

7. PUBLIC HEARINGS

Attached for your reference please find information related to three (3) scheduled public hearings.

**C. CONDITIONAL USE PERMIT
DAMIAN P. DWYER**

This public hearing is held pursuant to § 15.2-2204, Code of Virginia, 1950, as amended to receive public comment on a request by Damian P. Dwyer, applicant, for Ronald L. Parsons, owner, for a Conditional Use Permit to permit an asphalt plant as described, Municipal Code Sec. 18-313(3). The parcel is approximately 20.86 acres in size, is known as Tax Parcel 6-20C and is located on the south side of General Mahone Boulevard (US 460) approximately 1,400 feet northwest of its intersection with Drews Avenue (Rt. 751)..

The notice of this public hearing was published in the Tidewater News on October 7 and October 14, 2012 and all adjacent property owners were notified in writing by first class mail as required by law. Following its public hearing on October 11, 2012, the Southampton County Planning Commission voted unanimously to recommend approval of the request, subject to the eight conditions offered by the applicant.

After conclusion of tonight's public hearing, the Board of Supervisors will consider the comments offered and may act upon the matter or defer action until such time as it deems appropriate.

Mrs. Beth Lewis, our Director of Community Development and Secretary to the Planning Commission will provide introductory remarks after which all interested parties are invited to come forward and express their views.

MOTION REQUIRED:

If the Board is so inclined, a motion is required to accept the Planning Commission recommendation and approve the conditional use permit.

CUP 2012:04

Damian Dwyer, applicant, for Ronald L. Parsons, owner

Application Request: Conditional Use Permit

IDENTIFICATION AND LOCATION INFORMATION

Comprehensive
Plan designation: Industrial in the Ivor Planning Area

Zoning designation: A-1, Agricultural, Zoning Map Amendment request to CM-2
under review

Acreage: Approximately 20.86 acres

Current Use: Agriculture

Tax Map No.: TP 6-20C

Location: South side of General Mahone Boulevard (US 460)
approximately 1,400' northwest of its intersection with Drews Road
(Rt. 751)

Magisterial District: Berlin-Ivor

Voting District: Berlin-Ivor

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

Adjacent Land Use: North: Agriculture, single family residences
South: Railroad, agriculture
East: Agriculture
West: Agriculture

PROJECT ANALYSIS

Overview

This request is the second of a two-part application. The first step is the Zoning Map Amendment from A-1, Agricultural, to CM-2, General Industrial District. This subsequent step is a request for a Conditional Use Permit for a specific use.

The applicant is seeking a Conditional Use Permit to operate an asphalt plant as described in Municipal Code Sec. 18-313(3), "asphalt or asphalt products, or central mixing or batching". The application provides as a description "To develop and maintain the property as an industrial facility capable of manufacturing materials that support infrastructure developments (i.e. roads, bridges, buildings) and maintenance of same. Accordingly, we intend to receive and distribute commercial aggregates,

manufacture asphalt paving materials, and manufacture concrete ready mix for commercial sale". Such a use is permitted through a Conditional Use Permit in the M-2 General Industrial District.

The property is bordered on the north by US 460, General Mahone Boulevard. In this section of US 460, agricultural uses are the norm, although this parcel and all of the surrounding property has a Land Use designation of Industrial except a small area that has a Commercial designation just to the southeast of the property. None of the surrounding area has a Land Use Plan designation that includes agriculture, forestry, or any type of residential uses. This tract is part of the 1,547 acres in the Ivor Planning Area noted for industrial use in the Land Use Plan, so industrial uses are encouraged in this area, and have been since at least the Comprehensive Plan adopted in 1988.

The application provides a conceptual site plan to help provide some information as to what types of activities will take place on the site and their approximate locations. This conceptual plan provides the general location for the stormwater management area, the office and parking areas, and the various industrial activities that are planned for the site, as well as a 20' buffer along the front property line to provide a visual screen for drivers along US 460. Should the Zoning Map Amendment and the Conditional Use Permit be approved for an asphalt plant at this site, a preliminary site plan will be required, to be reviewed by the Planning Commission and approved by the Board of Supervisors. The requirements for the needed components of a preliminary site plan are provided in the Municipal Code. The final site plan, if it is substantially the same as the approved preliminary site plan, will be reviewed and approved administratively.

The Supplementary Regulations portion of the Municipal Code provides no further requirements for an asphalt plant, so the Conditional Use Permit guidance offered below under "Issues to be considered" is the section to be used in making the decision.

Conditions offered during the Zoning Map Amendment portion of the request delete a large number of the permitted uses listed in the M-2, General Industrial district.

