum of twenty-four (24) fuel dispensing nozzles, none of which may exceed a diameter of five-eighths (5/8) of one inch.
- (9) Dry-cleaning or pressing pickup stations or shops occupying not more than two thousand five hundred (2,500) square feet of floor area and using no cleaning fluid whose base is petroleum or one of its derivatives.
- (10) Facilities and structures necessary for rendering public utility service, including poles, wires, transformers, telephone booths and the like for electrical power distribution and communication service, and underground pipelines or conduits for electrical, gas, sewer or water service, but not including buildings, treatment plants, water storage tanks, pumping or regulator stations, major transmission lines, storage yards and substations which are permitted with a conditional use permit.
- (11) Flower shops and greenhouses incidental thereto.
- (12) Frozen food lockers for individual or family use.
- ✓(13) Funeral home or undertaking establishment.
- ✓(14) Hospital or clinic for small animals, dogs, cats, birds and the like, provided that such hospital or clinic and any treatment rooms, cages, pens or kennels, be maintained within a completely enclosed, soundproof building, and that such hospital or clinic be operated in such a way as to produce no objectionable noise or odors outside its walls.
- (15) Ice distribution stations, automatic, or other drive-in automatic vending machine station. Groups of vending machines shall be contained in a building.

LNU.

12-16-2013

- (16) Institutions, educational or philanthropic, including museums, art galleries and libraries, with a conditional use permit.
- (17) Laundromats or self-service dry-cleaning establishments.
- (18) Laundries occupying not more than two thousand five hundred (2,500) square feet of floor area.
- (19) Laundry and dry-cleaning establishments (combined operation) occupying not more than five thousand (5,000) square feet of floor area and using no cleaning fluid whose base is petroleum or one (1) of its derivatives.
- (20) Nurseries for growing plants, trees and shrubs.
- (21) Nursery schools, kindergartens, child care centers, day nurseries or child day care centers.
- (22) Offices, general business or professional.
- ✓(23) Pet shop or dog beauty parlor, provided that any work rooms, cages, pens or kennels be maintained within a completely enclosed, soundproof building and that such shop or parlor be operated in such a way as to produce no objectionable noise or odors outside its walls.
- (24) Parking lots, parking spaces and parking areas, but not automobile sales or storage lots, used or new automobiles or motorcycle sales or storage.
- ✓(25) Private club, lodge, meeting hall or fraternal organization.
- (26) Public or governmental buildings and uses, including governmental offices, police stations, fire stations (volunteer or otherwise) parks, parkways and playgrounds, with a conditional use permit.
- (27) Restaurants, drive-in or otherwise.
- (28) Shoe repairing shops occupying not more than two thousand five hundred (2,500) square feet of floor area.
- (29) Shops for the sale, service, or repair of home appliances, watches and clocks, luggage and leather goods, office machines, electrical and television and phonograph and radio equipment, occupying not more than two thousand five hundred (2,500) square feet of floor area.
- (30) Stores or shops for the conduct of retail business, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), carpets, clothing, drugs, fabrics, food, furniture, jewelry, office supplies and stationery, paint, wallpaper, sporting goods and stationery and similar stores and shops.
- (31) Studios or shops for artists, photographers, writers, teachers, jewelers, weavers or other craftsmen, sculptors or musicians.
- (32) Telephone station or booth, including drive-in or talk-from-car stations.
- (33) Temporary stands, or outdoor areas or temporary truck parking, for sale of produce, Christmas trees, wreaths, holly and the like.
- (34) Wireless communication facilities per section 18-427 of this chapter.

(Ord. of 6-18-90, § 19-7.2; Ord. of 12-21-92, § 2; Ord. of 12-21-92, § 2; Ord. of 9-23-02(2))

LAV.
12-16-2013

Sec. 18-222. Permitted uses.

In business district B-2, structures to be erected or land to be used shall be for one (1) or more of the following uses:

- (1) Any use permitted in the B-1 local business district, but subject to the development standards of the B-2 district.
- ✓(2) Animal hospital or kennel with any open pens at least two hundred (200) feet from any residential district.
- (2.1) Auction barn, with a conditional use permit.
- (3) Automobile service station, so long as bulk storage of inflammable liquids is underground.
- (4) Automobile or truck, truck trailer or bus sales, service and repair including body or fender repair, but not auto salvage or junk, and any major repair or storage of equipment or materials or damaged vehicles shall be inside a completely enclosed building.
- (5) Automobile or truck parts sales, wholesale or retail, but not storage or sale of junk.
- (6) Automobile storage lot, new or used cars, but not storage or sale of junk.
- (7) Automobile used car lot, or used truck sales.
- (8) Bakeries, wholesale or retail.
- (9) Boat and boat trailer sales and storage.
- (10) Bottling works, dyeing and cleaning works, linen service, or laundry, furniture refinishing, plumbing, electrical and heating shop, painting shop, upholstering shop not involving furniture manufacture, shoe repair, tinsmithing shop, tire sales and service (including vulcanizing and recapping, but no manufacturing), appliance repairs, and general service and repair establishments, similar in character to those listed in this item, no limit on floor area but provided that no outside storage of material is permitted except as provided in this section.
- (11) Car wash or automobile laundry, automatic or otherwise, providing reservoir space for not less than ten (10) vehicles for each washing lane of an employee-operated facility.
- (11.1) Convenience store, as herein defined, with more than twenty-four (24) fuel dispensing nozzles or with any one nozzle exceeding a diameter of five-eighths (5/8) of one inch, with a conditional use permit.
- (12) Exterminating establishment.
- (13) Facilities and structures necessary for rendering public utility service, including poles, wires, transformers, telephone booths and the like for electrical power distribution and communication service, and underground pipelines or conduits for electrical, gas, sewer, or water service, but not including buildings, treatment plants, water storage tanks, pumping or regulator stations, major transmission lines, storage yards and substations which are permitted with a conditional use permit.
- (14) Farm supply and service establishments, implement sales, rental and service, feed and seed store, including custom milling of grain and feed, milk depots and creameries, fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building.
- (15) Firewood operation as defined, with a conditional use permit.

