

**A. COMPREHENSIVE PLAN AMENDMENT  
JAMES AND VALERIE PROSISE**OPENING STATEMENT

This public hearing is held pursuant to § 15.2-2204, Code of Virginia, 1950, as amended to receive public comment on a request by R. Edward Railey, III, applicant, for James R. and Valerie M. Prosise, owners, requesting a change in Comprehensive Plan designation from Single Family Residential to Industrial in the Courtland Planning Area for a tract of approximately 2.0 acres. The tract is located on Meherrin Road (US 35) approximately 1,800 feet northeast of its intersection with Southampton Parkway (US 58). The property address is 23245 Meherrin Road, Courtland, VA 23837. The applicant seeks to establish a trucking terminal and office using the existing building. The property is known as Tax Parcel 74-17B and is located in the Capron Voting District and the Capron Magisterial District.

The notice of this public hearing was published in the Tidewater News on May 8 and May 15, 2011 and all adjacent property owners were notified in writing by first class mail as required by law. Following its public hearing on April 14, 2011, the Southampton County Planning Commission voted unanimously to recommend approval of the request.

After conclusion of this public hearing, the Board of Supervisors will consider the comments offered this evening 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:** A motion is required to accept the Planning Commission recommendation and amend the Comprehensive Plan.

**CPA 2011:02**

R. Edward Railey, III, applicant for James and Valerie Prorise, owners

Application Request: Comprehensive Plan Amendment

**IDENTIFICATION AND LOCATION INFORMATION**

Current Comprehensive Plan designation: Single Family Residential, Courtland Planning Area

Requested Plan Designation: Industrial

Current Zoning: A-1, Agricultural

Acreage: 2.00 acres

Proposed Use: Trucking terminal and office

Tax Map No.: 74-17B

Location: 23245 Meherrin Road, Courtland. The tract is on the south side of Meherrin Road (US 35) approximately 1,800 feet northeast of its intersection with Southampton Parkway (US 58).

Magisterial District: Capron

Voting District: Capron

Adjacent Plan designations: North: Single family residential  
South: Multi-family residential  
East: Multi-family residential  
West: Single family residential

Adjacent Land Use: North: Forestry  
South: Forestry  
East: Forestry  
West: Forestry

## **LAND USE ANALYSIS**

### Overview

The property is in the western end of the Courtland Planning Area. The applicant seeks to amend the Comprehensive Plan designation of approximately 2.0 acres from Single Family Residential in the Courtland Planning Area to Industrial so as to be able to reuse an existing abandoned building as a trucking terminal and office. The accompanying request for a zoning map amendment includes the conditions the applicant has offered in conjunction with the operation of the business.

### Site Topography and Characteristics

On the property now is the former Chemical Leaman Trucking terminal. The building is no longer in use and is deteriorating. The applicant plans to remodel the property and to make it more functional for use as a trucking terminal. The property is fairly flat, and surrounded by forestry uses.

### Transportation

The property is accessed by Meherrin Road, a two-lane roadway designated as a rural major collector by the Virginia Department of Transportation (VDOT). There are two entrances to the site off Meherrin Road. At the site plan review process, it is recommended that the entrances be combined and the new entrance built in accordance with the commercial entrance standards set by VDOT.

### Environmental

The County's GIS indicates the property is not within a floodplain.

### Utilities

The property is served by existing overhead lines for electricity, and private water and sewer systems.

### Community Comments

None received.

## **CONCLUSION**

### Strengths of application:

- The property was used as a chemical company in the past. A truck terminal may be a logical re-use of the property, as it is not substantially different from the previous use.
- The property is located within the Courtland Planning Area. Planning areas are the areas within the County where higher concentrations of development are expected.
- The property is surrounded by fairly thick vegetation, although the closest residence is just over 600' from the existing building.