Conditions offered as part of the Conditional Use Permit request include:

1. All operations at the site will be carried out in conformity with any applicable local, state, and federal laws and regulations.
2. Hours of operation at the site will be limited to 6:00 a.m. to 7:00 p.m., with the possible exception of infrequent nighttime operation necessitated by VDOT projects involving lane closures. There will be no operations on Sundays.
3. The site will be posted to deter trespassing and twenty-four hour security monitoring of the facility will be conducted through the use of on-site personnel during operating hours and security cameras during non-operating hours.
4. Local law enforcement, fire, and rescue authorities will be contacted to ensure coordinated safety efforts.

5. Vehicular access to the site from Route 460 will be limited to gated entrances. Any other vehicular access will be prevented by earthen berms and/or fencing.
6. Dust allayment will be conducted at the site to minimize airborne particulates.
7. Within the 20 foot facility screening zone paralleling Route 460, a combination of landscaped earthen berm, fencing, and vegetation will be used to minimize an adverse aesthetic impact of the facility.
8. Such other conditions as are reasonably deemed necessary by the Planning Commission or Board of Supervisors.

Site Topography and Characteristics

Per the topographical information provided on the conceptual site plan, the western boundary of the site includes a USGS stream and wetlands. The plan indicates the stormwater management area will be located in this vicinity. The remainder of the site is fairly flat. The property includes approximately 2,400 linear feet of road frontage along US 460 and approximately 2,800 linear feet along the railroad track. The conceptual plan provides a 20' buffer along US 460 to screen the site, either landscaping and a fence, a landscaped berm, or some other means of screening. The rear of the property, along the track, will include a rail spur yard to provide material transportation to/from the site.

Transportation

The site is accessed from US 460, a US highway. It also abuts the Norfolk Southern Railway, an integral component of the operation of the plant planned for this site. Since the planned operation creates fewer than 250 peak hour vehicle trips as compared with other similar operations, no traffic impact analysis is required at the zoning map amendment stage although a turn lane warrant analysis is underway to determine whether any left turn lane will be required. The Virginia Department of Transportation will determine what if any roadway improvements would be required at the site plan stage. The driveways into the site, no less than 750' apart as required by VDOT, will be reviewed for appropriateness at the site plan stage as well.

Environmental

The property is used for agricultural purposes now. The western portion of the property includes a USGS designated stream and wetland, which is planned to abut the stormwater management area. The soils map provides that the property is comprised in large part by Emporia fine sandy loam, 0-2% slopes and Rumford, Kenansville, and Uchee soils, 0-6% slopes.

Utilities

The property is served by existing overhead power lines and would be served by a private well and septic system.

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 was provided a copy of the conceptual plans and had this remark when asked whether a traffic study was required at the Conditional Use Permit stage. This was the reply:

“Just a turn lane warrant analysis and ensure that the entrance meets access management regulations of VDOT Road Design Manual Appendix “F”. The entrance design details (width, elevation, radii) will be addressed during the site plan submittal.”

The study is underway, per the engineer for the applicant.

CONCLUSION

Strengths of application:

- Should the zoning map amendment request be approved, an asphalt plant is a permitted use with a Conditional Use Permit.
- Industrial activity has been planned for this site through the Comprehensive Plan process since at least 1988.
- The conceptual site plan provided for review provides a clear indication of the types of activities that will take place on the site, as well as the planned location for stormwater management and screening along US 460.
- Economic development is sought in Southampton County, and increased economic activity in the northern area of the County is welcomed.
- Industrial activity is appropriate on a parcel served by a US highway and a railroad spur.

- The proposed asphalt plant is one of few industrial users that can operate with well/septic utilities rather than municipal utilities, and therefore can operate in the Ivor Planning Area.
- A study to determine the need for turn lanes is on-going and will be completed in conjunction with a site plan.

Weaknesses of application:

- None noted.

SUPPORT INFORMATION AND ATTACHMENTS

- 1) Staff Analysis
- 2) Application
- 3) Conceptual site plan
- 4) Adjacent property owner notification

Sign posted Sept. 28, 2012
Letters mailed Sept. 28, 2012
Ad in Tidewater news Oct. 7 and 14, 2012

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing at their regular meeting on October 11, 2012. All members were present except Keith Tennessee.

Chairman Drake opened the public hearing. Staff gave an overview of the project, including the listing of the conditions the applicant offered with regard to the development. Amanda Jarratt, FSEDI, spoke and provided that the company prides itself on quality work. She said economic development is crucial for growth, to help reduce the tax burden on citizens and to show the County is open for business.