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10-16-2013

- ✓(16) Fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, card reader, spiritual reader or similar activity.
- (17) Garages, parking, storage or repair.
- (18) General advertising sign limited in area to two hundred (200) square feet as a special exception.
- (19) Greenhouses, commercial, wholesale or retail.
- ✓(20) Hotel, motel, motor lodge or tourist home.
- ✓(21) Ice storage and distributing station of not more than five (5) tons capacity.
- (22) Janitorial service establishment.
- (23) Lawnmower, yard and garden equipment, rental, sales and service.
- ⓪(24) Lumber and building materials store, wholesale or retail, but not a lumber yard.
- (25) Material storage or sales yards, in connection with a permitted use where storage is incidental to the approved occupancy of a building, provided all products and materials used or stored are enclosed by a masonry wall, screening, fence, or hedge, not less than six (6) feet in height. Storage of all materials and equipment shall not exceed the height of the wall. Storage of cars and trucks used in connection with the permitted trade or business is permitted within the walls or screen, but not including storage of heavy equipment, such as road-building or excavating equipment.
- ✓(26) Manufactured home sales, display and storage, or sales, rental, display and storage of travel trailers, motor homes, travel vans, and campers provided that all units shall be in useable condition, none shall be placed in a required front yard, the minimum parcel area shall be one-half acre, the storage area shall be separated from the display area by a continuous visual screen with a minimum height of eight (8) feet, such screen consisting of a compact evergreen hedge or foliage screening or louvered fence or wall, and the entire area shall be similarly screened from any contiguous residential district.
- (27) Monument sales establishments with incidental processing to order, but not including the shaping of headstones.
- ✓(28) Motorcycle or off-road vehicle sales and service.
- (29) Muffler sales and installation.
- (30) Outdoor sales area or flea market, with a conditional use permit.
- ✓(31) Peanut buying station.
- (32) Plumbing and electrical supplies, wholesale or retail.
- (33) Printing, publishing and engraving establishments, photographic processing or blueprinting.
- ✓(34) Private club, lodge, meeting or assembly hall or fraternal organization or sorority.
- (35) Public or governmental buildings and uses, including governmental offices, libraries, schools, fire stations (volunteer or otherwise), parks, parkways and playgrounds, with a conditional use permit.
- (36) Radio and television stations and studios or recording studios, but not towers more than one hundred twenty-five (125) feet in height except with a conditional use permit.
- ✓(37) Recreation facilities, indoor or outdoor, including theaters, bowling alleys, dance halls subject to applicable county regulations, skating rinks (ice skating or roller skating), swimming pools, miniature golf, billiard or pool parlors, game centers, indoor or outdoor tennis, indoor model racing tracks and similar activities.
- (38) Rental of luggage trailers but not including truck trailer bodies except campers and

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12-16-2013*

- travel trailers.
- (39) Sign fabricating and painting shop.
- (40) Taxidermists.
- (41) Tire sales and installation.
- (42) Wholesale brokerage or storage establishments with floor area devoted to storage or warehousing limited to twenty thousand (20,000) square feet.
- (43) Wireless communication facilities per section 18-427 of this chapter.

(Ord. of 6-18-90, § 19-8.2; Ord. of 12-21-92, § 3; Ord. of 10-24-94; Ord. of 9-23-02(2))

Sec. 18-225. Area regulations.

There are no minimum lot size standards for other uses in the B-2 general business district.

(Ord. of 6-18-90, § 19-8.5)

Soil Map—Southampton County, Virginia



Map Scale: 1:1,790 if printed on A portrait (8.5" x 11") sheet.

0 25 50 100 150 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot

- Spill Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Southampton County, Virginia
 Survey Area Data: Version 12, Aug 9, 2010

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2010—Apr 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Southampton County, Virginia (VA175)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13B	Emporia fine sandy loam, 2 to 6 percent slopes	0.8	6.4%
26A	Slagle fine sandy loam, 0 to 2 percent slopes	11.8	93.6%
Totals for Area of Interest		12.6	100.0%

TP 100-49B



Mailing list
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