- A VDOT complex is nearing completion just over 1,250 east of the site. A peanut processing facility is a mile east of the site. These uses may indicate that Meherrin Road in this area is not completely residential in nature, although the Comprehensive Plan indicates it as such.
- An interchange permitting access to Southampton Parkway 1,800' to the west may indicate that a truck terminal would be an appropriate use of the property. Transportation-related uses are appropriate near highway interchanges.

Weaknesses of application:

- The surrounding property has in large part a plan designation of single family residential, although the abutting property to the east and south is one of the two sites in the County with a multi-family residential land use designation, which may lead to a larger number of people living adjacent to this property.

**SUPPORT INFORMATION AND ATTACHMENTS**

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

Sign posted 4/1/2011

Letters mailed 5/16/2011

Legal ad Tidewater News 5/8, 5/15/2011

**PLANNING COMMISSION ACTION**

Chairman Edwards announced that the second public hearing was to consider the following:

Request by R. Edward Railey, III, applicant, for James R. and Valerie M. Prorise, owners, requesting a change in Comprehensive Plan designation from Single Family Residential to Industrial in the Courtland Planning Area for a tract of approximately 2.0 acres. The tract is located on Meherrin Road (Route 35) approximately 1800 feet northeast of its intersection with Southampton Parkway (Route 58). The property address is 23245 Meherrin Road, Courtland, VA 23837. The applicant seeks to establish a trucking terminal and office using the existing building. The property is known as Tax Parcel 74-17B and is located in the Capron Voting District and the Capron Magisterial District.

Attorney Railey removed himself from the panel to avoid a conflict of interest. *(Note: Attorney Railey's son and law partner, R. Edward Railey, III, was the attorney/applicant representing the owners in this application and the subsequent application.)*

Mrs. Beth Lewis, Secretary, advised that this piece of property consisted of a brick building that had been used for a variety of vehicle and industrial uses over the years. The property still retained a Comprehensive Plan designation of Single-Family Residential, and a zoning designation of A-1, Agricultural. This Comprehensive Plan amendment would enable the building to be renovated, reused, and to become a contributing part of Southampton County once again. This was the first of a two-step process. This first step was the Comprehensive Plan amendment to change the designation to Industrial to permit this type of use. The second step this evening was a zoning map amendment, which included specific conditions offered in regards to the operation of the business.

Chairman Edwards opened the public hearing.

Mr. R. Edward Railey, III, attorney/applicant presenting James R. and Valerie M. Prorise, owners, addressed the Commission. He advised that the property required a Comprehensive Plan amendment and a zoning map amendment in order to utilize the property as requested. The contract purchaser intended to operate a trucking terminal on the property, utilizing no more than 10 trucks at any one time. He also planned to improve the existing deteriorating building and put an office there. The property was the former site of Chemical Leaman, and before that, was a car dealership. The property was zoned R-1, Residential but was more suitable for M-1, Industrial. The Meherrin facility (formerly Hancock Peanut Company), Southampton County Transfer Station (dump site), gas station/convenience store, and new VDOT building were all within ½ mile of the property. The proposed truck terminal would not change the use or character of the area and was in no way spot zoning. He noted that they may have a letter from the area engineer of VDOT indicated that the entrances to the property must be in compliance with VDOT regulations. The owners would additionally proffer that any rezoning would be conditioned upon bringing the entrances into VDOT compliance. He respectfully asked that the Commission amend the Comprehensive Plan and subsequently rezone the property to M-1, Conditional Limited Industrial.

Commissioner Jones stated that the building on the property was in disrepair. If someone wanted to renovate it and put a business on the property, he was in favor of it. It would also bring a little more tax money into the County.

Chairman Edwards closed the public hearing.

Commissioner Harrell stated that the building had been sitting there for years. Improving the building was a good thing.

Commissioner Tennessee remarked that a truck terminal was in line with previous uses of the property.

Commissioner Jones moved, seconded by Commissioner Parker, to recommend amending the Comprehensive Plan. All were in favor.

Vice-Chairman Barham commented that he thought the property should have been "grandfathered" for industrial use.