Commissioner Edwards asked if this project would include any grinding of rocks. Andy Curtis of AMEC Leasing, LLC, the company seeking approval, explained that on Virginia Department of Transportation (VDOT) projects there is a milling process, and the materials used in those projects go through a screening process, but there is no grinding of virgin rock. Chairman Drake asked about noise levels, and Mr. Curtis provided that the back-up alarms on vehicles would likely be the noisiest element.

Chairman Drake asked if there were any further conditions anyone wanted to attach to the request, and he said he appreciates the buffer along US 460.

Commissioner Chesson made a motion to approve the Conditional Use Permit request with the conditions supplied by the applicant, and Commissioners Parker and Harrell seconded the motion. The motion passed 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: Damian P. Dwyer - Attorney

Address: 18176 S. Railroad Ave

City, State, Zip: Boykins, VA 23827

Phone: Day (757) 654-6112 Evening _____ Mobile _____

Owner Name: Ronald L. Parsons

Address: 1403 Waters Edge Lane

City, State, Zip: Suffolk, VA 23435

Phone: Day 757-477-3998 Evening _____ Mobile _____

PROPERTY INFORMATION

Address or Location: Near 33083 General Mahone Blvd., Ivor, VA 23866

Tax Parcel Number: 6-20C

Total Acreage of Parcel: 20.86

Amount of above acreage to be considered: 20.86

Current Use of property: Crop Farming

Rezoning request from: Agricultural (A-1) to Industrial (CM-2)

Comprehensive Plan request from NA (Industrial) to NA (Industrial)

Conditional Use request: Section 18-313(3) of the Southampton County Code

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

To develop and maintain the property as an industrial facility capable of manufacturing materials that support infrastructure developments (i.e. road, bridges, buildings) and maintenance of same. Accordingly, we intend to receive and distribute commercial aggregates, manufacture asphalt paving materials, and manufacture concrete ready mix for commercial sale.

Required Items to be submitted with application:

- Application Form
- Application Fee of \$1,000.00
- 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.

09/07/12
Date

[Signature]
Signature

[Signature]
Signature

OFFICE USE ONLY

Received By: _____

Date: _____

Post Sign By: _____

PC Agenda Date: _____

BOS Agenda Date: _____

PROFFERS FOR CONDITIONAL REZONING

_____ Original

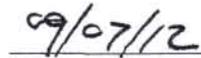
_____ Amended

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:



Signature of Owner/Applicant *



Date

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

September 7, 2012

Southampton County
Attention: Michael Johnson
County Administrator
P.O. Box 26022
Courtland, Virginia 23837

RE: Parcel 6-20C – Rezoning/CUP Application

Dear Mr. Johnson:

Please find the attached application for rezoning the subject parcel from agricultural to industrial use. The request is consistent with the County's comprehensive plan for this property. Also, we are requesting a conditional use permit for this property as necessary to develop and maintain the property as an industrial facility capable of manufacturing materials that support infrastructure developments (roads, bridges, buildings) and maintenance of same. Accordingly, we intend to receive and distribute commercial aggregates, manufacture asphalt paving materials, and manufacture concrete ready mix for our own installation or commercial sale.

We appreciate your cooperation in this matter. If you have any questions concerning this application, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Damian P. Dwyer". The signature is stylized and cursive.

Damian P. Dwyer – Attorney
18176 S Railroad Avenue
Boykins, VA 23827
Phone: (757) 654-6112

Cc: Mr. Ronald Parsons



Special Limited Power of Attorney
County of Southampton, VA
 Planning Office

Planning Office, County of Southampton, Virginia, P.O. Box 400 Phone: (757) 653-3015 Facsimile: (757) 653-0227
 Use Post Office Box for all mail. Street Address is 26022 Administration Center Drive, Courtland, VA 23837

Know All Men By These Presents: That I (We)

(Name) RONALD L. PARSONS (Phone) 757-477-3898

(Address) 1403 WATERS EDGE LANE, SUFFOLK, VIRGINIA 23435

the owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Southampton, Virginia, by

Instrument No: 070004009, on Page _____, and is described as

Parcel: 6-20-C Lot: _____ Block: Section: _____ Subdivision: _____

do hereby make, constitute and appoint:

(Name) DAMIAN P. DWYER (Phone) 757-654-6112

(Address) P.O. Box 189, BOYKINS, VIRGINIA 23827

To act as my true and lawful attorney-in-fact for and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, including:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning (including proffers) | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Use Exception | <input type="checkbox"/> Administrative Site Plan |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Building Permit(s) |

My attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified.

In witness thereof, I (we) have hereto set my (our) hand and seal this 7TH day of SEPTEMBER 20012,

Signature(s) [Signature]

State of Virginia, City/County of Southampton, To-wit:

I, Edith B. Rose, a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) know to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this day of September 6 of 200 2012

Edith B. Rose My commission expires: 4-30-14
 Notary Public

CARTER & DWYER, P.C.

ATTORNEYS AT LAW
18176 RAILROAD AVENUE
P. O. Box 189
BOYKINS, VIRGINIA 23827

E. BEALE CARTER, JR.

DAMIAN P. DWYER

TELEPHONE 757-654-6112

FACSIMILE 757-654-6068

September 25, 2012

Southampton County Planning Commission
Beth Lewis, Clerk
26022 Administration Center Drive
Courtland, Virginia 23837

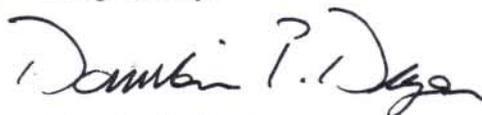
Re: Rezoning and Conditional Use Permit Application – Ronald L. Parsons

Dear Ms. Lewis:

This letter is offered as a supplement to Mr. Parson's original application submitted to you on September 7, 2012. "Exhibit A" attached hereto sets forth a number of additional conditions offered by the applicant.

Please do not hesitate to contact me should you have any questions or concerns regarding this application. As always, your assistance is greatly appreciated.

Respectfully,



Damian P. Dwyer

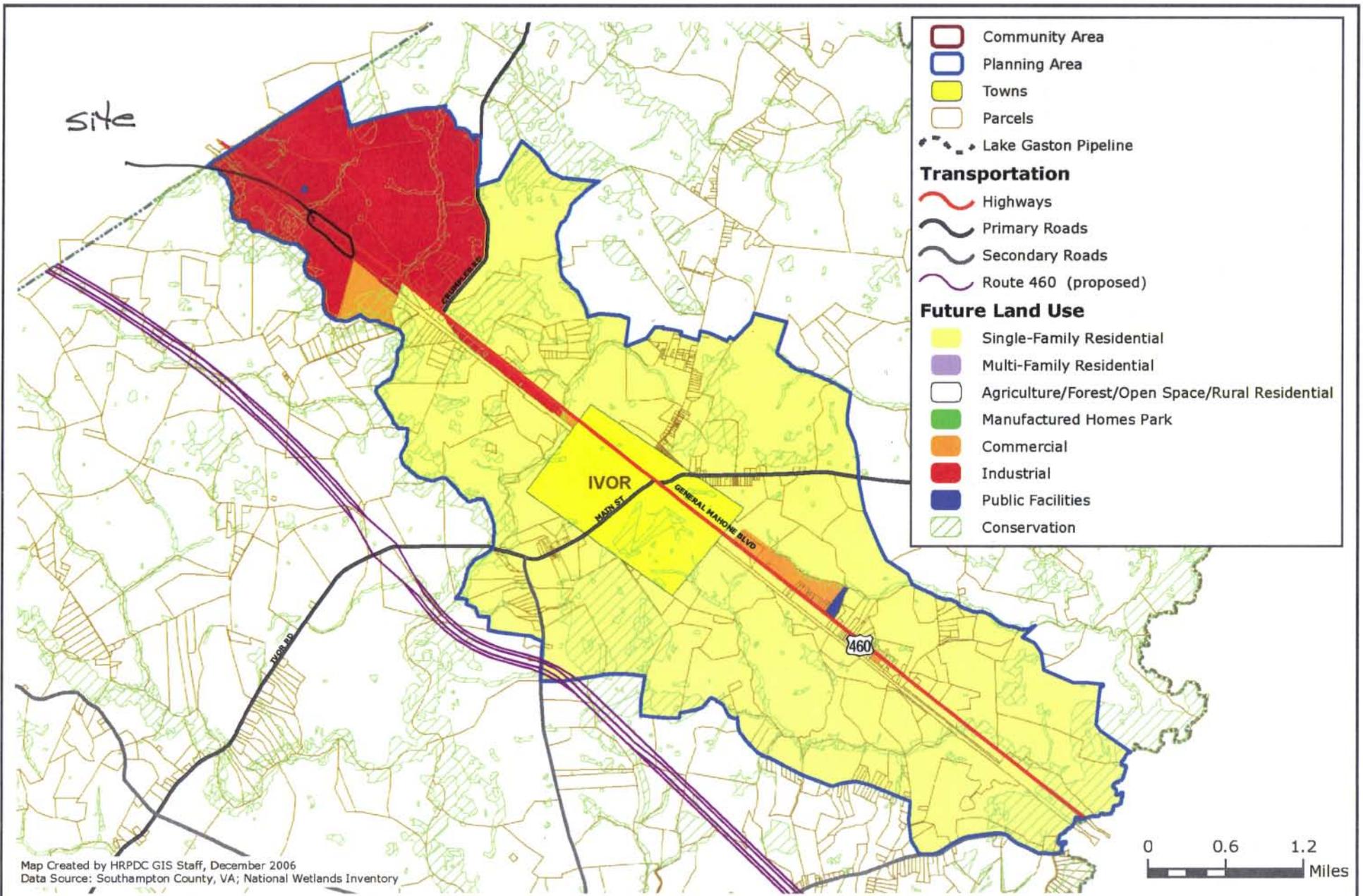
DPD/mos
enclosure

Exhibit A

Conditions Offered for Rezoning/Conditional Use Permit – Parsons

1. The following uses otherwise permitted in Industrial District M-2 under Sec. 18-312 shall be excluded: (4) a., b., c. d. f. and g.; (5) a., b., c., d., e., f., g., h., i., j., l., p., q., r., v., w., y., cc., ff., gg., ii., kk., oo., pp., rr., and ww.
2. The following potentially hazardous uses otherwise permitted with a conditional use permit in Industrial District M-2 under Sec. 18-313 shall be excluded: (2), (4), (5), (6), (7), (10), (11), (12), (13), (14), (16), (17), (18), (19), (20), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (45), (46), (47), (49), (50), and (51).
3. All operations at the site will be carried out in conformity with any applicable local, state, and federal laws and regulations.
4. Hours of operation at the site will be limited to 6:00 a.m. to 7:00 p.m., with the possible exception of infrequent nighttime operation necessitated by VDOT projects involving lane closures. There will be no operations on Sundays.
5. The site will be posted to deter trespassing and twenty-four hour security monitoring of the facility will be conducted through the use of on-site personnel during operating hours and security cameras during non-operating hours.
6. Local law enforcement, fire, and rescue authorities will be contacted to ensure coordinated safety efforts.
7. Vehicular access to the site from Route 460 will be limited to gated entrances. Any other vehicular access will be prevented by earthen berms and/or fencing.

8. Dust allayment will be conducted at the site to minimize airborne particulates.
9. Within the 20 foot facility screening zone paralleling Route 460, a combination of landscaped earthen berm, fencing, and vegetation will be used to minimize any adverse aesthetic impact of the facility.
10. Such other conditions as are reasonably deemed necessary by the Planning Commission or Board of Supervisors.



Map 8-2a
Future Land Use
Ivor Planning Area



AMAC Leasing LLC
P.O. Box 769
West Point, VA 23181

Curtis and Mary Ann Newsome
33083 General Mahone Blvd.
Wakefield, VA 23888
TP 6-20B

Damian Dwyer
18176 S. Railroad Avenue
Boykins, VA 23827

Ronald L. Parsons
1403 Waters Edge Lane
Suffolk, VA 23435
TP 6-20C

Stephen Ordnung
Curtis Contracting Inc.
P.O. Box 769
West Point, VA 23181

Stephen Quina
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

Robert Pulley etals
9450 Doles Road
Ivor, VA 23866
TP 6-20, 6-25

Grayland Co.
P.O. Box 85
Waverly, VA 23890
TP 6-19

Booker Patterson etals
34070 General Mahone Blvd.
Ivor, VA 23866
TP 6-26

Shirley Martin
32551 General Mahone Blvd.
Wakefield, VA 23888
TP 6-21

Charles and Sarah Ingram
33073 General Mahone Blvd.
Wakefield, VA 23888
TP 6-20A

PROJECT ACCESS

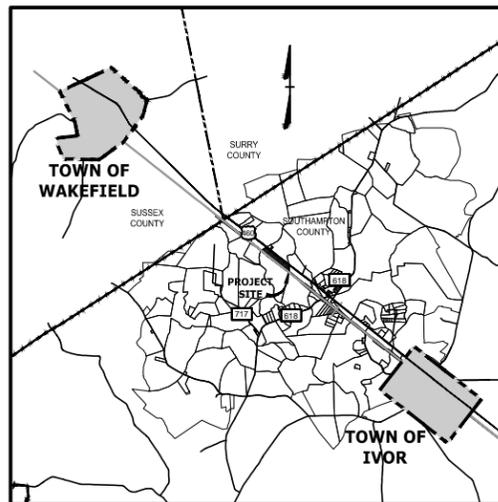
REZONING AND CONDITIONAL USE PERMIT APPLICATION

BERLIN-IVOR MAGISTERIAL DISTRICT SOUTHAMPTON COUNTY, VIRGINIA

SAMPLE PHOTO FOR AN ASPHALT OR CONCRETE BATCH PLANT



SAMPLE PHOTOS FOR A CEMENT TREATED AGGREGATE PUGMILL



VICINITY MAP
SCALE: 1" = 15,000'

RONALD L. PARSONS

OWNER/DEVELOPER

07 SEPT 2012

TAX MAP #: 6-20C

GENERAL SITE NOTES

- OWNER/DEVELOPER/APPLICANT: RONALD L. PARSONS
1403 WATERS EDGE LANE
SUFFOLK, VIRGINIA 23435
- ENGINEER: TIMMONS GROUP
- ATTORNEY: DAMIAN P. DWYER
18178 S. RAILROAD AVENUE
BOYKINE, VIRGINIA 23027
PHONE: (757) 654-6112
- ADDRESS / LOCATION: NEAR 33083 GENERAL MAHONE BLVD, IVOR, VA 23866
- TAX PARCEL NUMBER: 6-20C
- TOTAL ACREAGE OF PARCEL: 20.86
- AMOUNT OF ACREAGE TO BE CONSIDERED: 20.86
- CURRENT USE OF PROPERTY: CROP FARMING
- CURRENT ZONING: A-1 AGRICULTURAL
- REQUESTED ZONING: M-2 INDUSTRIAL
- CONDITIONAL USE REQUEST: SECTION 18-313(3)
- SEWER: PRIVATE SEPTIC
- WATER: PRIVATE WELL
- TOPOGRAPHY: USGS QUADRANGLE MAP
- MINIMUM SETBACKS (M-2): FRONT = 75'
REAR = 50'
SIDE = 10'
- MAXIMUM STRUCTURE HEIGHT: 100'
- MAXIMUM BUILDING LOT COVERAGE (M-2): 75%
- PROJECT NARRATIVE:**
TO DEVELOP AND MAINTAIN THE PROPERTY AS AN INDUSTRIAL FACILITY CAPABLE OF MANUFACTURING MATERIALS THAT SUPPORT INFRASTRUCTURE DEVELOPMENTS (ROADS, BRIDGES, BUILDINGS) AND MAINTENANCE OF SAME. INTEND TO RECEIVE AND DISTRIBUTE COMMERCIAL AGGREGATES, MANUFACTURE ASPHALT PAVING MATERIALS, AND MANUFACTURE CONCRETE READY MIX FOR COMMERCIAL SALE.

SHEET INDEX

COVER SHEET	1.0
EXISTING CONDITIONS & ZONING MAP	2.0
CONCEPT SITE PLAN	3.0

COUNTY APPROVAL

DATE RECEIVED _____ REZONING AND CONDITIONAL USE PERMIT APPROVAL SOUTHAMPTON COUNTY, VA

THIS DRAWING PREPARED AT THE
Corporate Headquarters
1001 Boulders Parkway | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
07 SEPT 2012	

DRAWN BY	S. VARGO
DESIGNED BY	S. VARGO
CHECKED BY	S. QUINA
SCALE	AS NOTED

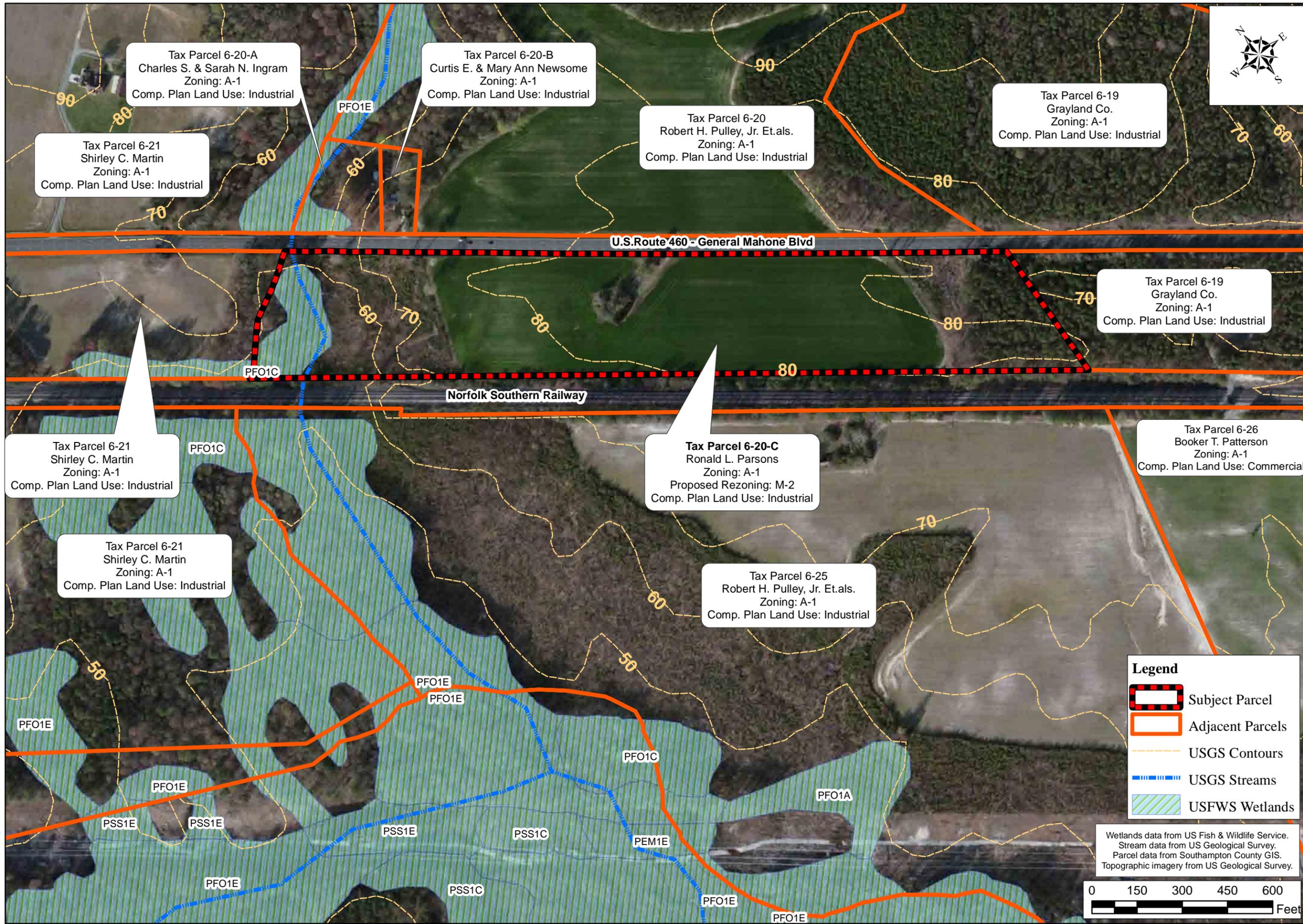
TIMMONS GROUP

PROJECT ACCESS
BERLIN-IVOR MAGISTERIAL DISTRICT - SOUTHAMPTON COUNTY - VIRGINIA
COVER SHEET

JOB NO.	99999
SHEET NO.	1.0

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Path: Y:\804199999-Project_Access\GIS\Project_Access_EIM-No Soils.mxd



Tax Parcel 6-21
Shirley C. Martin
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-20-A
Charles S. & Sarah N. Ingram
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-20-B
Curtis E. & Mary Ann Newsome
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-20
Robert H. Pulley, Jr. Et.als.
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-19
Grayland Co.
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-19
Grayland Co.
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-21
Shirley C. Martin
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-20-C
Ronald L. Parsons
Zoning: A-1
Proposed Rezoning: M-2
Comp. Plan Land Use: Industrial

Tax Parcel 6-26
Booker T. Patterson
Zoning: A-1
Comp. Plan Land Use: Commercial

Tax Parcel 6-21
Shirley C. Martin
Zoning: A-1
Comp. Plan Land Use: Industrial

Tax Parcel 6-25
Robert H. Pulley, Jr. Et.als.
Zoning: A-1
Comp. Plan Land Use: Industrial

- Legend**
- Subject Parcel
 - Adjacent Parcels
 - USGS Contours
 - USGS Streams
 - USFWS Wetlands

Wetlands data from US Fish & Wildlife Service.
Stream data from US Geological Survey.
Parcel data from Southampton County GIS.
Topographic imagery from US Geological Survey.



TIMMONS GROUP

PROJECT ACCESS
SOUTHAMPTON COUNTY, VIRGINIA

EXISTING CONDITIONS & ZONING MAP

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 / Richmond, VA 23225
TEL 804.202.6500 FAX 804.560.7648 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS
Site Development | Residential | Infrastructure | Technology | Environmental

DATE	REVISION DESCRIPTION
09/05/12	

DRAWN BY
S.VARGO

DESIGNED BY
S.VARGO

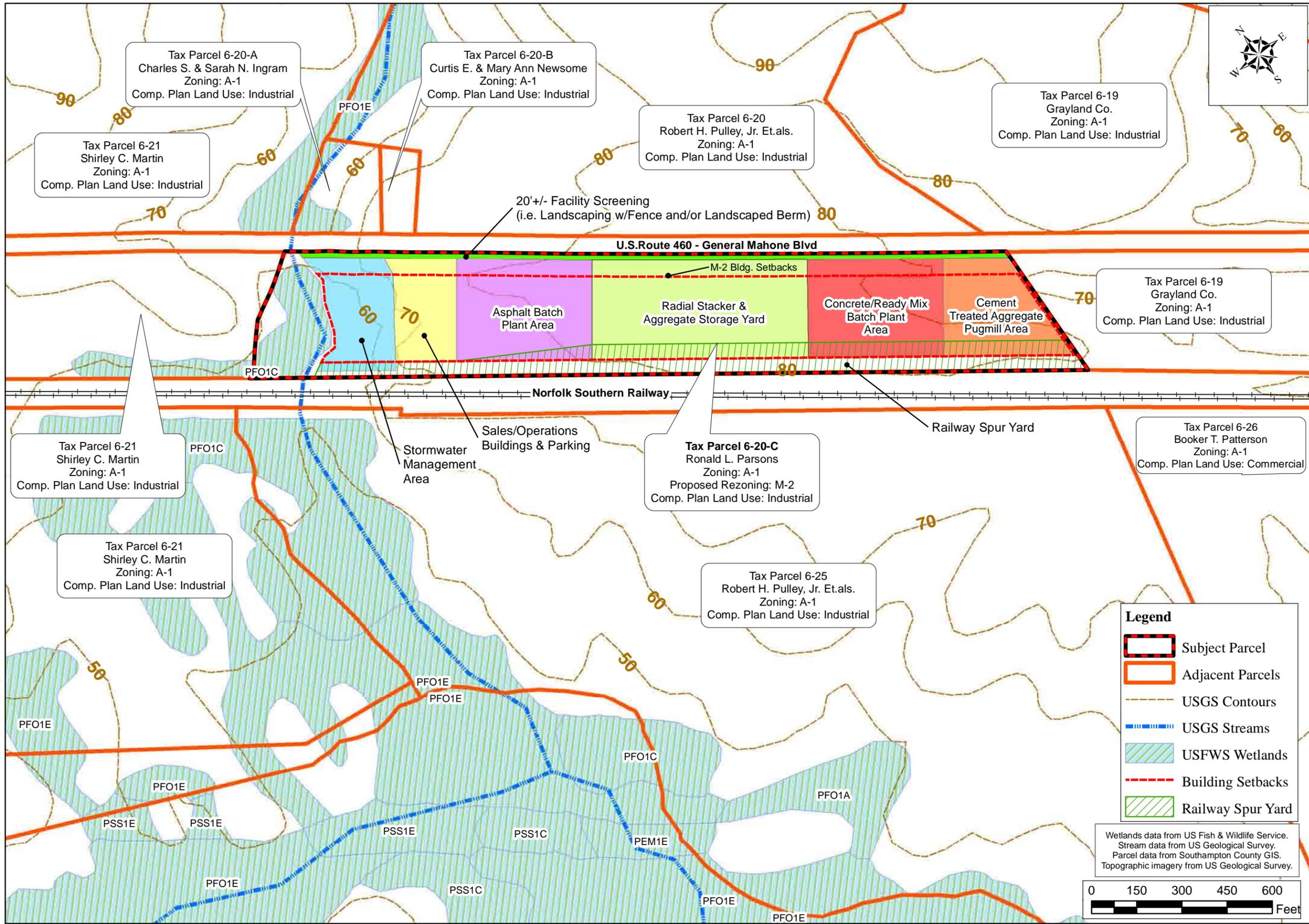
CHECKED BY
S.QUINA

SCALE
1" = 300'

JOB NUMBER
99999

SHEET NO.
2.0

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Legend

- Subject Parcel
- Adjacent Parcels
- USGS Contours
- USGS Streams
- USFWS Wetlands
- Building Setbacks
- Railway Spur Yard

Wetlands data from US Fish & Wildlife Service.
 Stream data from US Geological Survey.
 Parcel data from Southampton County GIS.
 Topographic imagery from US Geological Survey.



TIMMONS GROUP

PROJECT ACCESS

SOUTHAMPTON COUNTY, VIRGINIA

CONCEPT SITE PLAN

THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300 / Richmond, VA 23225 TEL 804.202.6500 FAX 804.560.7648 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS Site Development Residential Infrastructure Technology Environmental
DATE: 09/05/12 DRAWN BY: S.VARGO DESIGNED BY: S.VARGO CHECKED BY: S.QUINA SCALE: 1" = 300'	REVISION DESCRIPTION DATE
JOB NUMBER: 99999 SHEET NO.: 3.0	

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